

Date: 22 June 2012
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Direct Fax:
Our Reference: CR/MFT/A/02/10/village cons.May12
Your Reference:



To All Parish Councils With Built-Up Area Boundaries
Including Sidmouth And Ottery St Mary Town Councils

East Devon District Council
Knowle
Sidmouth
EX10 8HL
DX 48705 Sidmouth
Tel: 01395 516551

Dear Clerk

Review of Village Boundaries

Further to my recent letter and attached plans I am very pleased that a number of Parish Councils have responded positively to the request to become involved in allocating sites for development.

I apologise for sending this email to all Parish Councils with Built-up area Boundaries, as it may not apply to you, but I am aware of some concerns and would like to clarify several points:

- At this stage we are only looking for possible sites for development to be put forward as SHLAA sites by landowners. If Parish Councils are aware of any sites please encourage them to be put forward now so that our SHLAA panel can assess them. Sites shown on the plans accompanying the letter are for information, there is no implication that any or all of them will necessarily be developed.
- With one exception, we will not be asking Parish Councils to carry out consultation or identify preferred sites until September when the results of the SHLAA panel are known. The SHLAA panel may discount sites on technical grounds. Expressing preference for sites at this stage may also pre-empt consultation findings and prompt planning applications. We will be writing to all Parish Councils with the Panels findings, criteria to consider in selecting sites and holding workshops to discuss the process once the Panel have met.
- Some Councils have expressed the view that they would like their allocations to be met within the existing Built-up Area Boundary and would not wish to see the Boundary extended. If sites (for at least 5 houses each) can be found within the Boundary (and landowners submit them before 29 June) this approach may be possible, otherwise we will be looking to allocate sites on the edge of settlements and amend the Boundary accordingly.
- Sites that already have permission or are subject to a current application are likely to be classed as windfalls (as they have not been specifically identified for development) and the allocations will need to be made on top of these. We will seek legal advice and clarify this point for the consultation in September.

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Review of Village Boundaries

I work part-time and will not be available to answer queries until next week. I am conscious of the impending deadline, so if you have an urgent question please contact my Manager, Matt Dickins, on 01395 571540 or mdickins@eastdevon.gov.uk .

Thank you for your ongoing interest.

Yours faithfully

Claire Rodway
Senior Planning Officer
Planning Policy

cc. Cllrs for each corresponding Town / Parish.