

## Claire Rodway

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**From:** Town Clerk [town.clerk@sidmouth.gov.uk]  
**Sent:** 03 July 2012 13:15  
**To:** Claire Rodway  
**Cc:** [REDACTED]  
**Subject:** RE: Review of Village Boundaries - UNCLASSIFIED:  
**Attachments:** Sidbury Proposal.jpg  
  
**Categories:** Red Category

Dear Claire,

Further to your letter, Sidmouth Town Council met last night and discussed the Sidbury Village Boundary and allocation of 15 dwellings for the draft plan period. Members made the following resolution. (I attach a plan to accompany the decision):

**RESOLVED:** That

- 1) Sidmouth Town Council supports the proposal to build up to 15 houses at the end of Furzehill in the area shown as C118 area on the District Council's map.
- 2) It was hoped that the current allotments would be replaced at an alternative site in Sidbury and the opportunity to increase the number should be considered.

Members felt that the C118 area and proposal would fit in well with the existing built up area and road layout. They felt that it would effectively 'complete' an unfinished part of Sidbury (Furzehill). They understand that the land owner is generally supportive of the suggestion.

Kind regards,

**Christopher E Holland**  
Town Clerk

Sidmouth Town Council  
Woolcombe House  
Sidmouth  
Devon.  
EX10 9BB

Tel: 01395 512424  
Web: [www.sidmouth.gov.uk](http://www.sidmouth.gov.uk)

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**From:** [REDACTED]  
**Sent:** 16 May 2012 12:06  
**To:** Mr C Holland  
**Subject:** Review of Village Boundries - UNCLASSIFIED:

Dear Clerk  
Claire Rodway, Senior Policy Officer has asked me to send the following email and attached letter to you.

Please find attached a letter and map relating to the Review of Village Boundaries.

If you require any further information the contact details are on the letter.

Kind regards.

Angela

Angela Lemon  
Technical & Administrative Assistant  
Planning Policy Section  
East Devon District Council  
Tel. 01395 516551 Ext. 2445

I work part-time, my working days are Tuesday and Wednesday

Email:



Web: [www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)

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[http://www.eastdevon.gov.uk/email\\_disclaimer.htm](http://www.eastdevon.gov.uk/email_disclaimer.htm)

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Agenda Item 14 - Review of Village Boundaries:  
Suggestion from Sidbury Ward Members

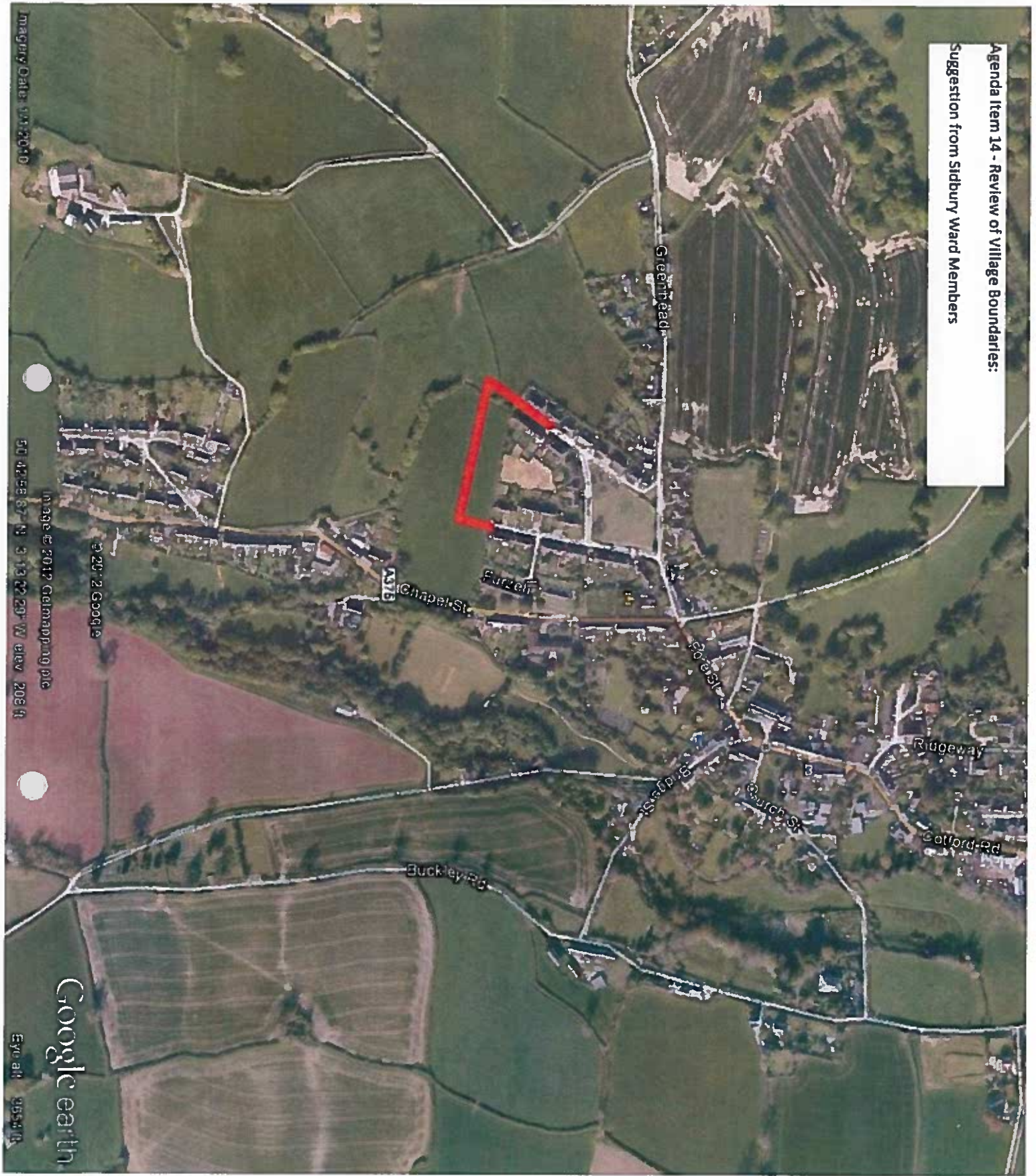


Image Date: 04/20/10

© 2012 Google

Image © 2012 Getmapping plc  
50 4255 87 N 3 13 22 29 W elev 208 ft

Google earth

Eye alt 955 ft

**Preferred Site/Sites Response Form**

<b>Name of Parish/Town</b>	<b>Sidmouth Town Council</b>
<b>Name of Settlement</b>	<b>Sidbury</b>
<b>Clerk Contact Name</b>	<b>Christopher Holland</b>
<b>Contact Address</b>	<b>Council Offices Woolcombe House Woolcombe Lane Sidmouth EX10 9BB</b>
<b>Tel. No.</b>	<b>01395 512424</b>
<b>Email:</b>	<b>town.clerk@sidmouth.gov.uk</b>

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 29 October 2012 at Sidbury Village Hall 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. Around 60 members of the public attended.
3. The exhibition was advertised on the Parish notice board and website.

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

Burnt Oak – Illustrated on the EDDC Map as C327

(However, please see further notes below)

**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.**

The Town Council held two debates at Full Council with a public consultation evening/drop in session held in between both. The consultation evening was well attended with around 60 people taking part.

At the initial Council meeting (2 July 2012 minutes attached) it was resolved to support the site C118 at Furzehill for development. The site was felt to be adequate in terms of infrastructure and space requirements whilst providing space for further future expansion. It seemed a natural continuation and completion of the existing Furzehill estate.

When the Town Council was asked to consult on land available through the latest Preferred sites consultation it was noticed that the C118 Furzehill site was not included in the supplied maps. At the consultation and subsequent Town Council meeting, of the two sites included for consultation, C327 at Burnt Oak was thought to be the better of what Members considered to be both poor sites for development. It was felt that the sites were poorly served in terms of infrastructure – roads and parking in particular. Impact on the landscape and flooding was also seen as a major problem for particularly the Cotford site (C326) whilst parking and road access from C327 at Burnt Oak could be an issue.

Members wished to inform the District Council that they understand the land at Furzehill to still be available and a letter from the landowner's agent is included with this response demonstrating this. The Town Council maintains that by reason of better infrastructure, particularly road layout and parking and in terms of space and more limited impact on the landscape, the Furzehill site is by far their preferred option.

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

**158 SIDMOUTH IMPLEMENTATION GROUP FOR OLDER PEOPLE WITH MENTAL HEALTH NEEDS**

Mark Williams presented the report from the Sidmouth Implementation Group for Older People with Mental Health Needs and reported that there would be two additional reports of interest that would be emailed onto Members shortly.

**RESOLVED:** That Mark Williams would meet with the Chairman, Vice Chairman, Councillor Mrs. Christlne Drew and the Town Clerk to formulate appropriate wording to demonstrate the Town Council's support to the Implementation Group, as requested on page 13 of the report.

**159 COMMITTEE/WORKING GROUP REPORTS**

159.1 Planning Committee Reports

The Chairman of the Planning Committee, Councillor Hollick presented the reports of Planning Committee meetings held on Wednesdays 26 September, 10 and 24 October 2012

**RESOLVED:** That the Planning Committee reports be noted.

**160 REPORTS FROM MEMBERS WITH SPECIAL RESPONSIBILITIES**

160.1 Finance Report

In the absence of Councillor Turner, the Town Clerk presented the September Finance Report.

**RESOLVED:** That the September Finance Report be noted and agreed.

160.2 Sidmouth Arboretum/Trees

Councillor Pollentine reported regarding the Sidmouth Arboretum Committee meeting including the many ideas to promote Sidmouth and its trees, for example; an annual tree festival, monthly guided tree walks, tree walk leaflets, planting to celebrate the 50<sup>th</sup> Anniversary of the AONB and possible reintroduction of the 'Free Tree' scheme.

**RESOLVED:** That Councillor Pollentine's report be noted.

160.3 Sidbury Ward Members

The Sidbury Ward Members reported regarding their involvement in a 'drop in' session/consultation with Sidbury residents regarding Local Plan housing allocation for the village. From the 60+ Sidbury residents who attended the evening the consensus of opinion was that of the two sites offered the Burnt Oak was the preferred site.

**RESOLVED:** 1) That of the two sites identified on the SHLAA plan, the Burnt Oak site was preferred by residents.

2) That it would be made clear to EDDC, that the Town Council still preferred the previously suggested Furzehill site which was understood to still be available for development, though not indicated on the plans.

If that site was made available once again it was suggested that a second consultation meeting should be held with Sidbury residents.

160.4 Sidmouth Science Festival

Councillor Dyson read a report written by Mr. Dave Bramley who had organised the Sidmouth Science Festival.

**RESOLVED:** That Mr. Bramley's report be noted and future reports sent directly to the Town Clerk.

**79 RETURN OF DECISION MAKING POWERS TO EAST DISTRICT COUNCIL – TREES**

It was proposed at a recent Town Council Planning Meeting that the possible return of decision making powers with regard to trees should be discussed by the full Council.

**RESOLVED:** That:

- 1) Sidmouth Town Council would retain decision making powers on trees; this would be reviewed again in six months.
- 2) The EDDC Arboricultural Officers be invited to attend a future planning meeting to advise Members on the decision making process especially with regard to trees within a Conservation area and be asked to supply information in writing prior to the meeting.

**80 SIDMOUTH WEBCAM**

The Chairman reported that there may be an opportunity to install a webcam on The Esplanade, Sidmouth and asked for Members consideration of this matter.

**RESOLVED:** That the Town Clerk continue with the project to install a webcam on The Esplanade; also investigating possibility of recording footage and obtain quotations for future consideration by the Council.

**81 VILLAGE BOUNDARIES**

Claire Rodway, East Devon District Council's Senior Policy Officer had sent a letter and map relating to the Review of Village Boundaries outlining proposals for Sidbury.

**RESOLVED:** That

- 1) Sidmouth Town Council supports the proposal to build up to 15 houses at the end of Furzehill in the C118 area shown on the District Council's map. Members felt that the C118 area and proposal would fit in well with the existing built up area and road layout. They felt that it would effectively 'complete' an unfinished part of Sidbury (Furzehill). They understood that the land owner was supportive of the suggestion.
- 2) It was hoped that the current allotments would be replaced at an alternative site in Sidbury and the opportunity to increase the number should be considered.

**82 TRAFFIC MANAGEMENT GROUP**

Members were invited to propose items for the next meeting of the Traffic Management Group to be held on 23 July 2012.

**RESOLVED:** That there were no items raised by Members.

**83 DROP KERB OUTSIDE THE SEAFRONT AMENITY BUILDING**

At the June meeting it was resolved that the proposal to create a drop kerb outside the disabled toilet at the Seafront Amenity Building be placed upon this Council agenda for Members discussion. Members were asked to note that funding for this would have to be agreed in the budget for 2013/14.

**RESOLVED:** That the proposal to install a drop kerb outside the Seafront Amenity Building be considered at the Pre-Budget meeting to be held in October 2012.



# SIDMOUTH TOWN COUNCIL



WOOLCOMBE HOUSE  
WOOLCOMBE LANE  
SIDMOUTH  
DEVON  
EX10 9BB

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## Village Development Plan Open Evening

East Devon District Council has started preparing a Villages Plan. This will set out detailed policies for certain villages including Sidbury. The plan will set out boundaries for future development, identify land to be allocated for housing and possibly other uses and any other relevant policies. The Villages Plan will need to show where 15 new homes can be built in Sidbury by 2026.

Landowners have already had the opportunity to put forward land that they are willing to make available for development. Most of these sites have been assessed to see whether there are physical/technical/viability constraints to building housing here and the results may be viewed at [www.eastdevon.gov.uk/shlaa](http://www.eastdevon.gov.uk/shlaa). The plans also show important features, such as landscape designations, existing Built-up Area Boundaries, conservation areas and floodplains, an aerial view.

The Parish Council is seeking the views of local residents on issues including:

- Preferred sites for housing development;
- The need/possible locations for other types of development;
- Suggested changes to the defined 'Built Up Area Boundary' (within this line new development is usually acceptable in principle);
- Any areas that need special protection; and
- Any general comments on the future planning of Sidbury.

An open evening for Sidbury residents only will be held at Sidbury Parish Rooms on Monday 29 October 2012 from 6:30pm. Sidbury residents are welcome to drop in and Town Councillors will be available to deal with queries. The Town Council will send a report to East Devon District Council early in November setting out the preferred sites and issues raised.

Christopher E Holland  
Town Clerk



60 people attended  
most people were under the impression that Fung  
hill was the preferred site. and were surprised  
that it was not on the map

C.326 site was not favourable at all  
due to shading as you have seen from the  
photographs.

C.327 Most comments were about highways  
but felt that it would be preferable to Tim  
Huts which is how it looks at the moment.  
The highway problem could be addressed

Report by Cllr Mrs Drew  
29th October 2012

For Information.

31 October 2012

Our Ref: WDM/PC/S28



Councillor John Hollick  
Chairman of the Town Council Planning Committee  
Sidmouth Town Council  
Woolcombe House  
Woolcombe Lane  
Sidmouth  
Devon  
EX10 9BB

Paul Cressy MRICS FAAV  
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F: +44 (0) 1392 455701

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Barnfield Road  
Exeter EX1 1QR  
T: +44 (0) 1392 455 700  
[savills.com](http://savills.com)

Dear Councillor Hollick

#### SIDBURY MANOR ESTATE

I attended the Village Development Plan open evening at Sidmouth on behalf of Sir John Cave and forgive me for not introducing myself properly, but we did have a brief chat in relation to the plans for Sidbury and you were already very busy. I understand that Sir John also visited that evening and confirmed that the Furze Hill land had not been removed from the SHLAA process.

Therefore, I write to confirm that the land at Furzehill (as outlined in red on the attached plan) that was put forward under the SHLAA proposal is still available for development and that the Estate wishes the land to be available under the Village Development Plan process.

In addition, I write to confirm that the land behind Fore Street, as shown outlined in blue on the enclosed plan is also available for development and we would be happy to see it form part of the Village Development Plan as land that potentially can be developed for housing in the future.

Should you wish to discuss this or meet me at any stage, I would be delighted to do so.

  
Paul Cressy MRICS FAAV  
Director

Enc: Plan

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

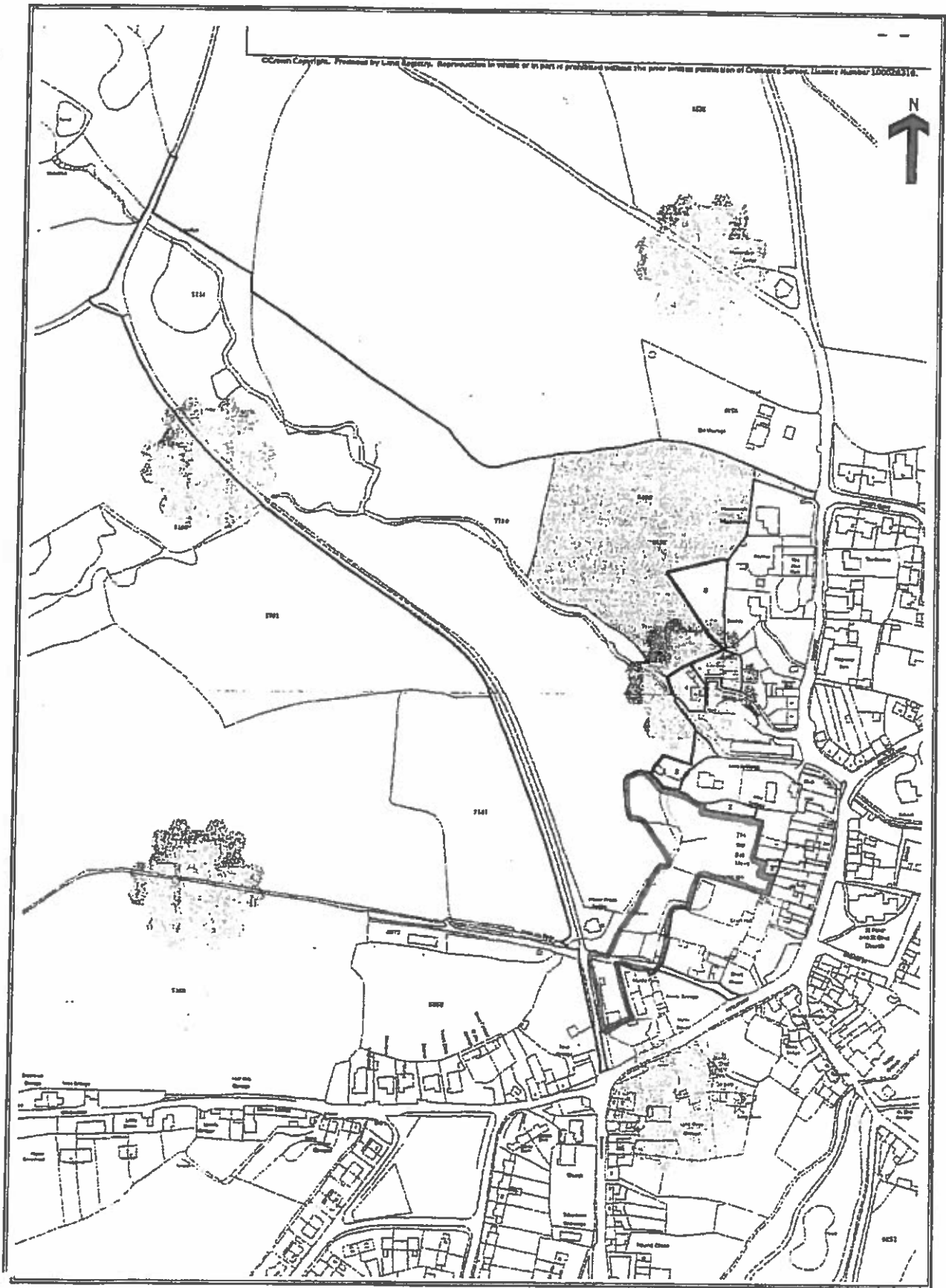
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Registered office: 20 Grosvenor Hill, London W1K 3HQ

# Site Plan



Ordnance Survey

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 NOTE- Published for the purposes of identification only and although believed to be correct its accuracy is not guaranteed.



## **Maria Toynton**

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**From:** Town Clerk [town.clerk@sidmouth.gov.uk]  
**Sent:** 03 July 2012 13:15  
**To:** Claire Rodway  
**Cc:** Angela Lemon  
**Subject:** RE: Review of Village Boundaries - UNCLASSIFIED:  
**Attachments:** Sidbury Proposal.jpg

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Town Clerk

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Sidmouth  
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**From:** Angela Lemon [<mailto:ALemon@eastdevon.gov.uk>]  
**Sent:** 16 May 2012 12:06  
**To:** Mr C Holland  
**Subject:** Review of Village Boundries - UNCLASSIFIED:

Dear Clerk

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Kind regards.

Angela

Angela Lemon  
Technical & Administrative Assistant  
Planning Policy Section  
East Devon District Council  
Tel. 01395 516551 Ext. 2445

I work part-time, my working days are Tuesday and Wednesday

Email: [alemon@eastdevon.gov.uk](mailto:alemon@eastdevon.gov.uk)

Web: [www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)

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[http://www.eastdevon.gov.uk/email\\_disclaimer.htm](http://www.eastdevon.gov.uk/email_disclaimer.htm)

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### 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 [crowdway@eastdevon.gov.uk](mailto:crowdway@eastdevon.gov.uk)

Settlement Name..... Site.....

Please return these forms by 30<sup>th</sup> November 2012

Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies	Criteria to apply to all sites in the villages	Comments	Comments	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><b>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.</b></p> <ul style="list-style-type: none"> <li>• Is the route flat, if not is the gradient reasonable for the less mobile?</li> <li>• If steep, are resting places available?</li> <li>• Are footpaths available to avoid traffic conflict?</li> <li>• Are access routes lit?</li> </ul>	500m approx	400m approx	No – 7-800m
3. To provide for education and skills	<p><b>In settlements with schools, new development should be located within 400m (or at most 600m).</b></p> <ul style="list-style-type: none"> <li>• The access criteria are as question 2</li> </ul>	500m approx	400m approx	No – 7-800m

<p>4. To improve the population's health</p>	<p><b>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</b></p> <ul style="list-style-type: none"> <li>• Is the site within walking distance of healthcare facilities, footpaths or cycle routes?</li> <li>• Is the site adjacent to a recreation space?</li> </ul>	<p>Sidmouth / Sidford Health Centres</p>	<p>Sidmouth / Sidford Health Centres</p>	<p>Sidmouth / Sidford Health Centres</p>
<p>5. To reduce crime and fear of crime</p>	<p>This is unlikely to be relevant at this stage</p>			
<p>6. To reduce noise levels and minimise exposure of people to noise and other types of pollution</p>	<p><b>New development should not be sited where adverse noise levels will be caused by or to residents</b></p> <ul style="list-style-type: none"> <li>• Is the site adjacent to a main vehicle route (eg. 'A' road or railway)?</li> <li>• Is an adjacent use likely to have an adverse impact on new residents (eg. factory, farm)?</li> <li>• Is construction noise/ new residents noise likely to impact on existing residents (eg. new family housing or employment adjacent to sheltered accommodation)?</li> </ul>	<p>Minimum noise – not on a main road. Construction may affect existing residents.</p>	<p>High noise –on a main road. Construction may affect existing residents.</p>	<p>High road noise –on a main road. Construction may affect existing residents.</p>
<p>7. To maintain and improve cultural, social and leisure provision</p>	<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>			
<p>8. To maintain and enhance built and historic assets</p>	<p><b>New development should not be located where it will harm the character or setting of an historic asset</b></p> <ul style="list-style-type: none"> <li>• Will new development impact upon the setting or character of a historic building or Conservation Area?</li> <li>• Approximately how far away are they?</li> </ul>	<p>N/A</p>	<p>N/A</p>	<p>Must be sympathetic to nearby old Mill. 50m approx</p>
<p>9. To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon</p>	<p><b>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.</b></p> <ul style="list-style-type: none"> <li>• Is this a greenfield site?</li> <li>• Are there existing buildings/has the site been previously developed?</li> </ul>	<p>Although not in built up area the existing estate lends itself to 'completion' with a scheme at this point.</p>	<p>Outside Built up area in a very sensitive and prominent 'gateway' to village</p>	<p>Could be accommodated in built up area.</p>



	<ul style="list-style-type: none"> <li>Is the site within a designated landscape, for instance an Area of Outstanding Natural Beauty or a Coastal Preservation Area?</li> <li>Can the site be seen from public footpaths/roads/other vantage points?</li> <li>How prominent is the site when viewed from outside it, and from approximately how far away?</li> <li>How prominent is the site when viewed from adjoining properties?</li> </ul>	<ul style="list-style-type: none"> <li>Is the site within a designated landscape, for instance an Area of Outstanding Natural Beauty or a Coastal Preservation Area?</li> <li>Can the site be seen from public footpaths/roads/other vantage points?</li> <li>How prominent is the site when viewed from outside it, and from approximately how far away?</li> <li>How prominent is the site when viewed from adjoining properties?</li> </ul>	See 9	See 9	
10. To maintain the local amenity, quality and character of the local environment	<p><b>New development should not be located where it will have a significant impact on local amenity or character</b></p> <ul style="list-style-type: none"> <li>Will development have a significant adverse impact on local amenity?</li> <li>Will it adversely affect the character of the local area (for instance through removal of trees/development of a greenfield site)?</li> </ul>	See 9	See 9	See 9	
11. To conserve and enhance the biodiversity of East Devon	<p><b>Sites on or adjacent to County Wildlife Sites, Sites of Special Scientific Interest or Special Areas of Conservation should be avoided.</b></p> <ul style="list-style-type: none"> <li>These should have been picked up through the SHLAA assessment and also appear on the maps provided for the public consultation</li> </ul>	N/A	N/A	N/A	
12. To promote and encourage non-car based modes of transport and reduce journey lengths	<p><b>In settlements with public transport available, sites should be within 400m of a bus stop (or at most 600m).</b></p> <ul style="list-style-type: none"> <li>The criteria are as per question 2</li> </ul>	Yes on main road. 40m away approx.	Yes on bus route	Yes on bus route	
13. To maintain and enhance the environment in terms of air, soil and water quality	<p><b>Areas of best quality agricultural land and areas where pollution is a particular problem should be avoided</b></p> <ul style="list-style-type: none"> <li>Is the site in agricultural use?</li> <li>Is the site adjacent to a main road?</li> <li>Is there sewerage capacity?</li> <li>Is the site within or adjacent to an area prone to flooding?</li> </ul>	Not high quality agricultural land. Not in flood plain.	Flooding prone area. Very high risk.	Flooding risk low.	
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><b>Sites within areas known to flood should be avoided if possible.</b></p> <ul style="list-style-type: none"> <li>Is the site in or adjacent to an area known to flood or identified on the floodzone maps?</li> </ul>	Not in flood zone	Flooding prone area. Very high risk.	Flooding risk low.	
16. To ensure that energy consumption is as efficient as possible	This is unlikely to be relevant at this stage				

<p>17. To promote wise use of waste resources whilst reducing waste production and disposal</p>	<p>This is unlikely to be relevant at this stage</p>		
<p>18. To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce</p>	<p>Ideally new development should be located within 400m (or at most 600m) of employment sites  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"> <li>• Is there a need for additional employment eg small business units/storage/office space?</li> <li>• Are there local employment opportunities (within walking distance) or is a regular bus service available to larger settlements?</li> </ul>	<p>Not currently close to large scale employment</p>	<p>Not currently close to large scale employment</p>
<p>19. To maintain and enhance the vitality and viability of the Towns of East Devon</p>	<p>This is unlikely to be relevant at this stage</p>		
<p>20. To encourage and accommodate both indigenous and inward investment</p>	<p>This is unlikely to be relevant at this stage</p>		

Any other observations

See comments included with main report.

Have you attached additional information? Yes.