

AYLESBEARE NEIGHBOURHOOD PLAN EVIDENCE REVIEW

MARCH 2015

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INTRODUCTION

Catalyst is the in-house consultancy service provided by Devon Communities Together.¹ Aylesbeare Neighbourhood Plan Steering Group invited Catalyst to support them in the early stages of their work developing their Plan. As part of this support, following work undertaken by members of the steering group, Catalyst has undertaken a review of existing documentation and evidence as it relates to development within the Parish and how it could be used to support or guide policies within the Neighbourhood Plan.

NEIGHBOURHOOD PLANNING

Neighbourhood Planning is one of the new rights introduced in the Localism Act 2011. It is a way that communities can have a say on the type of development they want to see in their local area. A Neighbourhood Plan, once adopted, will form part of the Local Development Plan.

A Neighbourhood Plan is not created in isolation. It must be in conformity with existing planning guidance and show a level of community consultation. There is much evidence that is already established.

This document summarises this, and the results of some initial community engagement.

KEY FINDINGS

1.1 Housing

There is evidence to support a development of 5 houses on site **W087**, the land behind the former Aylesbeare Inn. However, this evidence is based on an expectation that the Parish would be required to accommodate a small number of additional houses. The emerging East Devon Local Plan currently is unlikely to make this a requirement, and therefore whether the community desire to develop a 'village-centre' and the houses required to accommodate this would need further community engagement to discern.

Evidence:

- [Strategic Housing Land Availability Assessment](#)
- [East Devon Draft Villages Plan](#)
- [Aylesbeare Parish Plan](#)
- [Aylesbeare Parish Survey](#)
- [Aylesbeare Community Organisation's Responses](#)

¹ www.devoncommunities.org.uk

1.2 Facilities for young people

There is an expressed need for more or better recreational facilities for young people (as different from children). The Neighbourhood Plan may wish to consider identifying suitable land and development to address this need.

Evidence:

- [East Devon Open Space Study](#)
- [Parish Plan](#)

1.3 Sports area (football/cricket pitch/netball/tennis court/)

This may be connected to 1.2, but there is also an identified need for additional sports pitches within the Parish. A number of different sports have been mentioned and it may not be possible to accommodate them all. The Neighbourhood Plan may wish to consider which sport is the priority and where suitable land might be within the Parish to accommodate this.

Evidence:

- [East Devon Open Space Study](#)
- [Aylesbeare Community Organisation's Responses](#)

1.4 Loss of trees and hedgerows

The loss of trees and hedgerows within the Parish has been identified as a concern by residents. The Neighbourhood Plan could consider policies to protect, where possible, further removal.

Evidence:

- [Parish Plan](#)

1.5 Design statement

As part of the Parish Plan a Design Statement was development regarding future built development within the Parish. The Neighbourhood Plan could further reinforce this either by updating it, or including aspects of it as policies within the Neighbourhood Plan.

Evidence:

- [Parish Plan – Design Statement](#)

1.6 Preservation of the church and surrounding area

There is an expressed desire to preserve the character, monuments and surrounding landscape of the Parish Church. The Neighbourhood Plan could introduce policies to support this.

Evidence:

- [English Heritage List](#)
- [Aylesbeare Community Organisation's Responses](#)

DOCUMENTARY EVIDENCE BASE

EAST DEVON DISTRICT COUNCIL

The Parish of Aylsebeare lies within the area covered by East Devon District Council (EDDC). The East Devon Local Plan is currently under development. There is therefore much evidence produced by East Devon District Council that can be used to support the emerging Aylsebeare Neighbourhood Plan.

LOCAL PLAN HOUSING ALLOCATIONS

<http://www.eastdevon.gov.uk/publicationdraftnewlocalplan.pdf>

Aylesbeare has currently been allocated 5 dwellings under Strategy 27 in the East Devon Local Plan over the plan period. However this plan was rejected as the examiner stage and one area under review is Strategy 27. EDDC have indicated as part of this review Aylesbeare is likely to lose this allocation along with the built up area boundary. See [Appendix A](#) for the current built up area boundary.

The implication of this for the Aylesbeare Neighbourhood Plan is that to make the case for any further housing within the Parish area will require significant community support and a clear indication of how it will contribute to the sustainability of the Parish.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA)

<http://eastdevon.gov.uk/planning/planning-policy/evidence-and-research/housing-and-population/strategic-housing-land-availability-assessment/>

The SHLAA process is a technical review of possible sites for development. The SHLAA does not preclude other sites being considered for development, nor does a site's positive review within the SHLAA guarantee it to be a suitable site for future development. It is one piece of evidence to be considered with any future planning application.

The last EDDC SHLAA was conducted in 2012. Within this process two sites were considered within the Aylesbeare Parish. These were:

- W320**, Shutebridge Meadows, Aylesbeare, EX5 2BW
- W338**, Bendarroch School, Village Way, Aylesbeare, EX5 2FD

In addition the 2011 SHLAA contained 4 sites:

- W078**, Barton Farm, Aylesbeare
- W087**, Aylesbeare Inn, Withen Lane, Aylesbeare
- W088**, Bramble Mead, Aylesbeare
- W161**, Field at Aylesbeare

To see the allocation of these sites EDDC provides an interactive map at: <http://maps2.eastdevon.gov.uk/mapping/shlaa/>

All sites were considered developable from a technical perspective.

Further work was done by Aylesbeare Parish Council about which sites would be preferable for future development by local residents. See the [Aylesbeare Parish Council](#) section of this document for further consideration of these sites.

EAST DEVON DRAFT VILLAGES PLAN

<http://eastdevon.gov.uk/planning-libraries/villages-plan-document-library/chapter2.2/ayl004-aylesbearevdpd10.pdf>

Within the draft EDDC Local Plan, part of site **W087** was allocated for 5 dwellings. This was supported by the Parish Council.

However the emerging EDDC Local Plan is likely to retract this allocation.

As already suggested, if the Aylsebeare residents wish the Neighbourhood Plan to attempt to re-instate this allocation for development there is helpful evidence contained within this document. In particular:

- From a Landscape and Sustainability Appraisal perspective the site was considered acceptable.
- Devon County Council, as the local Highways Authority considers the site: "...is suitable to be included as achievable, subject to detailed assessment."

HOUSING COMPLETION RATES

EDDC have provided information on the number of houses built within the Parish since 1995. See Appendix B for the detailed year-by-year breakdown. In total, 41 houses have been built in the last 20 years.

This evidence may be particularly helpful if trying to make the case for further development to local people. Residents are often surprised to learn how many houses have been built within the parish in the recent past, with minimal effect on the character and green open space of the parish.

EAST DEVON OPEN SPACE STUDY -

<http://eastdevon.gov.uk/planning-libraries/evidence-document-library/chapter8.4-environment/env029-eastdevonopenspacestudy.pdf>

In 2011 EDDC undertook an Open Space Study. The results regarding Aylesbeare suggest that:

- There is currently nothing for young people (older than children)
- A flat football pitch and netball/tennis court would be useful
- Aylesbeare play area was identified as needing upgrading
- A shortage of a cricket pitch

FLOOD RISK

EDDC have provided a map indicating the flood risk to the Parish, see [Appendix C](#). In short, there is minimal flood risk which would need to be considered for any development within the parish.

LANDSCAPE CHARACTER ASSESSMENT

EDDC have conducted a Landscape Character Assessment for the district. Aylesbeare consists of:

- Lowland Plains
- Lower rolling farmed and settled slopes
- Pebble bed heaths

[Appendix D](#) indicates where these different areas are.

DEVON COUNTY COUNCIL

Devon County Council (DCC) is the authority for planning around the following issues:

- Mineral and Waste Planning
- Infrastructure Planning
- Transport
- Health and Wellbeing
- Education
- People and Places
- Libraries
- Youth Provision
- Waste Management
- Flooding
- Social Care
- Historic Environment

If the Aylesbeare Neighbourhood Plan is likely to address any of these areas, or require further information about them DCC should be able to provide some support.

In addition they have produced a helpful document, Neighbourhood Planning in Devon, regarding the support and information they can provide:

<https://new.devon.gov.uk/planning/planning-policies/neighbourhood-planning>

ENGLISH HERITAGE

From the English Heritage database of nationally designated heritage assets. A table of listed assets within the Parish is provided in [Appendix D](#).

The Heritage at Risk Register provides a list of sites most at risk of being lost through neglect, decay or inappropriate development. The register can be searched by parish at:

<http://www.english-heritage.org.uk/caring/heritage-at-risk/>

Aylesbeare has only one heritage asset at risk which is the bowl barrow north east of Common Farm.

EAST DEVON AREA OF OUTSTANDING NATURAL BEAUTY

The south-east corner of Aylesbeare Parish falls within the East Devon Area of Outstanding Natural Beauty (AONB). See [Appendix C](#) for the area this covers.

East Devon AONB has produced a Neighbourhood Plan guidance note to support communities as they develop their plans. This document is available at:

<http://www.eastdevonaonb.org.uk/uploads/documents/conserve/Policy%20and%20Planning/Neighbourhood%20Plans.pdf>

The document highlights additional documents that a developing Neighbourhood Plan should be mindful of when considering development within the AONB area.

The area of the parish that the AONB covers falls outside of the main village settlement. It would be important to consider these documents if any development within the south-east corner of the parish was to be considered within the Neighbourhood Plan. This currently seems unlikely, but the steering group should be mindful of these documents.

AYLESBEARE PARISH COUNCIL

PARISH PLAN

In 2006 Aylesbeare Parish Council commissioned a Parish Plan. This document articulated a vision of how parishioners wished Aylesbeare to develop in the next ten years. The document gives an idea of the key issues identified by local residents and gives an idea of areas the Neighbourhood Plan may wish to cover. Not all the issues of a Parish Plan can be covered in a Neighbourhood Plan, but some development issues were raised that might provide a focus:

- Trees, hedges and banks – there was concern about the loss and deterioration of these.
- The lack of local shopping facilities was identified.
- The overall responses show that residents wish to see the rural environment maintained.
- Young people highlighted a shortage of out-of-school facilities. Improvements to the existing park were highlighted and some have been implemented.
- Residents hoped that any future housing development would be in-fill, but recognised that this could damage the character of the village. It was felt that development to ‘fatten’ the centre of the village, giving open space for recreation should also be considered.
- All new housing developments must have adequate off-road parking.

DESIGN STATEMENT

Along with the Parish Plan, a village design statement was made. This sets out some helpful ideas that a Neighbourhood Plan could further develop in to planning policies to ensure that any future development in Aylesbeare is in-line with what local residents would wish to see.

HOUSING NEEDS SURVEY

Aylesbeare Parish last had a Local Housing Needs Survey in February 2009. This would now be considered out of date. The need identified was very low, 2 affordable homes over the next 3 years.

PARISH SURVEY

In February 2012 Aylesbeare Parish Council undertook a housing survey. The key finding of which was the average number of houses residents wished to see developed within the village within the next 15 years was 5. It was hoped these would be 2-3 bedroom properties, infilling within the current village.

Since this survey was conducted 3 houses have been built up to September 2014 (see [Appendix B](#)). With more recent house constructions this total has probably been exceeded.

A series of Parish surveys following the 2012 SHLAA process identified sites **W087**, Aylesbeare Inn, Within Lane, Aylesbeare and **W088**, Bramble Mead, Aylesbeare as the preferred sites for the 5 houses identified by the earlier survey.

COMMUNITY EVIDENCE BASE

COMMUNITY ORGANISATIONS

As part of the initial community consultation for the development of a Neighbourhood Plan for Aylesbeare, community organisations were written to. This introduced the concept of a Neighbourhood Plan for Aylesbeare and invited them to offer any initial thoughts which might inform the Plan. A copy of the letter that was sent and list of organisations written to is included in [Appendix F](#).

Six organisations took the opportunity to respond: East Devon Area Of Outstanding Natural Beauty (AONB), Short Mat Bowls club, Table Tennis Club, Women's Institute, Friends of Aylesbeare Church and Topics (the Parish magazine).

East Devon AONB provided a link to their Neighbourhood Plan guide referred to earlier in this document.

There were a number of comments that would not directly relate to a Neighbourhood Plan. These however will be shared with the Parish Council.

Of those that did relate to the Plan the most common comment was how an increase in housing could lead to an increase in membership of community organisations. It is possible to infer from this that some further, appropriate, housing development would be supported.

Secondly a desire to preserve the areas surrounding the church and church yard from intrusive development was expressed.

Thirdly, there was a desire also to see more out-door sports facilities such as: and outdoor table-tennis table, tennis court, cricket pitch and/or football pitch.

LOCAL BUSINESSES

Similar to the community organisations, local businesses were also invited to engage with the Neighbourhood Plan from the outside. A similar letter to that enclosed in [Appendix F](#) was sent to the local businesses listed in [Appendix G](#).

No local businesses took the opportunity to respond.

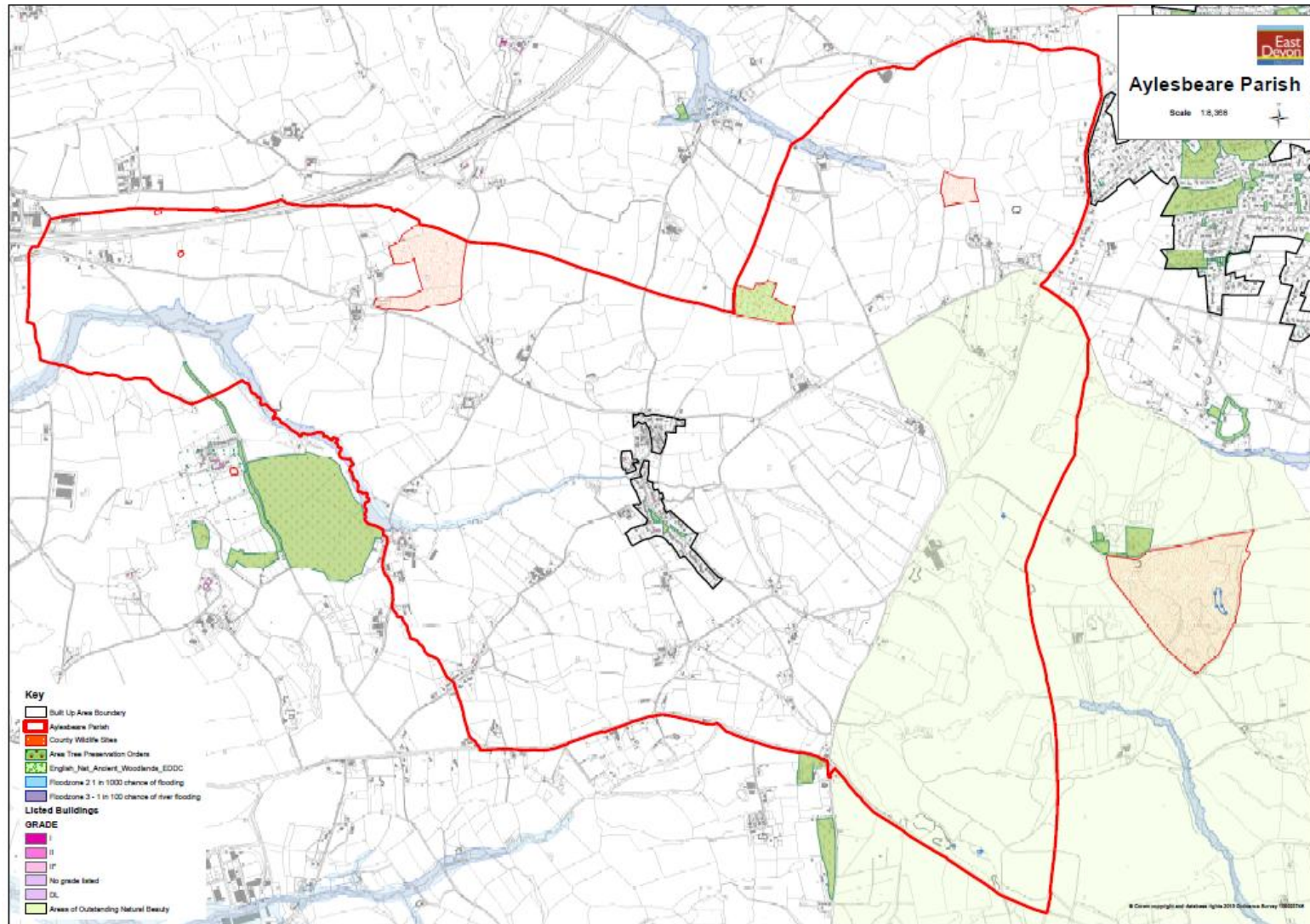
APPENDIX A – AYLESBEARE BUILT UP BOUNDARY



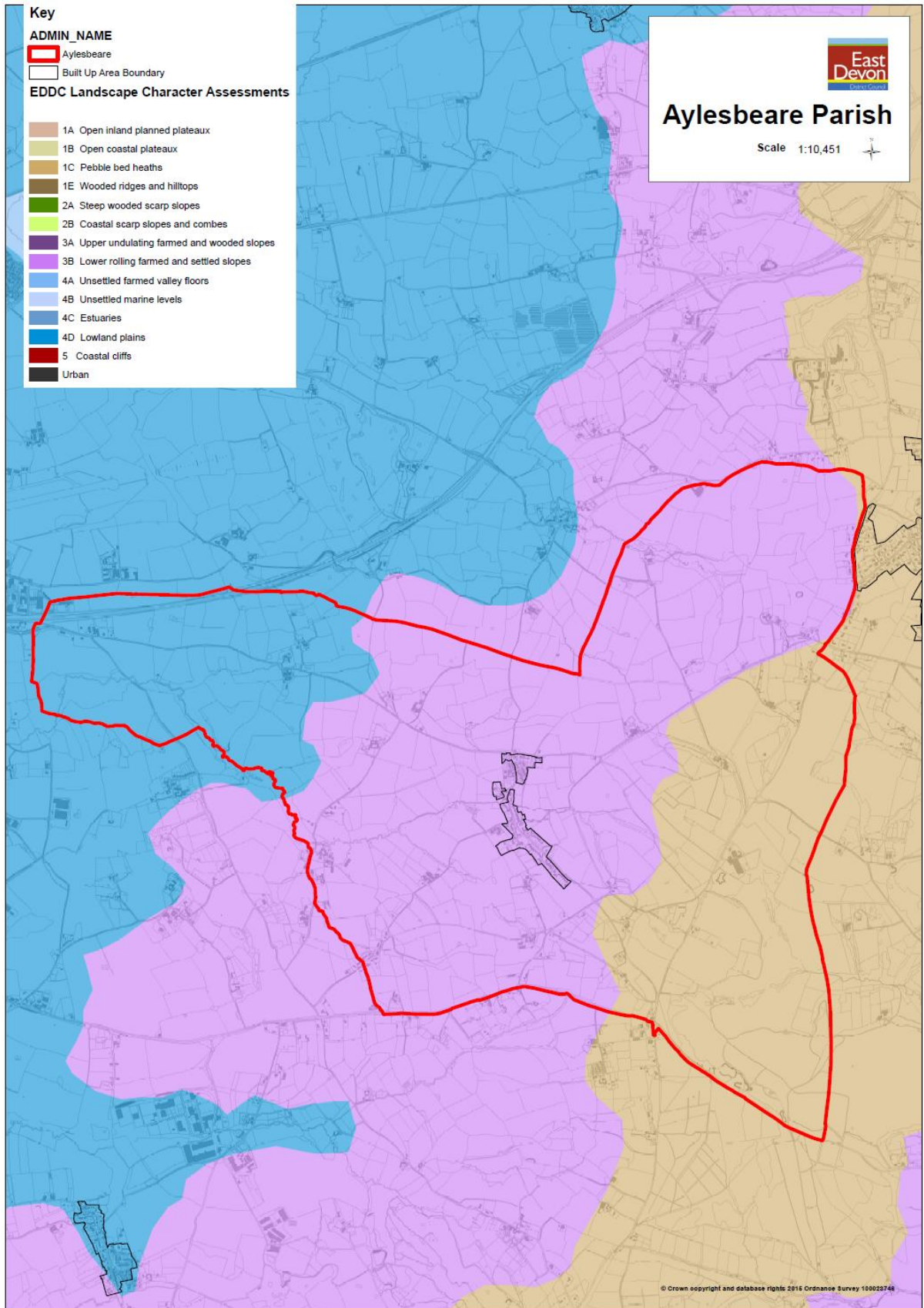
APPENDIX B – AYLESBEARE HOUSES BUILT SINCE 1995

	1995 to 1996	1996 to 1997	1997 to 1998	1998 to 1999	1999 to 2000	2000 to 2001	2001 to 2002	2002 to 2003	2003 to 2004	2004 to 2005	2005 to 2006	2006 to 2007	2007 to 2008	2008 to 2009	2009 to 2010	2010 to 2011	2011 to 2012	2012 to 2013	2013 to 2014	April 2014 to Sept 2014
Aylesbeare	1	3	2	6	8	4	0	4	2	0	1	0	0	2	1	1	0	2	1	3

APPENDIX C



APPENDIX D



APPENDIX E – AYLESBEARE HERITAGE ASSETS

<u>MANOR FARMHOUSE</u>	Listing	MANOR FARMHOUSE, MANOR FARM, Aylesbeare, East Devon, Devon	II
<u>NUTWALLS</u>	Listing	NUTWALLS, NUTWALLS, Aylesbeare, East Devon, Devon	II
<u>NUTWALLS COTTAGE</u>	Listing	NUTWALLS COTTAGE, NUTWALLS, Aylesbeare, East Devon, Devon	II
<u>WITHEN FARMHOUSE</u>	Listing	WITHEN FARMHOUSE, WITHIN FARM, Aylesbeare, East Devon, Devon	II
<u>CROSSWAYS COTTAGE</u>	Listing	CROSSWAYS COTTAGE, AYLESBEARE, Aylesbeare, East Devon, Devon	II
<u>ILLEY HEADSTONE APPROXIMATELY 8 METRES SOUTH OF CHANCEL OF CHURCH OF ST MARY</u>	Listing	ILLEY HEADSTONE APPROXIMATELY 8 METRES SOUTH OF CHANCEL OF CHURCH OF ST MARY, AYLESBEARE, Aylesbeare, East Devon, Devon	II
<u>HARLOR HEADSTONE APPROXIMATELY 10 METRES SOUTH OF PORCH OF CHURCH OF ST MARY</u>	Listing	HARLOR HEADSTONE APPROXIMATELY 10 METRES SOUTH OF PORCH OF CHURCH OF ST MARY, AYLESBEARE, Aylesbeare, East Devon, Devon	II
<u>NEWBURY HEADSTONE APPROXIMATELY 22 METRES NORTH EAST OF CHANCEL OF CHURCH OF ST MARY</u>	Listing	NEWBURY HEADSTONE APPROXIMATELY 22 METRES NORTH EAST OF CHANCEL OF CHURCH OF ST MARY, AYLESBEARE, Aylesbeare, East Devon, Devon	II
<u>WILLCOX HEADSTONE APPROXIMATELY 24 METRES NORTH EAST OF CHANCEL OF CHURCH OF ST MARY</u>	Listing	WILLCOX HEADSTONE APPROXIMATELY 24 METRES NORTH EAST OF CHANCEL OF CHURCH OF ST MARY, AYLESBEARE, Aylesbeare, East Devon, Devon	II

<u>LYCHGATE AND ADJOINING BOUNDARY WALLS ON EAST SIDE OF CHURCHYARD</u>	Listing	LYCHGATE AND ADJOINING BOUNDARY WALLS ON EAST SIDE OF CHURCHYARD, AYLESBEARE, Aylesbeare, East Devon, Devon	II
<u>TRUANTS TRUANTS COTTAGE</u>	Listing	TRUANTS TRUANTS COTTAGE, AYLESBEARE, Aylesbeare, East Devon, Devon	II
<u>HALLS HALLS COTTAGE</u>	Listing	HALLS COTTAGE HALLS, AYLESBEARE, Aylesbeare, East Devon, Devon	II
<u>MINCHEN HOUSE</u>	Listing	MINCHEN HOUSE, AYLESBEARE, Aylesbeare, East Devon, Devon	II
<u>CARYES</u>	Listing	CARYES, AYLESBEARE, Aylesbeare, East Devon, Devon	II
<u>MINCHEN COTTAGE</u>	Listing	MINCHEN COTTAGE, AYLESBEARE, Aylesbeare, East Devon, Devon	II
<u>ROSAMONDFORD FARMHOUSE</u>	Listing	ROSAMONDFORD FARMHOUSE, ROSAMONDFORD HOUSE, Aylesbeare, East Devon, Devon	II
<u>CHURCH OF THE BLESSED VIRGIN MARY</u>	Listing	CHURCH OF THE BLESSED VIRGIN MARY, AYLESBEARE, Aylesbeare, East Devon, Devon	II*
<u>REYNOLDS HEADSTONE APPROXIMATELY 9 METRES SOUTH OF NAVE OF CHURCH OF ST MARY</u>	Listing	REYNOLDS HEADSTONE APPROXIMATELY 9 METRES SOUTH OF NAVE OF CHURCH OF ST MARY, AYLESBEARE, Aylesbeare, East Devon, Devon	II
<u>Bowl barrow 400m north east of Common Farm</u>	Scheduling	Aylesbeare, East Devon, Devon	

Two bowl barrows on Aylesbeare
Common, 630m east and 760m
east of Brackendale

Scheduling Aylesbeare, East Devon, Devon

Aylesbeare Parish Council

Neighbourhood Plan Steering Group

4th January 2015

Dear

I am writing to ask if your group or organization have any comments to make regarding a Neighbourhood Plan for Aylesbeare.

Neighbourhood Planning was introduced in the Localism act 2011 to allow communities to have a say in the kind and amount of development that is appropriate for their community. Once adopted, a Neighbourhood Plan will form part of the Local Development Plan, which must be considered with every planning application.

You may be aware that Aylesbeare Parish Council, along with 25 other Parishes in East Devon, is in the early stages of preparing a Neighbourhood Plan, which once inspected and approved at a local referendum would give considerable weight to the future development and planning in Aylesbeare. This is a community led project, funded by grants from central government and requires a lot of work to be done over an 18-24 month period.

The Parish Council has set up a steering group of volunteers and anyone is welcome to join this group. One of the first stages is to create an evidence-base, from the community as a whole, which includes groups, clubs and any organizations who are active within the community so as to identify any aspirations that they might have for their particular group over the next 15 years. We are currently working with a consultant from Devon Communities Together and later in the process will be working with a Town and Country Planning consultant who will formalise proposals and policies based on the evidence-base gathered.

You may feel that this is not relevant to you, but if you have any plans or aspirations that may involve any building or development in the next 15 years, we would like to speak to you and maybe the Neighbourhood Plan could help with your aspirations and plans for your group.

Further information is available on the Parish Council web-site under Neighbourhood planning. If you have any thoughts or ideas, no matter how vague, we would love to hear from you. Please respond to either the parish clerk or by email to aylesbearenp@gmail.com You can also follow us on facebook at <https://www.facebook.com/AylesbeareParishNP>

Yours sincerely

Organisations written to were:

- East Devon Area of Outstanding Natural Beauty
- RSPB Aylesbeare Common
- Aylesbeare Village Hall
- Short mat bowls
- Church and Sunday Club
- Zumba
- Table Tennis
- Women's Institute
- Sewing Group
- Youth Group
- Aylesbeare and District Flower and Produce Show
- Knitting Group
- Friends of Aylesbeare Church
- Topics (Parish Magazine)
- Country Dancing

APPENDIX G – LOCAL BUSINESSES WRITTEN TO

Archies Vets

Halfway Inn

G H Trude Trees

N Woolley Driving

School

Cutting Edge fobs

TD Builders

Redhomes Estate Agents

K R Hawkins

Bird Solutions - Pests

First Choice Gardens

M W Churchill

.{1 Removals

Devon News

RI & IM Coakley-Eggs

HCT Turf

DM Ware carpets

fMS Carpets

Windsor Turf

E & | Calcraft

Crufts & Scruffs

N Bollen

Parsons Haulage

Paulex