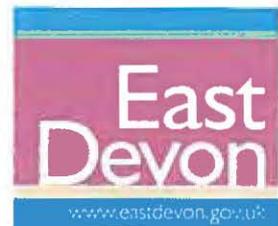


EAST DEVON DISTRICT COUNCIL ECONOMICS			
4 DEC 2012			
ACK	CIRC	SEEN	FILE



Preferred Site/Sites Response Form

Name of Parish	ROCKBEARE
Name of Settlement	ROCKBEARE VILLAGE
^{CHAIRMAN PC} Clerk Contact Name	DAVID MILLER
Contact Address	ASH BRIDGE ROCKBEARE HILL ROCKBEARE EXETER EX5 2EZ
Tel. No.	01404 822928
Email:	david.miller16@virgin.medi.a.com

CLERK
HAS
RESIGNED

Parish Councils should have considered all sites and identified the preferred site/s of the local community to accommodate the housing numbers identified in the emerging East Devon local Plan. We will leave the process for this up to Councils but it should be open and transparent and fully informed by consultation with interested parties (including residents, landowners and businesses).

As a minimum please confirm that:

1. A public exhibition was held on THURSDAY 8 NOV at which the A1 Plans showing constraints and possible alternative sites were displayed.
2. Parish Councillors were available to answer questions and comments were recorded and these, with any other material received, are submitted to the District Council with this form.
3. The exhibition was advertised on the Parish notice board ~~and website~~. AND A1 NOTICE BOARDS AT 5 OTHER POINTS IN THE PARISH.

The Preferred Site/s are as follows (Please also indicate the site/s or part of sites on an OS map):

SEE SUMMARY ATTACHED .

Please provide a written summary of the process followed and the reasoning used to determine the preferred site/s. This will be included in a report to the Development Management Committee early in the New Year.

SEE ATTACHED SUMMARY.

Please return this form together with all information by Friday 30 November 2012.

Please return to:

Planning Policy
East Devon District Council
Council Offices
Knowle
Sidmouth
Devon EX10 8HL

Thank you.

Preferred sites (or rather lack of them) in Rockbeare.

Rockbeare Parish is situated 7 miles to the east of Exeter Centre and is home to 850 people in 350 dwellings in an area roughly 3 miles east to west and 2 miles north to south. Rockbeare Village, the focus of this consultation, is at the west of the parish. 60% of the population live there.

Rockbeare Village is next to Cranbrook which lies across the old A30. Part of the the parish – Southbrook - which is north of the old A30 is expected to be incorporated into Cranbrook shortly.

The centre of Rockbeare is in a Flood Zone 3 and floods with increasing regularity. The Rockbeare Green Wedge – designed to stop coalescence between Rockbeare Village and Cranbrook bounds the northern half of the village boundary.

Whilst Rockbeare has a school a pre-school and a village hall it has no shop, no library, no surgery and no pharmacy.

In the research conducted around the Parish Plan which was adopted by EDDC during the past year there was an overwhelming view expressed that Rockbeare Village and indeed the whole Parish wishes to retain the integrity of its identity and be separate from and not to be absorbed by Cranbrook. Most parishioners are aware that consent has already been given for some 2,900 houses at Cranbrook and are very concerned over EDDC's intentions to extend this to some 6000 houses and 15,000 people as part of their Local Plan proposals. Given this they see no need for any development beyond the 10 houses proposed in the Local Plan and some question even that level of development. They are concerned that they are being coerced into a choice they would rather not be making given all that is expected to happen in the area over the next 15 years.

The responses to the consultation which was held on 8 November at Rockbeare Village Hall are summarised below. Well over 50 people attended during the day and were talked through the potential sites by one of the team of Parish Councillors present.

In fairness it should be pointed out that of the 4 sites on the map one - 144 North – is within the Cranbrook red line and the others 144 South, and 123 which appears twice in different parts of the documentation in different locations are all either in the Flood Zone or in the Green Wedge or both. It was because of this situation that my Deputy Chair David Mason wrote earlier questioning the need for Rockbeare to respond to this consultation. Because we were advised strongly by EDDC to respond we are doing so although the Parish Council wishes to stress that 3 of the sites are unsuitable because of their positioning within Green Wedge and Flood Zones and the fourth is within the Cranbrook area. (We are somewhat concerned at the site numberings given the many sites that are numbered "144" albeit with a suffix.)

In the event 49 of those who attended the filled in forms and these are summarized below –

Do you think ten houses is sufficient growth?

Yes – 45

No – 5

If not how many would you like to see?

10 – 20 1

20 2

30 – 50 1

Which if any is your preferred site for housing development?

None at all – 28

144 North - 17

144 South - 2

123 - 1

NOT 123 - 1

Are there any other areas of the parish where you would be happy to see housing development?

No – 26

Along the edge of the playing field – 3

Along Silver Lane – 3

Individual dwellings or infill - 3

Along London Road (local name for the old A30) - 2

4 other individual suggestions

Is there a need for other types of development in the parish?

No -30

Yes – 10

If so what?

Shop – 5

Small trading units - 5

Where?

Utilise existing buildings

Along Silver Lane

Would you like to suggest changes to Rockbeare Village's "Built Up Boundary"

No – 31

Yes – 11

If yes what changes?

No dominant view. Suggestions include –

- Include Parson's Lane
- Include Rockbeare Playing Field
- Minor additions to the north of the village to include properties to the south side of the A30
- Extend along Silver Lane
- Extend SE&SW of village
- Extend east of Bridge View and North of Hazel Grove
- Have a second boundary around the properties along London Road to stop creep

Are there any areas (such as the Green Wedge defined in the Local Plan) that you think need special protection? If yes which areas?

Green Wedge – 20

Flood Plain – 15

All of it – 2

123/144 South

Area between church and old A30 – 3

Playing Field

Several other individual suggestions

If there is money to be gained by the parish out of any future development how would you like to see it spent?

Playing Field – 11

Youth Club – 6

School – 3

Village shop 2

Several other individual suggestions

Do you have any other general comments on the future of planning in the parish?

"Cranbrook is enough"

"Not overdevelopment is what the people want"

"A shop"

"Rockbeare and Whimble villages shouldn't become part of Cranbrook"

"Gas and cable"

"Adequate priced housing for young locals – this was referred to several times verbally. There is clearly and understandably a strand of opinion which wants cheaper housing for the young in particular"

NOTE - The Parish Council have responded to this by ensuring that on the Wain Homes development now underway as part of Cranbrook those on the housing waiting list who live in or have strong connections to Rockbeare parish will get priority.

"We want a balanced community not rapidly expanding but not stagnating where people can afford houses where they grew up"

NOTE – A local farmer has recently proposed a sizeable development immediately to the east of Rockbeare Village for 30 – 50 houses. This is likely to fall into the area of Green Wedge and/or Flood Plain which should rule it out. There has been an informal conversation in which an offer was made to build a significant water retention facility to help protect the centre of Rockbeare from flooding. The Parish Council would be interested to see further detail but doubts whether the finances of any such scheme would be capable of providing effective flood prevention and to overcome the other objections

SUMMARY

A significant majority of those who attended the consultation feel that the development at nearby Cranbrook means that 10 houses over the plan period is enough. There is a minority who see small scale development as a necessary means of providing home for the young and needy.

None of the listed developments fits this bill.