

Preferred Site/Sites Response Form

Name of Parish	Ottery St Mary Town Council
Name of Settlement	West Hill
Clerk Contact Name	Mrs Judith Reynolds
Contact Address	Council Offices The Old Convent 8 Broad Street OTTERY ST MARY EX11 1BZ
Tel. No.	01404 812252
Email:	<u>enquiries@otterystmary-tc.gov.uk</u>

THE PROCESS

1. All households in West Hill were hand-delivered a letter inviting them to a public exhibition which was held in West Hill on **Friday 19th October 2012**. At this exhibition the A1 Plans showing constraints and possible alternative sites were displayed. The developable sites on the maps were annotated with facts about the Sustainability Appraisal Objectives using the Checklist provided by East Devon District Council. **104** members of the public attended.
2. Parish Councillors were available to answer questions and questionnaires (sample submitted to the District Council) were distributed. All information displayed was also put onto the Town Council's website www.otterystmary-tc.gov.uk . Questionnaires were also available on the website and from the Council Offices. **209** responses were received. An independent statistician was used to analyse the comments. The analysis is submitted to the District Council with this form. The completed questionnaires are retained by the Town Council.
3. The exhibition was advertised on the Parish notice board and website as was the Agenda for the Full Council Meeting outlined below at which approximately 45 members of the public were present.

THE PREFERRED SITES (in order of public preference) are as follows (shown on enclosed map)

C073

C317

C050

C038

PROCESS FOLLOWED AND THE REASONING USED TO DETERMINE THE PREFERRED SITE.

Following the public consultation process outlined above a Full Council Meeting was held on **Thursday 15th November 2012.**

Reasons for supporting the Sites

1. At this meeting the Town Council resolved to support the sites which the majority of the questionnaire responses were in favour of (see above).
2. The majority of the public favoured that development should be over several sites.
3. On the A1 Plan provided by the District Council **C050** is shown as "Not yet reassessed". However the District Council Planning Policy Officer Matt Dickins advised that this could be included.
4. The Council included Site **C038** (even though it is not adjacent to the Built Up Area Boundary) as the ratio of the public response justified it.
5. Because of the nature of West Hill the Council emphasise that all development should be low density.
6. The opinion of the Public consultation was that no additional small employment units are needed.
7. Two requests had been received for the Town Council to ask that the Built Up Area Boundary be extended to include the land at Knapp Cottage and Jevington Retreat (Site C013 which is included in C016). The Town Council resolved that the District Council should make a decision on these requests.

Please write your name, address and postcode below:

Name:

Address: Postcode:

These details are requested so that we can be confident that we are receiving the views of village residents only.

Is there a need for small employment units in West Hill? YES/NO

What additional community facilities would you most like to see in West Hill?
(please write below)

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To provide a total of 35 houses in West Hill, would you prefer: (please tick your choice)

- a) all the development on one site
- b) development spread over several sites

Which sites, in order of preference, would you most prefer to see developed to provide a total of 35 houses in West Hill, and why do you support these?

Site code	Reasons

PLEASE TURN OVER

Which sites(s) should definitely NOT be developed, and why do you think this?:

Site code	Reasons

Do you have any other comments about this process?

THANK YOU VERY MUCH FOR COMPLETING THIS QUESTIONNAIRE

It will also be available online on the Town Council's website www.otterystmary-tc.gov.uk (on the Public Consultations page) and at the Council Offices.

TO MAKE SURE YOUR VIEWS ARE TAKEN INTO ACCOUNT PLEASE RETURN THIS QUESTIONNAIRE BY **WEDNESDAY 31ST OCTOBER** TO:

Ottery St Mary Town Council
The Old Convent
8 Broad Street
OTTERY ST MARY
EX11 1BZ

OTTERY ST MARY TOWN COUNCIL

HOUSING DEVELOPMENT CONSULTATION FOR WEST HILL 2012

This consultation has generated much interest in the village with **209** responses.
Results were:

Need for employment units

There is a need	31
No need	159
No view	19

Additional community facilities identified

Pub or pub/restaurant	67
Coffee shop/meeting place	41
New facility for Pre-school	23
Village green	18 }
Recreation area	17 }
Doctors' surgery	13
Expand primary school	12
More shops	8
Improved bus service	8
Improved Broadband	6
Better use of British Legion site	6
More pavements	6
More streetlights	3
Warden-controlled dwellings	3

There were another dozen topics which were mentioned once.

There were suggestions that a pub could be located on the British Legion site and the coffee shop and village green/open space could be at the C073 site in the village centre. There will be an opportunity to explore all of these and the above through the proposed Parish Plan.

Future housing development

There was a need to identify a preferred site (or several) to provide a total of 35 houses in West Hill

Would you prefer:

All development on one site	56
Development over several sites	129
No preference/no view	24

A map of west Hill was produced, showing 15 sites, classified as 'Developable' (6), 'Not Developable' (8) and 'Not Yet Reassessed' (1) and respondents were invited to identify sites which they thought were suitable for development and those which definitely should not be developed.

Preferences

189 respondents offered opinions about which sites should be included and which sites should be definitely excluded and the results were:

	Include	Exclude
<u>Developable Sites (Blue)</u>		
C073 (West Hill Rd opp Beech Park)	127	20
C317 (Windmill Lane)	78	10
C038 (Toadpit Lane adj Beechcroft Hse)	39	11
C310 (towards Salston X)	34	19
C016 (adj Jevington Retreat)	19	81
C332 (The Pygthle)	36	92
<u>Not Yet Re-assessed (Mauve)</u>		
C050 (adj Eastfield)	66	37

Malcolm Macdonald

8th November 2012

West Hill

Key: Strategic Housing Land Availability Assessment (SHLAA)

- Not Developable
- Developable
- Not Yet Reassessed
- Built Up Area Boundary



1:4,000



Site Assessment Checklist

The East Devon Local Plan has been subject to a Sustainability Appraisal, which is a legal requirement to ensure that the social, environmental and economic impacts of development are appropriately considered. It is important that a consistent approach is followed for all parts of the Plan, therefore the objectives used in the Sustainability Appraisal are used as the basis of the criteria for assessing the sites in the villages. The strategic nature of the objectives means that some are more applicable to large urban developments, however we have adapted them to apply to the smaller scale of development in the villages as far as possible.

We would like you to use the criteria in the second column to assess the sites identified for your village, considering whether development of each site is likely to result in a positive, neutral or negative impact. Please complete one form for each site under consideration and add comments in the last column. Examples of completed forms are available. Some objectives are unlikely to be applicable at this scale of development, for instance because they are dealt with at a later stage in the planning/building process, and so the criteria column states that this is not likely to be relevant at this stage. An example of this would be crime reduction or greenhouse gas emissions which are dealt with when detailed designs are drawn up. You can comment on these issues if you wish to but are not expected to.

Bold criteria (in column 2) should be adhered to unless there is a strong reason for not doing so, for instance if no site is available within 400m of services then, by default, a site further away will need to be allocated. A series of questions are included to enable a more detailed assessment.

If you wish to include further information, eg photographs of sites to support your assessment please attach them to the form. We can accept forms in hard copy sent to Planning Policy, EDDC, knowle, Station Road, Sidmouth, Devon EX10 8HL or electronically sent to crodway@eastdevon.gov.uk

Settlement Name.....WEST HILL..... **Site.....C073.....**

Please return these forms by 30th November 2012

Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies	Criteria to apply to all sites in the villages	Comments
1.To ensure everybody has the opportunity to live in a decent home	This is unlikely to be relevant at this stage	
2.To ensure all residents have access to community services	<p>New development should ideally be located within a 400m (or at most 600m) walk of most local facilities and services eg shop, hall, bus stop.</p> <ul style="list-style-type: none"> • Is the route flat, if not is the gradient reasonable for the less mobile? • If steep, are resting places available? • Are footpaths available to avoid traffic conflict? • Are access routes lit? 	Flat/reasonable gradient to facilities. Resting places available. Footpaths to avoid traffic conflict.
3.To provide for education and skills	<p>In settlements with schools, new development should be located within 400m (or at most 600m).</p> <ul style="list-style-type: none"> • The access criteria are as question 2 	School within 600 metres.

4.To improve the population's health	<p>New development should ideally have access to healthcare facilities. This is not possible in most villages but sites should be located close to recreation space and off-road paths</p> <ul style="list-style-type: none"> • Is the site within walking distance of healthcare facilities, footpaths or cycle routes? • Is the site adjacent to a recreation space? 	<p>Not within walking distance of healthcare facilities, footpaths or cycle routes. Within walking distance of a recreation space</p>
5.To reduce crime and fear of crime	<p>This is unlikely to be relevant at this stage</p>	
6.To reduce noise levels and minimise exposure of people to noise and other types of pollution	<p>New development should not be sited where adverse noise levels will be caused by or to residents</p> <ul style="list-style-type: none"> • Is the site adjacent to a main vehicle route (eg. 'A' road or railway)? • Is an adjacent use likely to have an adverse impact on new residents (eg. factory, farm?) • Is construction noise/ new residents noise likely to impact on existing residents (eg. new family housing or employment adjacent to sheltered accommodation)? 	<p>Adjacent to road. Adjacent use unlikely to have adverse impact on new residents. Existing residents somewhat affected by new development.</p>
7.To maintain and improve cultural, social and leisure provision	<p>This is unlikely to be relevant at this stage but it would be helpful to note any particular needs that could be met/part met by new development eg. green space, new village hall</p>	
8.To maintain and enhance built and historic assets	<p>New development should not be located where it will harm the character or setting of an historic asset</p> <ul style="list-style-type: none"> • Will new development impact upon the setting or character of a historic building or Conservation Area? • Approximately how far away are they? 	<p>No historic assets nearby.</p>
9.To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	<p>Priority should be given to previously used land and new development should be located adjacent to or within the existing Built-up Area Boundary to minimise impact on the countryside and prevent sprawl. Sites remote from the existing settlement should not be considered appropriate.</p> <ul style="list-style-type: none"> • Is this a greenfield site? • Are there existing buildings/has the site been previously developed? • Is the site within a designated landscape, for instance an Area of Outstanding Natural Beauty or a Coastal Preservation Area? • Can the site be seen from public footpaths/roads/other vantage points? • How prominent is the site when viewed from outside it, and from approximately how far away? 	<p>Greenfield site. No existing buildings. Not within a designated landscape. Can be seen from footpaths/roads. Not significantly prominent when viewed from outside. Depending on the development it may be prominent when viewed from adjacent properties.</p>

	<ul style="list-style-type: none"> How prominent is the site when viewed from adjoining properties? 	
10.To maintain the local amenity, quality and character of the local environment	<p>New development should not be located where it will have a significant impact on local amenity or character</p> <ul style="list-style-type: none"> Will development have a significant adverse impact on local amenity? Will it adversely affect the character of the local area (for instance through removal of trees/development of a greenfield site)? 	Will not have a significant adverse impact. Will somewhat affect the character of the local area.
11.To conserve and enhance the biodiversity of East Devon	<p>Sites on or adjacent to County Wildlife Sites, Sites of Special Scientific Interest or Special Areas of Conservation should be avoided.</p> <ul style="list-style-type: none"> These should have been picked up through the SHLAA assessment and also appear on the maps provided for the public consultation 	None known.
12.To promote and encourage non-car based modes of transport and reduce journey lengths	<p>In settlements with public transport available, sites should be within 400m of a bus stop (or at most 600m).</p> <ul style="list-style-type: none"> The criteria are as per question 2 	Bus stop within 400 metres
13.To maintain and enhance the environment in terms of air, soil and water quality	<p>Areas of best quality agricultural land and areas where pollution is a particular problem should be avoided</p> <ul style="list-style-type: none"> Is the site in agricultural use? Is the site adjacent to a main road? Is there sewerage capacity? Is the site within or adjacent to an area prone to flooding? 	Site is not in agricultural use, adjacent to a road. Sewerage capacity unknown. Not adjacent to a flood prone area.
14.To contribute towards a reduction in local emissions of greenhouse gases	This is unlikely to be relevant at this stage	
15.To ensure that there is no increase in the risk of flooding	<p>Sites within areas known to flood should be avoided if possible.</p> <ul style="list-style-type: none"> Is the site in or adjacent to an area known to flood or identified on the floodzone maps? 	Site is not in or adjacent to area known to flood.
16.To ensure that energy consumption is as efficient as possible	This is unlikely to be relevant at this stage	

17.To promote wise use of waste resources whilst reducing waste production and disposal	This is unlikely to be relevant at this stage	
18.To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	<p>Ideally new development should be located within 400m (or at most 600m) of employment sites</p> <p>Note- employment opportunities are limited in many villages, with most workers commuting out. You may consider that employment land should be identified in your settlement.</p> <ul style="list-style-type: none"> • Is there a need for additional employment eg small business units/storage/office space? • Are there local employment opportunities (within walking distance) or is a regular bus service available to larger settlements? 	Local employment opportunities e.g. Village shop etc within 600 metres
19.To maintain and enhance the vitality and viability of the Towns of East Devon	This is unlikely to be relevant at this stage	
20.To encourage and accommodate both indigenous and inward investment	This is unlikely to be relevant at this stage	

Any other observations

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Have you attached additional information?

Site Assessment Checklist

The East Devon Local Plan has been subject to a Sustainability Appraisal, which is a legal requirement to ensure that the social, environmental and economic impacts of development are appropriately considered. It is important that a consistent approach is followed for all parts of the Plan, therefore the objectives used in the Sustainability Appraisal are used as the basis of the criteria for assessing the sites in the villages. The strategic nature of the objectives means that some are more applicable to large urban developments, however we have adapted them to apply to the smaller scale of development in the villages as far as possible.

We would like you to use the criteria in the second column to assess the sites identified for your village, considering whether development of each site is likely to result in a positive, neutral or negative impact. Please complete one form for each site under consideration and add comments in the last column. Examples of completed forms are available. Some objectives are unlikely to be applicable at this scale of development, for instance because they are dealt with at a later stage in the planning/building process, and so the criteria column states that this is not likely to be relevant at this stage. An example of this would be crime reduction or greenhouse gas emissions which are dealt with when detailed designs are drawn up. You can comment on these issues if you wish to but are not expected to.

Bold criteria (in column 2) should be adhered to unless there is a strong reason for not doing so, for instance if no site is available within 400m of services then, by default, a site further away will need to be allocated. A series of questions are included to enable a more detailed assessment.

If you wish to include further information, eg photographs of sites to support your assessment please attach them to the form. We can accept forms in hard copy sent to Planning Policy, EDDC, knowle, Station Road, Sidmouth, Devon EX10 8HL or electronically sent to crodway@eastdevon.gov.uk

Settlement Name.....WEST HILL..... **Site.....C317.....**

Please return these forms by 30th November 2012

Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies	Criteria to apply to all sites in the villages	Comments
1.To ensure everybody has the opportunity to live in a decent home	This is unlikely to be relevant at this stage	
2.To ensure all residents have access to community services	<p>New development should ideally be located within a 400m (or at most 600m) walk of most local facilities and services eg shop, hall, bus stop.</p> <ul style="list-style-type: none"> • Is the route flat, if not is the gradient reasonable for the less mobile? • If steep, are resting places available? • Are footpaths available to avoid traffic conflict? • Are access routes lit? 	Flat/reasonable gradient to facilities. Footpaths to avoid traffic conflict.
3.To provide for education and skills	<p>In settlements with schools, new development should be located within 400m (or at most 600m).</p> <ul style="list-style-type: none"> • The access criteria are as question 2 	School within 600 metres.

4.To improve the population's health	<p>New development should ideally have access to healthcare facilities. This is not possible in most villages but sites should be located close to recreation space and off-road paths</p> <ul style="list-style-type: none"> • Is the site within walking distance of healthcare facilities, footpaths or cycle routes? • Is the site adjacent to a recreation space? 	Not adjacent to a recreation space
5.To reduce crime and fear of crime	This is unlikely to be relevant at this stage	
6.To reduce noise levels and minimise exposure of people to noise and other types of pollution	<p>New development should not be sited where adverse noise levels will be caused by or to residents</p> <ul style="list-style-type: none"> • Is the site adjacent to a main vehicle route (eg. 'A' road or railway)? • Is an adjacent use likely to have an adverse impact on new residents (eg. factory, farm?) • Is construction noise/ new residents noise likely to impact on existing residents (eg. new family housing or employment adjacent to sheltered accommodation)? 	Adjacent to road. Adjacent use unlikely to have adverse impact on new residents. Existing residents somewhat affected by new development.
7.To maintain and improve cultural, social and leisure provision	This is unlikely to be relevant at this stage but it would be helpful to note any particular needs that could be met/part met by new development eg. green space, new village hall	
8.To maintain and enhance built and historic assets	<p>New development should not be located where it will harm the character or setting of an historic asset</p> <ul style="list-style-type: none"> • Will new development impact upon the setting or character of a historic building or Conservation Area? • Approximately how far away are they? 	No historic assets nearby.
9.To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	<p>Priority should be given to previously used land and new development should be located adjacent to or within the existing Built-up Area Boundary to minimise impact on the countryside and prevent sprawl. Sites remote from the existing settlement should not be considered appropriate.</p> <ul style="list-style-type: none"> • Is this a greenfield site? • Are there existing buildings/has the site been previously developed? • Is the site within a designated landscape, for instance an Area of Outstanding Natural Beauty or a Coastal Preservation Area? • Can the site be seen from public 	Greenfield site. No existing buildings. Not within a designated landscape. Somewhat visible from outside though not prominent (from 100 yards) and somewhat visible from adjoining properties.

	<p>footpaths/roads/other vantage points?</p> <ul style="list-style-type: none"> • How prominent is the site when viewed from outside it, and from approximately how far away? • How prominent is the site when viewed from adjoining properties? 	
10. To maintain the local amenity, quality and character of the local environment	<p>New development should not be located where it will have a significant impact on local amenity or character</p> <ul style="list-style-type: none"> • Will development have a significant adverse impact on local amenity? • Will it adversely affect the character of the local area (for instance through removal of trees/development of a greenfield site)? 	<p>Will not have a significant adverse impact. Will not adversely affect the character of the local area</p>
11. To conserve and enhance the biodiversity of East Devon	<p>Sites on or adjacent to County Wildlife Sites, Sites of Special Scientific Interest or Special Areas of Conservation should be avoided.</p> <ul style="list-style-type: none"> • These should have been picked up through the SHLAA assessment and also appear on the maps provided for the public consultation 	<p>None known</p>
12. To promote and encourage non-car based modes of transport and reduce journey lengths	<p>In settlements with public transport available, sites should be within 400m of a bus stop (or at most 600m).</p> <ul style="list-style-type: none"> • The criteria are as per question 2 	<p>Bus stop within 400 metres</p>
13. To maintain and enhance the environment in terms of air, soil and water quality	<p>Areas of best quality agricultural land and areas where pollution is a particular problem should be avoided</p> <ul style="list-style-type: none"> • Is the site in agricultural use? • Is the site adjacent to a main road? • Is there sewerage capacity? • Is the site within or adjacent to an area prone to flooding? 	<p>Site is in agricultural use, adjacent to a road. Sewerage capacity unknown. Not adjacent to flood prone area.</p>
14. To contribute towards a reduction in local emissions of greenhouse gases	<p>This is unlikely to be relevant at this stage</p>	
15. To ensure that there is no increase in the risk of flooding	<p>Sites within areas known to flood should be avoided if possible.</p> <ul style="list-style-type: none"> • Is the site in or adjacent to an area known to flood or identified on the floodzone maps? 	<p>Site is not in or adjacent to area known to flood</p>

16.To ensure that energy consumption is as efficient as possible	This is unlikely to be relevant at this stage	
17.To promote wise use of waste resources whilst reducing waste production and disposal	This is unlikely to be relevant at this stage	
18.To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	<p>Ideally new development should be located within 400m (or at most 600m) of employment sites</p> <p>Note- employment opportunities are limited in many villages, with most workers commuting out. You may consider that employment land should be identified in your settlement.</p> <ul style="list-style-type: none"> • Is there a need for additional employment eg small business units/storage/office space? • Are there local employment opportunities (within walking distance) or is a regular bus service available to larger settlements? 	Local employment opportunities e.g. Village shop etc within 600 metres
19.To maintain and enhance the vitality and viability of the Towns of East Devon	This is unlikely to be relevant at this stage	
20.To encourage and accommodate both indigenous and inward investment	This is unlikely to be relevant at this stage	

Any other observations

Access needs to be carefully designed

Site Assessment Checklist

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We would like you to use the criteria in the second column to assess the sites identified for your village, considering whether development of each site is likely to result in a positive, neutral or negative impact. Please complete one form for each site under consideration and add comments in the last column. Examples of completed forms are available. Some objectives are unlikely to be applicable at this scale of development, for instance because they are dealt with at a later stage in the planning/building process, and so the criteria column states that this is not likely to be relevant at this stage. An example of this would be crime reduction or greenhouse gas emissions which are dealt with when detailed designs are drawn up. You can comment on these issues if you wish to but are not expected to.

Bold criteria (in column 2) should be adhered to unless there is a strong reason for not doing so, for instance if no site is available within 400m of services then, by default, a site further away will need to be allocated. A series of questions are included to enable a more detailed assessment.

If you wish to include further information, eg photographs of sites to support your assessment please attach them to the form. We can accept forms in hard copy sent to Planning Policy, EDDC, knowle, Station Road, Sidmouth, Devon EX10 8HL or electronically sent to croddway@eastdevon.gov.uk

Settlement Name.....WEST HILL..... Site.....C038.....

Please return these forms by 30th November 2012

Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies	Criteria to apply to all sites in the villages	Comments
1.To ensure everybody has the opportunity to live in a decent home	This is unlikely to be relevant at this stage	
2.To ensure all residents have access to community services	<p>New development should ideally be located within a 400m (or at most 600m) walk of most local facilities and services eg shop, hall, bus stop.</p> <ul style="list-style-type: none"> • Is the route flat, if not is the gradient reasonable for the less mobile? • If steep, are resting places available? • Are footpaths available to avoid traffic conflict? • Are access routes lit? 	No facilities or services within 400 metres. Route to facilities is flat. There are no resting places or footpaths to avoid traffic conflict. Access routes are not lit.
3.To provide for education and skills	<p>In settlements with schools, new development should be located within 400m (or at most 600m).</p> <ul style="list-style-type: none"> • The access criteria are as question 2 	No school within 400 metres

4.To improve the population's health	<p>New development should ideally have access to healthcare facilities. This is not possible in most villages but sites should be located close to recreation space and off-road paths</p> <ul style="list-style-type: none"> • Is the site within walking distance of healthcare facilities, footpaths or cycle routes? • Is the site adjacent to a recreation space? 	<p>Not within walking distance of healthcare facilities, footpaths or cycle routes. Not adjacent to a recreation space</p>
5.To reduce crime and fear of crime	<p>This is unlikely to be relevant at this stage</p>	
6.To reduce noise levels and minimise exposure of people to noise and other types of pollution	<p>New development should not be sited where adverse noise levels will be caused by or to residents</p> <ul style="list-style-type: none"> • Is the site adjacent to a main vehicle route (eg. 'A' road or railway)? • Is an adjacent use likely to have an adverse impact on new residents (eg. factory, farm?) • Is construction noise/ new residents noise likely to impact on existing residents (eg. new family housing or employment adjacent to sheltered accommodation)? 	<p>Not adjacent to "A" road. Adjacent use unlikely to have adverse impact on new residents. Existing residents unlikely to be affected by new development.</p>
7.To maintain and improve cultural, social and leisure provision	<p>This is unlikely to be relevant at this stage but it would be helpful to note any particular needs that could be met/part met by new development eg. green space, new village hall</p>	
8.To maintain and enhance built and historic assets	<p>New development should not be located where it will harm the character or setting of an historic asset</p> <ul style="list-style-type: none"> • Will new development impact upon the setting or character of a historic building or Conservation Area? • Approximately how far away are they? 	<p>No historic assets nearby.</p>
9.To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	<p>Priority should be given to previously used land and new development should be located adjacent to or within the existing Built-up Area Boundary to minimise impact on the countryside and prevent sprawl. Sites remote from the existing settlement should not be considered appropriate.</p> <ul style="list-style-type: none"> • Is this a greenfield site? • Are there existing buildings/has the site been previously developed? • Is the site within a designated landscape, for instance an Area of Outstanding Natural Beauty or a Coastal Preservation Area? 	<p>Garden site. No existing buildings. Not within a designated landscape. Site can be seen from road but view is not significant from outside it.</p>

	<ul style="list-style-type: none"> • Can the site be seen from public footpaths/roads/other vantage points? • How prominent is the site when viewed from outside it, and from approximately how far away? • How prominent is the site when viewed from adjoining properties? 	
10. To maintain the local amenity, quality and character of the local environment	<p>New development should not be located where it will have a significant impact on local amenity or character</p> <ul style="list-style-type: none"> • Will development have a significant adverse impact on local amenity? • Will it adversely affect the character of the local area (for instance through removal of trees/development of a greenfield site)? 	Will not have a significant adverse impact. Impact on character of local area will depend on type of development.
11. To conserve and enhance the biodiversity of East Devon	<p>Sites on or adjacent to County Wildlife Sites, Sites of Special Scientific Interest or Special Areas of Conservation should be avoided.</p> <ul style="list-style-type: none"> • These should have been picked up through the SHLAA assessment and also appear on the maps provided for the public consultation 	None known.
12. To promote and encourage non-car based modes of transport and reduce journey lengths	<p>In settlements with public transport available, sites should be within 400m of a bus stop (or at most 600m).</p> <ul style="list-style-type: none"> • The criteria are as per question 2 	None known of.
13. To maintain and enhance the environment in terms of air, soil and water quality	<p>Areas of best quality agricultural land and areas where pollution is a particular problem should be avoided</p> <ul style="list-style-type: none"> • Is the site in agricultural use? • Is the site adjacent to a main road? • Is there sewerage capacity? • Is the site within or adjacent to an area prone to flooding? 	Site is not in agricultural use, not adjacent to main road. Sewerage capacity unknown. Not adjacent to flood prone area.
14. To contribute towards a reduction in local emissions of greenhouse gases	This is unlikely to be relevant at this stage	
15. To ensure that there is no increase in the risk of flooding	<p>Sites within areas known to flood should be avoided if possible.</p> <ul style="list-style-type: none"> • Is the site in or adjacent to an area known to flood or identified on the floodzone maps? 	Site is not in or adjacent to area known to flood.

16.To ensure that energy consumption is as efficient as possible	This is unlikely to be relevant at this stage	
17.To promote wise use of waste resources whilst reducing waste production and disposal	This is unlikely to be relevant at this stage	
18.To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	<p>Ideally new development should be located within 400m (or at most 600m) of employment sites</p> <p>Note- employment opportunities are limited in many villages, with most workers commuting out. You may consider that employment land should be identified in your settlement.</p> <ul style="list-style-type: none"> • Is there a need for additional employment eg small business units/storage/office space? • Are there local employment opportunities (within walking distance) or is a regular bus service available to larger settlements? 	No need for additional employment. There are local employment opportunities/regular bus service to larger settlement.
19.To maintain and enhance the vitality and viability of the Towns of East Devon	This is unlikely to be relevant at this stage	
20.To encourage and accommodate both indigenous and inward investment	This is unlikely to be relevant at this stage	

Any other observations

Steep sloping site

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Have you attached additional information?

Parish: **OTTERY ST MARY**

Village: **WEST HILL**

Community Infrastructure Priorities

The Community Infrastructure Levy is a new levy that local authorities in England and Wales can charge on new developments in their area.

The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want – for example, new or safer road schemes, park improvements or a new health centre.

This will be split between strategic infrastructure which will be decided at a district/county level and a 'meaningful proportion' will be devolved to parish projects.

Please identify infrastructure that the parish sees as important at both a strategic level and that the parish would like to see funded from the parish proportion.

Strategic Infrastructure - benefits a larger area than an individual parish

Parish infrastructure priorities - infrastructure with a parish focus

West Hill:

Pub or Pub/Restaurant

Coffee Shop/meeting place

New facility for Pre-school

Village Green/Recreation area

Please return to Planning Policy, EDDC, Knowle, Station Road, Sidmouth, Devon, EX10 8HL by 30 November 2012.

WEST HILL

The following extract is from the West Hill Village Design Statement adopted by East Devon District Council as Supplementary Planning Guidance in 2006.

Introduction to the Village

West Hill is a woodland village of about 800 houses and 2000 people occupying some 10 square kilometres of land on the wooded western slopes of the beautiful Otter Valley. It is, and nearly always has been, a dormitory village with its residents working in the surrounding countryside and towns. Today they also commute further afield.

It is a mixed community of all ages who enjoy the rural environment and who value the quality of life.

West Hill is for the most part a low density woodland village that has had the good fortune to have been allowed to grow within a framework of beautiful beech, oak, silver birch and pine woodland on the east side of a long ridge, intersected by a number of small valleys. The rural quality of its verges and Devon banks, the glimpses of wonderful tree-framed views at every turn, and the maturity of these trees, is what makes West Hill special.

Design Principles

The Village Design Statement outlines detailed Design Principles for any future development which should be referred to. These include:

- a. Density
- b. Style of buildings
- c. Parking
- d. Trees and greenery
- e. Drainage
- f. House accesses to roads
- g. Built-up Area Boundary
- h. Public Rights of Way
- i. Sustainable construction