

East Devon Local Development Framework

OUTCOME OF THE PARISH CONSULTATION EVENTS



Spring 2010

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Introduction

This report has been prepared following the public engagement that took place during Spring 2010 to inform the preparation of the Core Strategy for East Devon. The Core Strategy will be a key document within East Devon's Local Development Framework (a new type of development plan that will replace the Devon Structure Plan and the East Devon Local Plan). One of the main principles of the new planning system is that local communities and stakeholders should be involved from the outset in the preparation of planning policy documents. The Core Strategy will set out an overall vision for East Devon and the strategic elements in the planning framework for the District. It will not allocate specific sites for development, but it will identify which broad areas are suitable for new homes or jobs. The Core Strategy will look ahead to 2026, which is the same timescale as the emerging Regional Plan.

The purpose of this report is to outline the consultation which informed the production of the Core Strategy and to summarise the process and results of the consultation.

Consultation Process

In order to manage the consultation process effectively, and in accordance with the guidance of the Planning Advisory Service, the following process was undertaken:

Step 1- Set Objectives	Inform stakeholders about the LDF and the requirements of the RSS for growth Identify the community's key concerns and aspirations for the future- Parish Plans and Vision Statements will be used as the starting point for discussion Involve stakeholders (and the wider community) in prioritising options and shaping future policy
Step 2- Review Schedule	6 weeks to organise, book venue and prepare briefing papers- commence consultation w/c 8.3.10 Complete all events by mid-May Feedback over Summer
Step 3- Identify who to involve	Equalities Impact Assessment- identify minority groups Stakeholders Including statutory consultees Interest groups Elected representatives Wider Community
Step 4- Choose the right method	Method will depend on consultee group but it is envisaged that standard approaches will be tailored to meet the needs of the process and the attendees- Towns- Afternoon/evening workshops in each main town using RSS requirements and Parish Plan/Vision Statement as starting point, with stakeholders present to discuss constraints and issues pertinent to each settlement. Parishes- Evening meeting open to all PC's using Parish Plan/Vision Statement as basis for discussion. Parishes provided with clear and specific guidance on which to base discussion at their next meeting, following which they will be asked to provide a written report. Hard to reach/minority/interest groups will be consulted depending on their individual needs. East Devon Talk, Forums, Local Press etc
Step 5- Deliver Activities	Town meetings (at which there may be stakeholders with strongly opposing views/interests) will take form of workshops, with Officers present to answer questions and explain the process

	<p>Officers will facilitate the Parish meetings as these will focus on explaining the process and enabling Parish Councils to produce the information required themselves</p> <p>Hard to reach/minority/interest groups consulted according to individual needs</p> <p>All representatives will be asked to provide copies of any credible, relevant evidence they may have to justify their opinions, ie survey results from Parish Plan production, so that they can be used to support the Council's position.</p>
Step 6- Collate, review and export	<p>As far as possible information will be quantitative to enable statistical analysis and collected through structured proformas or in a standardised format so that comparison is possible.</p> <p>Raw, qualitative data (ie from meetings, records of workshop discussions, questionnaire returns and notes) will be presented discursively to minimise subjectivity before interpretation. Everything will be retained to provide an auditable evidence base.</p> <p>Analysis will be carried out by Officers, assuming sufficient resources are available, then reported to the relevant Committee</p> <p>Outcomes will be assessed to identify key themes and areas of broad consensus, as well as other relevant points.</p> <p>Some issues, ie significant objections from key stakeholders, may require additional information and research.</p> <p>Attendees will be provided with notes of the meetings</p>
Step 7- Evaluate Effectiveness	<p>As part of the 'consultation statement' the methods of engagement, parties involved, key outcomes and their role in shaping the core strategy will need to be set out. The process will need to be shown to be effective and questionnaires to all attendees will inform this process and enable evaluation.</p>

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Meetings with Parish Councils in March 2010

A series of evening meetings were held in six village halls, spread across the District, in March 2010. All Parish Councils were invited (by post and through a follow up e.mail) to send two representatives to the venue most convenient to them. As well as being evenly distributed on a geographical basis, the venues were also locally owned and managed, the hubs of the communities within which they were located. The feedback on the quality and accessibility of the venues was generally very positive and the timing of the meetings, 6.30-8pm, was convenient to most attendees. Refreshments were available before and during the meetings.

The meetings included information packs specific to each Parish Council, containing statistics for each settlement taken from the most recent census, house building rates and numbers, Council house waiting list numbers, a map of facilities and services in the Parish (to be updated/corrected and returned to the District Council), a summary of Parish Plan/Village Design Statement information and a paper setting out some of the rural issues that the Core Strategy may address (to act as a catalyst for discussion at the Parish Councils own meeting). Two questionnaires (one relating to the attendees experience of the event and the other for completion at the subsequent Parish Council meeting) and pre-paid envelopes were also included.

An introduction to the meeting was given by Planning Officers. This set out the strategic context of the Core Strategy and explained the Government requirements for additional development in the District. A round table discussion then took place, during which Parish Councillors were asked to consider the issues of most concern to their community and discuss the future of their settlement, particularly whether additional development should be permitted and, if so, of what type and scale. Parish Councils were also asked to identify and provide copies of any recent local research that applies to their community, such as Parish Plans, Housing Needs Assessments, appraisals or similar to add to the LDF evidence base.

Following the meetings, Parish/Town Councils were asked to include an item on their April Agenda entitled "Informing the Local Development Framework" so that the issues raised in the meetings could be debated by the whole Parish/Town Council and the local community with a view to submitting a written response in a standardised format to the Policy Section by mid-May. A press release promoting these events was issued to numerous local newspapers and this informed the public that they could become involved through their subsequent Parish Council meeting if they wished to.

The meetings were well attended, with the majority of Parish Councils participating:-

Location	Date	Parish Council's which attended	
Awliscombe	2 March 2010	Coombe Raleigh PC Awliscombe PC Broadhembury PC	Talaton PC Payhembury PC Gittisham PC
East Budleigh	3 March 2010	Northleigh PC Budleigh Salterton PC East Budleigh & Bicton PC Newton Pop & Harford PC	Lympstone PC Colaton Raleigh PC Otterton PC Woodbury PC
Musbury	9 March 2010	Kilminster PC Shute PC Musbury PC Colyton PC	Hawkchurch PC Axmouth PC Offwell PC
Broadclyst	10 March 2010	Clyst Hydon PC Poltimeore PC Rockbeare PC Bramford Speke PC Rewe PC	Clyst Honiton PC Whimple PC Bishops Clyst PC Aylesbeare PC
Membury	16 March 2010	Membury PC Stockland PC	Yarcombe PC Dalwood PC

		Upottery PC All Saints PC	Membury PC
Branscombe	17 March 2010	Uplyme PC Beer PC	Branscombe PC

These meetings resulted in wide ranging discussion about the matters important to the rural areas. A number of localised issues emerged and these were noted for consideration outside the LDF process. Interestingly, the majority of parishes shared the same concerns and several key 'themes' emerged strongly from the meetings:-

Rural Communities

Surprisingly, lack of rural facilities was not identified as an issue of huge concern, although there was a suggestion that so many facilities have already been lost, despite strong local feeling, that local Councils are resigned to it. It was acknowledged that older/younger residents tend to rely on these facilities to a far greater degree than the general population. Parish Councils referred to innovative schemes in some villages as examples of good practice and the possibility of sharing facilities in one building, for instance a shop being run from the village hall, or sharing facilities amongst several nearby villages.

There was strong support for the 'last shop in the village' retention policy and a consensus that the District Council should encourage the establishment of new facilities in villages (with low-rates incentives, enabling policies etc) and should prevent their future change of use.

Housing (particularly an aging rural population)

Whilst it had been anticipated that affordable housing would be the matter of predominant concern to the parishes, there were in fact differing views as to whether (or how much) affordable housing was needed. Concern was widely expressed that young people aspire to buy their own homes rather than rent through a Housing Association and that most people who work but are on low incomes are unlikely to qualify for RSL housing in any case. This is driving families to nearby towns. A need for 'below open market value' housing was identified by several parishes who asked whether it would be possible to cap prices or ensure that they are only available to local residents.

The aging structure of rural communities was considered to be an increasingly important issue and suggestions of 'life time homes' and sheltered accommodation were put forward at most meetings as ways to ensure that elderly people can continue to live locally. Lack of shopping and medical facilities (particularly for non-drivers) and lack of suitable housing were regularly cited as the main reason for older residents to move into urban areas, although it was suggested that care work could provide local employment.

Broadband

All the meetings expressed disquiet about the slowness of Broadband in their areas. The internet was considered to be an important means of reducing isolation, obtaining goods/services without reliance on the private car and enabling working from home. Poor broadband speeds (and lack of broadband in some areas) mean that some rural businesses can't effectively compete with their urban counterparts.

Rural Economies

There was considerable interest in the desirability of allowing small business premises in the villages, in particular storage or workshop buildings for one and two person enterprises to keep tools and equipment, rather than relying on domestic garages and the like. There was little or no support for larger enterprises which would generate 'in commuting', need premises which could be

intrusive and generate noise, smell etc although there was some support for the conversion of existing rural buildings to meet this demand.

Agricultural decline was not identified as a major problem, although it was suggested that diversification into agriculture-related activity should be actively promoted.

There was almost universal support for technology based enterprise which could generate income with minimal intrusion and without detriment to the countryside (it was cited as reducing the need to commute as well as providing highly paid, quality employment opportunities). Broadband was considered the single biggest limiting factor

The attendees were asked to go back to their parish councils and discuss the matters of concern, and return a questionnaire to the District Council to assist in the preparation of a preferred position statement for the Local Development Framework.

Very few feedback forms were received following the meetings but the general thrust was that they were helpful- particularly the opportunity to discuss issues with other Parishes. The main criticisms were the need for material prior to the meetings and a greater degree of Chairmanship was required to ensure that everyone had an opportunity to become involved and to direct discussion. More positively, it was felt that the LDF could have filled a meeting on its own and more time is needed to allow ideas to develop.

Further village meetings

Following these meetings, several Parishes requested individual meetings with Officers. These were as follows:

Presentation to Coombe Raleigh Parish Council

On 21 April 2010 Matt Dickins attended the Annual Parish Meeting of Coombe Raleigh Parish Council in the village hall. Matt made an informal presentation on Core Strategy Work and current stages of engagement. 25 people attended the meeting and amongst issues raised were aspirations for modest development in the Parish over the next 20 years; potentially to include, around 10 dwellings (mostly to be affordable dwellings), small business units, a car park and childrens play area. The view was expressed that modest growth would help sustain the village and allow for younger people to live/stay in Coombe Raleigh.

Presentation to Membury Parish Council

On 27 April Matt Dickins gave a presentation to the Annual General Meeting of Membury Parish Council at Membury Parish Hall on current LDF and Core Strategy work. Matt outlined the current and future stages of Core Strategy production and discussed the current community engagement that is being undertaken. The Parish Council will be discussing their response to the questionnaire with local residents but agreed to base responses around the key themes/issues highlighted in the Parish Plan.

Meeting with several Councillors of Newton Poppleford with Harpford Parish Council

On 5 May Kate Little and Claire Rodway met several representatives (the Chairman, Clerk and 2 Councillors) of Newton Poppleford Parish Council at the District Council offices. Parish Councillors outlined their aspirations for the village which included an east-west southern bypass, cyclepath along the former railway and canoeing/kayaking launch point into the River Otter. The possibility of

a new mixed-use development to the south of the village, incorporating a relocated school and employment facilities as well as housing, was also raised.

The Parish Council was advised to consider the mixed-use proposals as a phased development, prioritising pedestrian links, then considering community facilities (the possibility of school relocation and provision of a new community centre and playing field), then estimating the level of housing and employment growth which would be required and phasing this over a 20 year period. Kate outlined the current and future stages of Core Strategy production and discussed how the Parish Council could pursue their proposals as part of this process.

Parish Questionnaire Results

The questionnaire was returned by almost all Parishes. Those Parishes containing several villages or hamlets were asked to return one form per settlement and the different settlements are referred to under the Parish summaries below. The full text of the Parish responses is available from the Planning Policy Section of the District Council as the diversity of responses, particularly those with lengthy attachments, and size of the resultant spreadsheet makes it impracticable to reproduce here.

Key themes from the questionnaires

Some common themes have emerged, reflecting the concerns expressed during the meetings with Parish Council's:

Rural Communities

Contrary to the discussions with Parish Councils, lack of rural facilities was identified in the questionnaires as an issue of huge concern, and lack of a village shop or Post Office, a community hall, recreation space and play facilities occurred repeatedly as major constraints to village life. A range of ways to secure and retain provision were put forward including private funding, shared facilities, developer contributions, grants and local fundraising. Many communities were also concerned that facilities have a finite lifespan and would need expensive maintenance, often they already rely on voluntary labour and goodwill.

Housing (particularly an aging rural population)

Demand for affordable housing and the need for houses for local people to buy have occurred repeatedly throughout the responses. Some Parish Councils have responded pragmatically that, to achieve the levels of affordable housing they require, they are prepared to accept relatively large numbers of market houses whilst others have taken the stance that they are only prepared to accept the housing for which they have a proven need.

Again the aging structure of rural communities has emerged as an increasingly important issue and sheltered accommodation is required in almost every Parish to ensure that elderly people can continue to live locally.

Broadband and other Physical Infrastructure

The vast majority of Parishes identified slowness of Broadband in their areas as a major problem, particularly in rural areas where broadband is often completely unavailable. This was considered a major hindrance to local businesses and a cause of social isolation. Lack of mobile phone coverage and lack of or insufficient sewerage, drainage and mains gas were also cited as major problems.

Poor road maintenance, particularly rural lanes and infrequent or irregular bus services were frequently cited as impediments to accessing services.

Rural Economies

Opinions varied as to whether employment provision is necessary, with most larger settlements feeling that some employment should be provided whilst the majority of smaller settlements felt that little or no employment was required. Many Parishes cited their considerable numbers of residents already working from home but poor broadband provision was repeatedly raised as an impediment to this.

Where employment provision was required, all settlements felt that it should take the form of small-scale business premises with nowhere identifying a need for anything larger. The feelings expressed at the Parish meetings were reinforced through the questionnaires- re-use of existing buildings is preferable and new development should only take place within or adjacent to existing settlements. Craft type uses and holiday/tourism accommodation and activities were preferred by most but, realistically, many recognised that the the main need is for storage or workshop buildings for one and two person enterprises to keep tools and equipment, rather than relying on domestic garages and the like. Again, there was little or no support for larger enterprises which would generate 'in commuting', need premises which could be intrusive and generate noise, smell etc.

Agricultural decline was not identified as a major problem, although it was recognised as being a key industry in several of the rural parishes. There were suggestions that diversification into agriculture-related activity should be actively promoted, reflecting the feeling of the Parish meetings.

Again, there was a great deal of support for technology based enterprise which could generate income with minimal intrusion and without detriment to the countryside but broadband was considered the single biggest limiting factor.

Individual Parish Responses

The responses from each Parish are summarised below. A great deal of supporting information was submitted by some Councils and this, along with the full responses, is available to view at the District Council offices. Many respondents commented that it is difficult, if not impossible, to predict accurate housing requirements and requested a needs assessment to confirm their estimates.

Most Parishes now have some form of Parish Plan or Appraisal and considerable emphasis is placed upon the findings of these documents as they are representative of the community and are based on extensive research and consultation. It has not been possible to reproduce these documents as part of this report but a complete summary is available from the District Council, and they are available individually to download from the EDDC website and from the District Council offices.

Parish	Summary of the responses provided by each Parish Council to the questionnaire.
All Saints	<p>All Saints encompasses 5 hamets. There is a need for up to twenty new dwellings, mainly to meet the needs of local families and flats and bungalows, constructed at a rate of 0-2 per year. There is limited demand for additional employment (Axminster is less than two miles away) and this should be small scale crafts, small units, agriculture, tourism and food producing industries- encourage 'Local food for local people'.</p> <p>Improved public transport, additional halls/meeting places, a pub, indoor and outdoor sports facilities and a play area are all identified as being needed. A Post Office/shop may be needed.</p> <p>In terms of physical infrastructure, faster broadband is required and a feasibility study for mains sewage.</p>
Awliscombe	<p>Up to 15 new houses will be needed in the village. Two of these will be open market houses, the remainder will be affordable, sheltered and local needs only, mostly 1-2 bedrooms.</p> <p>Employment would take the form of small scale crafts/services, probably within existing accomodation, diversified agricultural practice (change of use from existing grazing land), holiday lets(existing barn conversions). Ideally growth would be from local entrepreneurs using local labour to provide employment for residents.</p> <p>There is some interest in enlarging the Parish Hall and demand for green sports and play areas. This could be financed through development contributions.</p>
Axminster	<p>Raymond's Hill is located within Axminster Parish.</p>
Axmouth	<p>Ten new houses are required (or 50 if a relief road is built), at least 4 of which should be affordable. Existing EDDC housing restrictions should be retained. The existing demographic split should be maintained.</p> <p>Small scale employment uses should include storage, offices, local produce retailing, tourism and tourist accomodation. Tourism and agricultural diversification (adding value to local produce) should be encouraged. This would be enhanced by additional footpaths and cyclepaths to improve access to the countryside.</p> <p>A Post Office and local shop are needed, as is a playing field for recreation and extensions to the existing burial ground and playground.</p> <p>In terms of physical infrastructure, a relief road which will also support the Seaton Regeneration programme, mains gas supply, improved broadband service and a Cycleway to Seaton are requested.</p>
Aylesbeare	<p>The Parish Council estimate that up to 30 open market, up to 30 local needs, up to 15 affordable, up to 5 sheltered and up to 5 other houses will be needed. (A total of 85 houses). The majority should be small or medium sized, aimed at young families and the elderly (to free up existing larger homes).</p> <p>Employment should take the form of small home based companies - agricultural and apprenticeships, cottage industries, light industry and workshops. Rental units - community run shop - careworking. Bed and breakfast to help people working at Exeter Airport. Local produce shop - swapshop for unwanted goods plumbers - electricians. Training should be given and computers made available for public use.</p> <p>In terms of physical infrastructure, faster broadband is required, links to nearby</p>

	<p>mains gas and enlarged sewerage provision. Better road maintenance and speed humps are required.</p> <p>Community infrastructure should include a school, a new village hall on the village green, with solar panels for heating. Additional footpaths (with disabled access) and cycle paths. Flat recreational space for ball games, rollerskates, level football field, more open green space. Tennis court - bowling green - community orchard - allotments - disabled facilities in the form of benches etc.</p>
Beer	<p>40 new houses are suggested, equally split between affordable housing and housing to meet local needs. Small and medium sized houses are suggested to accommodate young families (to redress the current age imbalance) along with incentives for residents to downsize and freeing-up of holiday homes.</p> <p>Employment should take the form of small business units (encouraging local, year round work and crafts) and office space for high value professional jobs. Training for local people related: - Hotel catering -Peco -Tourist industry. Improved high speed broadband. "Incubation" units fully resourced with hot desk facilities in the village.</p> <p>More high quality, year round shops would extend tourist season and cater for local needs. Commercial units should not be permitted to change to dwellings. Lower parking charges 'off season'.</p> <p>Physical infrastructure should include increased toilets and beach shower, Tourist information point, high speed broadband. The sewer pipe on the beach doesn't meet legal requirements.</p> <p>Community infrastructure should include cycle ways and improved pathways and open space provisions for youths and tourists.</p> <p>The AONB boundaries should be reviewed and Beer should be wholly inside the AONB (not half and half as at present.)</p>
Bicton	<p>No development needs have been identified for Bicton.</p>
Bramford Speke	<p>A maximum four, two-bedroom houses are required. These should be restricted to affordable housing only.</p> <p>Better public transport provision and mains gas were the only infrastructure requirements identified.</p>
Branscombe	<p>5 open market houses will be needed, 5 local needs, 9 affordable and 4 sheltered. Scope to convert houses into multiple occupancy/flats and convert farm buildings to houses, but no need for 2nd homes.</p> <p>Local businesses eg PO, cafe's, provide employment and should be encouraged.</p> <p>Physical infrastructure requirements include mobile phone reception (could be placed on existing tv mast) and broadband improvements. These would need to be privately funded.</p> <p>Need to mark Parish status within AONB and WHS. Small park and walk facility on periphery of village and need for green parking. The National Trust has an important role. Alternative technologies for energy could be exploited to a greater extent if proved to be economically viable ie solar</p>
Broad Clyst	<p>100 houses are required, of which 30 would be open market, 30 affordable, 30 sheltered and 10 'other'. More than half of the required houses would be 1-2 bedrooms and there is scope for 'Grand Designs' type landmark buildings.</p>

	<p>Employment requirements are for small offices and workshops of up to 1000sq ft.</p> <p>No major commercial infrastructure is required but shops could be encouraged to sell local produce. A youth centre, sports centre and community building with outside space are other requirements. These could be funded privately or through developer contributions from East of Exeter development.</p> <p>Proposed development nearby is adding to inadequate physical infrastructure-roads at capacity, schools full.</p>
Broadhembury	<p>14 local needs, 11 affordable, 1 sheltered and 2 other houses (plus a residential home?) will be required in the village. All of these will be 1-2 or 3 bedrooms.</p> <p>Employment uses will consist of Craft workshops, light industrial units, leisure and tourism created through existing building re-use, no building in the countryside.</p> <p>No commercial infrastructure requirements but must retain PO/shop and other facilities and would like improved broadband.</p> <p>New village hall is required, and outdoor childrens play facilities in village and hamlets. Tennis courts, cricket pitch, football pitch, cycle track, hard sports area, skateboard area.Funded through precept, developer contributions and grants.</p>
Buckerell	<p>No response was received from the Parish Council.</p>
Budleigh Salterton	<p>A need for 100 houses was identified, 50 to meet local needs, 40 affordable and 10 sheltered of which 70 should be 3 bedroom and 30 1-2 bedroom.</p> <p>Most jobs will be in the service industry but there is a shortage of small business units for storage, parking and individual tradespeople.</p> <p>Existing facilities are highly valued and should be retained but no particular commercial infrastructure needs have been identified.</p> <p>A new primary school is needed urgently as the existing one is over capacity. Other community facilities should include a large hall and sports hall, a swimming pool and venue for cultural activities.</p> <p>Faster broadband is required to enable working from home and improvements to the sewerage system which has capacity problems.</p>
Chardstock	<p>5 each of 1-2 and 3 bedroom affordable and sheltered houses are needed along with very limited employment.</p> <p>Physical infrastructure requirements are as follows: 1. Children's Play Area needs to be reopened. 2. Refurbishment of Community Hall. 3. Assure the future of the Church building 4. Provide allotments 5. There is no public transport of any kind - this needs to be addressed 6. Broadband speeds need improving 7. Footpath maintenance, 8. Disabled access .</p>
Clyst Honiton	<p>A need for 4 affordable 1-2 bedroom houses was identified. Existing employment allocations in the area are sufficient but it is important to retain the rural and agricultural businesses/farms already operating, and to ensure Clyst Honiton does not become totally surrounded by industrial or commercial buildings.</p> <p>Footpaths and cyclepaths are needed from the village to the employment sites and a bridge over Clyst Honiton bypass for residents to access Skypark.</p> <p>A PO/shop, village hall, public car park, football pitch and clubhouse, faster broadband, better road drainage (old A30) and clearance of vegetation to</p>

	prevent river flooding are all required.
Clyst Hydon	<p>A mix of housing is requested at a similar rate to past growth but no figures are given. Employment uses should be judged on their merits- no specific requirements identified. The scale and rural nature of the village should be preserved.</p> <p>High quality broadband is essential. With the exception of the childrens playground and school, all the community and green infrastructure in the parish is provided and maintained by volunteers. Section 106 money generated by the parish must be made available for use by the Parish Council, to back up the various voluntary groups in the parish.</p>
Clyst St. George	<p>55 open market houses are required, 15 affordable and 5 sheltered, with the majority being 3 bedrooms in order to attract families and protect the school.</p> <p>Employment should be Light industrial, retail and offices. Contained within the existing industrial type areas i.e. Darts Farm, Clyst Works Odhams Wharf etc.</p> <p>A new PO/shop is required, a play area for children, Skateboard area, Tennis courts and a mains gas supply and improved bus service to the village.</p>
Clyst St. Lawrence	<p>5 medium sized houses are required. Additional employment is not needed as it already exists within the village.</p> <p>Broadband is required in the Parish.</p>
Clyst St. Mary	<p>No figures were provided but a mix of housing will be needed of which affordable should be 40%. No employment requirements were identified.</p> <p>A bus service to Topsham is needed. The village hall needs extending. (An additional room) Additional allotments, Additional play area, Larger school (to accommodate a future increased population in the village), Footpaths by the River Clyst Cycle/footpath to Topsham along the river valley (facilitates recreation, tourism and a local link).</p>
Colaton Raleigh	<p>5 open market and 15 affordable houses are required but no employment needs are identified.</p> <p>A Post Office is the only commercial need identified, however the need for highway works, pavements and bus timetable improvements was stated and local features and access to the countryside could also be improved.</p>
Colyton	<p>A need for 40 houses was identified, of these 10 should be open market (achieved through infills) and 30 should be affordable. The majority should be 3 bedroom family houses.</p> <p>Additional small units are needed for services and crafts. Increased number of care homes to cater for ageing population. Recreation oriented hotel developments possible activity centres to focus on the environment and exploration of the area. Re-use of redundant buildings should be encouraged but not new building in the countryside. Existing businesses should be encouraged to stay and expand.</p> <p>Colyton and Colyford are well served by existing shops and facilities but there is a need to extend Colyton library to include a visitor centre and a site for a primary school in Colyton should be designated.</p> <p>Broadband, particularly to the rural areas, pavements in Colyford, road repairs and flood prevention measures are all required in the Parish. A safe footpath connection between Colyton and Colyford and Seaton is long overdue and is</p>

	needed to reduce car use on short local journeys. A study of other appropriate footpath links needs to be made.
Combe Raleigh	<p>10 new houses are desired in the village, 3 open market and 7 affordable in a mix of sizes.</p> <p>Employment should be small business units typically of the craft type catering for private enterprise with no heavy industrial.</p> <p>Physical infrastructure requirements include improved broadband access, improved sewerage facilities, installation of mains gas.</p> <p>Community infrastructure requirements include Car parking facilities. Children's play area. Community open space.</p>
Combyne Rousdon	<p>5 possible houses, of a mix of sizes, were identified.</p> <p>There is possible scope for distance working and further development of the two hotels in the parish.</p> <p>Broadband improvements are essential and facilities to meet the requirements of an aging population.</p>
Cotleigh	No response was received from the Parish Council.
Dalwood	<p>20 houses are required, 4 open market, 4 sheltered, 6 local needs and 6 affordable.</p> <p>It is anticipated that more residents will work from the village, either from home or from a small mixed office/craft/light industrial complex.</p> <p>Better broadband, increased sewerage capacity, better road maintenance and a village car park are identified as physical infrastructure requirements.</p> <p>A small play area and disabled access to footpaths are identified as community infrastructure requirements.</p>
Dunkeswell	<p>50 houses are needed in total, 20 open market, 20 affordable and 10 sheltered, all small or medium size. No additional employment is required.</p> <p>New infrastructure which is required includes a primary school, mains gas, improvement to sewerage system which is overloaded, by-pass to remove HGVs from the village, broadband for all parts, footpath between the old and new parts of the village, new right of way to connect new estate to the existing network, traffic calming on main road and on the new estate, further development of the sports field, such as tennis courts, cricket nets or football/rugby field new footpaths/bridleways It is envisaged that this would be paid for by developer contributions and by the appropriate local authority.</p>
East Budleigh	<p>20 houses to meet local needs and 20 affordable houses are required, in a mix of sizes. Smaller scale units to create sustainability / office / manual / craft type business are needed.</p> <p>Infrastructure which is lacking includes permanent premises for existing viable community shop, Post Office services, mains services, faster broadband,</p> <p>Extension to the village hall to provide a permanent venue for pre-school, change hall to a community centre, improvements to children's play area at village hall, footpath improvements to provide safer walking around village.</p>
Exmouth	-

Farringdon	<p>A need for 100 new houses, divided equally between Farringdon Cross and the village centre was identified, with an additional 15 eco houses in the village centre. No new development was required at the Drive, Farringdon. Of the 100 new houses that were identified, 40 would be open market, 40 local needs and 20 affordable. The majority of new houses should be 3 bedroom family homes.</p> <p>Given the rural nature of the parish agricultural and horticultural uses should be given priority. Leisure and tourism should be given preference well above general industry which is not suited to the local community/environment. It was stated that the area is already over provided with heavy industrial sites.</p> <p>A shop and a pub are required at both Farringdon Cross and in the village centre.</p> <p>Mains water, mains gas, mains sewage, broadband are required in the village centre as are cycle paths - one interconnecting Farringdon House to Village Church Centre/one from village hall to Hill Barton to Clyst St Mary and safe footpaths along Parsonage Lane to Sidmouth Road. Other improvements would include upgrading of the village hall, a local bus service into the village centre, recycling facilities and a recreation area.</p> <p>Mains gas, mains sewage and better telecommunications/broadband are required at Farringdon Cross as is a social club, recreation area and footpath links to Exeter.</p>
Farway	No response was received from the Parish Council.
Feniton	No response was received from the Parish Council.
Gittisham	<p>9 new houses may be needed in the village, 3 open market houses and up to 6 affordable/local needs houses. Employment should be provided through increased use of existing plots/vacancies at Heathpark. Small scale business use of redundant/lightly used buildings for artisan, IT etc. Businesses by local people to reduce commuting.</p> <p>A shop, PO, tea room and/or pub would all be desirable as would fibre optic high speed broadband (place unsightly cables underground). In terms of community infrastructure a social/meeting place and recreational/playspace are required.</p> <p>In Gittisham Vale no new houses are needed, however the aging population may require 2 sheltered homes in the future.</p>
Hawkchurch	<p>A need for 30 new homes was identified, 5 open market, 15 affordable and 10 sheltered the majority of which should be 1-2 bedroom.</p> <p>There is a need for some employment in small industrial units and possible small extensions to private homes to accommodate the expanding number of people able to work from home because of improvements to IT.</p> <p>In terms of infrastructure, a shop, increased sewerage capacity and a civil cemetery are needed. The village hall will need to be replaced in due course and there is demand for allotments, improved playing field facilities and disabled access to footpaths.</p>
Honiton	-
Huxham	No development needs have been identified for Bicton.
Kilmington	Up to 26 houses may be needed in the village, of which 11 will be affordable. There is limited interest in new employment but small units will be needed, if any.

	<p>The Post Office and shop, farm shop, petrol station, pubs and Bistro/motel are all important resources that must be retained.</p> <p>In terms of physical infrastructure, renewed water mains, improved broadband, flood relief measures, new road leading from the A35 to the Sewerage Works/Quarry/Industrial Units (close to the new Sustrans cycle path), speed limit on the A35 to be reduced further to 40 mph, speed limit area extended, and a controlled (traffic light) crossing to be installed. The bus service should be extended into the village centre to avoid crossing the trunk road to reach the bus stop.</p> <p>A new hall is required in addition to the existing hall. Loss of the Baptist Church to fire has shown that there is a shortage of space and some groups are having to go outside the Parish.</p>
Luppitt	<p>A need for 5 local needs houses was identified (these could be agriculturally tied). No employment needs.</p> <p>A shop/PO are needed and the children's play park could be improved. Broadband is the biggest concern as it is slow and lacking in the rural areas.</p>
Lympstone	<p>There is a need for 53 houses, a mixture of affordable, local needs and sheltered, predominantly small and medium sized.</p> <p>There is a need for small scale employment opportunities and low cost business units/ small workshops and storage units ie domestic garage sized premises at low rent and with occupancy restrictions.</p> <p>Broadband improvements are urgently required. Sewerage and drainage, highway maintenance and management and a major improvement scheme for the A376 are all needed.</p> <p>Local signage for local amenities and local interpretation along with footpath improvements and better children's play equipment are required. The primary School needs more land and more permanent buildings.</p>
Membury	<p>Up to 15 dwellings should be permitted in a range of housing types Affordable housing (to rent and buy) and sheltered housing are required, with a restriction to prevent sale on the open market.</p> <p>Employment should be encouraged in farming, tourism, sport and leisure industries. Home working and internet businesses are supported as are jobs caring for local residents ie helping elderly to remain in their homes.</p> <p>Strong desire to retain Post Office, shop, village hall, school and shop and support for new community facilities.</p> <p>Better transport links will improve access to services and facilities and consultation between settlements will ensure that towns really do meet the needs of rural communities.</p>
Monkton	<p>5 small and medium sized houses are required for local people.</p> <p>A parcel/post drop off box should be provided by the Post Office.</p>
Musbury	<p>15 new houses will be needed, 5 open market and 10 affordable, mostly medium sized.</p>

	<p>Apart from the potential for cottage industry/small craft units, most employment opportunities are likely to be in nearby towns. The local skills base could be improved.</p> <p>While the improved rail service to Exeter will make commuting more attractive, the Parish Plan notes "the lack of local public transport has been a recurring theme... The existing bus service fails to meet the requirements of the village... there is a need for improved availability, connectivity and frequency".</p> <p>A more efficient drainage system, improved mains gas connections, feasibility study into alternative energy source infrastructure and faster broadband connection to improve communication and maximise the potential for IT-based homeworking are identified as infrastructure needs.</p> <p>No commercial or community infrastructure requirements were identified but residents are very keen to retain existing provision.</p>
Nether Exe	No response was received from the Parish Council.
Newton Poppleford and Harpford	<p>A need for 400 new dwellings was identified, of these 200 would be open market, 100 local needs, 80 affordable and 20 sheltered, predominantly medium sized.</p> <p>There is a demand for additional shops,surgery,chemist,Public House,butchers, relocated Post Office-all satisfied by adequate parking/delivery provisions.</p> <p>Existing infrastructure, sewerage, drainage etc are inadequate. The school is at capacity and needs new buildings.</p> <p>A new by-pass and distributor road would improve the village centre and facilitate a new development site to include a relocated school, recreation/sports ground, community hall etc.All new dwellings should incorporate renewable energy measures.</p>
Northleigh	<p>5 local needs and 5 affordable houses are required. No additional employment will be needed.</p> <p>Faster broadband and wider mobile phone coverage are needed.</p>
Offwell	<p>3 open market, 10 local needs, 2-3 sheltered and less than 5 affordable houses are needed.</p> <p>Any new employment should be located in the existing Business Park, keeping traffic out of the centre of the village.</p> <p>A purpose built building is required for the shop and post point and better access to the Woodland Centre are the main community requirements. Increased sewerage capacity and mains gas connrection are the main physical infrastructure requirements.</p>
Otterton	<p>A need for 13 small and medium sized new houses, 3 local needs, 5 affordable and 5 sheltered, has been identified. No additional employment will be needed.</p> <p>A shop/PO is required- the previous one closed due to lack of premises.</p>

	Mains sewerage to Ladram Bay is needed.
Ottery St. Mary	-
Payhembury	6 open market houses and 10 affordable are needed, mainly medium size.No additional employment will be needed. A shop/PO and improved broadband are the main infrastructure requirements.
Plymtree	35 new houses are required. Of these, 20 will be open market, 8 local needs and 7 affordable. No employment will be required. Mains gas and broadband are the main physical infrastructure requirements. Community infrastructure needed includes offstreet parking, allotments, refurbishment/replacement of village hall, safeguarded land for future expansion of school, playpark.
Poltimore	3 small elderly persons houses will be needed in the Parish.A small amount of Office based jobs, Catering and Transport will be required and should be based at Poltimore House. Community requirements include a visiting GP Surgery, Post office, Play area for all age children and amenities for the elderly. Physical infrastructure needed includes mains drainage, gas supply, broadband, mains water supply updated and a waste collection which covers the whole of the village rural areas.
Rewe	No development needs are identified.
Rockbeare	110 additional houses could be accommodated at Rockbeare, including 60 open market houses, 20 local needs, 20 affordable and 10 sheltered. The majority would be large (4 or more bedrooms) A number of small commercial units should be provided in the village or on the old A30, not rely on Cranbrook/Skypark. A new PO and shop are required but nearby competition makes it economically unlikely. Flood prevention, drainage and traffic calming schemes are all required. Funding from developer contributions and grants were to pay for infrastructure. The Village Hall, Playing Field and school could combine in the long term.
Seaton	-
Sheldon	No additional housing or employment needs are identified. Road strengthening and broadband improvements are identified as infrastructure requirements. A new pub and a windmill are identified as community requirements.

Shute	<p>A need for 50 new dwellings has been identified in the Parish, as follows:</p> <p>Umborne needs 4 houses, Shute needs 4 open market, 2 local needs, 4 affordable and 6 sheltered, Seaton Junction needs 6 open market, 4 local needs and 4 affordable and Whitford needs 4 open market, 4 local needs, 4 affordable and 4 sheltered. The need is for predominantly small and medium houses.</p> <p>Umborne doesn't need any employment, the other areas need small scale light industry/tourism and farm diversification.</p> <p>Umborne doesn't have any commercial infrastructure requirements, the other areas require a shop/PO and pub in each area.</p>
Sidmouth	-
Southleigh	<p>4 local needs and 4 affordable dwellings will be needed. Agricultural buildings could be converted to provide these. No employment is required.</p> <p>Mains water to all properties and mobile phone reception are the main physical infrastructure requirements, with a village green and playground needed by the community.</p>
Sowton	No development needs were identified for Sowton, however footpath links could be improved and increased.
Stockland	<p>22 houses will be required, they will consist of 6 open market houses, 6 local needs, 6 affordable and 4 sheltered, predominantly medium sized.</p> <p>Extension of light business/computer based tourism are suggested as possible employment types.</p> <p>Community infrastructure needs include a community shop, a new village hall roof and playing field provision/maintenance. The open space is maintained on a voluntary basis and disabled access to footpaths needs to be improved. The bus service currently operates on two days only, need a regular and frequent service.</p> <p>Physical infrastructure requirements include the need for investment in and maintenance of roads, a feasibility study into sewerage works, improved broadband and mains gas.</p>
Stoke Canon	No development needs were identified for Stoke Canon, however the sewerage system and children's play area could be improved and a pub should be provided.
Talaton	<p>A mix of affordable and market family housing is required but no numbers are given. Cottage industries are important to maintain the appearance of the village.</p> <p>Car parking, mains gas and broadband are the main physical infrastructure requirements, whilst the community needs an extension to the village hall and a play area.</p>

Uplyme	100 affordable houses and 30 sheltered houses are needed in the Parish. No specific employment or infrastructure needs are identified.
Upottery	15 local needs and 15 affordable dwellings are needed across the Parish, including Upottery, Rawridge and Smeatharpe. No employment needs were identified. The only infrastructure requirements identified were sewer improvements and improved broadband.
Upton Pyne	There is a need for 10 affordable dwellings and 5 sheltered in Upton Pyne. No development needs have been identified for Cowley. There is a need for very small units and homeworking to meet employment requirements. A small shop and communal meeting place for residents and a village green, footpaths upgraded to cycle/bridleway status and Disabled access to footpaths i.e. No artificial barriers would meet community infrastructure needs across the Parish.
West Hill	West Hill is situated within Ottery St Mary. The Residents Association responded to say that 50 houses would be appropriate, of which 25 open market, 10 social or affordable and 15 retirement dwellings to facilitate downsizing and free up market houses. 20 of the dwellings should be small, 10 medium and 20 large. There is a desire to retain the Post Office and shop and a need for a pub/restaurant and a medical centre. The sewage system is at capacity and there is a desire to expand existing community facilities.
Whimble	There is a need for 6 open market houses, 8 local needs, 8 affordable and 3 sheltered, predominantly small and medium sized. Employment needs in the Parish can be met through light industrial units, commercial greenhouses and by converted redundant farm buildings. These should be limited to local companies only. There is a need for a large shop selling local produce, a cemetery extension, connection to mains gas and mains sewerage. Other infrastructure should include a footpath link between the playing field and play area, public toilets and a changing room, muga and toilets at the field.
Widworthy	5 open market and 10 affordable houses are required. Employment should be provided through small scale light industrial, tourism and agricultural activity. A shop (possibly in conjunction with the pub), broadband, mains gas and an outdoor recreation area are the main infrastructure identified as lacking.
Woodbury	Woodbury Parish includes 3 settlements, each with different requirements. Woodbury Salterton has a need for 4 open market houses, 4 local needs, 8

	<p>affordable and 6 sheltered, all mainly small-sized. No employment needs are identified but there is a need for a shop/PO, an upgraded village hall, a village green, an extended play area and improved footpath/cyclepath links.</p> <p>Exton has a need for 15 open market houses and 5 sheltered ones. There is a need for employment which could be carried out from home or redundant buildings or as expansion of existing businesses. A better village hall with parking and toilets and a footpath/cycleway from Exton to Woodbury are desirable.</p> <p>Woodbury has identified a need for 170 houses, of these 100 would be open market, 10 local needs, 40 affordable and 20 sheltered. Employment requirements are for small units/offices, sensitive to nearby domestic property. An improved village hall, burial ground and allotments are needed as is a more frequent bus service.</p> <p>There is a Parish-wide need for mains sewerage/improved sewerage and broadband improvement.</p>
<p>Yarcombe</p>	<p>A need for 5 open market and 15 affordable small-medium sized homes has been identified. No employment uses are required.</p> <p>There is a strong will to retain existing facilities and a new village hall will be required in due course. This could be accompanied by a recreational area and a children's play area including bike racks.</p> <p>Broadband coverage is required throughout the Parish.</p>

The full text of the responses is available to view by appointment at the District Council Offices.