

## The Site Selection Process

**Background:** This document outlines the stages of the Village Development Plan.

East Devon District Council requires Aylesbeare Parish Council to accommodate 5 houses within the plan period (to 2026), as was determined through the Local Plan Panel and approved by the Development Management Committee on 17<sup>th</sup> July 2012. The Built Up Area Boundary (Black line) will be changed to accommodate a site from one of the SHLAA sites. When considering the site it is important to understand the following:

- Parish Councils will need to decide on their preferred site(s) and submit this to EDDC by 30<sup>th</sup> November 2012. If Parish Councils are unable to decide on their preferred site(s) the District Council will look to allocate a site for development. This will then be considered by EDDC's Development Management Committee in the New Year.
- This will form part of the development framework for the next 15 years. EDDC will review the Plan after 5 years but the existing plan proposals are for the whole plan period.

**SHLAA (Strategic Housing Land Availability Assessment):** The SHLAA panel meets to strategically assess sites submitted. Sites are submitted and assessed for their developability. The SHLAA process is a technical assessment and is part of the evidence base for the Local Plan. Identification of potential housing sites through the SHLAA process does not indicate that the sites(s) will be allocated for new housing or that planning permission will be granted for new housing. The Panel bases its assessments on the following methodology

- Is the land available?
- Is it achievable?
- Is it suitable?
- The SHLAA panel then advises EDDC

**The Parish Council** will carry out the EDDC structured appraisal of all the SHLAA sites and will come up with a recommendation (with reasons). However we would like the Parish as a whole to decide which site to put forward.

The sites, **shown on the accompanying map**, are:

- W181 North of Oak Road**
- W078 'Barton' Farms**
- W087 Behind the Aylesbeare Inn**
- W088 Behind Bramble Mead**
- W338 Bendarroch School**

**The Process:**

- Parish Consultation, October 2012
- The Parish Council has to put forward the preferred site by 30<sup>th</sup> November 2012
- EDDC then considers the proposed site and begins a 6-week public consultation period in January 2013 (date to be agreed), looking at the whole district.
- After the period of consultation, EDDC will analyse representations and produce a report for the Development Management Committee. This will hopefully be produced for committee in March/April 2013 (dates are not definite and will depend on consultation feedback and committee agendas).
- It is most likely that, if members agree the content of the Village Development Boundary (Development Plan Document), it will go out for 'Pre-Submission Consultation' (legal stage of the plan-making process) on the DPD, before submitting the document and comments to the Secretary of State for examination.