

Agenda for Strategic Planning Committee Friday, 20th September, 2024, 10.00 am



Members of Strategic Planning Committee

Councillors: B Bailey, J Bailey, K Blakey, C Brown, B Collins, O Davey, P Fernley, P Hayward, M Howe (Vice-Chair), B Ingham, G Jung, D Ledger, Y Levine, T Olive (Chair) and H Parr

East Devon District Council
Blackdown House
Border Road
Heathpark Industrial Estate
Honiton
EX14 1EJ

Venue: Council Chamber, Blackdown House, Honiton

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(or group number 01395 517546)

Wednesday, 11 September 2024; Reissued Tuesday, 18 September 2024

Speaking on site allocations – items 6 & 7

Any individual wishing to speak on a site allocation listed under 6 & 7 on this agenda is required to pre-register in advance of the meeting. Public speaking registration will open at 10am on Friday, 13 September 2024 and will close at midday on Wednesday, 18 September 2024. To register email democraticservices@eastdevon.gov.uk or phone 01395 517546.

Please provide the following information:

- Name and contact number (your name only will be published on a speaker's list 24 hours before the meeting)
- Site reference number (listed in the reports under items 6 & 7)
- Whether you wish to speak in support or against the site allocation (this is limited to a maximum of 2 supporters and 2 objectors, on a first come first served basis)
- Whether you are the landowner or promoter of the site for future development

Any relevant Ward Member(s) and a Town/Parish Council representative will also be required to register to speak. To register email democraticservices@eastdevon.gov.uk or phone 01395 517546 and provide your name, contact number and the site reference number.

All speaking on site allocations will be limited to 3 minutes.

This meeting is being recorded for subsequent publication on the Council's website and will be streamed live to the [East Devon District Council Youtube Channel](#).

1 Site Allocation Speakers Lists (Pages 4 - 16)

2 Apologies

3 Declarations of interest

Guidance is available online to Councillors and co-opted members on making [declarations of interest](#)

- 4 Public speaking
Information on [public speaking](#) is available online
- 5 Matters of urgency
Information on [matters of urgency](#) is available online
- 6 Confidential/exempt item(s)
To agree any items to be dealt with after the public (including the Press) have been excluded. There are no items which officers recommend should be dealt with in this way.
- 7 Proposed Housing Site Allocations - Honiton and surrounding areas (Pages 17 - 27)
 - a) [Honiton site selection report](#) (Pages 28 - 91)
 - b) [Dunkeswell site selection report](#) (Pages 92 - 112)
 - c) [Appendix 1 Honiton and surrounding area Working Party meeting notes](#) (Pages 113 - 115)

These sites will not be considered before 2pm

- 8 Proposed Housing Site Allocations - Axminster and surrounding areas (Pages 116 - 129)
 - a) [Axminster site selection report](#) (Pages 130 - 195)
 - b) [Kilminster site selection report](#) (Pages 196 - 249)
 - c) [Musbury site selection report](#) (Pages 250 - 272)
 - d) [Hawkchurch site selection report](#) (Pages 273 - 287)
 - e) [Chardstock site selection report](#) (Pages 288 - 308)
 - f) [Appendix 1 Axminster and surrounding area Working Group notes](#) (Pages 309 - 312)
 - g) [Appendix 2 Further feedback on potential development sites Axminster](#) (Pages 313 - 319)

Under the Openness of Local Government Bodies Regulations 2014, any members of the public are now allowed to take photographs, film and audio record the proceedings and report on all public meetings (including on social media). No prior notification is needed but it would be helpful if you could let the democratic services team know you plan to film or record so that any necessary arrangements can be made to provide reasonable facilities for you to report on meetings. This permission does not extend to private meetings or parts of meetings which are not open to the public. You should take all recording and photography equipment with you if a public meeting moves into a session which is not open to the public.

If you are recording the meeting, you are asked to act in a reasonable manner and not disrupt the conduct of meetings for example by using intrusive lighting, flash photography or asking people to repeat statements for the benefit of the recording. You may not make an

oral commentary during the meeting. The Chair has the power to control public recording and/or reporting so it does not disrupt the meeting.

Members of the public exercising their right to speak during Public Speaking will be recorded.

[Decision making and equalities](#)

For a copy of this agenda in large print, please contact the Democratic Services Team on 01395 517546

Strategic Planning Committee, Friday, 20 September 2024

Speakers' list for site allocations in HONITON

<p>Site Reference Gitti_03 – Land on the western side of Hayne Lane, Gittisham Employment Land: 5.5 hectare Ward Members: Councillor Alasdair Bruce</p>	
Town/Parish Representative	Councillor David Valentine, Gittisham Parish Council

<p>Site Reference Gitti_04 – Land to the west of Combe Garden Centre, Gittisham Employment Lane: 9.1 hectare Ward Members: Councillor Alasdair Bruce</p>	
Town/Parish Representative	Councillor David Valentine, Gittisham Parish Council
Landowner/Promoter	Dan Rogers, Bell Cornwell, planning agent for Combe Estate

<p>Site Reference Gitti_05 – Land to west of Hayne Lane, Honiton Number of dwellings: 100 (partly Gitti_05a) Ward Members: Councillor Alasdair Bruce</p>	
Town/Parish Representative	Councillor David Valentine, Gittisham Parish Council
Landowner or Developer	Dan Rogers, Bell Cornwell, planning agent for Combe Estate

<p>HONITON ST MICHAELS WARD Site Reference Honi_04 – Land lying to the north east of Heathfield Manor Farm, Honiton Number of dwellings: 56 Ward Members: Councillor Violet Bonetta / Councillor Jenny Brown / Councillor Roy Collins</p>	
Ward Member	Councillor Jenny Brown Councillor Roy Collins

<p>HONITON ST MICHAELS WARD Site Reference Honi_05 – Land to the north and south of King Street, including former Foundry Yard, Honiton Number of dwellings: 40 Ward Members: Councillor Violet Bonetta / Councillor Jenny Brown / Councillor Roy Collins</p>	
Ward Member	Councillor Jenny Brown Councillor Roy Collins

HONITON ST MICHAELS WARD

Site Reference Honi_06 – Former Millwater School, Honiton Bottom Road, littletown, Honiton

Number of dwellings: 30

Ward Members: Councillor Violet Bonetta / Councillor Jenny Brown / Councillor Roy Collins

Ward Member	Councillor Jenny Brown Councillor Roy Collins
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HONITON ST MICHAEL'S WARD

Site Reference Honi_07 – Land adjacent to St Michaels Church, Honiton

Number of dwellings: 30

Ward Members: Councillor Violet Bonetta / Councillor Jenny Brown / Councillor Roy Collins

Ward Member	Councillor Jenny Brown Councillor Roy Collins
Landowner/promoter	Dan Rogers, Bell Cornwell, planning agent for Combe Estate

HONITON ST PAUL'S WARD

Site Reference Honi_08 – Land at the south side of The Glenn, Honiton

Number of dwellings: 6

Ward Members: Councillor Tony McCollum / Councillor John O'Leary

No registered speakers	
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HONITON ST PAUL'S WARD

Site Reference Honi_09 – Former Honiton Showground, Langford Road, Honiton

Number of dwellings: 50

Ward Members: Councillor Tony McCollum / Councillor John O'Leary

No registered speakers	
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HONITON ST MICHAEL'S & ST PAUL'S

Site Reference Honi_10 – Land at Ottery Moor Lane

Number of dwellings: 21

Ward Members: Councillor Violet Bonetta / Councillor Jenny Brown / Councillor Roy Collins
Councillor Tony McCollum / Councillor John O'Leary

Landowner or Developer	Samantha Thomas, Carney Sweeney
Ward Member	Councillor Jenny Brown Councillor Roy Collins

HONITON ST MICHAEL'S WARD Site Reference Honi_12 – Land on the south-east side of Cuckoo Down Lane, Honiton and land at Lower Marl pits Farm, Honiton Number of dwellings: 71 Ward Members: Councillor Violet Bonetta / Councillor Jenny Brown / Councillor Roy Collins	
Ward Member	Councillor Jenny Brown Councillor Roy Collins

HONITON ST MICHAEL'S WARD Site Reference Honi_13 – Middle Hill, Church Hill, Honiton Number of dwellings: 10 Ward Members: Councillor Violet Bonetta / Councillor Jenny Brown / Councillor Roy Collins	
Ward Member	Councillor Jenny Brown Councillor Roy Collins

HONITON ST PAUL'S WARD Site Reference Honi_14 – Hurlakes, Northcote Hill, Honiton Number of dwellings: 30 Ward Members: Councillor Tony McCollum / Councillor John O'Leary	
No registered speakers	

HONITON ST MICHAEL'S WARD Site Reference Honi_15 – Land at Heathfield, Honiton Number of dwellings: 133 Ward Members: Councillor Violet Bonetta / Councillor Jenny Brown / Councillor Roy Collins / Councillor Alasdair Bruce	
Objector	Ray Levy
	Robert Fowles
Town/Parish Representative	Councillor David Valentine, Gittisham Parish Council
Ward Member	Councillor Jenny Brown Councillor Roy Collins Councillor Alasdair Bruce

HONITON ST PAUL'S WARD Site Reference GH/ED/39 (partly GH/ED/39a) – Land south of Northcote Hill, Honiton Number of dwellings: 100 Ward Members: Councillor Tony McCollum / Councillor John O'Leary	
No registered speakers	

Strategic Planning Committee, Friday, 20 September 2024

Speakers' list for site allocations in DUNKESWELL

DUNKESWELL Site Reference Dunk_01 – Land at Hutshayes Farm, Dunkeswell Number of dwellings: 53 Ward Members: Councillor Colin Brown / Councillor Yehudi Levine	
Town/Parish Representative	Cllr John Barrow
Objector	John Sipple

DUNKESWELL Site Reference Dunk_02– Land east of Manleys Farm, Dunkeswell Number of dwellings: 150 Ward Members: Councillor Colin Brown / Councillor Yehudi Levine	
Town/Parish Representative	Cllr John Barrow
Objector	John Sipple

DUNKESWELL Site Reference Dunk_05 – Broomfields, Dunkeswell Number of dwellings: 43 Ward Members: Councillor Colin Brown / Councillor Yehudi Levine	
Town/Parish Representative	Cllr John Barrow
Landowner or Developer	Neal Jillings Summerfield Homes
Objector	John Sipple

Strategic Planning Committee, Friday, 20 September 2024

Speakers' list for site allocations in AXMINSTER

These sites will not be considered before 2pm

AXMINSTER

Site Reference GH/ED/80 – Prestaller Farm, Beavor Lane, Axminster

Number of dwellings: 225 (land south of the Mill Brook)

Ward Members: Councillor Paul Hayward / Councillor Sarah Jackson / Councillor Simon Smith

Ward Member	Councillor Sarah Jackson Cllr Simon Smith
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AXMINSTER

Site Reference GH/ED/83 – Land at Chard Road, Axminster

Number of dwellings: 140

Employment land: 0.8 hectares

Ward Members: Councillor Paul Hayward / Councillor Sarah Jackson / Councillor Simon Smith

Ward Member	Councillor Sarah Jackson Cllr Simon Smith
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AXMINSTER

Site Reference Axmi_01a – Land off Musbury Road, Axminster

Employment land: 3.3 hectares

Site Reference Axmi_01b – Land off Musbury Road, Axminster

Number of dwellings: 15

Ward Members: Councillor Paul Hayward / Councillor Sarah Jackson / Councillor Simon Smith

Ward Member	Councillor Sarah Jackson Cllr Simon Smith
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AXMINSTER

Site Reference Axmi_02 – Land north of Shoals, Musbury Road, Axminster

Number of dwellings: 100

Ward Members: Councillor Paul Hayward / Councillor Sarah Jackson / Councillor Simon Smith

Objector	Susan Gallagher
Landowner or Developer	Simon Coles, Carney Sweeney
Ward Member	Councillor Sarah Jackson Cllr Simon Smith

AXMINSTER

Site Reference Axmi_07 – Axminster Carpets Factory Site, Woodmead Road, Axminster

Number of dwellings: 50 & mixed employment land

Ward Members: Councillor Paul Hayward / Councillor Sarah Jackson / Councillor Simon Smith

Ward Member	Councillor Sarah Jackson Cllr Simon Smith
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AXMINSTER**Site Reference Axmi_08 – Land off Wyke Lane, Axminster****Number of dwellings: 68****Ward Members: Councillor Paul Hayward / Councillor Sarah Jackson / Councillor Simon Smith**

Objector	Susan Gallagher
Landowner or Developer	Simon Coles, Carney Sweeney
Ward Member	Councillor Sarah Jackson Cllr Simon Smith

AXMINSTER**Site Reference Axmi_09 – Great Jackleigh Farm, Axminster****Number of dwellings: 270****Ward Members: Councillor Paul Hayward / Councillor Sarah Jackson / Councillor Simon Smith**

Objector	Susan Gallagher
Landowner or Developer	Simon Coles, Carney Sweeney
Ward Member	Councillor Sarah Jackson Cllr Simon Smith

AXMINSTER**Site Reference Axmi_10 – Scott Rowe Building, Axminster Hospital, Chard Street, Axminster****Number of dwellings: 5****Ward Members: Councillor Paul Hayward / Councillor Sarah Jackson / Councillor Simon Smith**

Ward Member	Councillor Sarah Jackson Cllr Simon Smith
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AXMINSTER**Site Reference Axmi_11d – Land on the south east side of Axminster****Number of dwellings: 330****Ward Members: Councillor Paul Hayward / Councillor Sarah Jackson / Councillor Simon Smith**

Ward Member	Councillor Sarah Jackson Cllr Simon Smith
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AXMINSTER**Site Reference Axmi_11c –****Number of dwellings: 50****Ward Members: Councillor Paul Hayward / Councillor Sarah Jackson / Councillor Simon Smith**

Ward Member	Councillor Sarah Jackson Cllr Simon Smith
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AXMINSTER Site Reference Axmi_12 – Land at Lea Combe, Field End, Axminster Number of dwellings: 9 Ward Members: Councillor Paul Hayward / Councillor Sarah Jackson / Councillor Simon Smith	
Ward Member	Councillor Sarah Jackson Cllr Simon Smith

AXMINSTER Site Reference Axmi_16 – The Co-operative Food, West Street, Axminster Number of dwellings: 15 Ward Members: Councillor Paul Hayward / Councillor Sarah Jackson / Councillor Simon Smith	
Ward Member	Councillor Sarah Jackson Cllr Simon Smith

AXMINSTER Site Reference Axmi_17 – Land at Millwey, Chard Road, Axminster Number of dwellings: 19 Ward Members: Councillor Paul Hayward / Councillor Sarah Jackson / Councillor Simon Smith	
Ward Member	Councillor Sarah Jackson Cllr Simon Smith

AXMINSTER Site Reference Axmi_18 – Millwey Garages, St Andrews Drive, Axminster Number of dwellings: 6 Ward Members: Councillor Paul Hayward / Councillor Sarah Jackson / Councillor Simon Smith	
Ward Member	Councillor Sarah Jackson Cllr Simon Smith

AXMINSTER Site Reference Axmi_22 – Land east of Axminster Number of dwellings: 144 Ward Members: Councillor Paul Hayward / Councillor Sarah Jackson / Councillor Simon Smith	
Ward Member	Councillor Sarah Jackson Cllr Simon Smith

AXMINSTER Site Reference Axmi_23 – Websters Garage, 9 Lyme Street, Axminster Number of dwellings: 10 Ward Members: Councillor Paul Hayward / Councillor Sarah Jackson / Councillor Simon Smith	
Ward Member	Councillor Sarah Jackson Cllr Simon Smith

AXMINSTER**Site Reference Axmi_24 – Land west of Prestalier Farm, Beavor Lane, Axminster****Number of dwellings: 29****Ward Members: Councillor Paul Hayward / Councillor Sarah Jackson / Councillor Simon Smith**

Landowner/Promoter	Neal Jillings Summerfield Homes
Ward Member	Councillor Sarah Jackson Cllr Simon Smith

Strategic Planning Committee, Friday, 20 September 2024

Speakers' list for site allocations in KILMINGTON

These sites will not be considered before 2pm

KILMINGTON

Site Reference Kilm_01 – Land off Shute Road, Kilmington

Number of dwellings: 5

Ward Members: Councillor Iain Chubb

No registered speakers

KILMINGTON

Site Reference Kilm_02 – Birchwood Farm, Shute Road, Kilmington

Number of dwellings: 66

Ward Members: Councillor Iain Chubb

No registered speakers

KILMINGTON

Site Reference Kilm_03 – Land off Springhead Lane, Kilmington

Number of dwellings: 40

Ward Members: Councillor Iain Chubb

No registered speakers

KILMINGTON

Site Reference Kilm_05 – Land at Pit Orchard, Bim Bom Lane, Kilmington

Number of dwellings: 6

Ward Members: Councillor Iain Chubb

Landowner or Developer

Simon Coles, Carney Sweeney

Town/Parish Representative

Cllr Kieran Veberth

KILMINGTON

Site Reference Kilm_06 – Land at Gore Lane, Kilmington

Number of dwellings: 5

Ward Members: Councillor Iain Chubb

No registered speakers

KILMINGTON

Site Reference Kilm_07 – Land adjoining Breach, Kilmington

Number of dwellings: 10

Ward Members: Councillor Iain Chubb

No registered speakers

KILMINGTON Site Reference Kilm_09 – Land east of George Lane, Kilmington Number of dwellings: 37 Ward Members: Councillor Iain Chubb	
Landowner/Promoter	Neal Jillings Summerfield Homes

KILMINGTON Site Reference Kilm_10 – Land to the west and south west of the Old Inn, Kilmington Number of dwellings: 5 Ward Members: Councillor Iain Chubb	
No registered speakers	

KILMINGTON Site Reference Kilm_11 – Land to the east of and off Whitford Road between Ashes Farm and The Beacon Chapel, Kilmington Number of dwellings: 10 Ward Members: Councillor Iain Chubb	
Landowner/promoter	Darren Summerfield, Summerfield Planning Ltd, agent for the landowner

KILMINGTON Site Reference Kilm_12 – Land on the north side of Shute Road (Gapemouth Corner), Kilmington Number of dwellings: 5 Ward Members: Councillor Iain Chubb	
No registered speakers	

KILMINGTON Site Reference Kilm_13 – Land to north of Springhead Lane, Kilmington Number of dwellings: 50 Ward Members: Councillor Iain Chubb	
No registered speakers	

Strategic Planning Committee, Friday, 20 September 2024

Speakers' list for site allocations in MUSBURY

These sites will not be considered before 2pm

MUSBURY

Site Reference Musb_01a – Baxter's Farm, The Street, Musbury

Number of dwellings: 22 and 0.06 hectares of employment land

Ward Members: Councillor Iain Chubb

Town/Parish Representative

Cllr Andrew Moulding, Musbury Parish Council

MUSBURY

Site Reference Musb_01b – Baxter's Farm, The Street, Musbury

Number of dwellings: 8

Ward Members: Councillor Iain Chubb

Town/Parish Representative

Cllr Andrew Moulding, Musbury Parish Council

MUSBURY

Site Reference Musb_03 – Churchpath Field, Axminster Road, Musbury

Number of dwellings: 25

Ward Members: Councillor Iain Chubb

Town/Parish Representative

Cllr Andrew Moulding, Musbury Parish Council

MUSBURY

Site Reference Musb_04 – Field know as Adcroft, adjacent to Westbank, Mounthill Lane

Number of dwellings: 21

Ward Members: Councillor Iain Chubb

Town/Parish Representative

Cllr Andrew Moulding, Musbury Parish Council

MUSBURY

Site Reference Musb_05 – Doatshayne Lane. Musbury

Number of dwellings: 16

Ward Members: Councillor Iain Chubb

Town/Parish Representative

Cllr Andrew Moulding, Musbury Parish Council

Strategic Planning Committee, Friday, 20 September 2024

Speakers' list for site allocations in HAWKCHURCH

These sites will not be considered before 2pm

HAWKCHURCH Site Reference Hawk_01 – Norton Store, Hawkchurch Number of dwellings: 38 and 0.15 hectares of employment land Ward Members: Councillor Duncan Mackinder	
Town/Parish Representative	Councillor Dr Ann Nolan, Hawkchurch Parish Council
Ward Member	Councillor Duncan Mackinder

HAWKCHURCH Site Reference Hawk_02 – Field south-east of Hawkchurch School, behind and adjacent to School Cross Number of dwellings: 34 Ward Members: Councillor Duncan Mackinder	
Town/Parish Representative	Councillor Dr Ann Nolan, Hawkchurch Parish Council
Ward Member	Councillor Duncan Mackinder

Strategic Planning Committee, Friday, 20 September 2024

Speakers' list for site allocations in CHARDSTOCK

These sites will not be considered before 2pm

CHARDSTOCK

Site Reference Char_01 – Green Lane Farm, Chardstock

Number of dwellings: 44

Ward Members: Councillor Duncan Mackinder

Ward Member	Councillor Duncan Mackinder
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CHARDSTOCK

Site Reference Char_03 – Chubbs Yard, Chardstock

Number of dwellings: 5

Ward Members: Councillor Duncan Mackinder

Ward Member	Councillor Duncan Mackinder
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CHARDSTOCK

Site Reference Char_04 – Land off Green Land, Chardstock

Number of dwellings: 65

Ward Members: Councillor Duncan Mackinder

Landowner/Promoter	Neal Jillings Summerfield Homes
Ward Member	Councillor Duncan Mackinder

Report to: **Strategic Planning Committee**



Date of Meeting Tuesday 20 September 2024

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

Housing requirement and Site allocations – Honiton and surrounding areas

Report summary:

This report sets out recommendations for sites to be allocated for development through the new local plan for/at the settlements of – Honiton (including edge of Honiton sites in Gittisham) and Dunkeswell. Subject to Committee approval, and any further assessment undertaken, the sites will be included as allocations for development in the Regulation 19 draft of the local plan that is proposed to be considered at Strategic Planning Committee in November 2024.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

- (1) That Strategic Planning Committee agree to include the recommended site allocations set out in this report, for Honiton and surrounding areas, for inclusion in the Regulation 19 draft of the plan scheduled to be considered by this Committee in November 2024.

Reason for recommendation:

To ensure that appropriate land, in Honiton and surrounding areas, is allocated in the new local plan to provide for development needs, specifically for housing.

Officer: Ed Freeman – Assistant Director, Planning Strategy and Development Management,
efreeman@eastdevon.gov.uk, Tel 01395 517519

Portfolio(s) (check which apply):

- Climate Action and Emergency Response
- Coast, Country and Environment
- Council and Corporate Co-ordination
- Communications and Democracy
- Economy
- Finance and Assets
- Strategic Planning
- Sustainable Homes and Communities
- Culture, Leisure, Sport and Tourism

Equalities impact Low Impact

Climate change Low Impact

Risk: High Risk; To be found sound at Examination, and therefore to be in position where it can be adopted, the local plan will need to provide for sufficient and appropriate housing growth to meet levels set out by Government. This requires the allocation of land for development. Should decisions be taken to **not** allocate appropriate and sufficient land the expectation is that the local plan will not be in a position where it can be adopted. Amongst other impacts this is likely to lessen or remove controls and influence that this council will have on the type, nature and location of development, notably housing, that may be built in the future, with speculative planning applications, for example, being far more likely. In the absence of a plan we would need to anticipate far more planning appeals with the costs and other impacts that arise from these. There are powers, should a planning authority not produce a local plan, for Government intervention and imposition of a third party to produce a local plan on behalf of the authority.

Links to background information Links are contained in the body of the report.

Link to [Council Plan](#)

Priorities (check which apply)

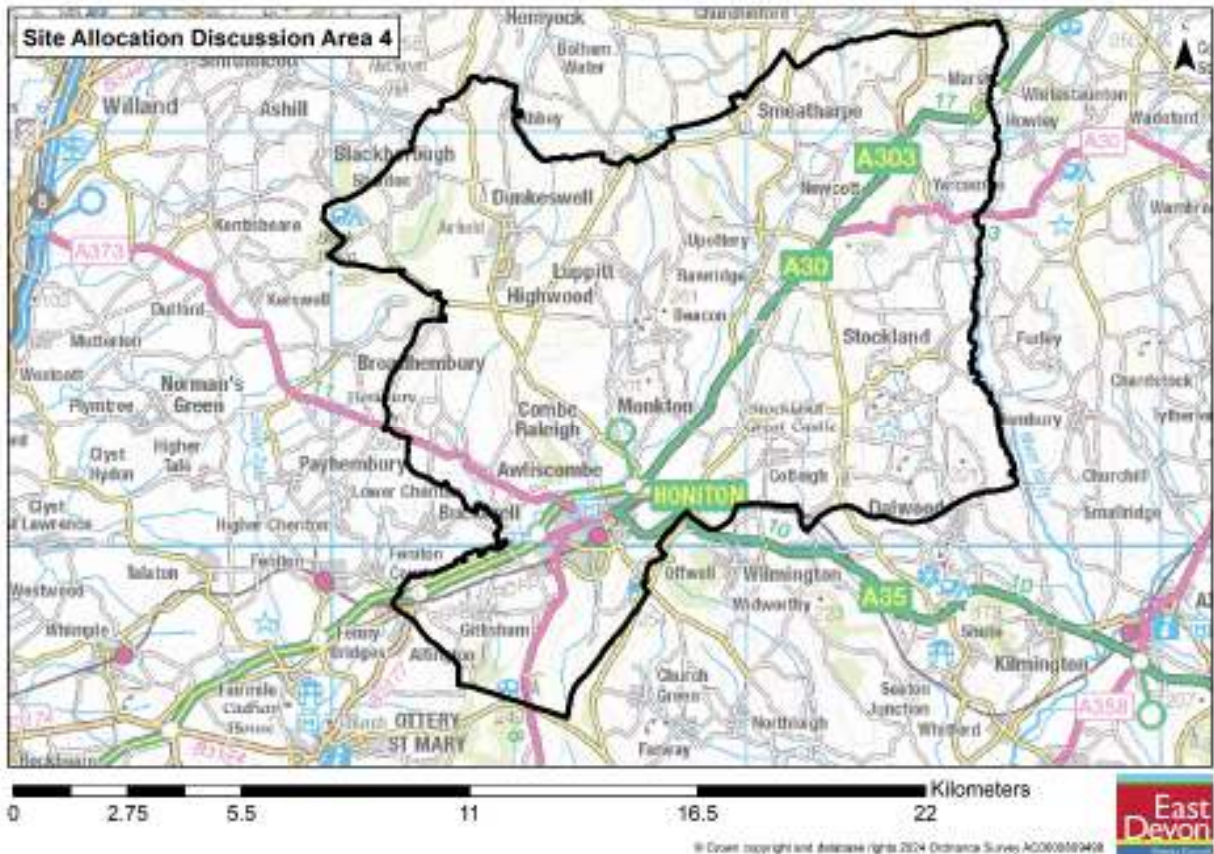
- A supported and engaged community
 - Carbon neutrality and ecological recovery
 - Resilient economy that supports local business
 - Financially secure and improving quality of services
-

Report in full

1. Introduction

- 1.1 This report is specifically concerned with proposed sites for allocations for development at and around settlements close to Honiton – these specifically are:
- Honiton (including edge of Honiton sites in Gittisham) and
 - Dunkeswell

The area covered is shown on the map extract below, inside the surrounding black line.



1.2 It should be noted that we are only proposing to allocate sites for development that fall in/at/next to settlements in the draft local plan settlement hierarchy (see [commonplace-reg-18-final-071122.pdf \(eastdevon.gov.uk\)](https://www.eastdevon.gov.uk/commonplace-reg-18-final-071122.pdf) – Strategic Policy 1). Therefore, other smaller settlements, hamlets and rural areas that fall within the overall black line area above are not included in this report, and are not identified as locations for allocation of land for development.

2. Technical assessment of sites and working party considerations

- 2.1 To support site selection work officers have produced technical assessments of site options and choices. The assessment reports for sites that are referenced in this committee report can be viewed in the appendices. These technical reports are amended redrafts of reports that went to Member Working party meetings held in July and August 2024 to reflect discussions held at those meeting and points raised. In addition, there are some amendments to correct matters of accuracy and update on relevant new information.
- 2.2 The technical reports contain summary information only and behind them there is more detailed assessment work in respect of landscape, built heritage and biodiversity considerations. Full reports, with all details (again as might be refined and adjusted in the light of new information), will accompany the local plan when presented to Strategic Planning Committee in November 2024.
- 2.3 The notes taken from the working party meeting for Honiton and surrounding areas are appended to this report.

3. Summary of key site allocation recommendations by location

- 3.1 In this section we set out some headline commentary around recommended site allocation choices at the settlements addressed in this report. This is intended to provide an overview of some key considerations. In the next section of this report we list, on a settlement by settlement basis, and in Ward boundary order, all of the sites that have been promoted for development in various calls for sites and that were not sifted out on account of being deemed not developable or not being in accordance with the settlement hierarchy -see [1a. Role and Function of Settlements report v3 final draft for SPC.pdf \(eastdevon.gov.uk\)](#).

Honiton (including edge of Honiton sites in Gittisham) and development options at and around the town

- 3.2 Honiton is a tier 2 settlement, one of the largest towns in East Devon. It is a Main Centre in the emerging Local Plan, home to a wide range of community facilities including a variety of shops, sports facilities, a library, primary school, GP and hospital. The National Landscape surrounds Honiton, including the Blackdown Hills National Landscape and East Devon National Landscape, which to some degree limited development inside the current built-up area in Honiton.
- 3.3 To address the constraints and needs of the area, some development would be located within the National Landscape. Four of the recommended allocations in Honiton would fall within the National Landscape, with three of them, Honi_07, Honi_13, and Honi_15, being entirely within the National Landscape. Additionally, the southern portion of Gitti_05 would also be located within the National Landscape.
- 3.4 It should be noted with regard to Honi_15 that the central part of the site was previously consulted on as Honi_01 as part of the draft Local Plan consultation at the end of 2022/early 2023 (see plan below). Since the adjoining fields to the east and west have been submitted for consideration as well. To date these additional fields have not been consulted on and further consideration about how these are dealt with is required. As a result, Members are only therefore being asked to consider the element that comprised Honi_01 at this stage.



- 3.5 In total 10 sites are proposed for allocation in Honiton (including edge of Honiton sites in Gittisham), which would yield around 14.6 ha of employment land and roughly 450 dwellings

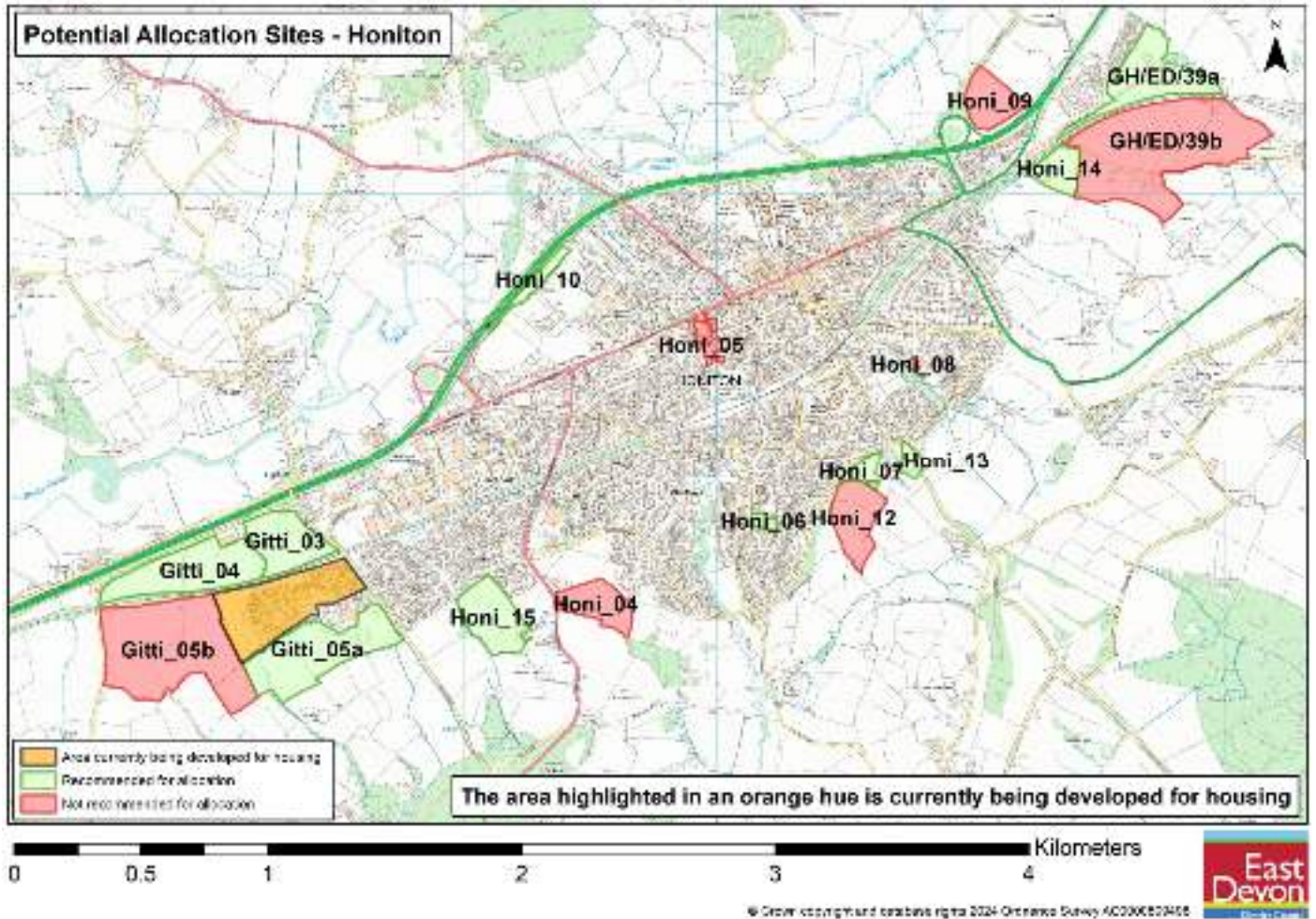
Dunkeswell and development options at and around the village

- 3.1 Dunkeswell falls in the fourth tier classification, of the settlement hierarchy, it is classified as Service Village with some facilities and services to meet basic day-to-day needs. Draft plan policy provides for limited development to meet local needs. Few sites have been assessed at these settlements, with one recommended allocation (Dunk_05).

4. Sites recommended as allocations to go into the Regulation 19 plan

- 4.1 Set out below, in settlement/ward order (for settlements listed and addressed in this report) are lists of sites, as referenced and that feature in the site technical assessment documents. The tables below provide an officer recommendation on whether they should be allocated for development in the Regulation 19 draft of the local plan or not. We do not list sites that have a planning permission for development or that were sifted out from assessment.
- 4.2 For feedback that relates to the sites listed in this section at the draft plan stage of consultation see: [accessible-reg-18-consultation-feedback-report-spring-2023.pdf \(eastdevon.gov.uk\)](https://www.eastdevon.gov.uk/sites/default/files/2023-04/accessible-reg-18-consultation-feedback-report-spring-2023.pdf) Feedback highlights a range of concerns associated with nearly all sites referenced in this report, whether proposed for allocation or not. There were, however, some favourable comments raised for some sites from a range of respondents and not just the site owners/promoters of those sites.
- 4.3 A spreadsheet showing these allocations will be presented at this Committee, for Members to discuss and endorse (or not), and to show a 'running total' of the number of homes being allocated. This will enable Members to see in real time the impact of decisions to allocate or not allocate sites, in terms of the overall district-wide housing requirement.

Sites at Honiton (including edge of Honiton sites in Gittisham)

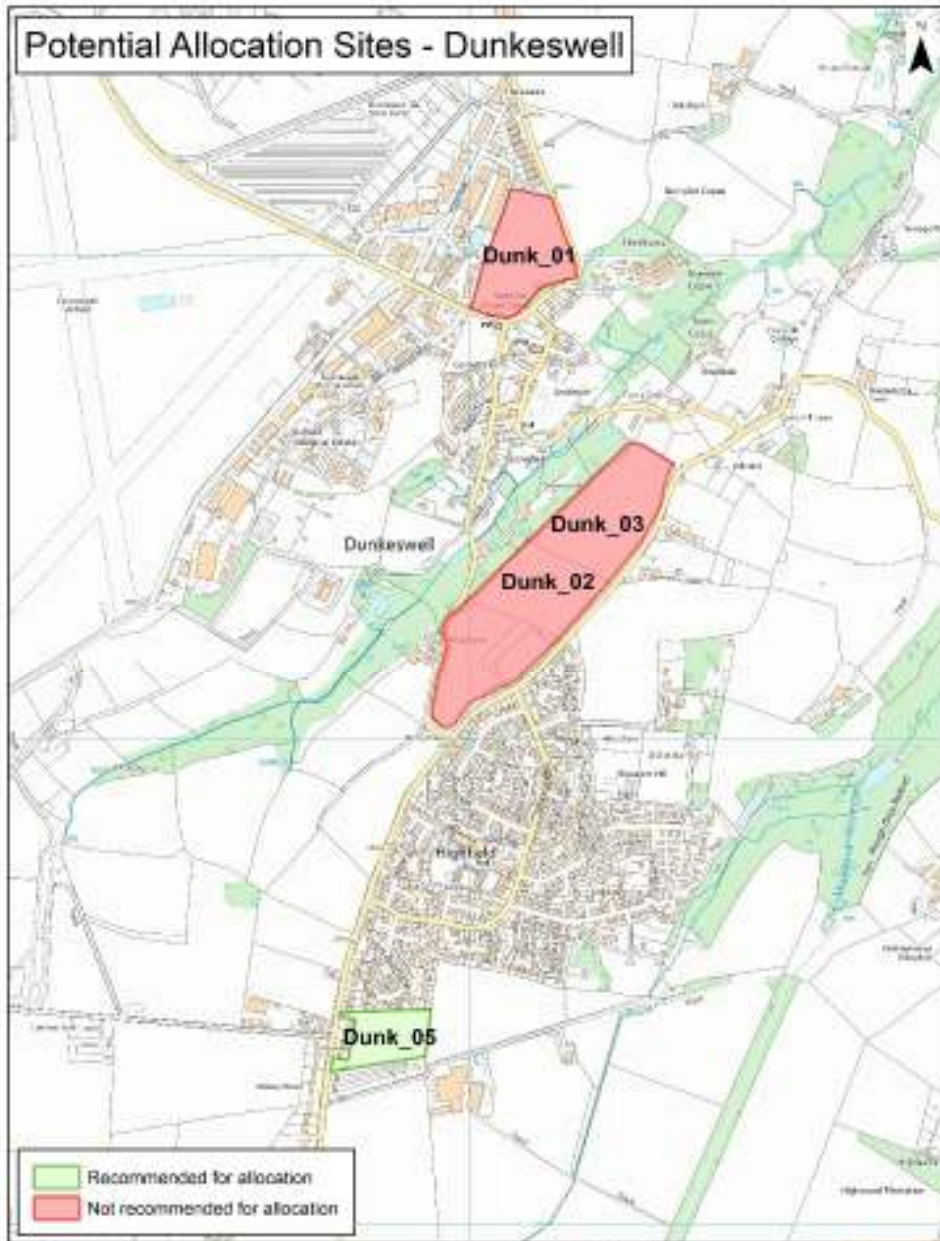


Site reference	Number of dwellings or Ha of employment land	Recommend allocating?	Succinct officer commentary – if relevant (see technical report for full assessment)
Gitti_03	5.5 hectare (employment land)	Yes	<p>The working group observed that the Gitti_03 and Gitti_04 employment sites had been designated in the existing local plan but remained undeveloped.</p> <p>Concerns were raised regarding the high infrastructure costs and lack of evidence supporting the viability of these sites. The working group suggested that 15 hectares of new employment land might be unnecessary and questioned the inclusion of a potential new railway station in the assessment notes (this is an historic record that is now redundant).</p> <p>The group noted that ongoing work was exploring viability considerations for these sites and inquired whether residential development might be a suitable option.</p>
Gitti_04	9.1 hectare (employment land)	Yes	See above
Gitti_05	100	Yes, partly Gitti_05a	The working group noted that the southern part of the site falls within the National Landscape.
Honi_04	56	No	The working group highlighted that it is elevated and of landscape prominence.
Honi_05	40	No	There was a comment from the working group in favour of development at this site though flooding concerns were highlighted. It was noted that the site will fall in development boundaries and could come forward through a windfall application.

Honi_06	30	Yes	<p>While the working group favoured allocating the site for development, they noted the presence of Tree Preservation Orders on trees within the site and questioned whether additional school land might be needed due to the proximity of an existing school.</p> <p>The Devon County Council response regarding school needs states that there are no concerns about primary school capacity in Honiton given the proposed level of development. While the town has experienced a trend of migration to rural areas for primary education, the overall capacity of Honiton primary school, which has been expanded to 630 places, is sufficient. Currently, the school is operating at 420 places due to low intake.</p>
Honi_07	30	Yes	
Honi_08	6	No	
Honi_09	50	No	
Honi_10	21	Yes	<p>This site is situated north of the existing Taylor Wimpey development. The working group expressed concerns regarding highway access and the potential traffic impacts on the land to the north. Noise pollution was also a concern due to the proximity of the A30 road.</p> <p>During the meeting, the working group noted that the existing planning application for the site included a proposed highway access through the southern portion of the development. Additionally, they observed that the Council's Environmental Health section had not raised any objections to the current planning application.</p>
Honi_12	71	No	
Honi_13	10	Yes	<p>The working group raised concerns this site has an existing planning permission.</p> <p>The existing planning permission only covers a small part of the site and should not impact the development potential.</p>

Honi_14	30	Yes	The working group expressed concerns about the site's accessibility, as it is accessed via a narrow railway bridge. They also noted that a previous planning application for the site had been rejected. There was a general concern that the highway access was inadequate and that development in this area could lead to Honiton expanding into the surrounding countryside.
Honi_15	79	Yes – the part that previously comprised Honi_01	The working group has noted that this site was on rising ground with landscape impact concerns on the National Landscape noted.
GH/ED/39	100	Yes, partly GH/ED/39a	The working group support not allocating GH/ED/39b, and noted that GH/ED/39a part has a resolution to grant planning permission for residential development on it.

Sites at Dunkeswell



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Site reference	Number of dwellings	Recommend allocating?	Succinct officer commentary – if relevant (see technical report for full assessment)
Dunk_01	53	No	
Dunk_02	150	No	The working group advised that the site accommodated the football club and air ambulance (though it was questioned how much of the site these uses used).
Dunk_05	43	Yes	The working group questioned the feasibility of establishing a suitable highway access to the site. The council's planning officer reported that Devon County Council, as the highway authority, had not raised any objections. Concerns were expressed regarding potential flooding and water runoff issues at the site. Additionally, there was no public footpath connecting the site to the village.

5. Next steps

- 5.1 Officers will use the resolutions of this meeting to finalise drafting the Local Plan housing requirement, and the allocation of sites to meet this requirement, in the Regulation 19 Publication Local Plan. Depending on outcomes of other committee meetings, that consider other settlements and sites, there may however be a need to revisit site choices. This maybe so if total land allocations recommended for inclusion in the plan, and the dwellings they may accommodate, fall short of the levels of provision that are required to meet Government housing requirements.
- 5.2 There will, however, also need to be further refinement and testing work on sites, projected delivery rates and constraints (and opportunities) before final conclusions can be drawn.
- 5.3 As previously discussed and agreed, the Regulation 19 Publication Local Plan will come to this Committee in November 2024 with consultation scheduled to run from December 2024 to January 2025.

Financial implications:

There are no specific financial implications within the report.

Legal implications:

The legal implications are set out within the report. (002533/September/DH).



East Devon Local Plan 2020-2040

Site Selection report

Honiton



July 2024

East Devon – an outstanding place

Contact details

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To request this information in an
alternative format or language
please phone 01404 515616 or
email csc@eastdevon.gov.uk

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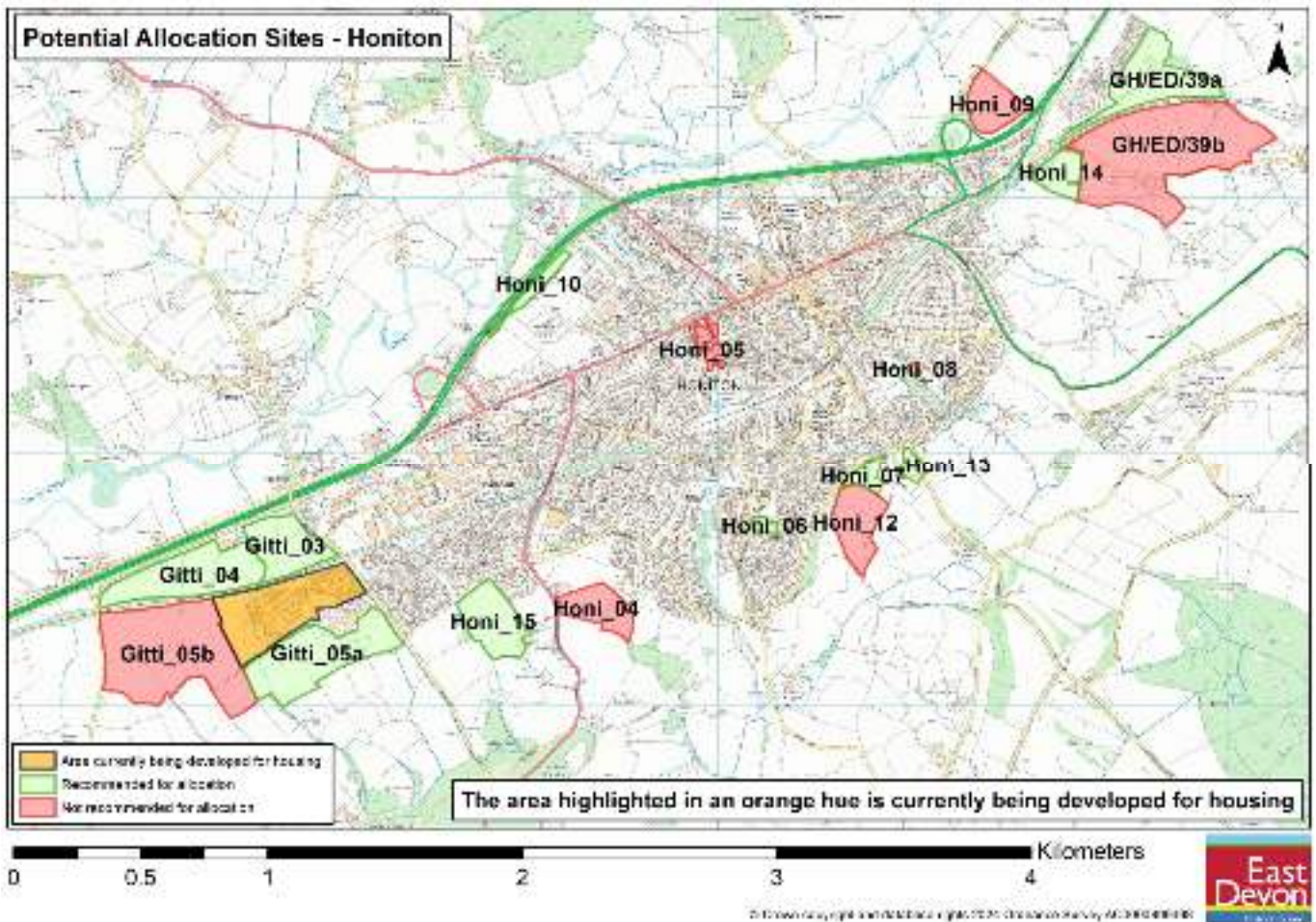
1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2040 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not. □ The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites. □
- 1.3 For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of sites at Honiton. A map of all the sites which have been assessed is below, followed by a table which highlights the site selection findings.
- 1.5 In addition to the sites which have been subject to assessment, other sites were not assessed because they failed 'site sifting'. This stage of the process rules out sites that are not 'reasonable alternatives' and therefore not considered as potential allocations in the Local Plan. In summary, to pass site sifting and therefore be considered as a potential allocation, the site should be identified as suitable, available, achievable in the HELAA; in a suitable location; not already allocated in a 'made' Neighbourhood Plan; and not already have planning permission. For obvious reasons, overlapping sites will only be assessed once. Further detail is contained in the Site Selection methodology.
- 1.6 The following sites did not pass site sifting at Honiton:
 - Gitti_01 – site overlaps others
 - Gitti_02 – site built/under construction at present
 - Giti_06 – site has existing residential planning permission.
 - Honi_01 – Overlap with Honi_15.
 - Honi_02 – Site has been developed

□ INSERT WEB LINK TO UPDATED VERSION OF METHODOLOGY, ALSO INCL. ECOLOGY, LANDSCAPE, HESA SPECIFIC METHODOLOGIES

□ Following the approach advocated by the Planning Advisory Service – see Topic □ – Site Selection Process: [Future Proofing the Plan Making Process | Local Government Association](#)

- Honi_03 - Site has been developed
- Honi_11 – Retirement home is under construction.
- Honi_16 - Uncertainty on whether land is truly available as currently in use as an EDDC car park - further work is required to assess the need for parking before its redevelopment is considered.
- Honi_17 - Although site just meets the threshold (5 dwellings), given its urban location the principle of development would be acceptable, and better to come forward via a planning application.
- GH/ED/40 - site withdrawn



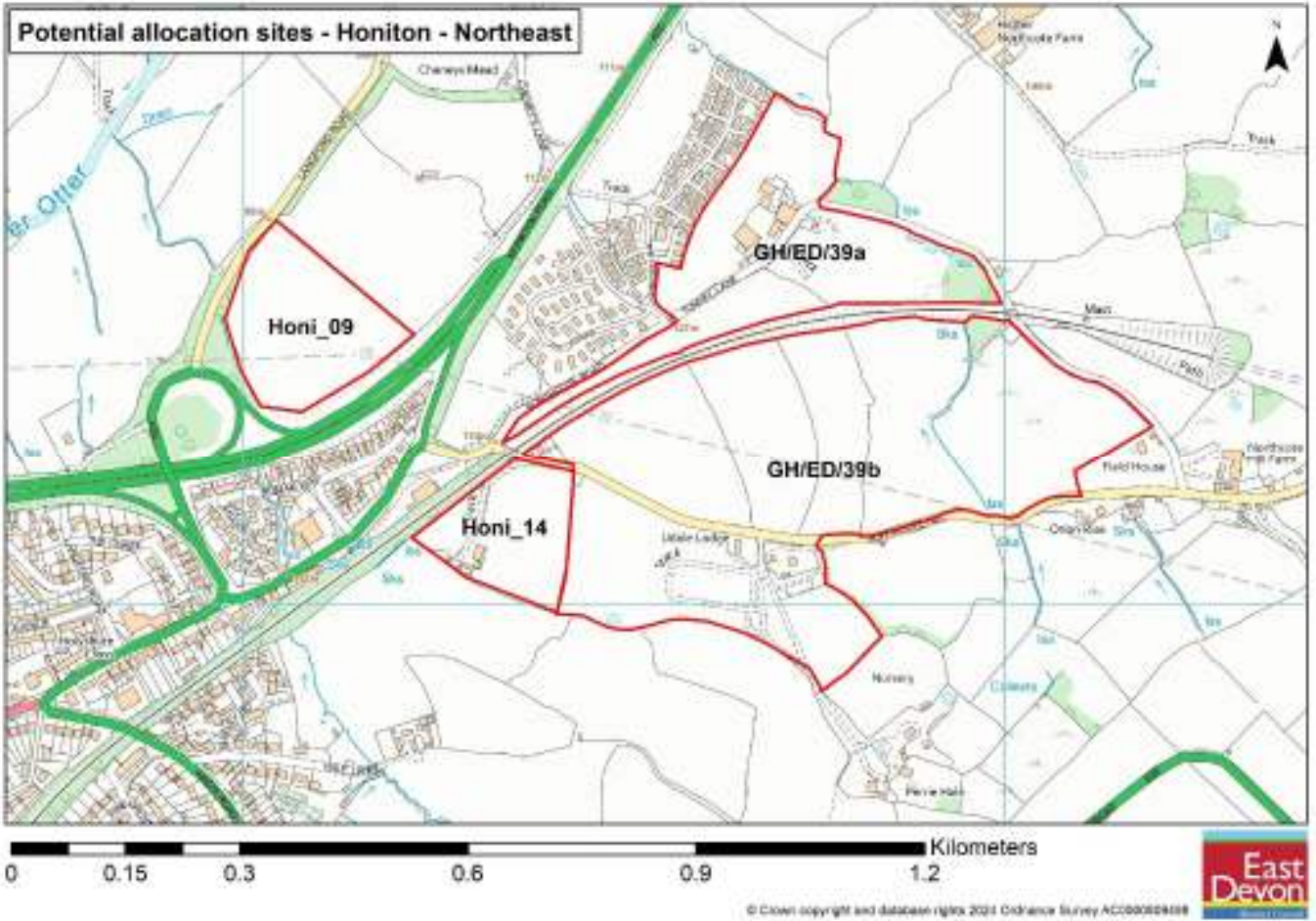


Figure 1.1: Overview of Site Selection findings at Honiton

Site reference	Number of dwellings / hectares of employment land	Allocate?
Gitti_03	5.5 hectare (employment land)	Yes
Gitti_04	9.1 hectare (employment land)	Yes
Gitti_05	100	Yes, partly Gitti_05a
Honi_04	56	No
Honi_05	40	No
Honi_06	30	Yes
Honi_07	30	Yes
Honi_08	6	No
Honi_09	50	No
Honi_10	21	Yes
Honi_12	71	No
Honi_13	10	Yes
Honi_14	30	Yes
Honi_15	133	Yes
GH/ED/39	100	Yes, partly GH/ED/39a

2 Site Reference Gitti_03

Site details

Settlement: Honiton

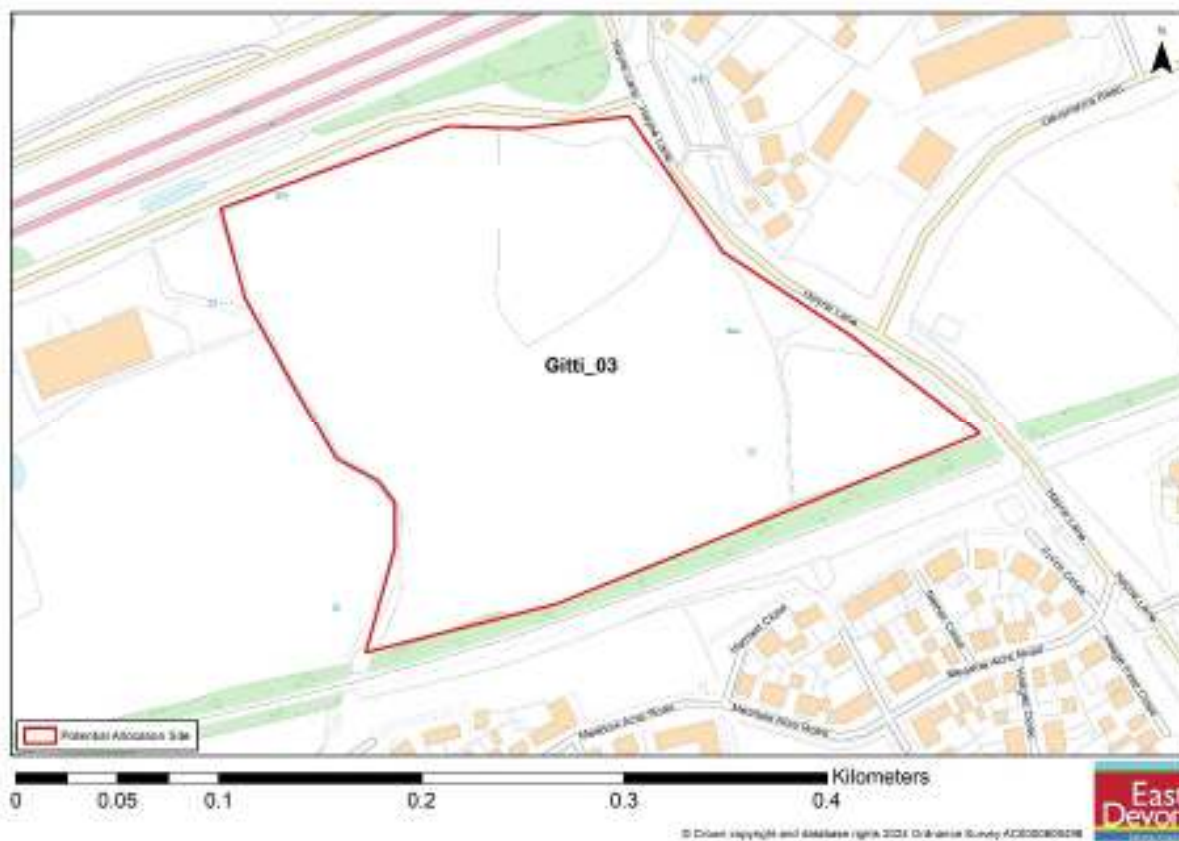
Reference number: Gitti_03

Site area (ha): 5.5

Address: Land on the western side of Hayne Lane, Gittisham, Honiton, EX14 3PD

Proposed use: Employment

Site map



Photos



Capture from google map, view from Hayne Lane

Site Assessment Summary and Conclusion

Infrastructure

DCC -highways: Suitable access off Hayne Lane with secondary/emergency access onto a lane running adjacent to the A30. Potential for a train station, existing bus service limited, limited ped and cycle links into Honiton town. DCC - Education: 100 ha+ development sites proposed. Some capacity at Honiton primaries to support development, but depending on the level of development proposed additional new capacity is required (new primary school). Need to assess in conjunction with proposed sites at Dunkerswell/ Honiton. Safe walking routes are required to primary/secondary schools. No capacity at Honiton CC or Kings School or Feniton Primary. Additional capacity to be funded by development.

Landscape

The site is sheltered by trees, next to A30 Road. Adjoining the Heathpark industrial estate and new residential development, this site has medium landscape sensitivity.

Historic environment

The site located on the edge of Honiton, has no designated heritage asset within 100m and the nearest heritage asset is the other side of A30, which does not have an impact.

Ecology

The site adjoining A30 and Hayne Lane, a relatively busy road. The site is covered by improved grassland and hedgerows with trees in the boundary. No ecological designations within 100m of the site, except Section 41 (S41) Habitat of Principle Importance in 70m. Minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 meters of 4 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

There are limited watercourses running through the site with some potentially minor flooding concerns noted

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

Gitti_03 & Gitti_04 are both allocated in the existing local plan for employment uses. There are no planning permissions for such use in place. Given that the development in the heathpark industrial estate and the new residential development, the site should have certain opportunities as employment land in the area.

Yield (number of dwellings or hectares of employment land)

5.5 hectare (employment land)

Contribution to spatial strategy - Compatible with status of Honiton in settlement hierarchy.

Compatible with status of Honiton in settlement hierarchy.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

Employment site, with no major adverse impact, has an access road and an existing Garden centre in between Gitti_03&Gitti_04. Close to A30 which would have a noise impact, Gitti_03 & Gitti_04 could be the link with the existing Heathpark industrial estate on the west and the new residential development on the south.

3 Site Reference Gitti_04

Site details

Settlement: Honiton

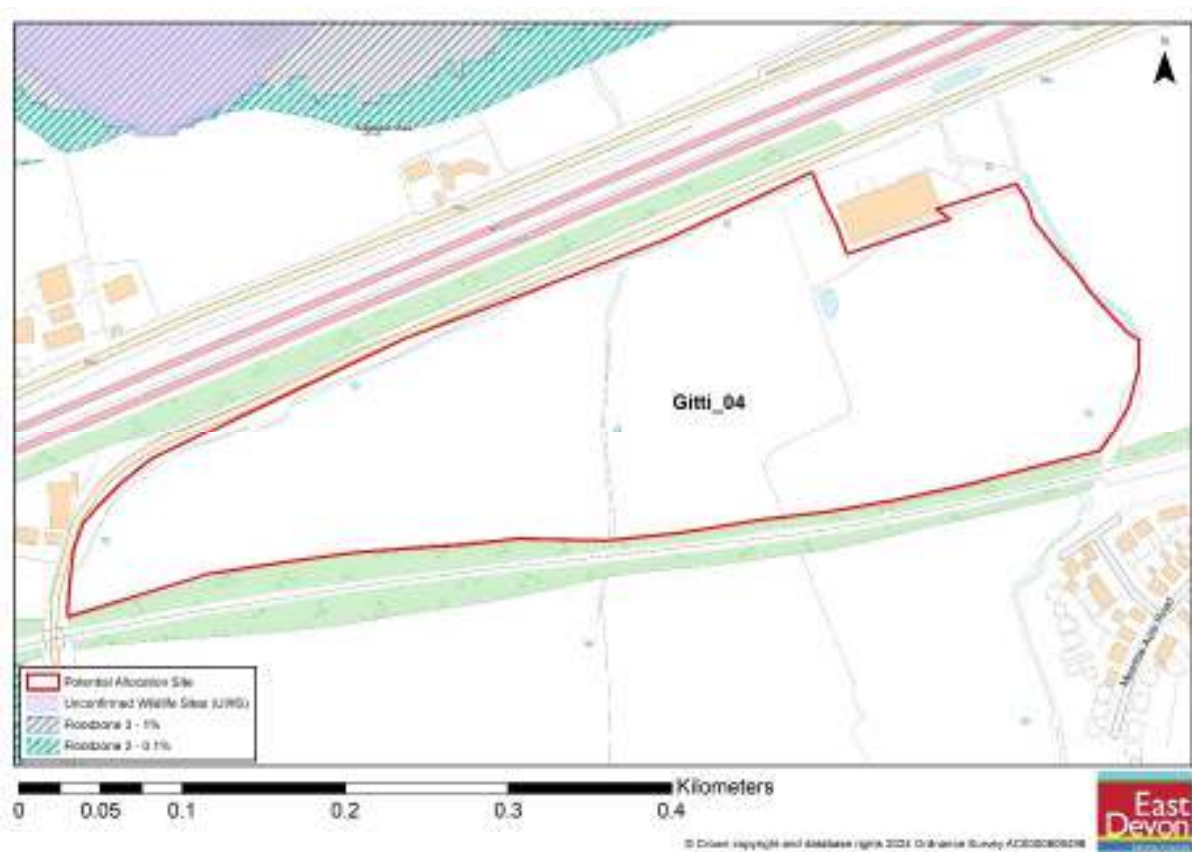
Reference number: Gitti_04

Site area (ha): 9.1

Address: Land to the West of Combe Garden Centre, Gittisham, Honiton (Land Registry DN530216),

Proposed use: Employment

Site map



Photos



Capture from Google map

Site Assessment Summary and Conclusion

Infrastructure

DCC -highways: Suitable access off Hayne Lane with secondary/emergency access onto a lane running adjacent to the A30. Potential for a train station, existing bus service limited, limited ped and cycle links into Honiton town. DCC - Education: 100 ha+ development sites proposed. Some capacity at Honiton primaries to support development, but depending on the level of development proposed additional new capacity is required (new primary school). Need to assess in conjunction with proposed sites at Dunkerswell/ Honiton. Safe walking routes are required to primary/secondary schools. No capacity at Honiton CC or Kings School or Feniton Primary. Additional capacity to be funded by development.

Landscape

The site is sheltered by trees, next to A30 Road. Adjoining the Garden centre and new residential development in the south-east. The western side of the site might have a visible impact on the National Landscape. However, the trees and hedgerows would reduce the impact. The site has medium-high landscape sensitivity.

Historic environment

The site located in the edge of Honiton, has no designated heritage asset within 100m and the nearest heritage asset is the other side of A30, which does not have an impact.

Ecology

The site adjoining A30 and Hayne Lane, a relatively busy road. The site is covered by improved grassland and hedgerows with trees in the boundary. Section 41 (S41) Habitat of Principle Importance & HRA mitigation zone within 100m. minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 meters of 4 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

There are limited watercourses running through the site with some potentially minor flooding concerns noted

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

Gitti_03 & Gitti_04 are both allocated in the existing local plan for employment uses. There are no planning permissions for such use in place. Given that the development in the heathpark industrial estate and the new residential development, the site should have certain opportunities as employment land in the area.

Yield (number of dwellings or hectares of employment land)

9.1 hectare (employment land)

Contribution to spatial strategy

Compatible with status of Honiton in settlement hierarchy.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

Employment site, with no major adverse impact, has an access road and an existing Garden centre in between Gitti_03&Gitti_04. Close to A30 which would have a noise impact, Gitti_03 & Gitti_04 could be the link with the existing Heathpark industrial estate on the west and the new residential development on the south.

4 Site Reference Gitti_05

Site details

Settlement: Honiton

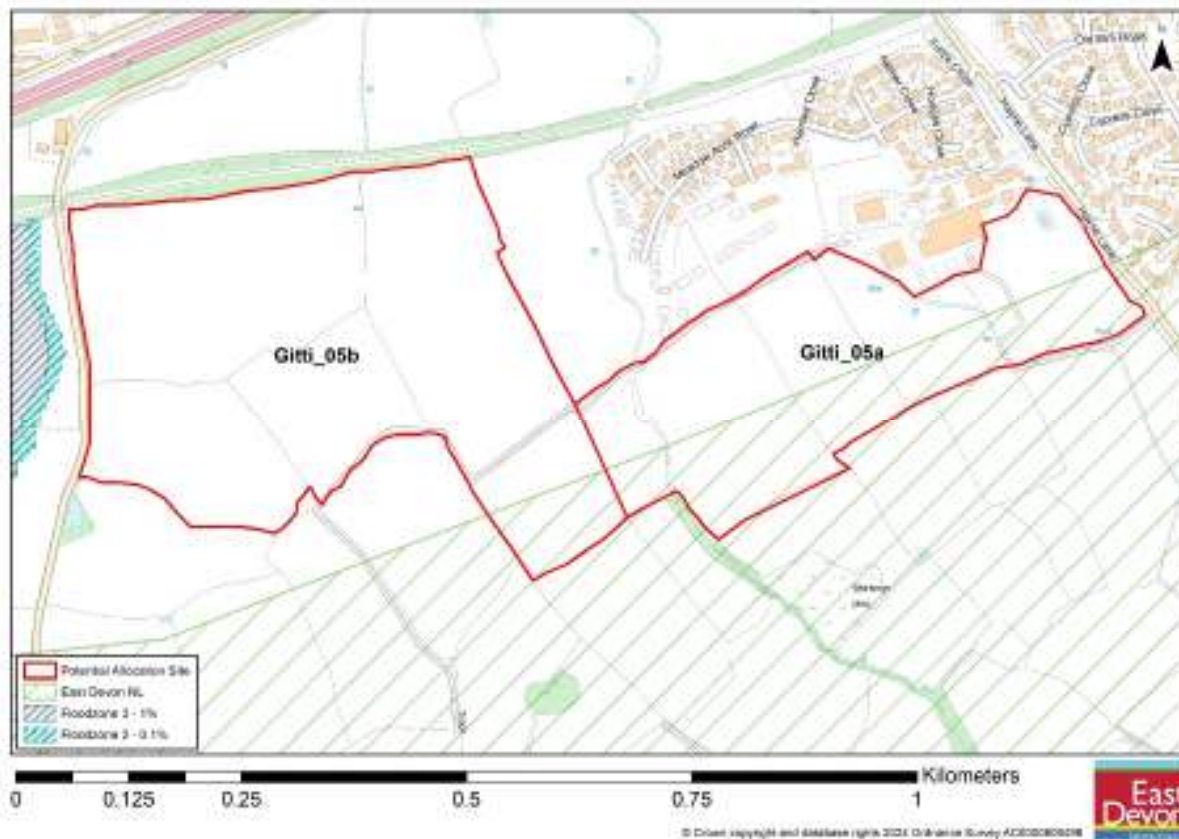
Reference number: Gitti_05

Site area (ha): 28.87

Address: Land to west of Hayne Lane, Honiton (Land Registry DN530216 and DN530131),

Proposed use: Residential

Site map



Photos



Capture from Google Map view from the entrance of Hayne Farm



Capture from google map view from Hayne Lane

Site Assessment Summary and Conclusion

Infrastructure

DCC -highways: Suitable access off Hayne Lane with a potential secondary/emergency access route through Baker estates. Potential for a train station, existing bus service limited, limited ped and cycle links into Honiton town. DCC - Education: 100 ha+ development sites proposed. Some capacity at Honiton primaries to support development, but depending on the level of development proposed additional new capacity is required (new primary school). Need to assess in conjunction with proposed sites at Dunkerswell/ Honiton. Safe walking routes are required to primary/secondary schools. No capacity at Honiton CC or Kings School or Feniton Primary. Additional capacity to be funded by development.

Landscape

A quite substantial southerly part of the site falls within the East Devon National Landscape and this would be a significant constraint in development. The site has medium-high landscape sensitivity.

Historic environment

The site located in the edge of Honiton, has no designated heritage asset within 100m and the nearest heritage asset in the other side of A30, which does not have an impact.

Ecology

The site is covered by improved grassland with Trees and vegetation on the edge of the site boundary. Pebblebed Heaths SAC HRA mitigation zone and Section 41 (S41) Habitat of Principle Importance within 100m of the site. Significant moderate adverse effect predicted.

Accessibility

The site is within 1,600 meters of 5 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

There are limited watercourses running through the site with some potentially minor flooding concerns noted

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

No specific opportunities are identified at this stage in respect of possible site development.

Yield (number of dwellings or hectares of employment land)

433

Contribution to spatial strategy

Compatible with status of Honiton in settlement hierarchy.

Should the site be allocated?

See notes

Reasons for allocating or not allocating

The site adjoining Gitti_03, Gitti_04 & Gitti_06. The south part of the site falls into National Landscape and the eastern part would have an adverse impact on the landscape. Development of the site, taken as a whole, could have a high landscape impact, as the site is quite substantial and southerly parts of the site fall within the National Landscape with high inter-visibility, this would be

a significant constraint in development. It is suggested that around 100 houses might be accommodated on western parts of the site close to existing urban edges of Honiton but noting sensitivities around potential adverse National Landscape impacts.

If whole site is not suitable for allocation, could a smaller part be allocated?

Yes – Gitti_05a

5 Site Reference Honi_04

Site details

Settlement: Honiton

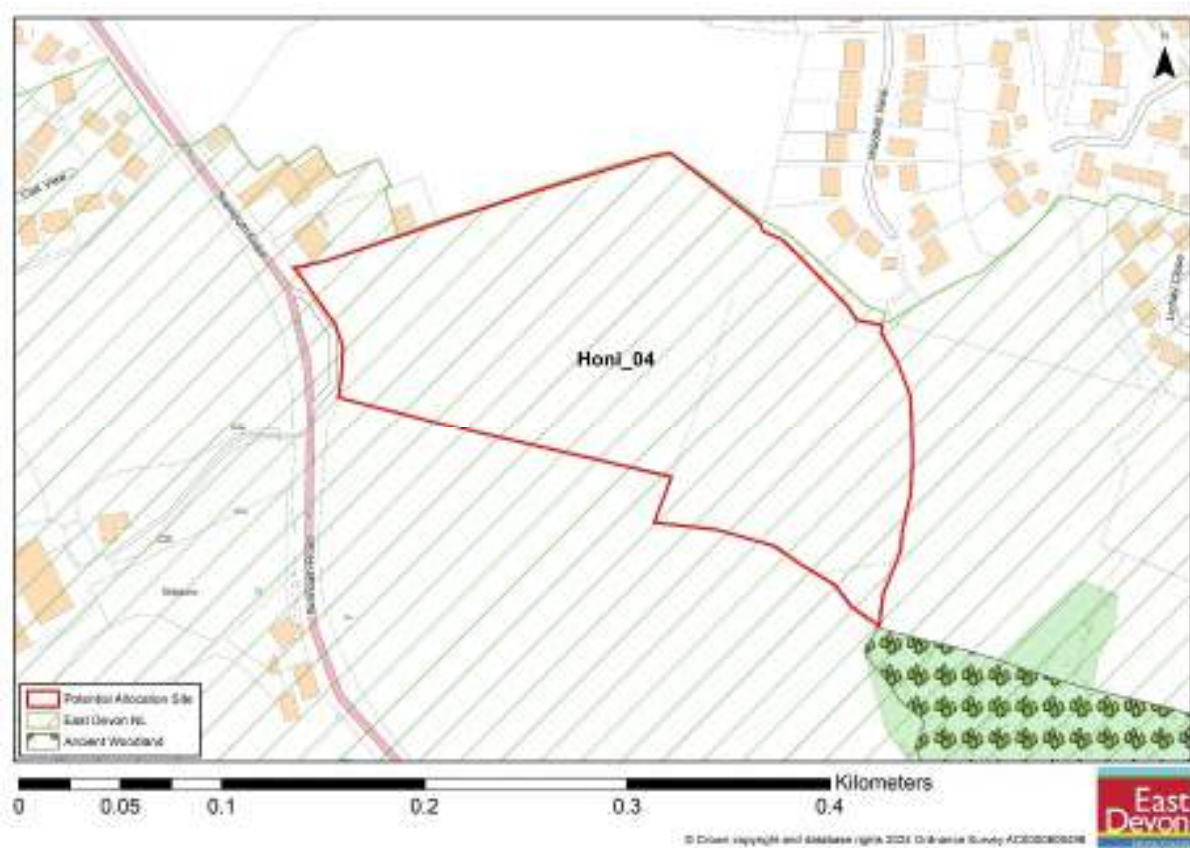
Reference number: Honi_04

Site area (ha): 3.73

Address: Land lying to the North East of Heathfield Manor Farm, Honiton, EX14 3TX

Proposed use: Residential

Site map



Photos



Capture from Google Map view from Sidmouth Road

Site Assessment Summary and Conclusion

Infrastructure

DCC - Waste: A very small part of the site extends into the edge of the Waste Consultation Zone (WCZ) but has no Waste Planning authority objection as considerable distance to the waste site and various land uses in between (roads, railway, houses, businesses). DCC - highways: Accessible from A375 Sidmth Rd OK DCC - education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with the proposed sites at Gittisham and Dunkerswell - the possibility that a new primary school site needs to be allocated. Safe walking routes required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.

Landscape

The site falls in the National Landscape, and can be viewed by the existing settlement surrounding, Site is within a designated landscape and has very high landscape value. The site has medium-high landscape sensitivity.

Historic environment

The site located in the edge of Honiton built up area, no designated heritage asset within 100m

Ecology

The site is covered by Unimproved grassland, including overgrown grass with vegetation on the edge of the site boundary. Section 41 (S41) Habitat of Principle Importance within 100m of the site. minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 meters of 9 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

No specific opportunities are identified at this stage in respect of possible site development.

Yield (number of dwellings or hectares of employment land)

56

Contribution to spatial strategy

Compatible with status of Honiton in settlement hierarchy.

Should the site be allocated?

No

Reasons for allocating or not allocating

This site is within National Landscape, made up of a number of two fields in agricultural use, and lies on the southwestern side of Honiton. The assessment identifies adverse impacts, particularly relating to landscape.

6 Site Reference Honi_05

Site details

Settlement: Honiton

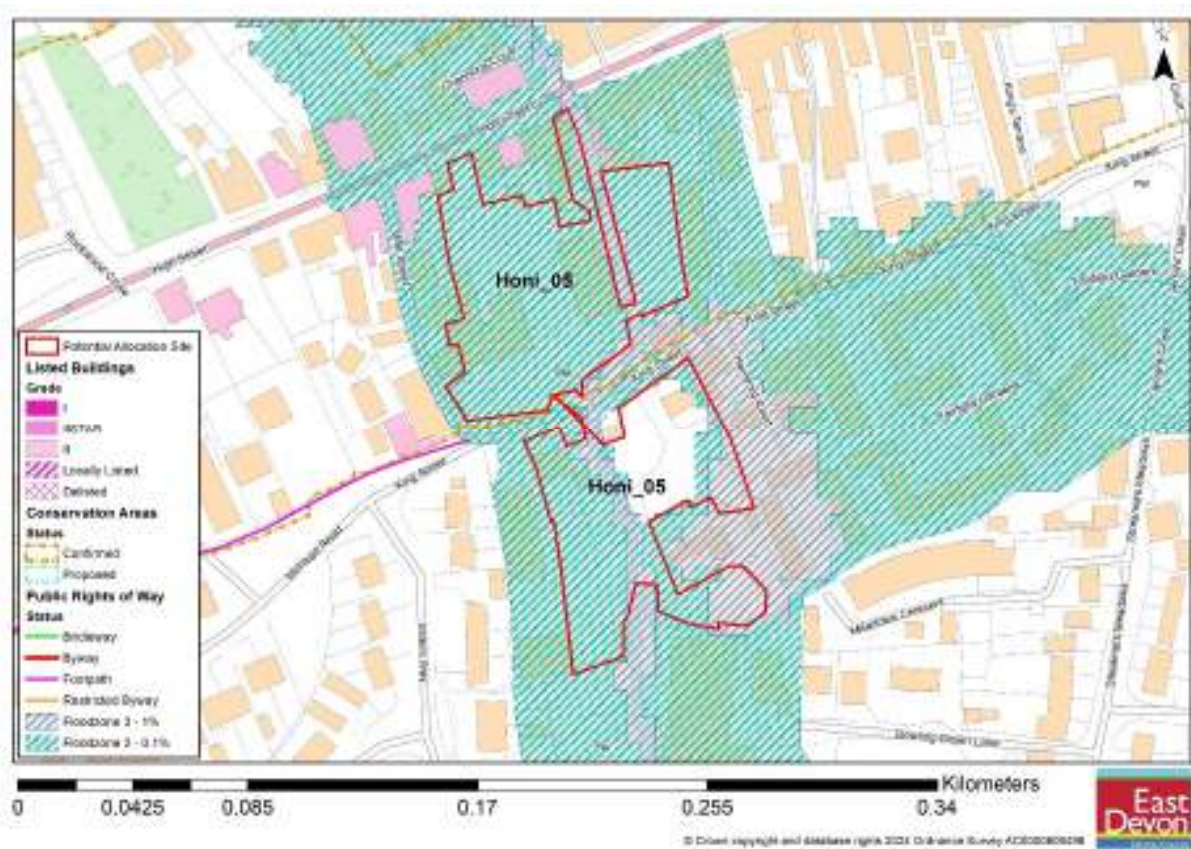
Reference number: Honi_05

Site area (ha): 1.10

Address: Land to the north and south of King Street, including former Foundry Yard, Honiton, EX14 1JZ

Proposed use: Residential

Site map



Photos



Site existing condition, view from King Street



Site existing condition, view from King Street



Site existing condition, view from King Street

Site Assessment Summary and Conclusion

Infrastructure

DCC - highways: This site has been subject to Planning Refusal 17/247/MOUT where the LPA has refused because of flooding issues and the loss of employment land. The highway authority said for the application "The proposed residential development on the site of the former agricultural machinery yard in terms of access will be adequate for the size of the development proposed. The proposed rearrangement of the existing access from Kings Street to a one-way access only will overcome the existing lack of visibility for exiting vehicles at this access". DCC - education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with the proposed sites at Gittisham and Dunkerswell - the possibility that a new primary school site needs to be allocated. Safe walking routes are required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.

Landscape

Brownfield site in the Honiton centre built area, Site is not within a designated landscape. The site has low landscape sensitivity.

Historic environment

The Brownfield site is located inside the conservation area, and a number of listed buildings are in the conservation area. The development would have a major impact on the historic environment.

Ecology

Brownfield site in the Honiton centre built area, few trees in the northern and unimproved overgrown grassland with vegetation in the eastern. No ecological designations within 100m of the site. Minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 meters of 9 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

A significant constraint in respect of the site is that parts fall in Floodzone 3 and the majority in Floodzone 2.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

No specific opportunities are identified at this stage in respect of possible site development.

Yield (number of dwellings or hectares of employment land)

40

Contribution to spatial strategy

Compatible with status of Honiton in settlement hierarchy.

Should the site be allocated?

No

Reasons for allocating or not allocating

This brownfield site comprises two land parcels and the north part of the site is in the conservation area. Development of the site could have adverse impacts on heritage, noting sensitivities. Both parcels have a history of commercial/storing/yard uses with the more northerly having a recent refusal of planning permission, 17/2473/MOUT, for residential development. Dating back to 2003 part of the southerly parcel gained planning permission, 02/P1152, for residential development.

7 Site Reference Honi_06

Site details

Settlement: Honiton

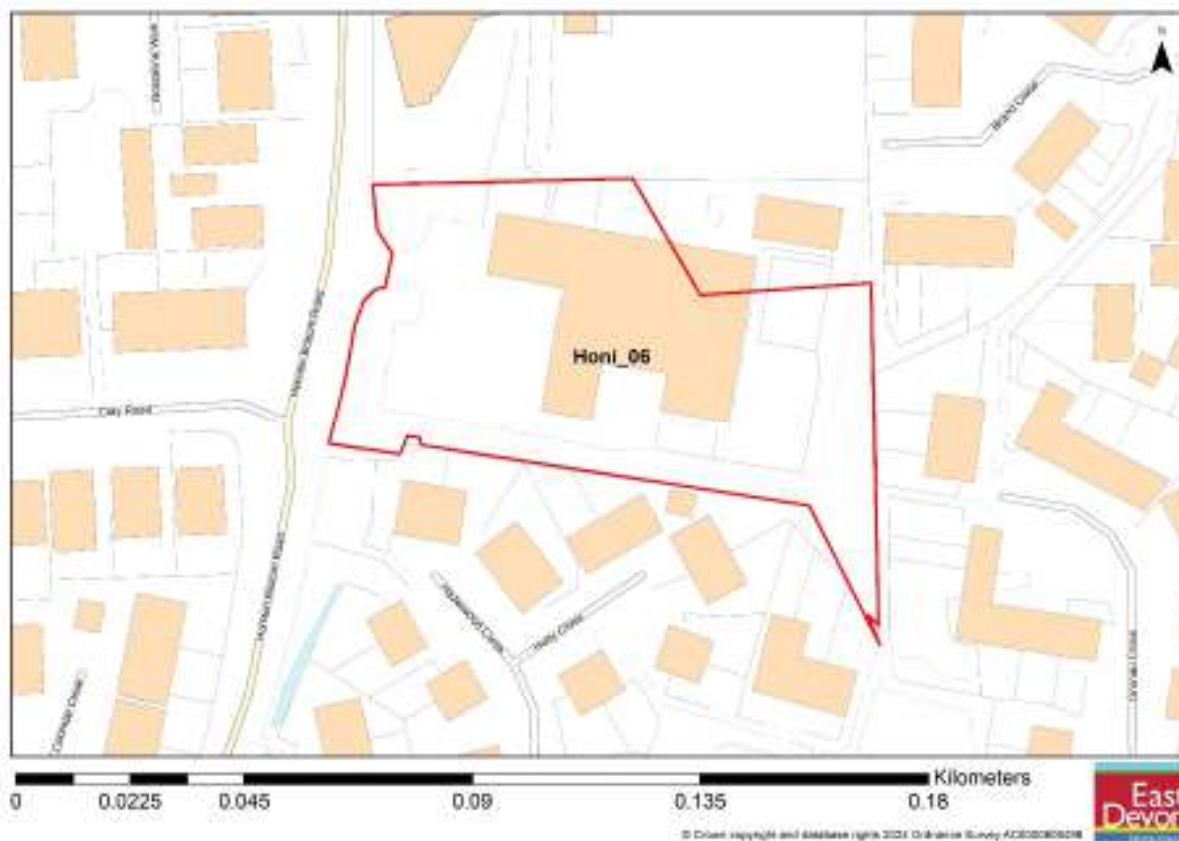
Reference number: Honi_06

Site area (ha): 0.52

Address: Former Millwater School, Honiton Bottom Road, Littleton, Honiton, EX14 2ER

Proposed use: Residential

Site map



Photos



view from Honiton Bottom Road



view from Honiton Bottom Road



view from Honiton Bottom Road



Access road photo taken from Honiton Bottom Road

Site Assessment Summary and Conclusion

Infrastructure

DCC - highways: Accessible from Honiton Bottom Rd OK. DCC - education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with the proposed sites at Gittisham and Dunkerswell - the possibility that a new primary

school site needs to be allocated. Safe walking routes are required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.

Landscape

The Brownfield site is located in the Honiton built-up area. The site is not within a designated landscape. The site has low-medium landscape sensitivity.

Historic environment

The Brownfield site is located in the Honiton built-up area, the former Millwater School site. No designated heritage asset within 100m

Ecology

Brownfield site in the Honiton centre built area, the site has trees and garden. No ecological designations within 100m of the site. Minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 meters of 9 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

No specific opportunities are identified at this stage in respect of possible site development.

Yield (number of dwellings or hectares of employment land)

30

Contribution to spatial strategy

Compatible with status of Honiton in settlement hierarchy.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The existing brownfield site, former Millwater School, is surrounded by existing neighbourhoods no major adverse impact was identified from the assessment.

8 Site Reference Honi_07

Site details

Settlement: Honiton

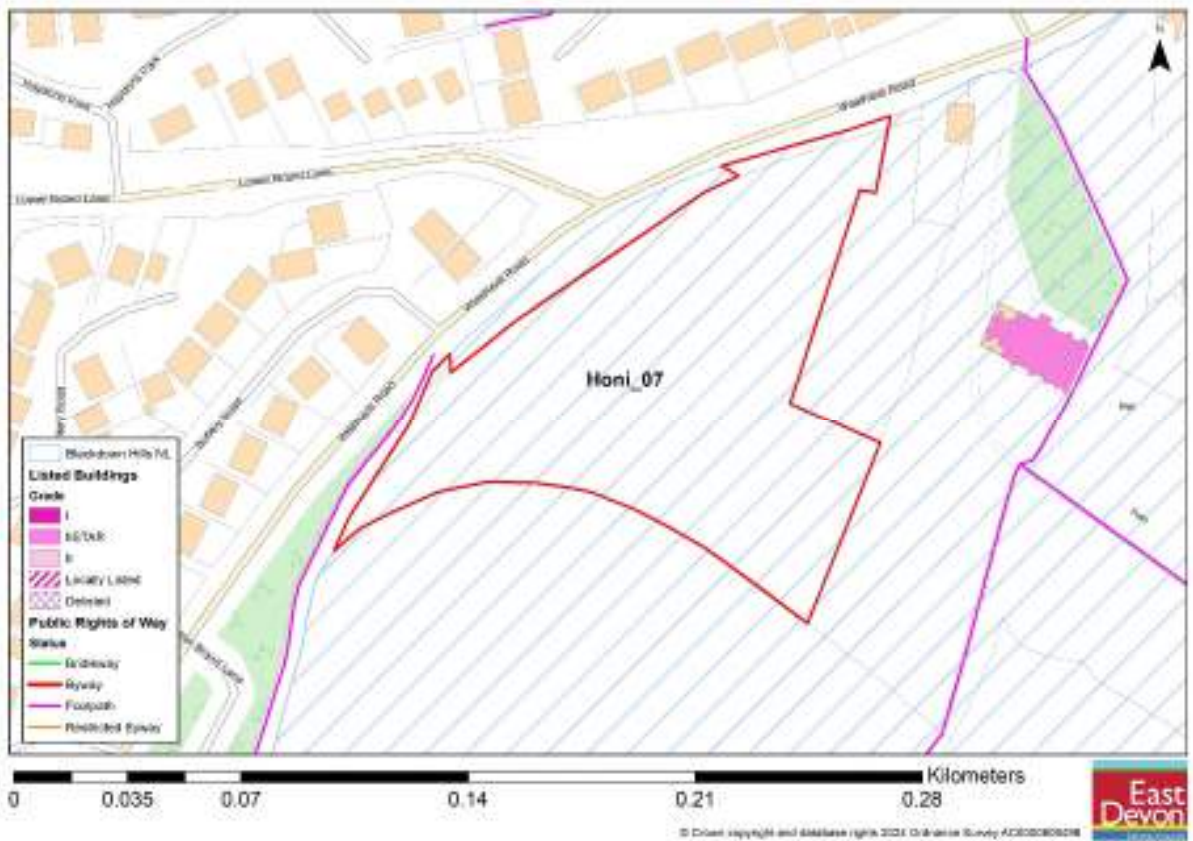
Reference number: Honi_07

Site area (ha): 1.17

Address: Land adjacent to St Michaels Church, Honiton, EX14 9TE

Proposed use: Residential

Site map



Photos



View from Waterleat Ave photo taken from access gate



View from Waterleat Ave photo taken from foot path



Access road photo taken from Waterleat Ave

Site Assessment Summary and Conclusion

Infrastructure

DCC - highways: Accessible from Waterleat Avenue OK. DCC - education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with the proposed sites at Gittisham and Dunkerswell - the possibility that a new primary school site needs to be allocated. Safe walking routes are required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.

Landscape

the site falls in the National Landscape. Site is within a designated landscape and has very high landscape value. The site has medium landscape sensitivity.

Historic environment

The site adjoins the grounds of the Church of St Michael, grade 2* listed building. The site is close to the the atual church and visible from the asset, although views are not open due to the presence of intervening hedgerows and trees. Both the site and asset use the same road as the main access. Development would have a Moderate impact on the historic environment.

Ecology

The site is covered by unimproved grassland, grazed by sheep with trees and vegetation on the edge of the site boundary. Section 41 (S41) Habitat of Principle Importance within 100m of the site. Minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 meters of 9 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

No specific opportunities are identified at this stage in respect of possible site development.

Yield (number of dwellings or hectares of employment land)

30

Contribution to spatial strategy

Compatible with status of Honiton in settlement hierarchy.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

This elevated greenfield site, in agricultural use, lies adjacent to the Church of St Michaels and it falls in National Landscape. Development of the site (30 max yield) would have a medium-high impact on the landscape and heritage, Whilst the site is sensitive, the site could potentially be a allocation option for some development.

9 Site Reference Honi_08

Site details

Settlement: Honiton

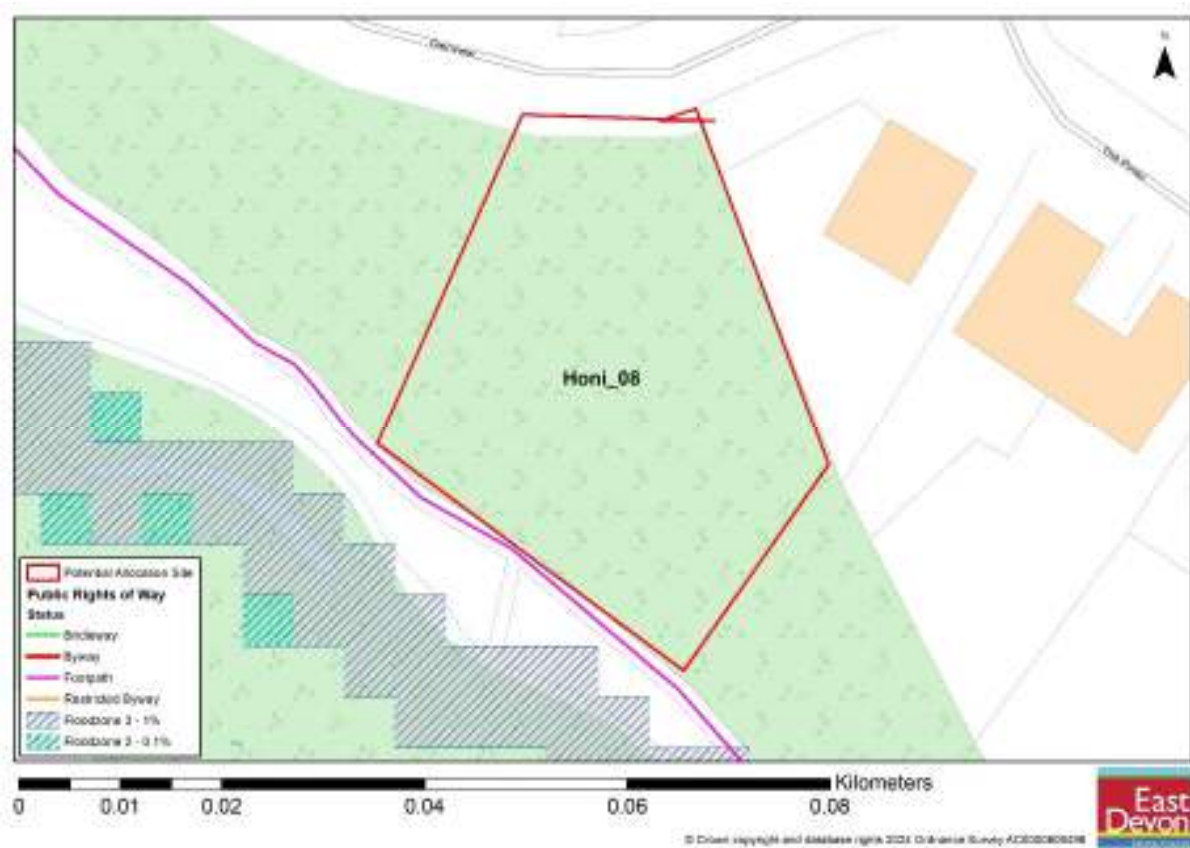
Reference number: Honi_08

Site area (ha): 0.15

Address: Land at the South Side of The Glenn Honiton, EX14 2NT

Proposed use: Residential

Site map



Photos



Existing Garden view from Glenview



Existing Garden view from Glenview



Access road and residential dwellings opposite to the site, photo taken from Glenview

Site Assessment Summary and Conclusion

Infrastructure

DCC - highways: Accessible from Glenview (but with possible flooding concerns). DCC - education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with the proposed sites at Gittisham and Dunkerswell - the possibility that a new primary school site needs to be allocated. Safe walking routes are required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.

Landscape

The site is located in the Honiton built-up area, in a residential neighbourhood. The site is not within a designated landscape. However, as the site has a strong connection with The Glen, the site has low-medium landscape sensitivity.

Historic environment

The site located in the Honiton built up area, no designated heritage asset within 100m

Ecology

The site is covered by unimproved grassland with various vegetation and trees, connected with The Glen with large numbers of large trees. Due to the connection with The Glen, development has Significant moderate adverse effects predicted

Accessibility

The site is within 1,600 meters of 9 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

No specific opportunities are identified at this stage in respect of possible site development.

Yield (number of dwellings or hectares of employment land)

6

Contribution to spatial strategy

Compatible with status of Honiton in settlement hierarchy.

Should the site be allocated?

No

Reasons for allocating or not allocating

This greenfield site with extensive vegetation cover falls in an easterly part of Honiton above the Glen, within an existing residential area. The site slopes sharply to the south. Development of the site would have a minor impact on the landscape due to the slopes. Development of the site would result in the encroachment on and partial severance of the green corridor at The Glen and would necessitate the destruction of an area of mapped priority habitat (Deciduous woodland) as well as degradation of the ecological quality of the surrounding woodland due to increased lighting and disturbance. This site forms part of the “core nature area” which is to be used within the future Local Nature Recovery Strategy. This site therefore has a potential major impact on ecology, which is disproportionate to its potential to provide only a limited number of units (6 max yield). This site is therefore not proposed for allocation.

10 Site Reference Honi_09

Site details

Settlement: Honiton

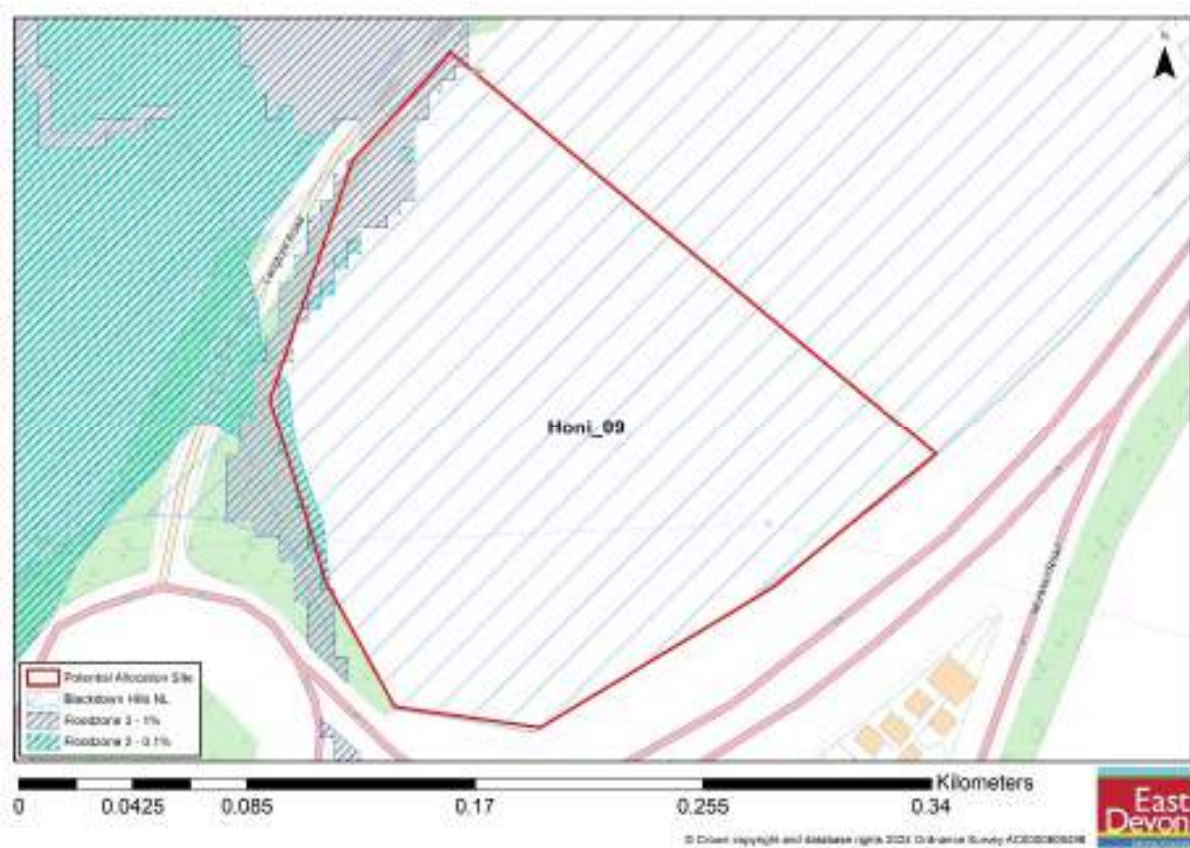
Reference number: Honi_09

Site area (ha): 3.58

Address: Former Honiton Showground, Langford Road, Honiton, EX14 4PN

Proposed use: Residential and employment

Site map



Photos



Capture from Google Map view from Langford Road

Site Assessment Summary and Conclusion

Infrastructure

DCC - highways: Accessible from Langford Rd NOT A30 or A35. DCC - education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with the proposed sites at Gittisham and Dunkerswell - the possibility that a new primary school site needs to be allocated. Safe walking routes are required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.

Landscape

The site falls in the National Landscape and can be viewed from adjoining roads. It is in a relatively isolated location within a designated landscape and has very high landscape value. The site has medium-high landscape sensitivity.

Historic environment

The site has no designated heritage asset within 100m

Ecology

The site is covered by improved grassland, with trees and vegetation on the edge of the boundary. Section 41 (S41) Habitat of Principle Importance within 100m of the site. Adjoining busy A30 & A35 road. Minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 meters of 9 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

The small part of the site (north and north west) falls in a Floodzone areas.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

No specific opportunities are identified at this stage in respect of possible site development.

Yield (number of dwellings or hectares of employment land)

50

Contribution to spatial strategy –

Compatible with status of Honiton in settlement hierarchy.

Should the site be allocated?

No

Reasons for allocating or not allocating

The site falls in National Landscape and is isolated by A35 from built up areas of Honiton. It is in an open area which would have an adverse impact on the landscape.

11 Site Reference Honi_10

Site details

Settlement: Honiton

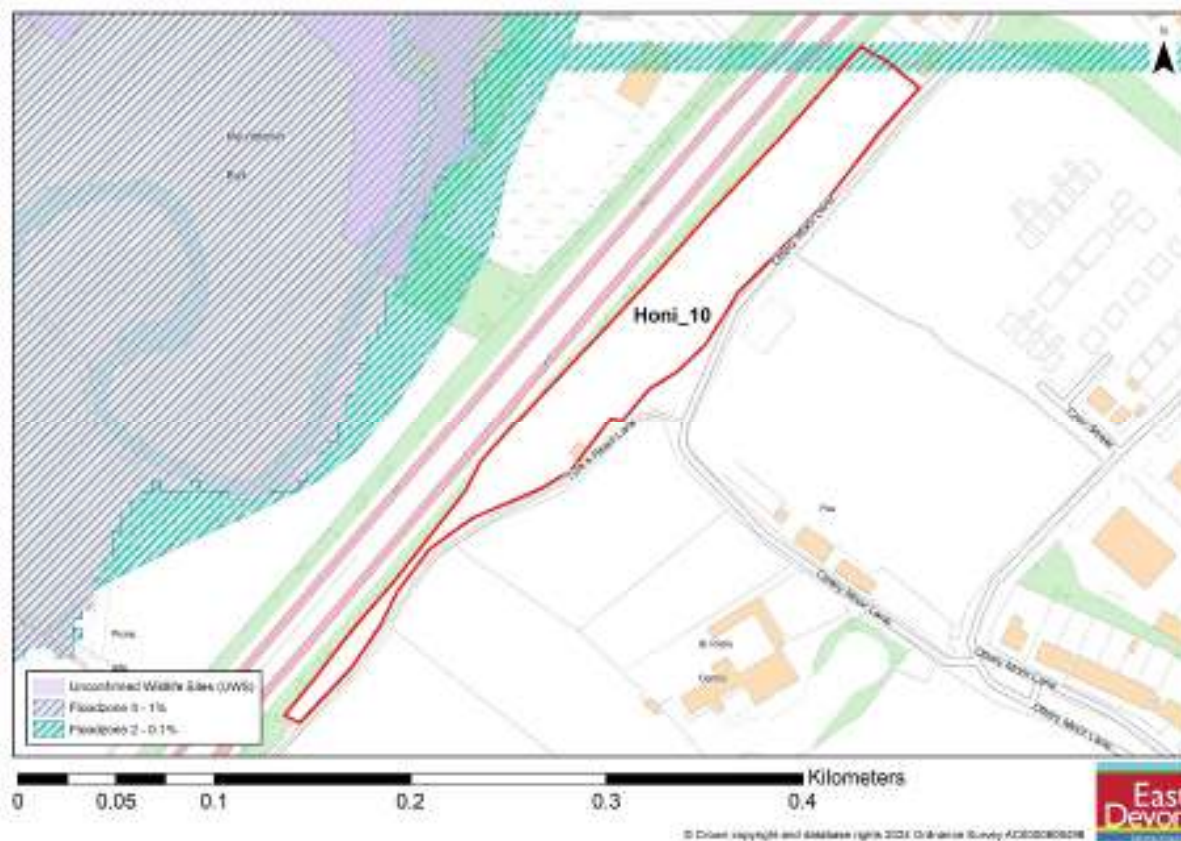
Reference number: Honi_10

Site area (ha): 1.25

Address: Land at Ottery Moor Lane (Easting: 315309 - Northing: 100674), EX14 1AR

Proposed use: Residential

Site map



Photos



Capture from Google Map view from Ottery Moor Lane

Site Assessment Summary and Conclusion

Infrastructure

DCC - highways: Access would be suitable through the parcel currently under construction, 19/0578/MRES Mountbatten Mews, giving manual for street cycle and ped links. Train and bus links are not far away. DCC - education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with the proposed sites at Gittisham and Dunkerswell - the possibility that a new primary school site needs to be allocated. Safe walking routes are required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.

Landscape

The site is located close to the Honiton built-up area. The site is not within a designated landscape, the site has low landscape sensitivity.

Historic environment

The site adjoins the busy A30 road. No designated heritage asset within 100m

Ecology

The site is covered by Unimproved grassland with trees on the edge of the site boundary. Section 41 (S41) Habitat of Principle Importance within 100m of the site. Minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 meters of 9 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

No specific opportunities are identified at this stage in respect of possible site development.

Yield (number of dwellings or hectares of employment land)

21

Contribution to spatial strategy

Compatible with status of Honiton in settlement hierarchy.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

This site forms a narrow strip of Greenfield land on the northern side of Honiton, south of the A30. The site is well-screened but lies close to the A30 and a new residential development site. Vehicle noise impacts would be the major impact on development suitability. In other respects, the site appears well-placed for development.

12 Site Reference Honi_12

Site details

Settlement: Honiton

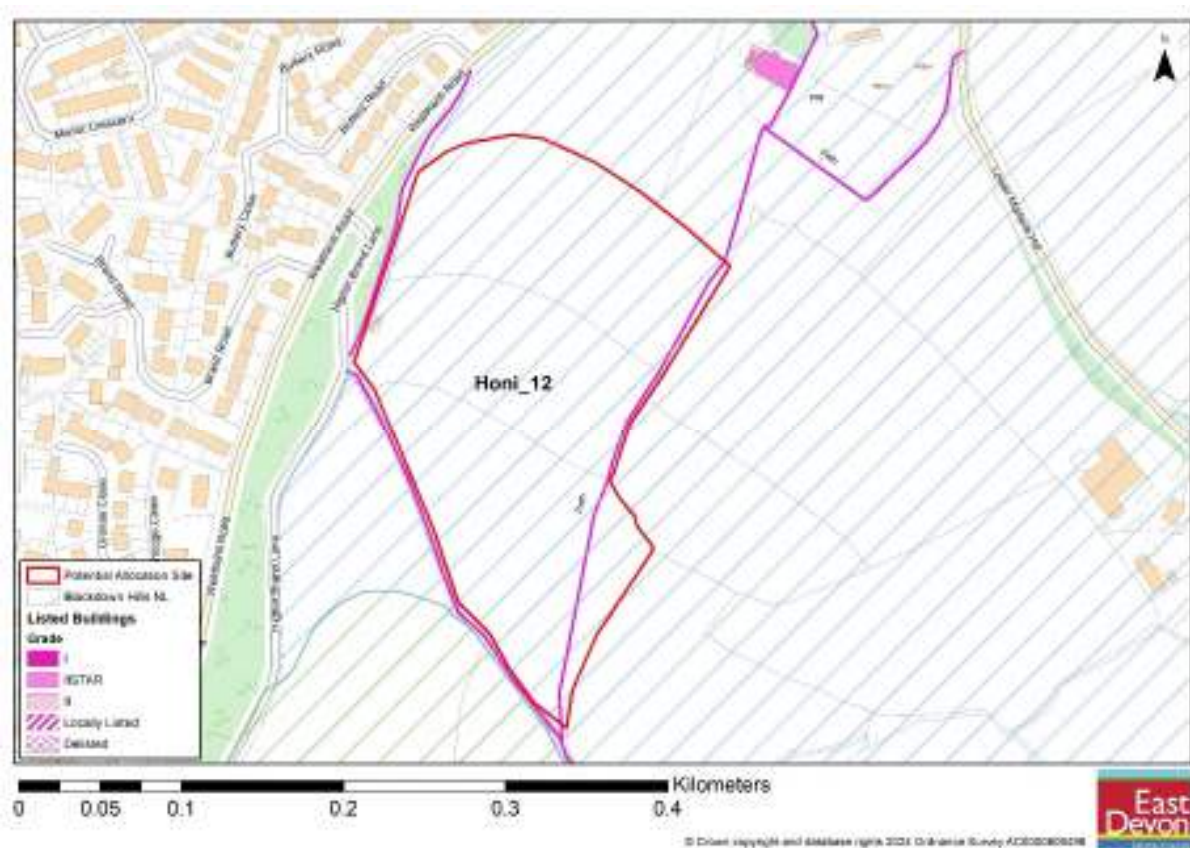
Reference number: Honi_12

Site area (ha): 4.75

Address: land on the south-east side of Cuckoo Down Lane, Honiton and land at Lower Marl pits Farm, Honiton, EX14 9TB

Proposed use: Residential

Site map



Photos



view from Higher Brand Lane



view from Higher Brand Lane



Existing access road view from Higher Brand Lane

Site Assessment Summary and Conclusion

Infrastructure

DCC - highways: Higher Brand Lane is constrained and may only support smaller-scale development, additional third-party land would need to be brought forward to secure better access. Potential PROW diversion, landscape change in height, bus stops and ped-only pavement near Weatherill Road. DCC - education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with the proposed sites at Gittisham and Dunkerswell - the possibility that a new primary school site needs to be allocated. Safe walking routes are required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.

Landscape

The site falls in the National Landscape, The Site is within a designated landscape and has very high landscape value. The site has medium landscape sensitivity.

Historic environment

The site adjoins the Church of St Michael, Grade 2* listed building, The site is close to the asset and visible from the asset, although views are not open due to the presence of intervening hedgerows and trees. Both the site and asset use the same road as the main access. Development would have a Moderate impact on the historic environment.

Ecology

The site is covered by improved grassland with trees and vegetation on the edge of the site boundary. Section 41 (S41) Habitat of Principle Importance within 100m of the site. Minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 meters of 9 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

No specific opportunities are identified at this stage in respect of possible site development.

Yield (number of dwellings or hectares of employment land)

71

Contribution to spatial strategy - Compatible with status of Honiton in settlement hierarchy.

Should the site be allocated?

No

Reasons for allocating or not allocating

This elevated greenfield site, in agricultural use, lies adjacent to the Church of St Michaels and it falls in an National Landscape. The development would have both landscape and heritage adverse impacts.

13 Site Reference Honi_13

Site details

Settlement: Honiton

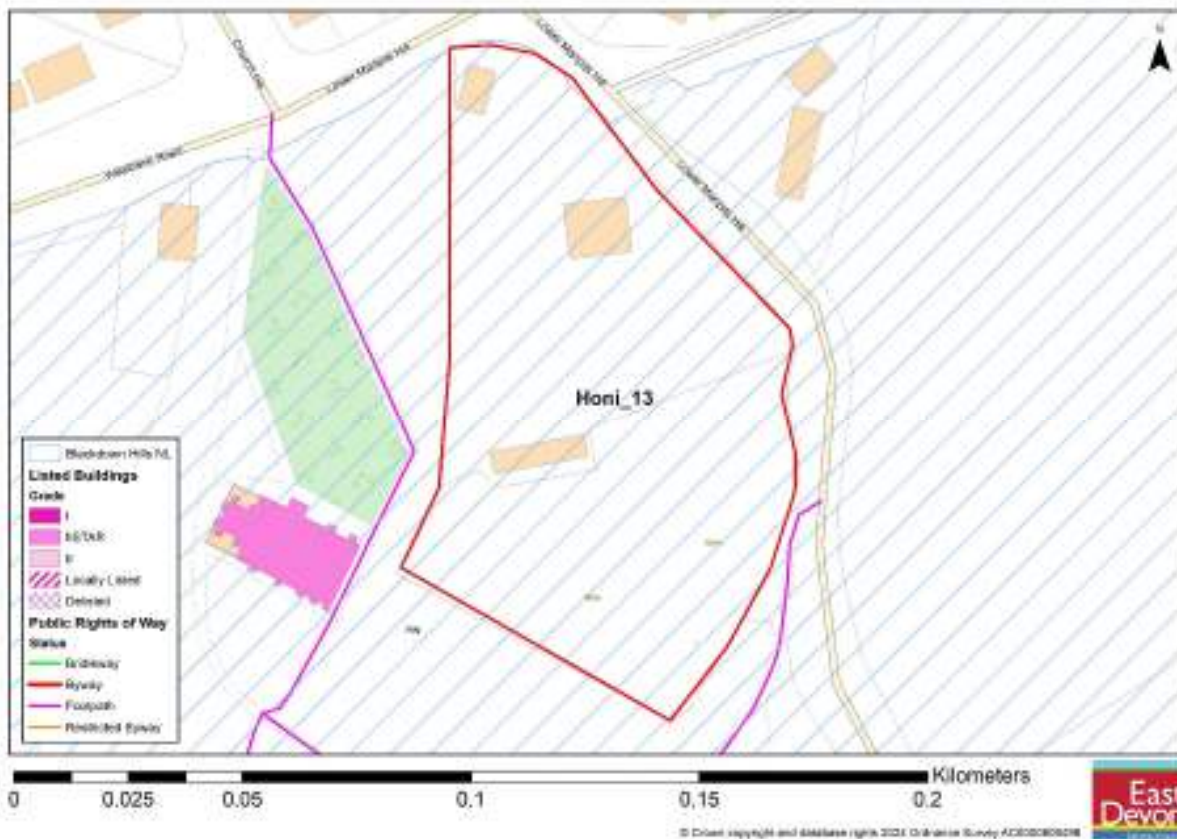
Reference number: Honi_13

Site area (ha): 0.83

Address: Middle Hill, Church Hill, Honiton, EX14 9TE

Proposed use: Residential

Site map



Photos



Existing dwellings and garden view from Lower Marl pits Hill



Existing dwellings and garden view from Lower Marl pits Hill



Access road view from Lower Marlpits Hill



Access road view from Waterleat Ave

Site Assessment Summary and Conclusion

Infrastructure

DCC - highways: There is an existing access to the site at the existing entrance to Middle Hill House. An alternative access could also be provided from the adjacent rural lane. This site is on the periphery of the town of Honiton, but it would be acceptable in principle for residential development from a transportation point of view, subject to satisfactory access design. DCC - education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an

assessment in conjunction with the proposed sites at Gittisham and Dunkerswell - the possibility that a new primary school site needs to be allocated. Safe walking routes are required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.

Landscape

The site falls in the National Landscape, The Site is within a designated landscape and has very high landscape value. The site has medium landscape sensitivity.

Historic environment

The site adjoining the Church of St Michael, grade 2* listed building, The site is close to the asset and visible from the asset, although views are not open due to the presence of intervening hedgerows and trees. Both the site and asset use the same road as the main access. Development would have a Moderate impact on the historic environment.

Ecology

Residential Garden in the site, with various trees, flowers and vegetation, esp. trees on the edge of the site boundary. Section 41 (S41) Habitat of Principle Importance within 100m of the site. Minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 meters of 9 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

The south-western section of the property has conditional planning approval for demolishing the existing barn and building a new dwelling (replacing the one approved under application 20/2256/FUL). It covers a small part of the site, it should not impact the development potential. (Planning application ref. 21/2641/FUL).

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

No specific opportunities are identified at this stage in respect of possible site development.

Yield (number of dwellings or hectares of employment land)

10

Contribution to spatial strategy

Compatible with status of Honiton in settlement hierarchy.

Should the site be allocated?

Yes - See notes

Reasons for allocating or not allocating

This site falls in National Landscape and adjoining the Church of St Michael, grade 2* listed building. The site is close to the asset and visible from the asset, although views are not open due to the presence of intervening hedgerows and trees. Development of the site (10 max yields) would have impacts on heritage and a medium impact on the landscape. However, these impacts can be adequately addressed through careful design and landscaping.

14 Site Reference Honi_14

Site details

Settlement: Honiton

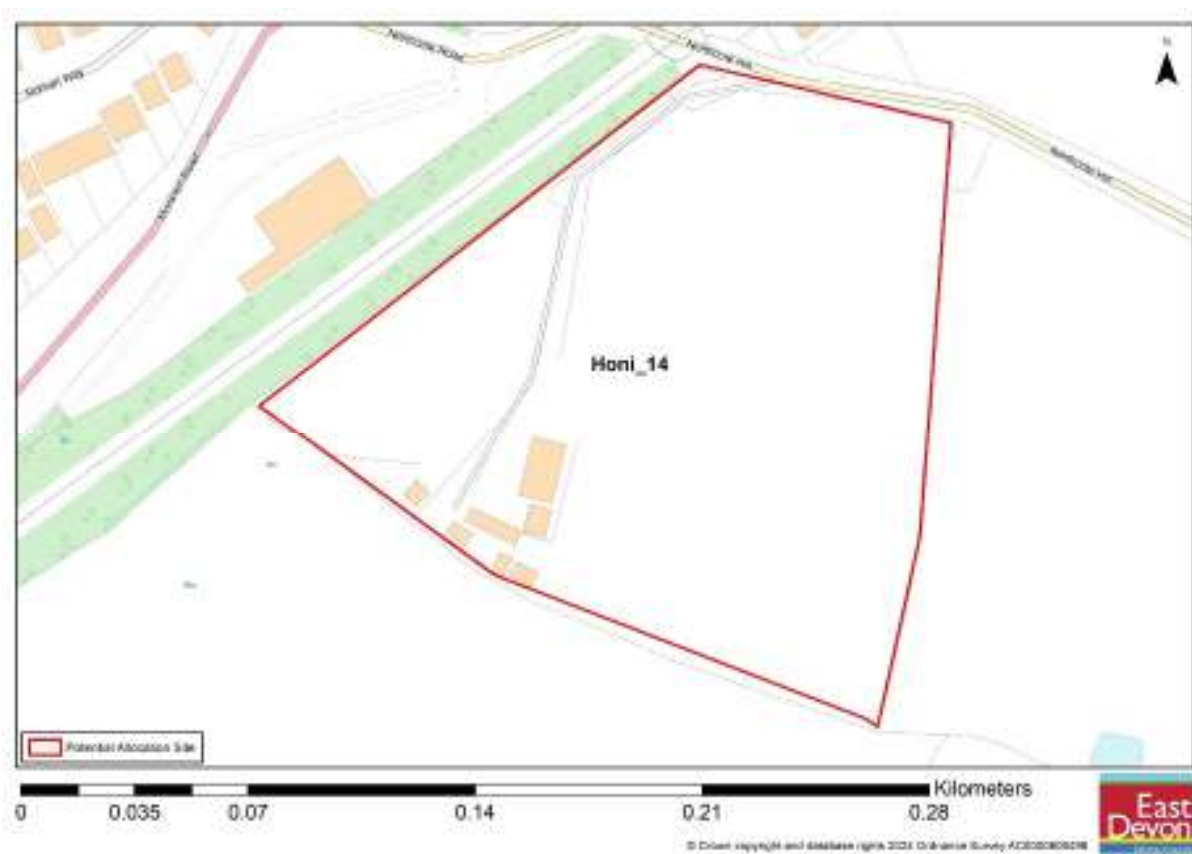
Reference number: Honi_14

Site area (ha): 2.60

Address: Hurlakes, Northcote Hill, Honiton, Devon, EX14 9UP

Proposed use: Residential

Site map



Photos



View from Northcote Hill, photo taken from the gate.



Access road of Northcote Hill

Site Assessment Summary and Conclusion

Infrastructure

DCC - highways: Poor ped/cycle links to Honiton, with substandard carriageway width under the railway bridge. DCC - education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with the proposed sites at

Gittisham and Dunkerswell - the possibility that a new primary school site needs to be allocated. Safe walking routes are required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.

Landscape

The site is sheltered by trees and hedgerows, with adjoining arable landcover. The site is not within a designated landscape however development could have a visual impact on the National Landscape. The site has medium landscape sensitivity.

Historic environment

The site located in a comparatively remote location from Honiton, no designated heritage asset within 100m

Ecology

The site is covered by Unimproved grassland, including overgrown grass, Trees and vegetation on the edge of the site boundary. No ecological designations within 100m of the site. minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 meters of 9 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

No specific opportunities are identified at this stage in respect of possible site development.

Yield (number of dwellings or hectares of employment land)

30

Contribution to spatial strategy

Compatible with status of Honiton in settlement hierarchy.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

This site lies on the eastern side of Honiton, south of the railway and is accessed via a narrow stretch of road under the railway. The site is close to the National Landscape and comparatively isolated from the existing development at Honiton. Development of the site could have possible adverse landscape impacts and therefore some sensitivity in terms of the built form used would be needed. However much of the site is well-screened preventing significant adverse impacts.

15 Site Reference Honi_15

Site details

Settlement: Honiton

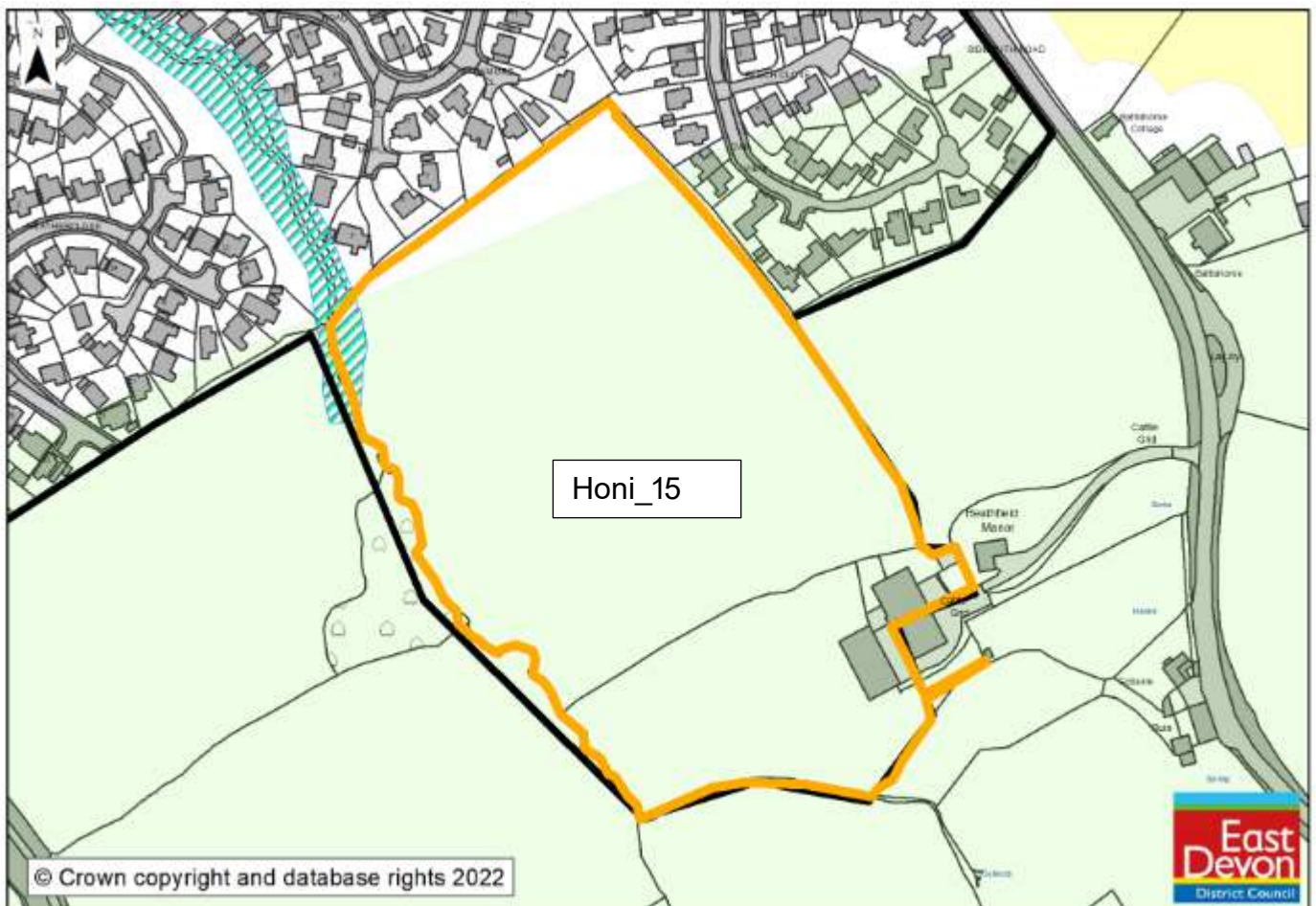
Reference number: Honi_15

Site area (ha): 8.94

Address: Land at Heathfield, Honiton, EX14 3TX

Proposed use: Residential

Site map



Photos



Capture from Google Map view from Sidmouth Road



Capture from Google Map view from Sidmouth Road

Site Assessment Summary and Conclusion

Infrastructure

DCC - Waste: Half of the site extends into Waste Consultation Zone (WCZ) but no Waste planning authority objection. DCC - highways: Accessible from A375 Sidmth Rd & Hayne Lane DCC - Education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with the proposed sites at Gittisham and Dunkerswell - the possibility that a new primary school site needs to be allocated. Safe walking routes are required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.

Landscape

The site falls in the National Landscape and can be viewed from surrounding areas. The site is within a designated landscape and has very high landscape value. The site has medium-high landscape sensitivity.

Historic environment

The site is located on the edge of the Honiton built up area, there are no designated heritage asset within 100m.

Ecology

The site is covered by improved grassland with trees and vegetation on the edge of the site boundary. No ecological designations within 100m of the site. Minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 meters of 7 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

There are potential flooding concerns on the periphery of the site.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

No specific opportunities are identified at this stage in respect of possible site development.

Yield (number of dwellings or hectares of employment land)

79

Contribution to spatial strategy

Compatible with status of Honiton in settlement hierarchy.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

This site is within National Landscape and falls on the southwest edge of Honiton and comprises of sloping farmland that abuts development to the north and rises to the south. There was a planning application, 15/1027/MOUT, that was previously refused permission. Whilst the site is sensitive, the site could potentially be an allocation option for some development, though with particular care given the National Landscape status of the site. The National Landscape status of the site could become a moderating consideration impacting capacity. In the absence of sufficient less harmful sites, the allocation of this site is considered to be appropriate.

N.B – Adjoining land to the east and west of the site has also been submitted for consideration but not consulted on to date. The inclusion of these additional parcels requires further consideration and will be reported on separately to a future meeting as appropriate.

16 Site Reference GH/ED/39

Site details

Settlement: Honiton

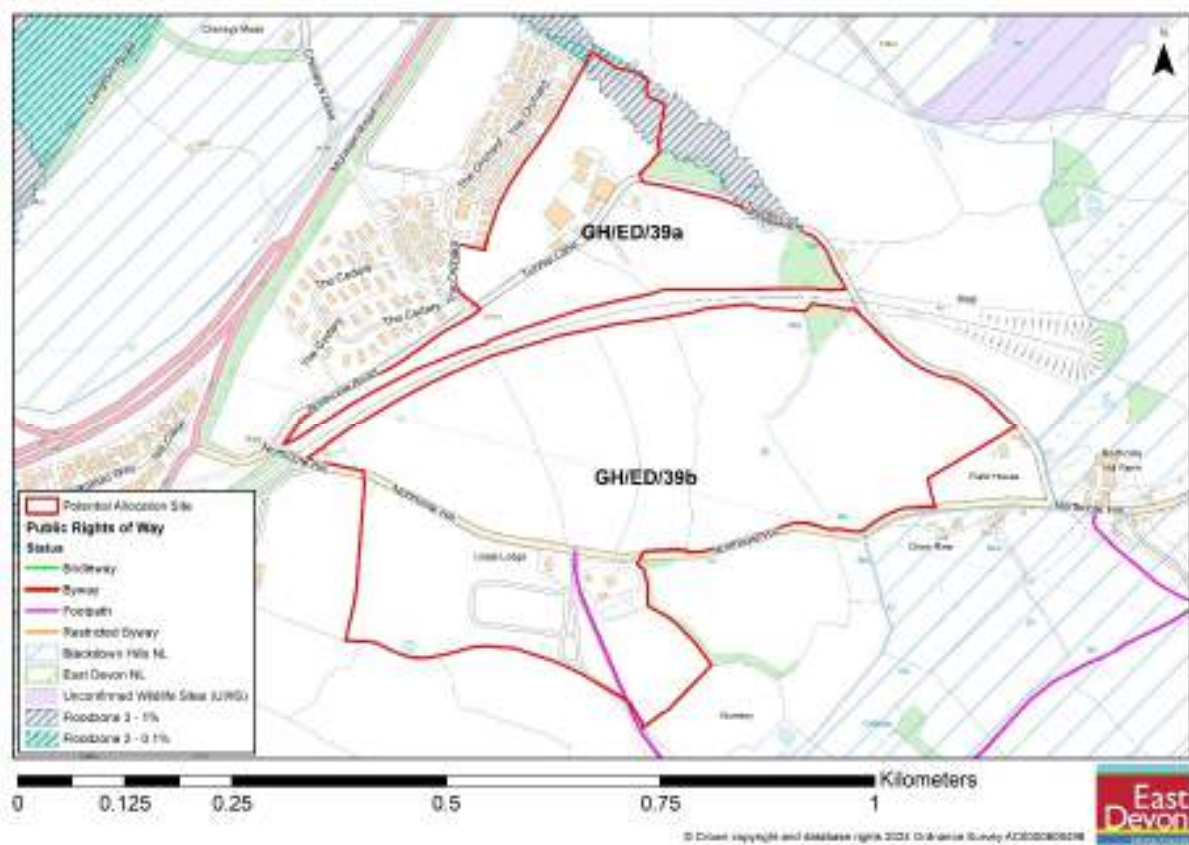
Reference number: GH/ED/39

Site area (ha): 28.30

Address: Land south of Northcote Hill, Honiton

Proposed use: Residential

Site map



Photos



Site existing condition – GH/ED/39b photo taken from the access gate at Northcote Hill



View from Tunnel Lane



Access Road to GH/ED/39a – photo taken from Tunnel Lane



Existing Northcote Hill Farm Photo taken from Tunnel Lane

Site Assessment Summary and Conclusion

Infrastructure

Access: The site is accessed via either Northcote Hill or Northcote Road/Tunnel Lane, which are narrow country lanes leading from the A30/A35 junction at the eastern end of Honiton. Access to the majority of the site is constrained by relatively narrow roads under railway bridges. Access improvements and associated traffic management may be required.

Landscape

Landscape sensitivity: High. The site is outside but abuts the Blackdown Hills National Landscape, which wraps around the eastern end of Honiton and is in close proximity to the East Devon National Landscape which starts further up Tower Hill. Parts of the site have significant intervisibility with the Blackdown Hills National Landscape to the north of the A30, where they would highly likely be visible from key vantage points such as Dumpdon Hill. However, the site may be seen in the context of the existing settlement, A30 and A35 to an extent. Natural England advised that the site may struggle to meet the NPPF exception test in terms of impact on the National Landscape, as better options for development exist elsewhere. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various Public Rights of Way in the wider landscape context, one of which crosses the site. Some are highly likely to offer views of the site. Requires further visual assessment.

Historic environment

The site located in the remote location in Honiton, no designated heritage asset within 100m

Ecology

The north of the railwayline the site is covered by improved grassland with small areas having overgrown grass and grazed by sheep, and to the south of the railway site is mixed with improved grassland and arable. Trees and vegetation on the edge of the site boundary. Two small woodlands within the site. Minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 meters of 9 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

Flooding: In addition to the area within Floodzone 3, a small area (c.0.02ha) on the north side of the site lies within Floodzone 2. This area has a medium probability of experiencing fluvial flooding and only has the potential to be developed for reside

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

No specific opportunities are identified at this stage in respect of possible site development.

Yield (number of dwellings or hectares of employment land)

100 (for opartial site development)

Contribution to spatial strategy –

Compatible with status of Honiton in settlement hierarchy.

Should the site be allocated?

Yes, partly GH/ED/39a

Reasons for allocating or not allocating

Whilst this site did not pass stage 2 HELAA Panel assessment it was deemed appropriate to appraise it given known developer interest in the site and potential that is felt to exist to overcome constraints, notably in respect of highway considerations. The site straddles the railway line and parts of the site to the north of the railway are identified as offering reasonable development potential (assuming any highway constraint concerns can be overcome). South of the railway the land rises quite steeply and the site is divorced from the built-up edges of Honiton.

If whole site is not suitable for allocation, could a smaller part be allocated?

Yes, the northern part GH/ED/39a .



East Devon Local Plan 2020-2040

Site Selection report

Dunkeswell



September 2024. Version 1

Contact details

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EX14 1EJ

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[@eastdevon](https://www.instagram.com/eastdevon)

To request this information in an
alternative format or language
please phone 01404 515616 or
email csc@eastdevon.gov.uk

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1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2040 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not.¹ The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites or not.²
- 1.3 For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site, or not. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of sites at Dunkeswell. A map of all the sites which have been assessed is below, followed by a table which highlights the site selection findings.
- 1.5 In addition to the sites which have been subject to assessment, other sites were not assessed because they did not pass ‘site sifting’. This stage of the process rules out sites that are not ‘reasonable alternatives’ and therefore not considered as potential allocations in the Local Plan. In summary, to pass site sifting and therefore be considered as a potential allocation, the site should be identified as suitable, available, achievable in the HELAA; in a suitable location; not already allocated in a ‘made’ Neighbourhood Plan; and not already have planning permission. For obvious reasons, overlapping sites will only be assessed once. Further detail is contained in the Site Selection methodology.
- 1.6 The following sites did not pass site sifting at Dunkeswell:
 - Dunk_03 overlaps with Dunk_02.
 - Dunk_04 is unachievable in the HELAA due to no access from public highway.

¹ INSERT WEB LINK TO UPDATED VERSION OF METHODOLOGY, ALSO INCL. ECOLOGY, LANDSCAPE, HESA SPECIFIC METHODOLOGIES

² Following the approach advocated by the Planning Advisory Service – see Topic 5 – Site Selection Process: [Future Proofing the Plan Making Process | Local Government Association](#)

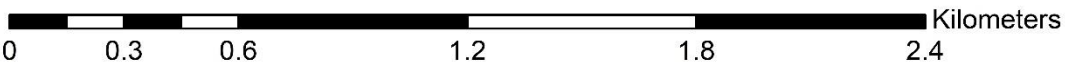
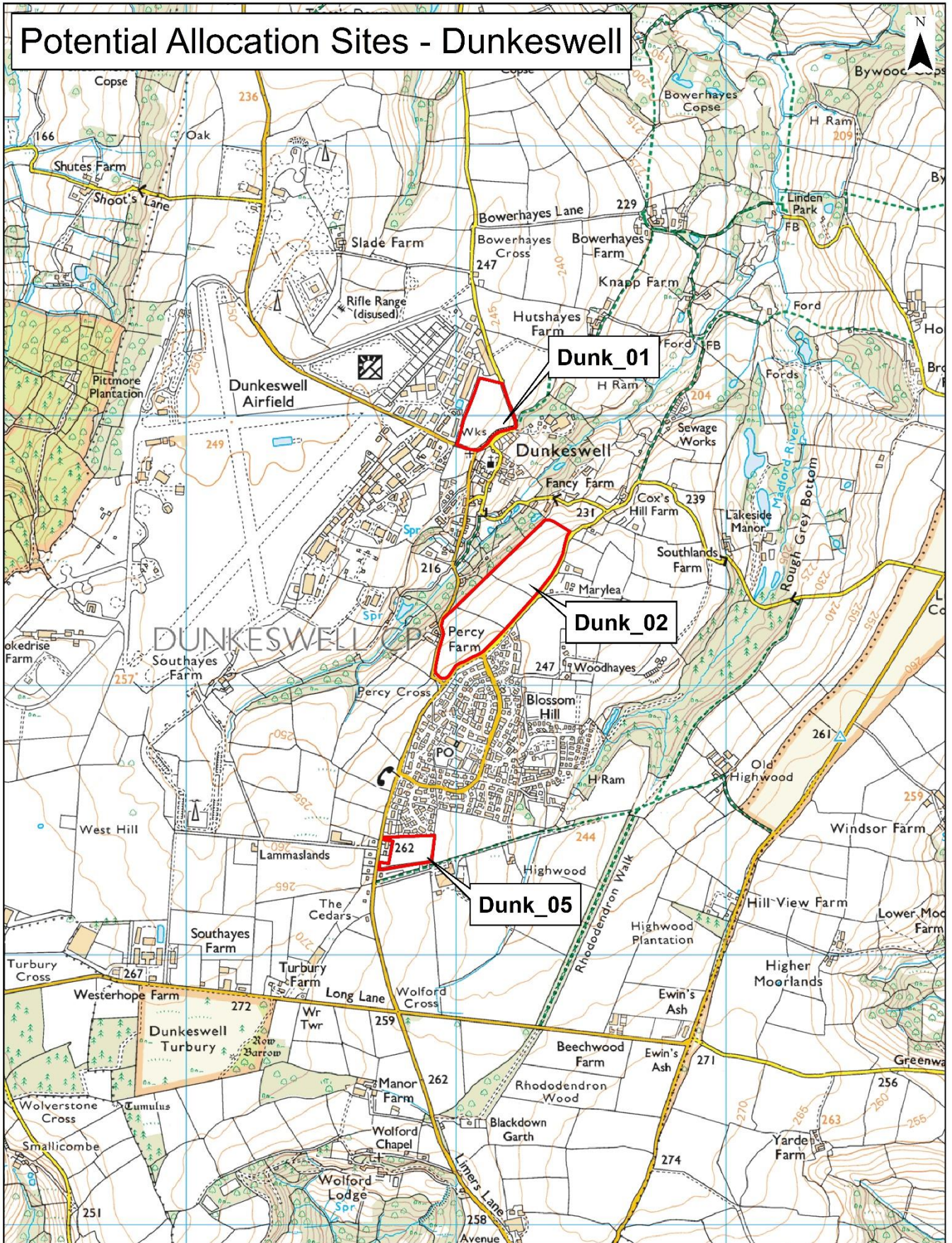


Figure 1.1: Overview of Site Selection findings at Dunkeswell

Site reference	Number of dwellings / hectares of employment land	Allocate?
Dunk_01	53	No
Dunk_02	150	No
Dunk_05	43	Yes

2 Site Reference Dunk_01

Site details

Settlement: Dunkeswell

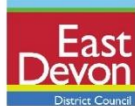
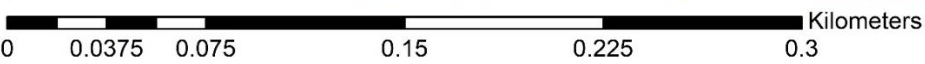
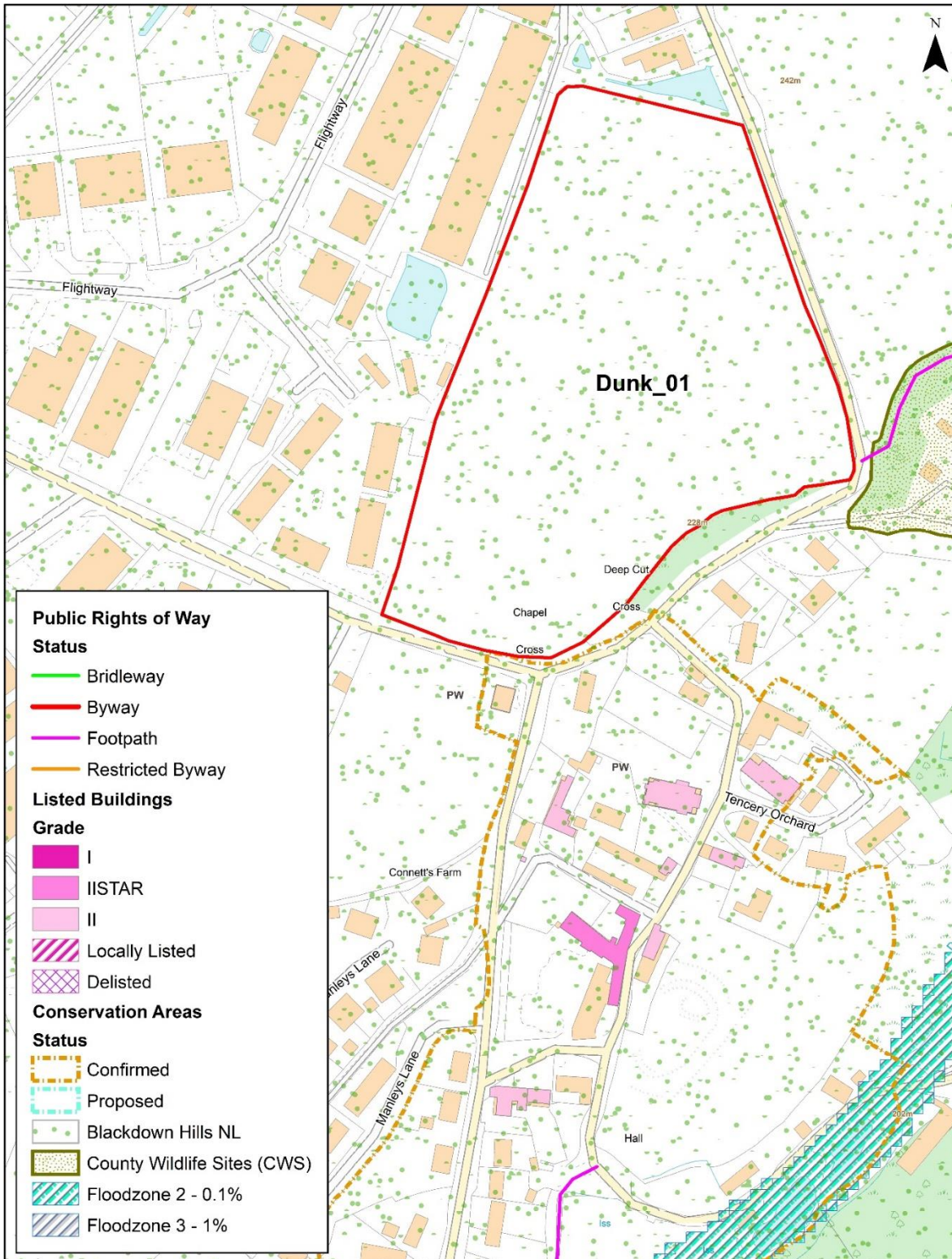
Reference number: Dunk_01

Site area (ha): 3.592

Address: Land at Hutshayes Farm

Proposed use: Residential

Site map



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Photos



Looking across the site from the southern boundary



Looking northwest towards the site from beyond the southern boundary. The site is considerably higher than the road here



Looking across the site from the eastern boundary gives a strong sense of the openness and rural character of the site

Site Assessment Summary and Conclusion

Infrastructure

Close to facilities but village lacks pavements and lighting. Hedgerow would need to be removed to gain access

Landscape

High- National Landscape site. Industrial area edge provides some context of built form, but this is softened by landscaping and the presence of mature hedgerows and trees meaning the site has mostly a rural, countryside appearance. The topography is such that roadside views are partly blocked by a hedgerow

Historic environment

High- adjoins Conservation Area and close to several listed buildings which would be impacted.

Ecology

Significant impact- adjoins woodland (priority habitat), significant hedgerow removal to enable access

Accessibility

Facilities are within 1600m but no pavements/lighting. Infrequent bus service

Other constraints

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

53 dwellings

Contribution to spatial strategy

Dunkeswell is a service village in the emerging Local Plan settlement hierarchy

Should the site be allocated?

No

Reasons for allocating or not allocating

The site is unacceptable in landscape, ecology and heritage terms

If whole site is not suitable for allocation, could a smaller part be allocated?

No

3 Site Reference Dunk_02

Site details

Settlement: Dunkeswell

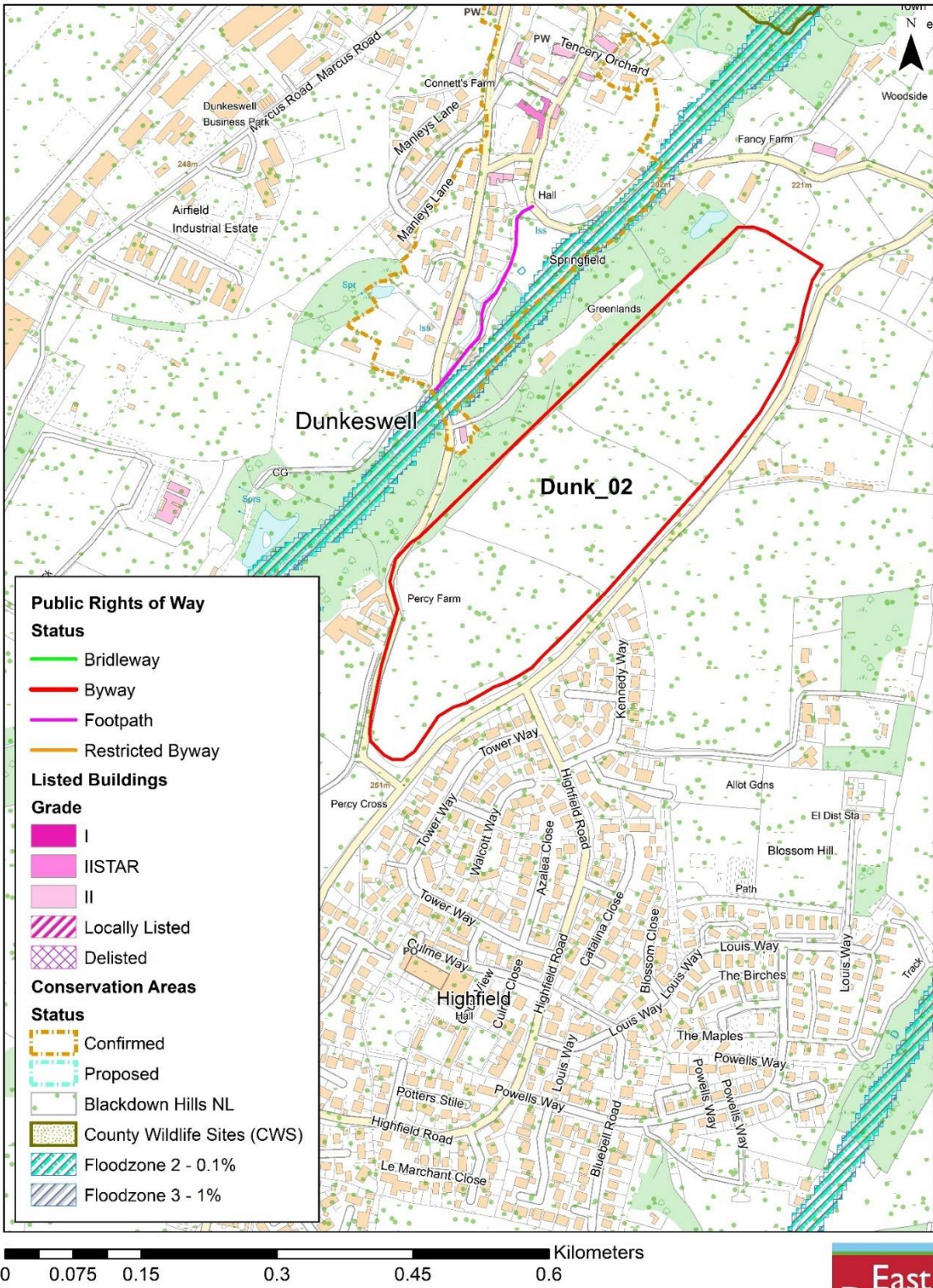
Reference number: Dunk_02

Site area (ha): 10.92

Address: Land East of Manleys Farm, Dunkeswell, Honiton, Devon, Ex140SZ

Proposed use: Residential

Site map



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Photos



Site from the north east looking west



From the middle field eastern corner looking north west. The old village and airfield are glimpsed in the distance



The site is on the left. Modern housing extends up to the opposite side of the road from this southernmost section of the site

Site Assessment Summary and Conclusion

Infrastructure

Close to facilities but village lacks pavements and lighting. Hedgerow would need to be removed to gain access

Landscape

High- National Landscape site. Bounded by mature hedgerows and trees meaning the site has a remote , countryside appearance. Very sensitive to change

Historic environment

Minor- close to Conservation area and listed buildings but no unacceptable impact

Ecology

Significant impact- partially comprises woodland (priority habitat), significant hedgerow removal to enable access. TPO'd trees and other mature trees would be impacted

Accessibility

Facilities are within 1600m but no pavements/lighting. Infrequent bus service

Other constraints

None identified

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

150

Contribution to spatial strategy

Dunkeswell is a service village in the emerging Local Plan settlement hierarchy

Should the site be allocated?

No

Reasons for allocating or not allocating

The unacceptable ecological and landscape impacts can't be mitigated

If whole site is not suitable for allocation, could a smaller part be allocated?

No

4 Site Reference Dunk_05

Site details

Settlement: Dunkeswell

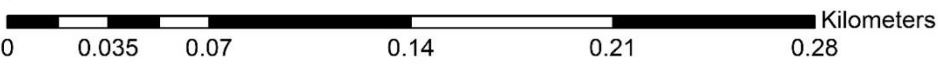
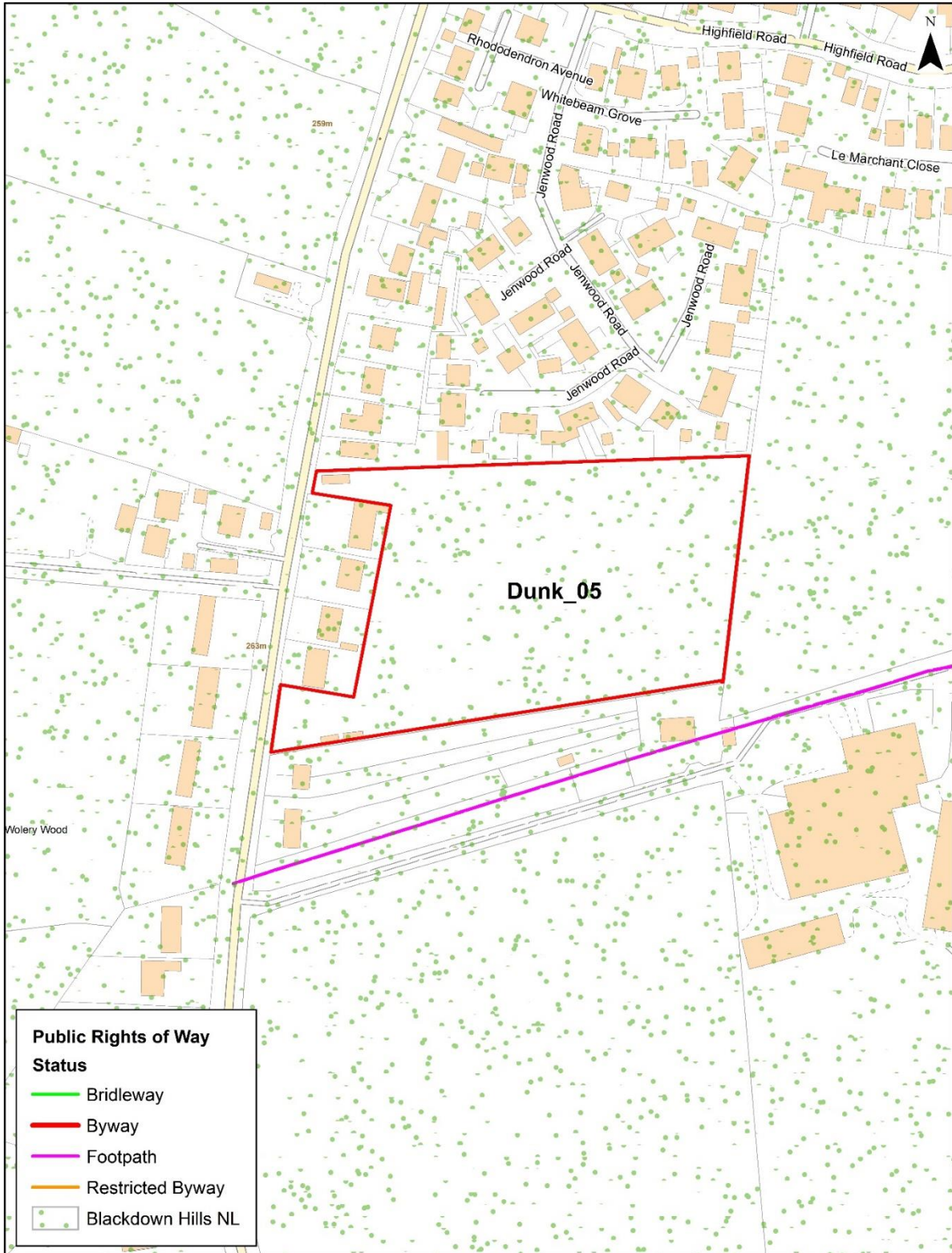
Reference number: Dunk_05

Site area (ha): 1.79

Address: Broomfields Dunkeswell, EX144QH

Proposed use: Residential

Site map



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Photos



The site is difficult to see from outside, the aerial photo shows the extent of it



The site viewed from the adjacent housing estate. The boundary trees are protected by preservation orders



The site lies beyond this access and the adjoining gardens, so is barely visible in this picture. It does show the wider landscape setting

Site Assessment Summary and Conclusion

Infrastructure

Close to facilities but village lacks pavements and lighting. Hedgerow would need to be removed to gain access

Landscape

High-National Landscape site. Greenfield site set within context of residential area to north and large detached properties and gardens along western / southern border. TPO mature trees / hedge row to northern and eastern borders / mature hedgerow to south. Agricultural land to east. Adjacent to potentially contaminated land to the south east corner (poultry houses).

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected.

Ecology

Minor- TPO along whole north and eastern boundary and numerous large trees including oak, beech and ash but the main site can be developed as these are contained in the boundaries.

Accessibility

Facilities are within 1600m with some pavements/lighting in this part of the village. Infrequent bus service

Other constraints

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

As a minimum a pedestrian link should be provided from the southeast corner of the site and corner of adjacent field to link to Dunkeswell footpath 2

Yield (number of dwellings or hectares of employment land)

43

Contribution to spatial strategy

Dunkeswell is a service village in the emerging Local Plan settlement hierarchy

Should the site be allocated?

Yes. Whole site should be allocated

Reasons for allocating or not allocating

Site relates well to adjoining residential uses. Close to facilities and this part of the village has pavements. Site is not visible in the wider landscape and is seen against existing development, the protected and mature trees can be retained in boundaries. A pedestrian link should be provided from the southeast corner of the site and corner of adjacent field to link to Dunkeswell footpath 2

Local Plan Member Working Group – Note of Discussions

Honiton and surrounds – 2 August 2024

Working Party Attendees – Cllr Todd Olive, Cllr Mike Howe, Cllr Jess Bailey, Cllr Brian Bailey

Other Attendees – Cllr Colin Brown, Cllr Jenny Brown, Serena Sexton (Honiton TC), Paul Kendall (Upottery TC), Cllr Yehudi Levine, Cllr Roy Collins, John Sipple (Dunkeswell PC), Jill Wardle (Combe Raleigh PC).

Officers – Ed Freeman, Matthew Dickins, Sam Luk

Apologies – Cllr Paul Arnott

Issues/ Site Ref	Comments	Additional Attendees
Dunkeswell		
General comments	<ul style="list-style-type: none"> Concern was raised that Dunkeswell should not be categorised as a service village – highlighted the village did not have a pub or school and the road to the village was narrow and twisty (but it was pointed out that there was a range of other facilities). Noted that local plan work had set out a spatial strategy for development. 	
Dunk_01	<ul style="list-style-type: none"> Noted that grounds for objection included landscape, heritage and ecology reasons. 	
Dunk_02	<ul style="list-style-type: none"> Advised that the site accommodated the football club and air ambulance (though questioned how much of the site these uses used). There was no positive reference to the potential for this site to be allocated for development. 	
Dunk_04	<ul style="list-style-type: none"> Highlighted that part of this site was occupied by existing bungalows. In this context a housing needs survey had advised 12 affordable houses were needed with 12 having been built. 	
Dun_05	<ul style="list-style-type: none"> Concern was raised about the acceptability of securing a highway access into this site and highway access more generally (though noted that Devon County Council as highway authority had not raised objections). Considered that there would need to be the loss of one or more trees to secure highway access. Highlighted that there was no public footpath from the site and into the village (it was contested that land owners would not allow footpaths through adjoining developed areas which would otherwise avoid using the road). Concerns were raised about flooding and water run-off issues at the site. 	
Upottery		
<p>Upottery failed in the tests to be classified as service village in the settlement hierarchy assessment work. The villages lacked the requisite number of facilities identified as required. However, there was a request from Upottery Parish Council to attend the meeting to present a case for the suitability of the village to accommodate a development allocation in the local plan.</p>		

Issues/ Site Ref	Comments	Additional Attendees
General comments	<ul style="list-style-type: none"> It was contested that as Upottery had a good range of facilities, close to those required to fall in the hierarchy, it should be elevated to status of a service village. It was highlighted that the pub also serves as a shop. It was also highlighted that residents access services and facilities in nearby settlements. It was highlighted that the Neighbourhood Plan group had supported modest development in the village (it was noted that there is nit a Neighbourhood plan for the village but one could be produced with the option to seek to make land allocations for development). <p>Action: Officers to review classification of Upottery in the settlement hierarchy</p>	
Upot_01	<ul style="list-style-type: none"> There was support expressed for development of land on the eastern edge of the village to accommodate around 20 houses. Development was suggested as offering scope to improve highway safety issues. 	
Honiton		
<p>It should be noted that there are a number if sites on the eastern side of Honiton (deemed to be ‘at’ Honiton in respect of local plan making work) that fall in Gittisham Parish. Representatives of Gittisham parish attended the working party meeting held on 9th August 2024. However, for ease of referencing their comments, and reading them alongside Honiton representative comments, they are included in this report. It should be noted that issues surrounding potential for further development elsewhere in Gittisham parish were not raised at the meeting.</p>		
General comments	<ul style="list-style-type: none"> There was concern raised in respect of facilities serving the town, sports facilities highlighted, though also some recognition for appropriateness of further development. 	
Sites on the western side of the town - general	<ul style="list-style-type: none"> Representatives from Honiton town were broadly comfortable with development on the western side of the town. Representatives from Giitisham, however, raised concerns, including potential for encroachment on and towards Gittisham village. 	
Gitti_03 and Gitti_04	<ul style="list-style-type: none"> Highlighted that these employment sites had been allocated in the existing local plan and had not been developed. It was noted that infrastructure costs for the sites would be very high and there was lack of viability evidence to show deliverability (it was highlighted that work is ongoing looking into viability considerations – it was questioned if some residential development on this land could be appropriate). Surprise was expressed around reference for potential new railway station in the assessment notes. Suggested that 15 hectares of new employment land is not needed. 	
Gitti_05b	<ul style="list-style-type: none"> Highlighted that part of the site is in the East Devon National Landscape (need to demonstrate development is in the public interest). 	
Honi_15	<ul style="list-style-type: none"> Noted that this site was on rising ground with landscapes impact concerns noted. 	
Honi_04	<ul style="list-style-type: none"> Noted this site was not recommended for allocation. It was highlighted that it is elevated and of landscape prominence. 	

Issues/ Site Ref	Comments	Additional Attendees
Honi_05	<ul style="list-style-type: none"> There was comment in favour of development at this site though flooding concerns were highlighted. It was noted that the site will fall in development boundaries and could come forward through a windfall application. 	
Honi_06	<ul style="list-style-type: none"> Allocation of this site for development found favour though it was noted that there were Tree Preservation Orders on trees at the site and also it was queried whether there could be further need for school land at this site from the adjoining existing school use. <p>Action: check with Devon County Council over school needs – response: in recent correspondence with Devon County Council we have received feedback in respect of school capacity considerations given the scales of development set out in draft local plan proposals. For Honiton town the feedback advises: “There are trends of migration from the town into the surrounding rural locations to access primary provision and minimal housing development proposed for these locations. With this taken into consideration, there are no concerns about primary capacity in Honiton and the proposed level of development for the town. Honiton primary school has been expanded to 630 places but is currently operating at 420 places due to low intake.”</p>	
Honi_07	<ul style="list-style-type: none"> Seen as a credible development site. 	
Honi_08	<ul style="list-style-type: none"> Agree to not allocate – noted forms part of/adjoins the Glen. 	
Honi_12	<ul style="list-style-type: none"> Agree to not allocate. Noted that site sits on rising and elevated land. 	
Honi_13	<ul style="list-style-type: none"> It was highlighted that this site has an existing planning permission – but this was understood to be for limited development/part of the site. <p>Action: Check whether the permission may prejudice making an allocation for development.</p>	
Honi_09	<ul style="list-style-type: none"> Agree not to allocate. Flooding concerns highlighted. 	
Honi_10	<ul style="list-style-type: none"> This site falls north of the exiting Taylor Whimpey. Concerns were raised around highway access matters and traffic impacts on the land to the north of the site. Review of an existing planning application at the site showed, however, highway access coming through the development site to the south. Noise impact concerns were also raised given proximity to the A30 road. Noted however, that the Environmental Health section at the Council had not objected to the current planning application. 	
Honi_14	<ul style="list-style-type: none"> Concern was raised that the site was accessed under a narrow railway bridge and that a past planning application had been refused. There was a general concern that highway access was sub-standard and also that development would see built expansion of Honiton extending onto the surrounding countryside. 	
GH/ED/39a	<ul style="list-style-type: none"> This site, north of the railway line, was noted as having a resolution to grant planning permission for residential development on it. 	
GH/ED/39b	<ul style="list-style-type: none"> For this site, south of the railway line, there was opposition to development. 	

Report to: **Strategic Planning Committee**



Date of Meeting Tuesday 20 September 2024

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

Housing requirement and Site allocations – Axminster and surrounding areas

Report summary:

This report sets out recommendations for sites to be allocated for development through the new local plan for/at the settlements of – Axminster, Kilmington, Musbury, Hawkchurch and Chardstock. Subject to Committee approval, and any further assessment undertaken, the sites will be included as allocations for development in the Regulation 19 draft of the local plan that is proposed to be considered at Strategic Planning Committee in November 2024.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

- (1) That Strategic Planning Committee agree to include the recommended site allocations set out in this report, for Axminster and surrounding areas, for inclusion in the Regulation 19 draft of the plan scheduled to be considered by this Committee in November 2024.

Reason for recommendation:

To ensure that appropriate land, in Axminster and surrounding areas, is allocated in the new local plan to provide for development needs, specifically for housing.

Officer: Ed Freeman – Assistant Director, Planning Strategy and Development Management, efreeman@eastdevon.gov.uk, Tel 01395 517519

Portfolio(s) (check which apply):

- Climate Action and Emergency Response
- Coast, Country and Environment
- Council and Corporate Co-ordination
- Communications and Democracy
- Economy
- Finance and Assets
- Strategic Planning
- Sustainable Homes and Communities
- Culture, Leisure, Sport and Tourism

Equalities impact Low Impact

Climate change Low Impact

Risk: High Risk; To be found sound at Examination, and therefore to be in position where it can be adopted, the local plan will need to provide for sufficient and appropriate housing growth to meet levels set out by Government. This requires the allocation of land for development. Should decisions be taken to **not** allocate appropriate and sufficient land the expectation is that the local plan will not be in a position where it can be adopted. Amongst other impacts this is likely to lessen or remove controls and influence that this council will have on the type, nature and location of development, notably housing, that may be built in the future, with speculative planning applications, for example, being far more likely. In the absence of a plan we would need to anticipate far more planning appeals with the costs and other impacts that arise from these. There are powers, should a planning authority not produce a local plan, for Government intervention and imposition of a third party to produce a local plan on behalf of the authority.

Links to background information Links are contained in the body of the report.

Link to [Council Plan](#)

Priorities (check which apply)

- A supported and engaged community
 - Carbon neutrality and ecological recovery
 - Resilient economy that supports local business
 - Financially secure and improving quality of services
-

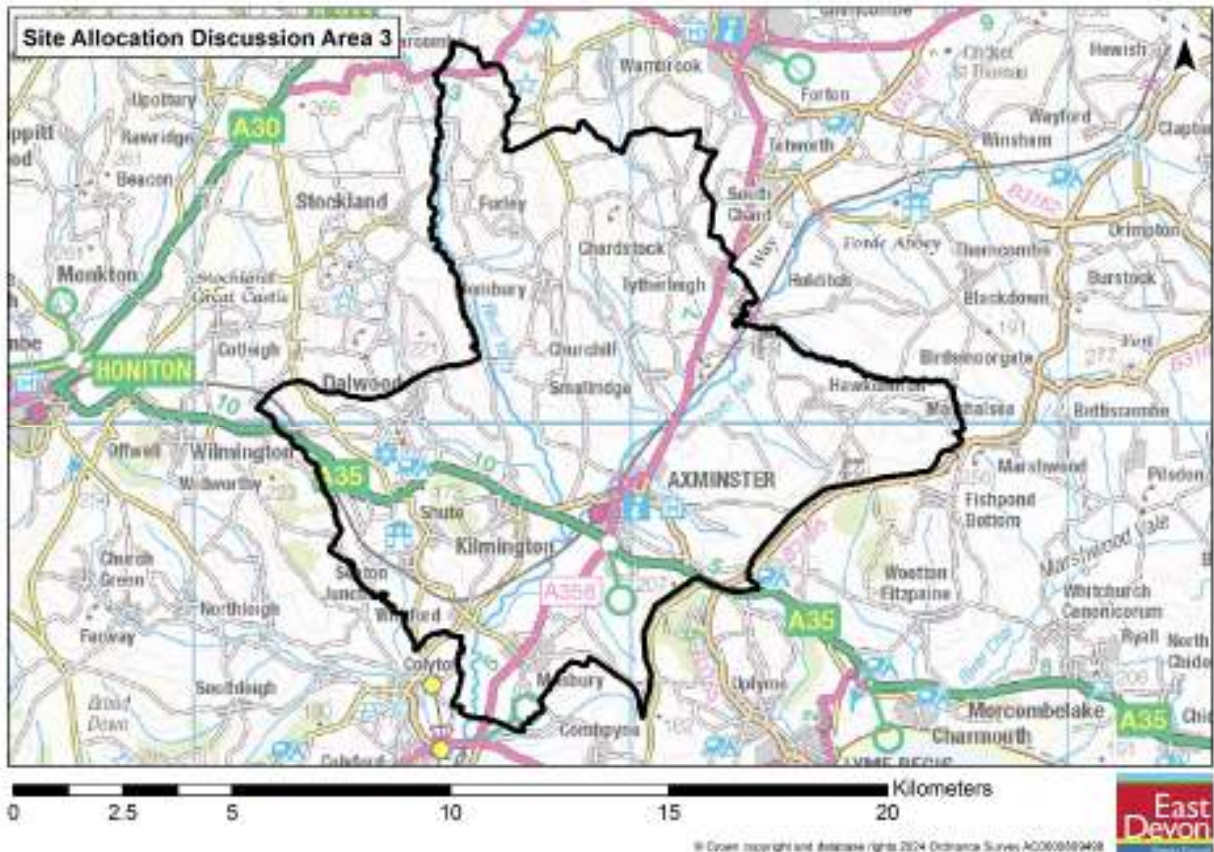
Report in full

1. Introduction

1.1 This report is specifically concerned with proposed sites for allocations for development at and around settlements close to Axminster – these specifically are:

- Axminster
- Kilminster
- Musbury
- Hawkchurch
- Chardstock

The area covered is shown on the map extract below, inside the surrounding black line.



1.2 It should be noted that we are only proposing to allocate sites for development that fall in/at/next to settlements in the draft local plan settlement hierarchy (see [commonplace-reg-18-final-071122.pdf \(eastdevon.gov.uk\)](https://www.eastdevon.gov.uk/commonplace-reg-18-final-071122.pdf) – Strategic Policy 1). Therefore, other smaller settlements, hamlets and rural areas that fall within the overall black line area above are not included in this report and are not identified as locations for allocation of land for development.

2. Technical assessment of sites and working party considerations

- 2.1 To support site selection work officers have produced technical assessments of site options and choices. The assessment reports for sites that are referenced in this committee report can be viewed in the appendices. These technical reports are amended redrafts of reports that went to Member Working party meetings held in July and August 2024 to reflect discussions held at those meeting and points raised. In addition, there are some amendments to correct matters of accuracy and update on relevant new information.
- 2.2 The technical reports contain summary information only and behind them there is more detailed assessment work in respect of landscape, built heritage and biodiversity considerations. Full reports, with all details (again as might be refined and adjusted in the light of new information), will accompany the local plan when presented to Strategic Planning Committee in November 2024.
- 2.3 The notes taken from the working party meeting for Axminster and surrounding areas can be viewed as an appendix to this paper.

3. Summary of key site allocation recommendations by location

- 3.1 In this section we set out some headline commentary around recommended site allocation choices at the settlements addressed in this report. This is intended to provide an overview of some key considerations. In the next section of this report we list, on a settlement by settlement basis, and in Ward boundary order, all of the sites that have been promoted for development in various calls for sites and that were not sifted out on account of being deemed not developable or not being in accordance with the settlement hierarchy -see [1a. Role and Function of Settlements report v3 final draft for SPC.pdf \(eastdevon.gov.uk\)](#).

Axminster and development options at and around the town

- 3.2 Axminster is the fifth most populous settlement in East Devon, with around 6,000 people, which is less than half the size of Sidmouth and Honiton. The economic activity rate is slightly higher than the East Devon average with a good balance of jobs to workers (1 to 1) and a high degree of self-containment.
- 3.3 Axminster benefits from good levels of infrastructure and facilities, including a train station, secondary school (to age 16), numerous shops and health facilities. It lies close to the borders of Somerset and Dorset, with which there are good transport links and further employment opportunities.
- 3.4 It is recognised that there are issues with traffic through the centre of the town particularly commercial vehicles and HGV's diverted from other routes that then struggle to navigate the narrow streets at the heart of the town. This causes damage to historic buildings and air pollution issues as well as creating a less attractive environment for walking and cycling. In the previous Local Plan, a large urban extension to the east of the town was proposed which included a relief road that sought to help to address these issues, however due to a lack of funding for the relief road this has not been delivered and it seems unlikely that this can now be achieved. It is understood that DCC Transport team have been looking at less costly interventions that could ease issues within the town and control the flow of traffic as well as public realm works that would make the town centre more accessible and attractive for walking and cycling. It is anticipated that developments coming forward in the town would need to contribute to the delivery of these projects through planning obligations.
- 3.5 The individual sites recommended for allocation at Axminster are assessed as being credible and realistic site allocation options to provide for reasonable and appropriate growth at the town. This is specifically so given the strategic importance of the town being very well supplied with services and facilities. Notwithstanding good strategic grounds for higher levels of development it is recognised that constraints do exist and that there are sensitivities associated with development of a number of the recommended site allocations at and around the town.
- 3.6 Whilst the development levels under consideration are high in relation to the existing size of the town, this should be seen in the context of the existing growth strategy for Axminster set out in the adopted local plan and the Axminster Masterplan (2019). This made provision for around 850 dwellings, a relief road, primary school and employment land, but changes to central government funding undermined the viability of the scheme. Parts of the land included in the Masterplan are proposed for allocation in this plan, but is recognised that they will not deliver the same benefits as the full Masterplan scheme. Furthermore, there

are concerns about whether the growth levels could be delivered within the plan period if all the sites are made available at the same time. It would involve a level of house building in the town that has not previously been achieved and raises questions as to whether the market would support this.

3.7 14 sites are proposed for allocation in Axminster, which would yield around 4 ha of employment land and some 1,100 dwellings:

- GH/ED/80 for 225 dwellings
- GH/ED/83 for 140 dwellings plus 0.8 ha of employment
- Axmi_01a for 3.3 ha of employment
- Axmi_02 for 100 dwellings
- Axmi_07 for mixed use including 50 dwellings
- Axmi_08 for 68 dwellings
- Axmi_09 for 270 dwellings
- Axmi_10 for 5 dwellings
- Axmi_11c for 50 dwellings
- Axmi_12 for 9 dwellings
- Axmi_17 for 19 dwellings
- Axmi_18 for 6 dwellings
- Axmi_23 for 10 dwellings
- Axmi_24 for 29 dwellings

Kilmington and development options at and around the village

3.8 Kilmington falls in the fourth tier classification of the settlement hierarchy, and is seen as appropriate to meet local needs. It has a range of facilities and services commensurate with a village of its size and a considerable number of sites were put forward for development.

3.9 It is noted that at the working party meeting there were no objections to the overall development levels proposed, but concerns for community cohesion if they were all developed at the same time. There were also safety concerns about speeding traffic on the busy main road.

3.10 Two sites are proposed for allocation:

- Kilm_09b for 37 dwellings
- Kilm_10 for 5 dwellings.

Musbury and development options at and around the village

3.11 Musbury is a small village with a population of around 500, which places it 45th in terms of scale (although some settlements of a higher ranking are based on parish rather than settlement size). It is a fourth tier settlement that is suitable for meeting local needs.

- 3.12 Musbury has a good range of facilities and services for its population size and is close to a wider range of facilities in Axminster and Seaton. The whole village is in the East Devon National Landscape.
- 3.13 At the working party there was support for additional development to the north of the village on Musb_05. This site did have planning permission as an 'exception' site, but the permission has since lapsed, and a subsequent permission refused. It is not considered that the landscape harm caused to the protected landscape is justified unless there is a proven case for an 'exception' site.
- 3.14 One site is proposed for allocation;
- Musb_01a for 15 dwellings and 0.06 ha of employment.

Hawkchurch and development options at and around the village

- 3.15 Hawchurch is a small village to the east of Axminster and the parish as a whole has a population of around 570, which equates to the 38th largest 'settlement' in East Devon. Hawchurch is a fourth-tier settlement that is suitable for meeting local needs.
- 3.16 The working party highlighted concerns about the lack of public transport and additional development worsening issues on the narrow roads. These are issues that are common with many rural villages in the district, however the Role and Functions of Settlements Study clearly identifies Hawchurch as having a range of services and facilities that make it suitable to accommodate growth. The bus service only runs once a week, however this was noted in the study.
- 3.17 It is also important to note that the shop in Hawchurch is community run by volunteers, however this is the case in a number of other villages. In this case it is located on the only site proposed to be allocated for development and so it will be important for this to be incorporated into the redevelopment of the site to ensure that this important local facility is not lost. If this can be achieved then it is considered that Hawchurch would continue to meet the criteria for a tier 4 settlement under the Role and Function of Settlements study.
- 3.18 There were also concerns about one relatively large allocation being out of proportion to the size of the village and a feeling that smaller development sites allocated through a neighbourhood plan would be preferable. Although this may be the preference of the community it is appropriate for the Local Plan to consider allocations here and a neighbourhood plan has not progressed.
- 3.19 There is an existing employment use on the recommended allocation and the existing agricultural/employment buildings are proposed to be retained in employment use.
- 3.20 Two sites were put forward for development at Hawchurch and one is proposed for allocation:
- Hawk_01 for 38 dwellings and 0.15 ha of employment.

Chardstock and development options at and around the village

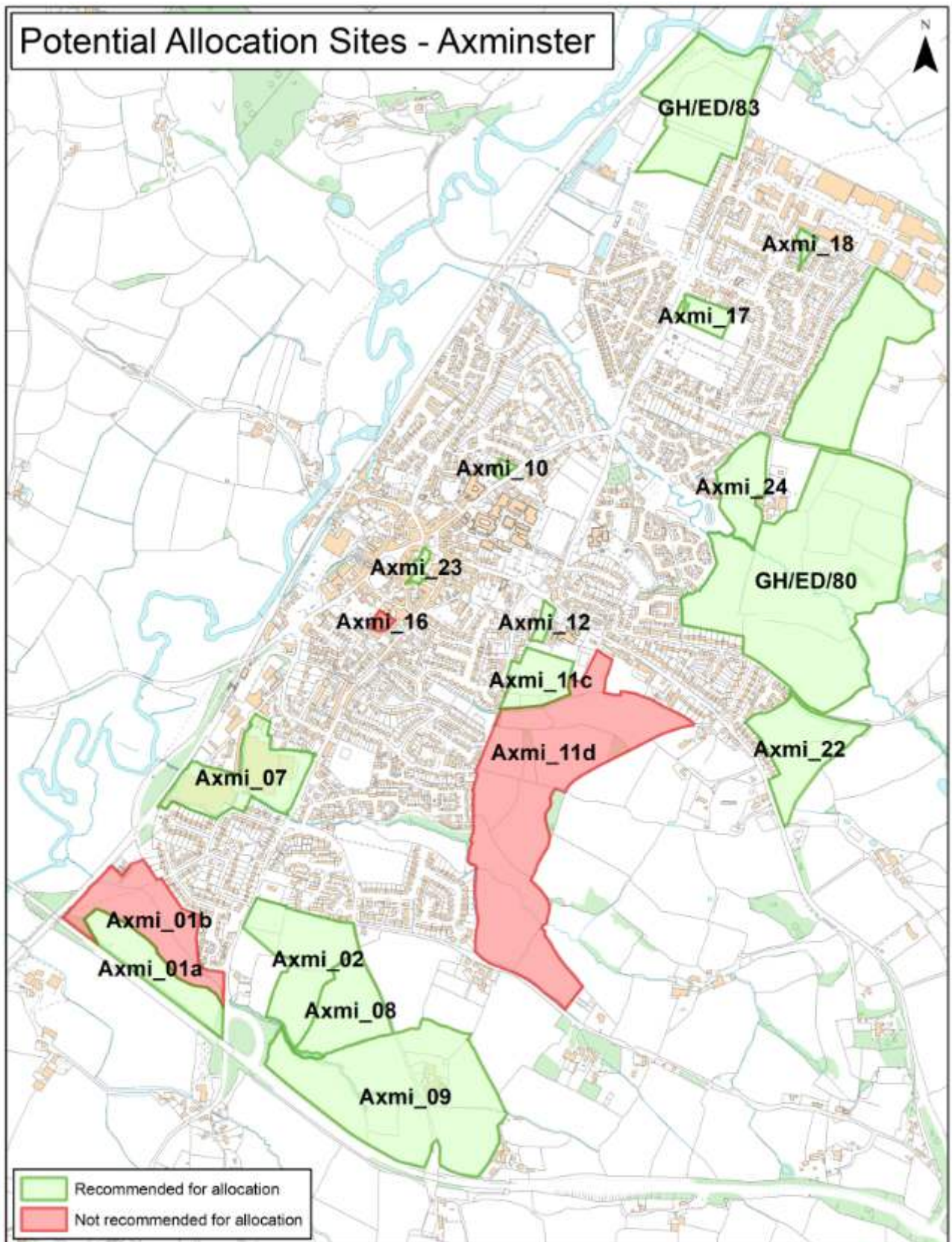
- 3.21 Chardstock has a population of around 290 and is 56th largest settlement in East Devon (although some settlements of a higher ranking are based on parish rather than settlement size). Chardstock is a fourth tier settlement that is suitable for meeting local needs.

- 3.22 The working party expressed concerns about the scale of development in relation to the size of the village and its transport links and facilities.
- 3.23 Three sites were put forward for development at the village and part of one is proposed for allocation:
- Char_04a for 30 dwellings.

4. Sites recommended as allocations to go into the Regulation 19 plan

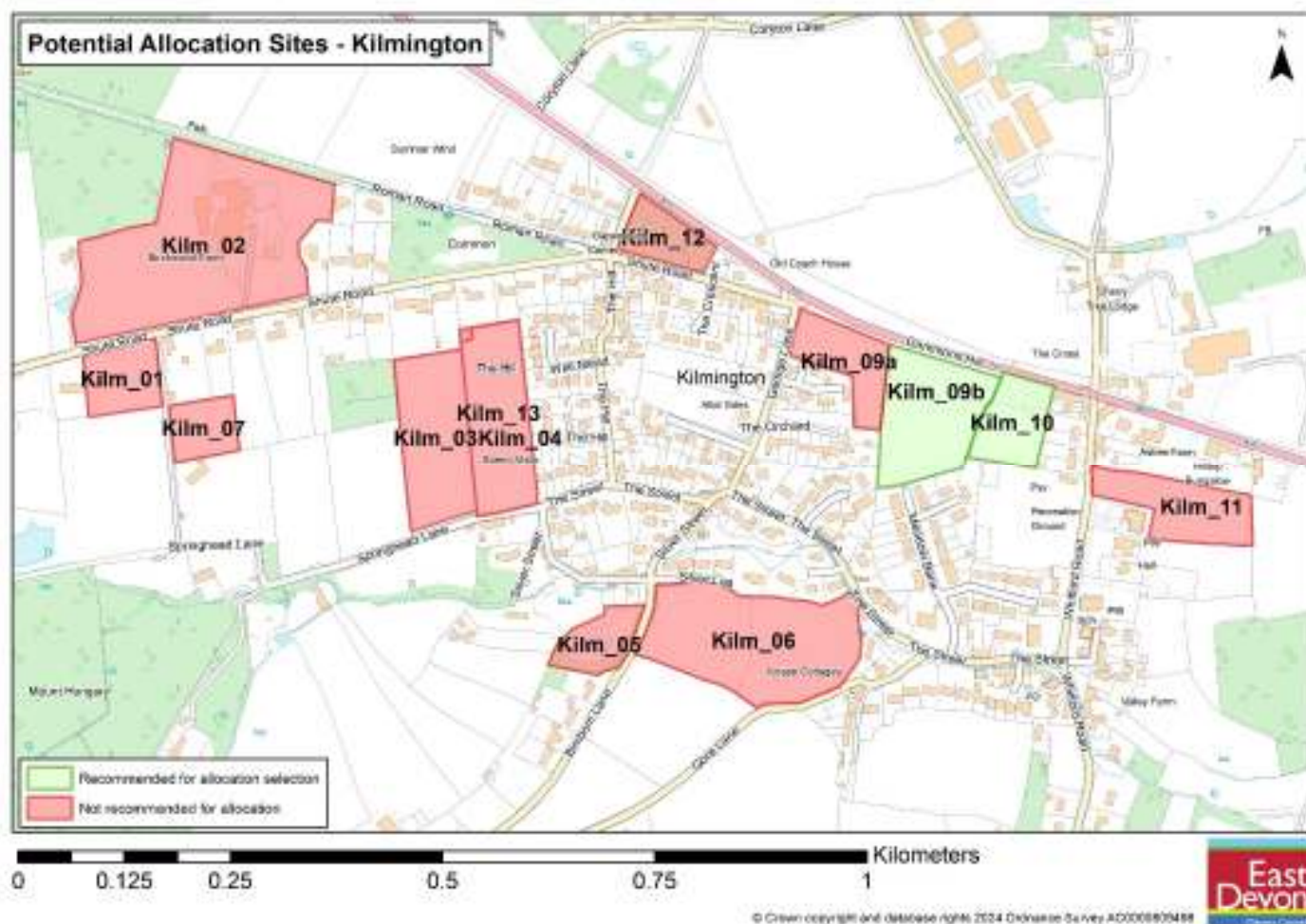
- 4.1 Set out below, in settlement/ward order (for settlements listed and addressed in this report) are lists of sites, as referenced and that feature in the site technical assessment documents. The tables below provide an officer recommendation on whether they should be allocated for development in the Regulation 19 draft of the local plan or not. We do not list sites that have a planning permission for development or that were sifted out from assessment.
- 4.2 For feedback that relates to the sites listed in this section at the draft plan stage of consultation see: [accessible-reg-18-consultation-feedback-report-spring-2023.pdf \(eastdevon.gov.uk\)](https://www.eastdevon.gov.uk/accessible-reg-18-consultation-feedback-report-spring-2023.pdf) Feedback highlights a range of concerns associated with nearly all sites referenced in this report, whether proposed for allocation or not. There were, however, some favourable comments raised for some sites from a range of respondents and not just the site owners/promoters of those sites.
- 4.3 A spreadsheet showing these allocations will be presented at this Committee, for Members to discuss and endorse (or not), and to show a 'running total' of the number of homes being allocated. This will enable Members to see in real time the impact of decisions to allocate or not allocate sites, in terms of the overall district-wide housing requirement.
- 4.4 The recent further draft Local Plan consultation also sought views on 4 additional sites, namely Axmi_16, Axmi_17, Axmi_18 and Axmi_24. Feedback from the consultation is available as an appendix to this report.

Sites at Axminster



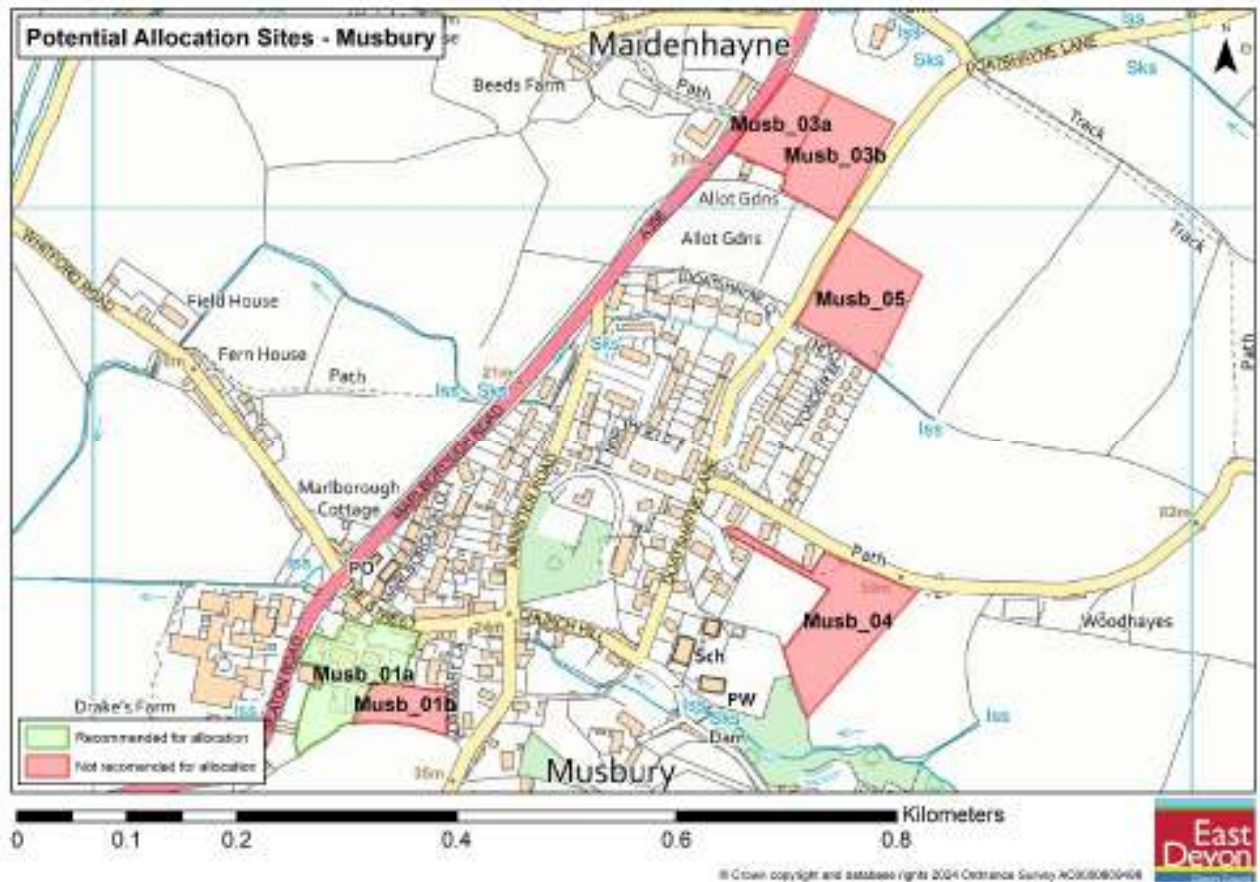
Site reference	Number of dwellings or Ha of employment land	Recommend allocating?	Succinct officer commentary – if relevant (see technical report for full assessment)
GH/ED/80	225 dwellings	Yes	land south of the Mill Brook would be developed for housing – land to the north to be multi-functional public and natural open space.
GH/ED/83	140 dwellings plus 0.8 ha employment	Yes	There is a resolution to grant planning permission (23/0685/MOUT).
Axmi_01a	3.3 ha of employment	Yes	
Axmi_01b	15 (reduced to reflect large area of flood risk).	No	But consider putting in settlement boundary
Axmi_02	100 dwellings	Yes	But may be reduced following archaeological investigation
Axmi_07	Mixed employment with 50 homes	Yes	
Axmi_08	68	Yes	But may be reduced following archaeological investigation
Axmi_09	270	Yes	
Axmi_10	5 dwellings	Yes	
Axmi_11d	330 dwellings	No	
Axmi_11c	50 dwellings	Yes	
Axmi_12	9 dwellings	Yes	
Axmi_16	15 dwellings	No	
Axmi_17	19 dwellings	Yes	
Axmi_18	6 dwellings	Yes	
Axmi_22	104 dwellings	Yes	
Axmi_23	10 dwellings	Yes	
Axmi_24	29 dwellings	Yes	

Sites at Kilmington



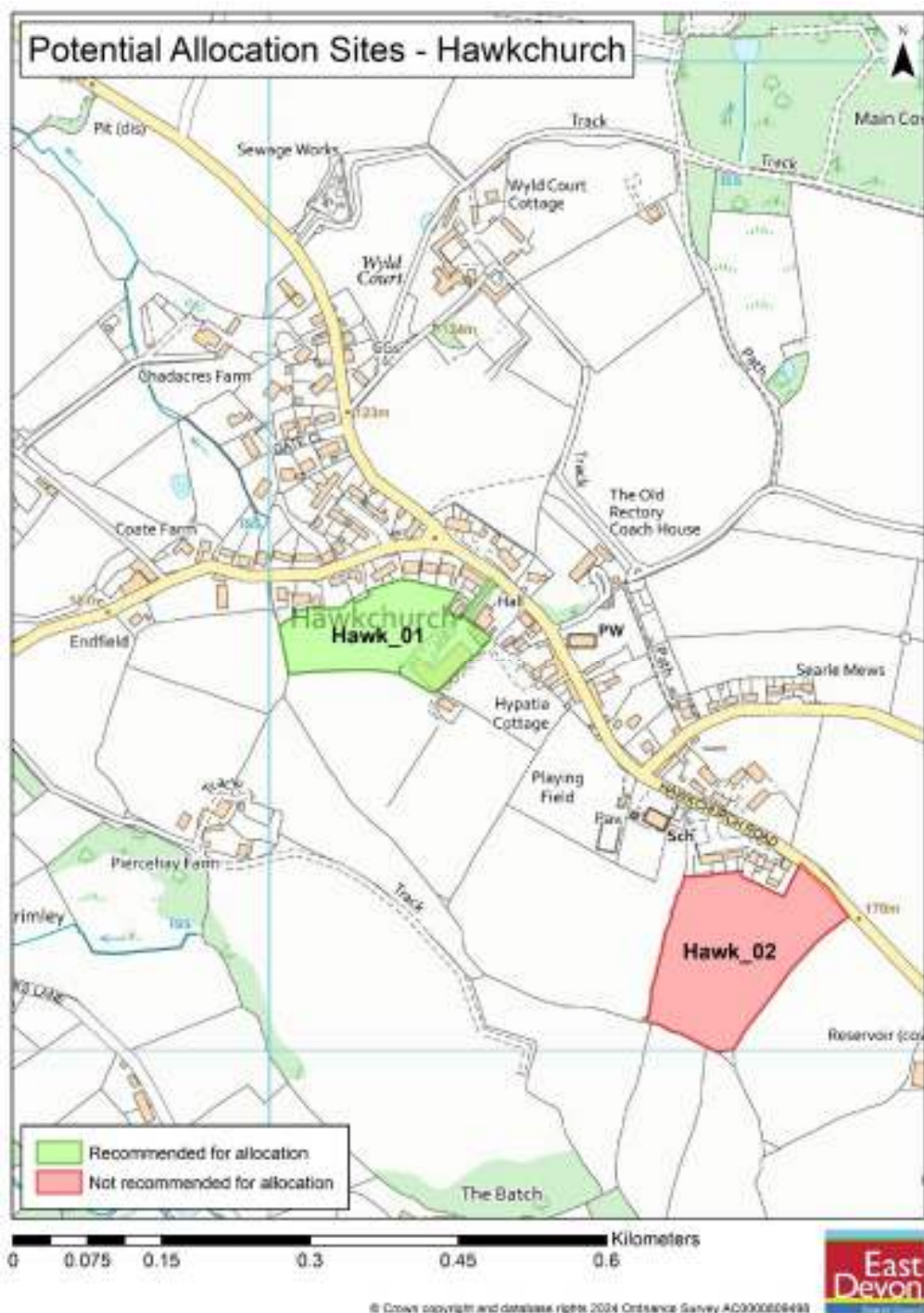
Site reference	Number of dwellings	Recommend allocating?	Succinct officer commentary – if relevant (see technical report for full assessment)
Kilm_01	5	No	
Kilm_02	66	No	
Kilm_03	40	No	
Kilm_05	6	No	
Kilm_06	5	No	
Kilm_07	10	No	
Kilm_09	37	Yes, Partly (Kilm_09b)	Kilm_09a is allocated in the Neighbourhood Plan
Kilm_10	5	Yes	
Kilm_11	10	No	This site is allocated in the Neighbourhood Plan
Kilm_12	5	No	
Kilm_13	50	No	

Sites at Musbury



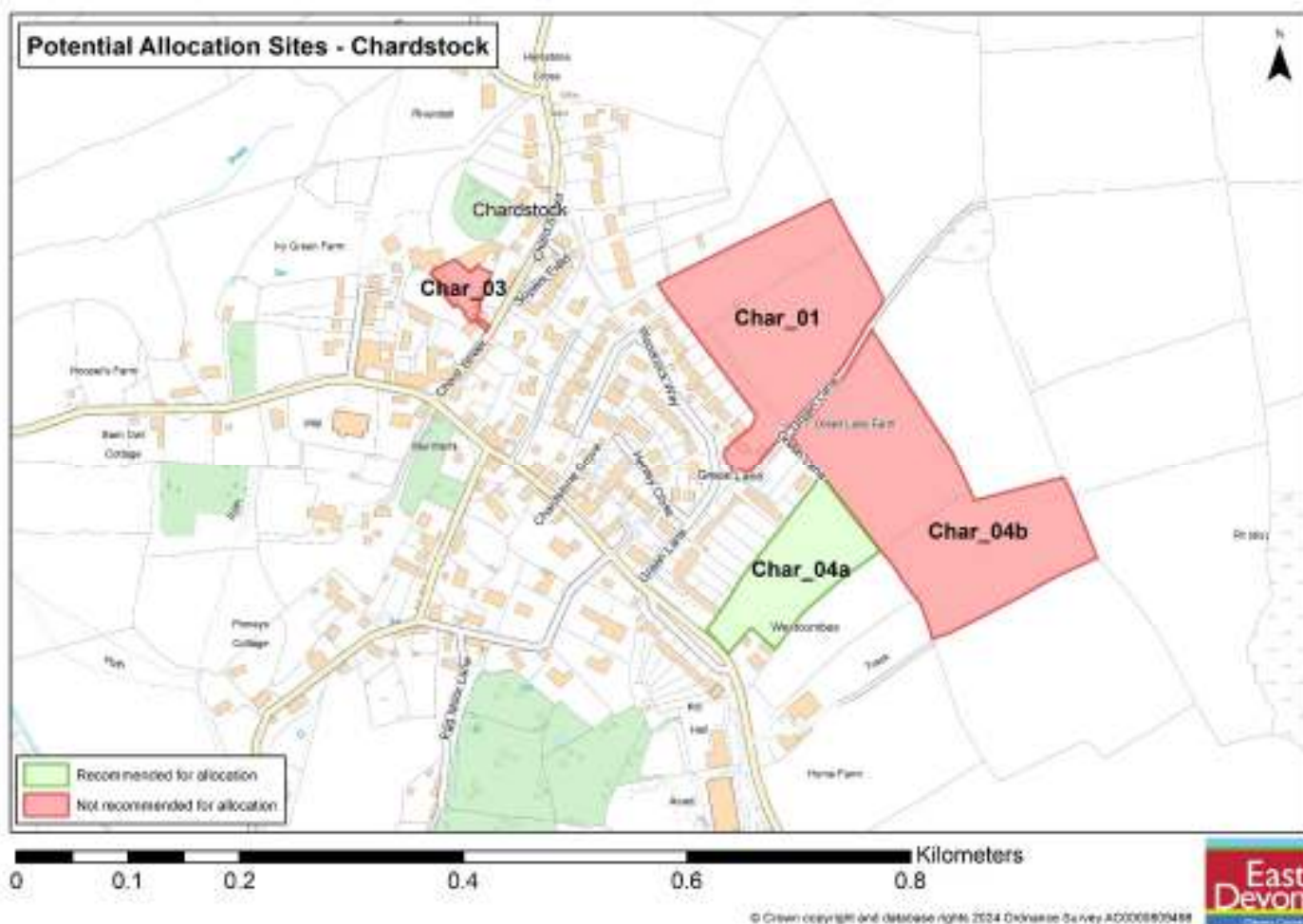
Site reference	Number of dwellings	Recommend allocating?	Succinct officer commentary – if relevant (see technical report for full assessment)
Musb_01a	15 dwellings plus 0.06ha of employment	Yes	
Musb_01b	8 dwellings	No	
Musb_03	25 dwellings	No	
Musb_04	21 dwellings	No	
Musb_05	16 dwellings	No	

Sites at Hawkchurch



Site reference	Number of dwellings	Recommend allocating?	Succinct officer commentary – if relevant (see technical report for full assessment)
Hawk_01	38 houses and 0.15ha of employment land	Yes	Employment uses to include retention of the existing community shop.
Hawk_02	34 houses	No	

Sites at Chardstock



Site reference	Number of dwellings	Recommend allocating?	Succinct officer commentary – if relevant (see technical report for full assessment)
Char_01	44	No	
Char_03	5	No (retain as employment)	
Char_04	30	Yes – part of site only – Char_04a)	

5. Next steps

5.1 Officers will use the resolutions of this meeting to finalise drafting the Local Plan housing requirement, and the allocation of sites to meet this requirement, in the Regulation 19 Publication Local Plan. Depending on outcomes of other committee meetings, that consider other settlements and sites, there may however be a need to revisit site choices. This maybe so if total land allocations recommended for inclusion in the plan, and the dwellings they may accommodate, fall short of the levels of provision that are required to meet Government housing requirements.

5.2 There will, however, also need to be further refinement and testing work on sites, projected delivery rates and constraints (and opportunities) before final conclusions can be drawn.

5.3 As previously discussed, and agreed, the Regulation 19 Publication Local Plan will come to this Committee in November 2024 with consultation scheduled to run from December 2024 to January 2025.

Financial implications:

There are no specific financial implications within the report.

Legal implications:

The legal implications are set out within the report. (002533/September/DH).



East Devon Local Plan 2020-2040

Site Selection report

Axminster



September 2024. SPC version

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Cover photo shows Axminster from Trinity Hill taken by Planning Policy team.

To request this information in an
alternative format or language
please phone 01404 515616 or
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1 Introduction

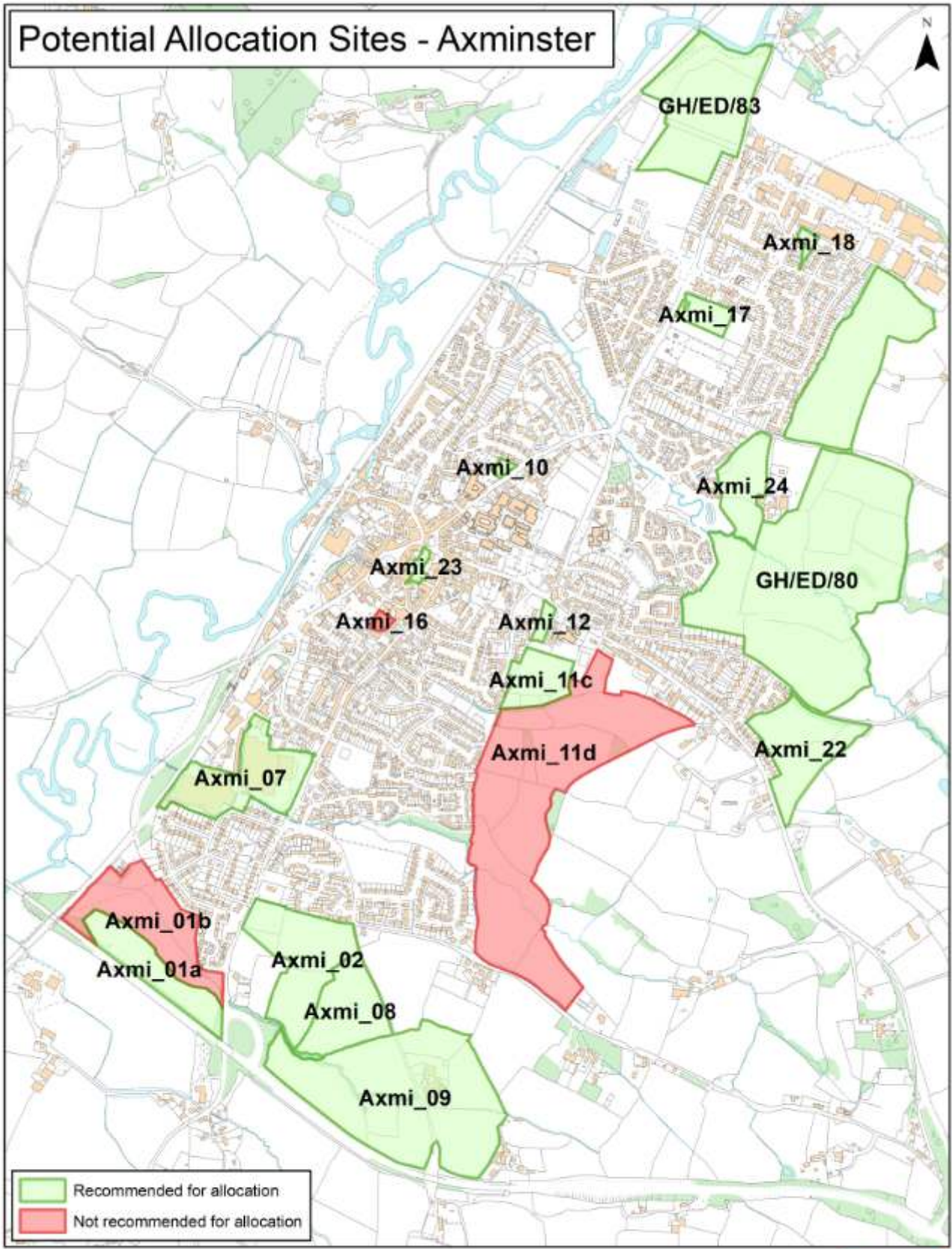
- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2040 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not. □ The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites. □
- 1.3 For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of sites at Axminster. A map of all the sites which have been assessed is below, followed by a table which highlights the site selection findings.
- 1.5 In addition to the sites which have been subject to assessment, other sites were not assessed because they failed 'site sifting'. This stage of the process rules out sites that are not 'reasonable alternatives' and therefore not considered as potential allocations in the Local Plan. In summary, to pass site sifting and therefore be considered as a potential allocation, the site should be identified as suitable, available, achievable in the HELAA; in a suitable location; not already allocated in a 'made' Neighbourhood Plan; and not already have planning permission. For obvious reasons, overlapping sites will only be assessed once. Further detail is contained in the Site Selection methodology.
- 1.6 The following sites did not pass site sifting at Axminster:
 - Axmi_03 is below site size threshold so not suitable in the HELAA. However, Axmi_03 can provide access to Axmi_11 via Lyme Close so assess Axmi_03 as part of Axmi_11.
 - Axmi_04 overlaps with Axmi_11.

□ INSERT WEB LINK TO UPDATED VERSION OF METHODOLOGY, ALSO INCL. ECOLOGY, LANDSCAPE, HESA SPECIFIC METHODOLOGIES

□ Following the approach advocated by the Planning Advisory Service – see Topic □ – Site Selection Process: [Future Proofing the Plan Making Process | Local Government Association](#)

-
- Axmi_13 not suitable in HELAA due to unacceptable environmental impact (on heritage assets).
 - Axmi_19 has uncertainty on whether land is truly available as currently in use as an EDDC car park – further work is required to assess the need for parking before its redevelopment is considered.
 - Axmi_20 has uncertainty on whether land is truly available as currently in use as an EDDC car park – further work is required to assess the need for parking before its redevelopment is considered.
 - GH/ED/79/Axmi_22 overlaps with Axmi_22.
 - GH/ED/81 – the call for sites 2022 submitter confirmed Axmi_22 is available but not GH/ED/81 or GH/ED/82.
 - GH/ED/82 – the call for sites 2022 submitter confirmed Axmi_22 is available but not GH/ED/81 or GH/ED/82.

Potential Allocation Sites - Axminster



0 0.2 0.4 0.8 1.2 1.6 Kilometers

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Figure 1.1: Overview of Site Selection findings at Axminster

Site reference	Number of dwellings / hectares of employment land	Allocate?
GH/ED/80	225 dwellings	Yes – but only land south of the Mill Brook would be developed for housing – land to the north to be multi-functional public and natural open space.
GH/ED/83	140 dwellings plus 0.8 ha employment	Yes
Axmi_01a	3.3 ha of employment	Yes
Axmi_01b	15 (reduced to reflect large area of flood risk).	No due to flood risk but consider putting in settlement boundary.
Axmi_02	100 dwellings	Yes
Axmi_07	Mixed employment with 50 homes	Yes
Axmi_08	68	Yes
Axmi_09	270	Yes
Axmi_10	5 dwellings	Yes
Axmi_11d	330 dwellings	No
Axmi_11c	50 dwellings	Yes
Axmi_12	9 dwellings	Yes
Axmi_16	15 dwellings	No
Axmi_17	19 dwellings	Yes
Axmi_18	6 dwellings	Yes
Axmi_22	104 dwellings (based on planning application – standard yield 55).	Yes

Site reference	Number of dwellings / hectares of employment land	Allocate?
Axmi_23	10 dwellings	Yes
Axmi_24	29 dwellings	Yes

2 Site Reference GH/ED/80

Site details

Settlement: Axminster

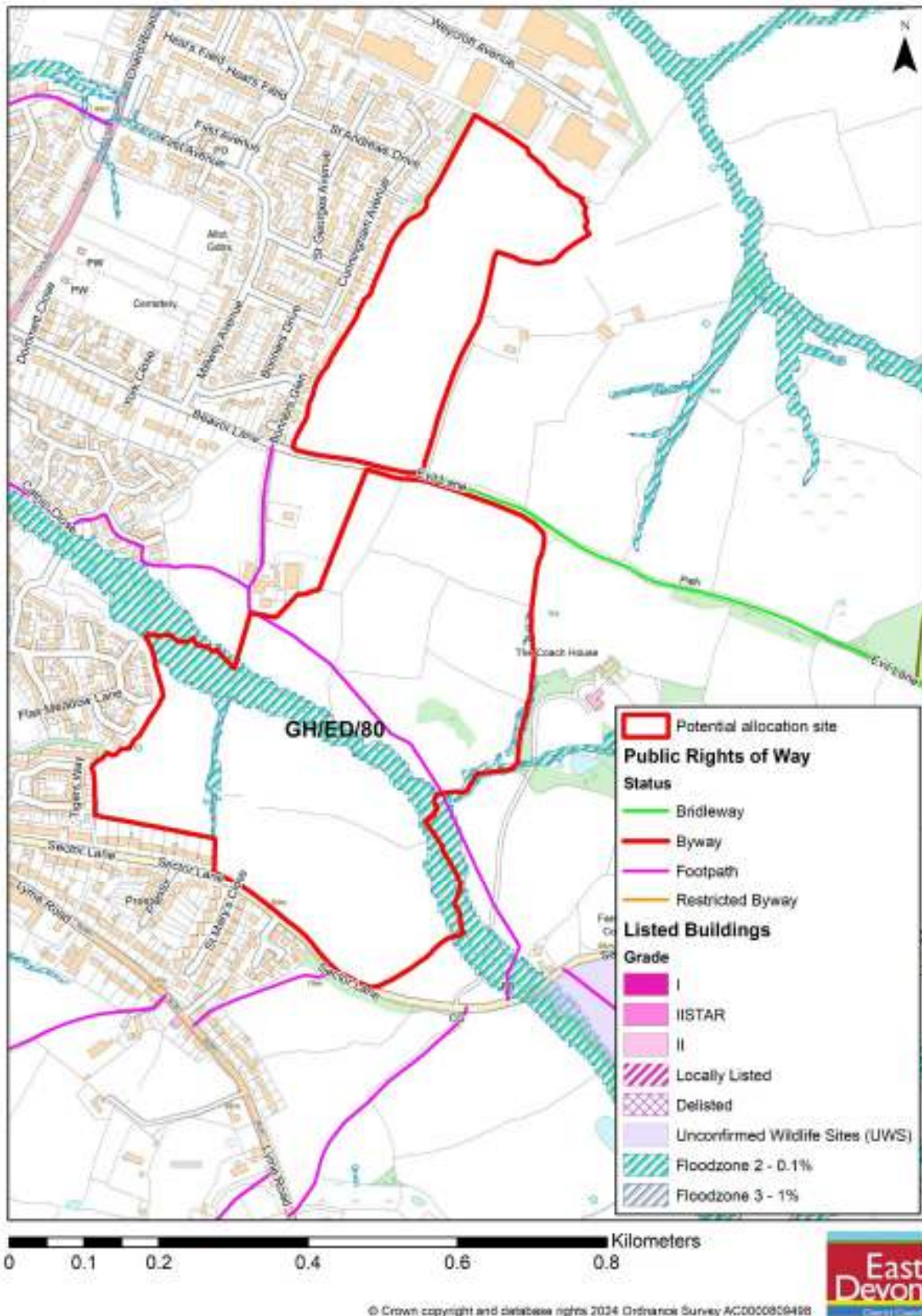
Reference number: GH/ED/80

Site area (ha): 30.96

Address: Prestaller Farm, Beavor Lane, Axminster

Proposed use: housing

Site map



Site Assessment Summary and Conclusion

Infrastructure

Devon County Council advise that the site bisects Beavor Lane but would most likely be accessed via the proposed Axminster North-South Relief Road or roads leading through adjoining land (the latter would be appropriate as the relief road is not expected to be built). Public footpaths along Beavor and Sector Lane are poor, although improved service could be provided as part of wider development. Additional primary school capacity can be delivered at existing schools to accommodate the development proposed in the current local plan. Strategy 20 of the current local plan safeguards land in the proposed eastern urban extension for a new primary school, which would allow for further development in the town (the 210 place school would allow 600-800 additional dwellings). The secondary school can be expanded to accommodate development.

Landscape

This is a very large site on the edge of the town in a landscape that has an overall medium high susceptibility to change. However, some areas are less susceptible to change and the overall landscape sensitivity is medium.

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected. N.B. this assessment is based on land south of the Mill Brook only – assessment of land to the north was not undertaken because built development is no longer proposed here.

Ecology

A small part of the site is adjacent to a core nature area (woodland) to the east. A small stream passes through the site. Significant moderate adverse effect predicted. Site is within the River Axe SAC Nutrient catchment zone.

Accessibility

GH/ED/80 is within 1600 metres of at least 9 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops, primary and a secondary school. Axminster train station is within 1166 metres and the site is 150metres from a bus route with an hourly service. Pedestrian access to the town centre is possible along Sector Lane..

Other constraints

The central section of the main part of the site running east to west has an agricultural land classification of 4 (strategic level) with the remainder of the site being Grade 3. This central strip also forms flood zone 3. The whole of the southern part of the site and a narrow strip of the northern part (just to the north of Beavor Lane) is within the Axminster Mill Brook Critical Drainage Area. Any new development in this area will need to be served by a sustainable drainage system that meets certain

minimum standards and to make a contribution towards a scheme that will reduce risks for those liable to flood. There is a planning application (19/1074/MOUT) pending consideration for mixed use residential, employment and open space with provision of a north south relief road between Sector Lane and Evil Lane (the application site also includes part of GH/ED/81).

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

A vision document submitted on behalf of the landowner includes an illustrative masterplan for the whole site. Only the southern part of the site (GH/ED/80a) being developed for housing, together with parkland and a community hub. To the north of the Mill Brook land is shown for a nutrient neutrality area with extensive public rights of way. Access is shown via site Axmi_22. The extent of the northern part to be allocated will need to be refined to ensure that it is proportionate to the open space, bio-diversity and nutrient neutrality required to mitigate the proposed development.



Masterplan shown on page 31 of vision document

Yield (number of dwellings or hectares of employment land)

Total site has capacity for 394 dwellings using standard methodology. The vision document masterplan submitted on behalf of the landowner shows 225 dwellings with around 20 hectares of multi-functional public open and natural space.

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Axminster to serve its own needs and that of wider surrounding areas. Axminster has a good range of facilities including a train station and secondary school. In principle, Axminster is considered to be a good location for additional housing and employment growth within the plan period.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site forms part of a larger area which has been agreed as being suitable for mixed use development as set out in the Axminster Masterplan. It is well related to the excellent range of services and facilities in Axminster. A stream crosses the site from east to west and it is understood that the cost of bridging this stream adds considerably to the cost of delivering the relief road and the cost of developing the land to the north. There are no objections from the highway authority to developing the site from Lyme Road through the neighbouring potential development site. The scheme included in the vision document masterplan proposed land north of the stream for a substantial area of public open and natural space that could provide wider benefits for the town. The allocation of the whole site for the general mix of uses shown on this masterplan is appropriate.

If whole site is not suitable for allocation, could a smaller part be allocated?

No – allocating the whole site will enable policy to set out provisions for the delivery of improvements to the land not proposed for housing to bring about wider benefits.

3 Site Reference GH/ED/83

Site details

Settlement: Axminster

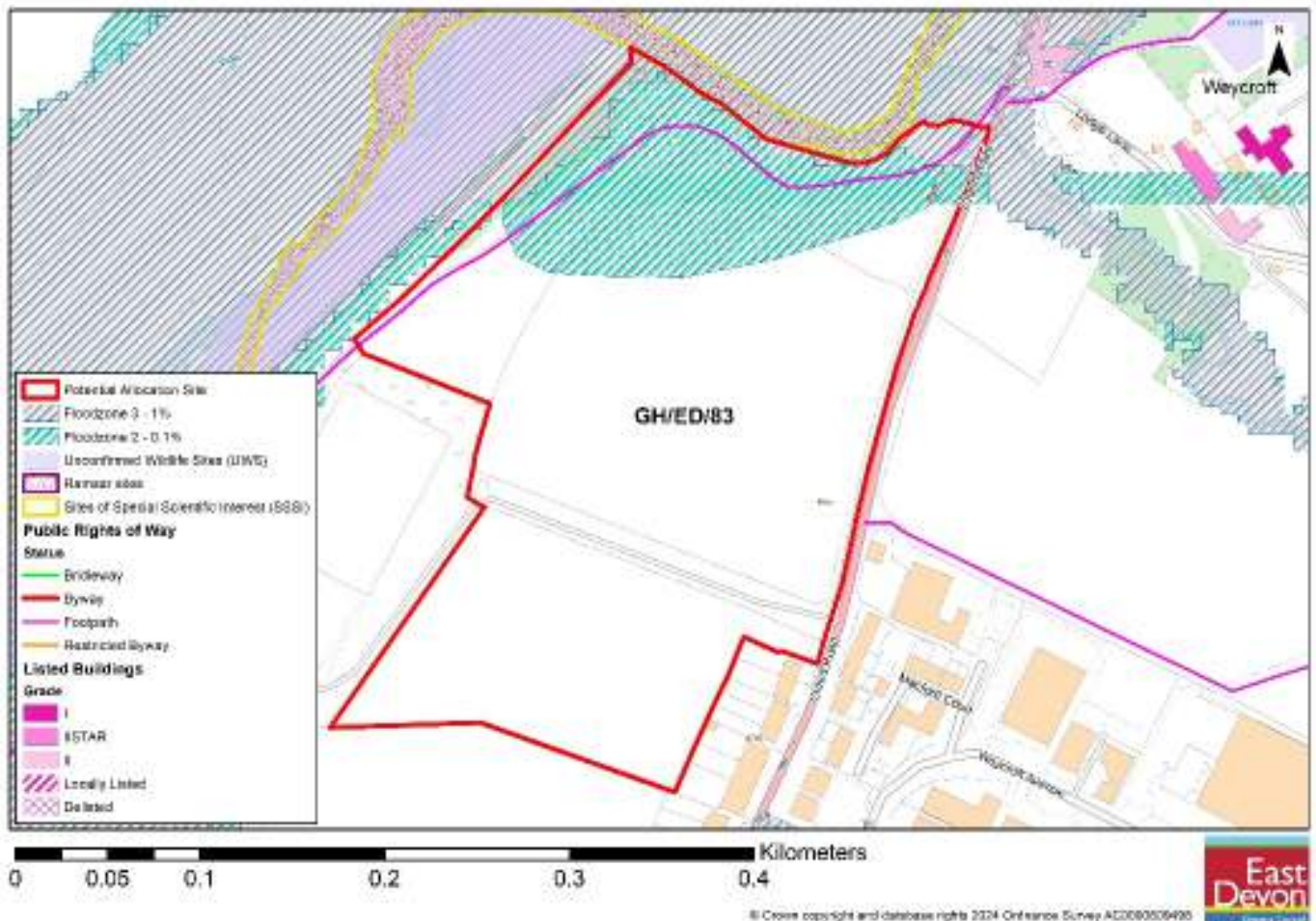
Reference number: GH/ED/83

Site area (ha): 7.94

Address: Land at Chard Road, Axminster

Proposed use: housing

Site map



Photos



Looking southwest across site from Chard Road



Looking south across site from northern boundary.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council advise that the site is bisected by a private road that leads to Axminster Town Football Club, which could be used for vehicular access. Possible vehicular access to the site could also be gained from a proposed junction (roundabout) on Chard Road that may also serve other development. If this was the case, any development would be expected to contribute to the cost of the junction. Additional primary school capacity can be delivered at existing schools to accommodate the development proposed in the current local plan. Strategy 20 of the current local plan safeguards land in the proposed eastern urban extension for a new primary school, which would allow for further development in the town (the 210 place school would allow 600-800 additional dwellings). The secondary school can be expanded to accommodate development.

Landscape

Overall landscape sensitivity is medium. The planning officer for a recent planning application considered landscape impacts to be acceptable.

Historic environment

Medium: no significant effects which cannot be mitigated. An impact is predicted, but would not compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished or compromised. Mitigation may make the impact acceptable. The overall significance of the asset would not therefore be materially changed. This assessment is reinforced by the conclusion of the Council's Conservation Officer that a recent planning application should be granted subject to conditions.

Ecology

GH/ED/83 is adjacent to the River Axe, which at this point is a Special Area of Conservation and a Site of Special Scientific Interest. Significant major adverse effect predicted. The River Axe is also a SSSI, a habitat of principle importance. The site is within 100m of an unconfirmed wildlife site, and a nature recovery network. However, in relation to a planning application, the Council's ecologist concluded that the development proposed was generally acceptable in terms of the effect on the on-site ecology.

Accessibility

GH/ED/83 is within 1600 metres of at least 9 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops, primary and a secondary school. Axminster train station is within 1800 metres and the site is adjacent to a bus route with an hourly service. Pedestrian access to the town centre is possible along Chard Road and along a footpath to the west of the site. National cycle route 33 runs through the site.

Other constraints

GH/ED/83 comprises two fields in agricultural use and amenity land to the north and west. The north western part of the site has an agricultural land classification of 4 (strategic level) with the remainder of the site being Grade 3. Some of the north of the site is in flood zone 2.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

140 dwellings plus 0.8 ha employment

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Axminster to serve its own needs and that of wider surrounding areas. Axminster has a good range of facilities including a train station and secondary school. In principle, Axminster is considered to be a good location for additional housing and employment growth within the plan period.

Should the site be allocated?

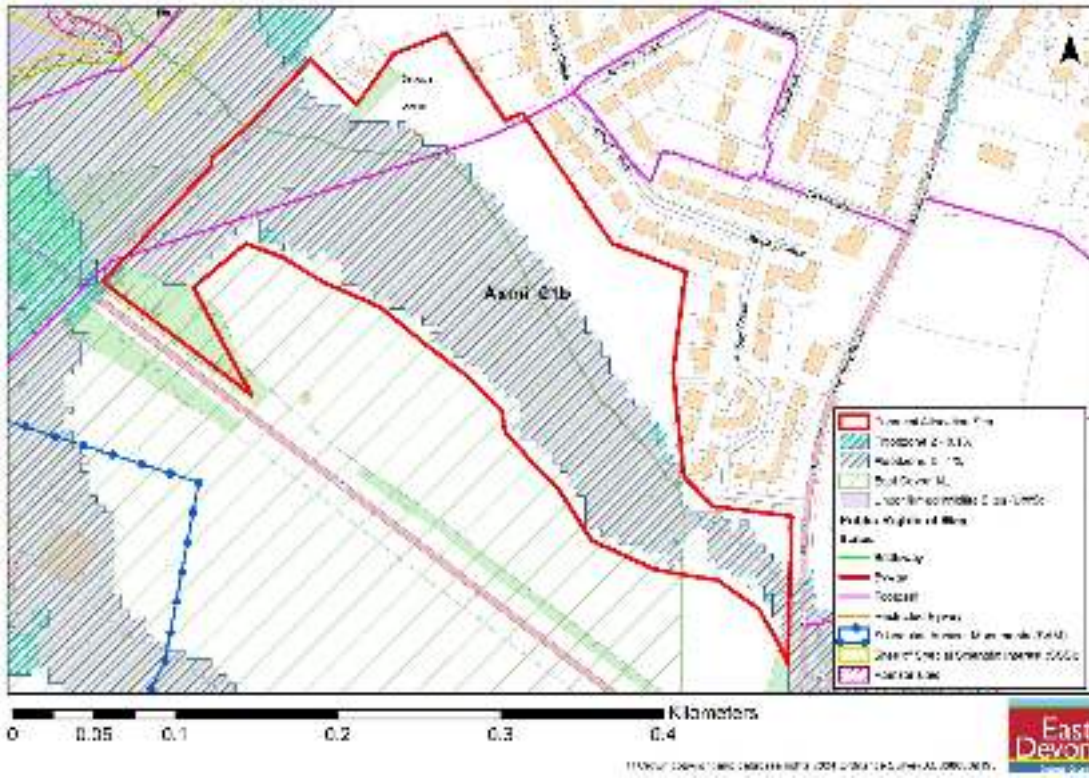
Yes

Reasons for allocating or not allocating

The site is quite well related to an excellent range of services and facilities within Axminster. Resolution to grant outline planning permission for up to 140 dwellings plus 0.8 ha employment.

If whole site is not suitable for allocation, could a smaller part be allocated?

N/A



Photos



Looking west over site from Abbey Close.



Looking east from public footpath



Pill box viewed from public footpath across site.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council advise that there is capacity for secondary places at Axe Valley, but may be difficult to extend primary provision to accommodate housing levels beyond those set out in current local plan. Highway access possible from Musbury Road, but this section of Musbury Road is located in flood zone 3.

The site is bisected by the floodplain of a stream that runs into the River Axe just to the north west of the site. This leaves two separate strips of land outside of the floodplain running parallel with the A35 Trunk Road. The larger parcel of land is around 90 metres wide and runs alongside the trunk road. The smaller parcel of land is around 40 metres wide and is located next to the housing that forms the current southern boundary of Axminster. This land is separated from potential access to Musbury Road by the floodplain.

Landscape

The site comprises a large, quite open field, part of which is in the East Devon National Landscape. Overall landscape sensitivity is High / Medium, due to the designated landscape. However, the relationship with the existing settlement edge, context adjacent to the A35 trunk road and large character of the site mean that employment uses on the southern part of the site would be compatible with landscape character.

Historic environment

The site includes two World War 2 pill boxes that were constructed as part of the Taunton Stop Line. They were designed to cover the railway line to the west and maintenance of an open 'line of fire' to this side of the pill boxes is considered to be critical to the setting of these non-designated heritage assets. Overall impact is medium: no significant effects which cannot be mitigated. An impact is predicted, but would not compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished or compromised. Mitigation may make the impact acceptable. The overall significance of the asset would not therefore be materially changed.

Ecology

Axmi_01 is within 100 metres of the River Axe, which at this point is a Special Area of Conservation and a Site of Special Scientific Interest. Development of the site has the potential to cause significant major adverse impacts on on nationally recognised site of conservation importance. The site is within both the River Axe SAC Nutrient catchment zone and the Beer Quarry and Caves SAC bat consultation zone.

Accessibility

Axmi_01 is within 1600 metres of at least 9 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops, primary and a secondary school. Axminster train station is within 600 metres and the site is close to a bus stop with an hourly bus route. Pedestrian access along Musbury Road into the town centre is not possible without walking on the carriageway of

the main road, as there is a short, narrow section that lacks pavements. Access to safe walking routes into the town centre is available from the public footpath the the north of the site.

Other constraints

Axmi_01 comprises a series of fields in agricultural use and with an agricultural land classification of 3 (strategic level). The A35 trunk road to the south and railway line to the west are sources of noise pollution and large parts of the site are in flood zone 3. The topography is generally gently sloping, but with fairly steep sides alongside the stream.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

Axmi_01 is located just to the south of the existing built form of Axminster and forms a 'gap' between this and the A35 Trunk Road.

Yield (number of dwellings or hectares of employment land)

100 dwellings or 5.53 ha of employment land. However, the part of the site to the north of the stream (part b) is not considered to be suitable for employment due to the relationship with existing housing and size/configuration of land outside of floodzone 3. The potential area of land available for employment is around 3.3 hectares.

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Axminster to serve its own needs and that of wider surrounding areas. Axminster has a good range of facilities including a train station and secondary school. In principle, Axminster is considered to be a good location for additional housing and employment growth within the plan period.

Should the site be allocated?

No.

Reasons for allocating or not allocating

Much of the site is at risk of flooding from fluvial and surface water flooding and is therefore unsuitable for development.

If whole site is not suitable for allocation, could a smaller part be allocated?

Yes. The southern part of the site (Axmi_01/a) is considered to be suitable for employment allocation. This site is not itself at risk of flooding, although access from the A358 is at risk of flooding so a flood risk assessment would be needed to support any planning application.

There is also an area of the site to the north which lies outside of floodzone 2/3 and is not at risk of surface water flooding. It is land forming a northern strip of Axmi_01b that abuts the rear of properties on Abbey Close. This would be considered to be suitable for housing in principle, but there is no clear means of access to it that does not involve crossing the floodplain, although it may be possible to gain access from the north this lies outside of the site submitted for consideration. Due to the uncertainty over access, it is not considered that this land is suitable for allocation, although consideration should be given to including it in the settlement boundary so that it can be bought forward for development if issues can be resolved.

5 Site Reference Axmi_02

Site details

Settlement: Axminster

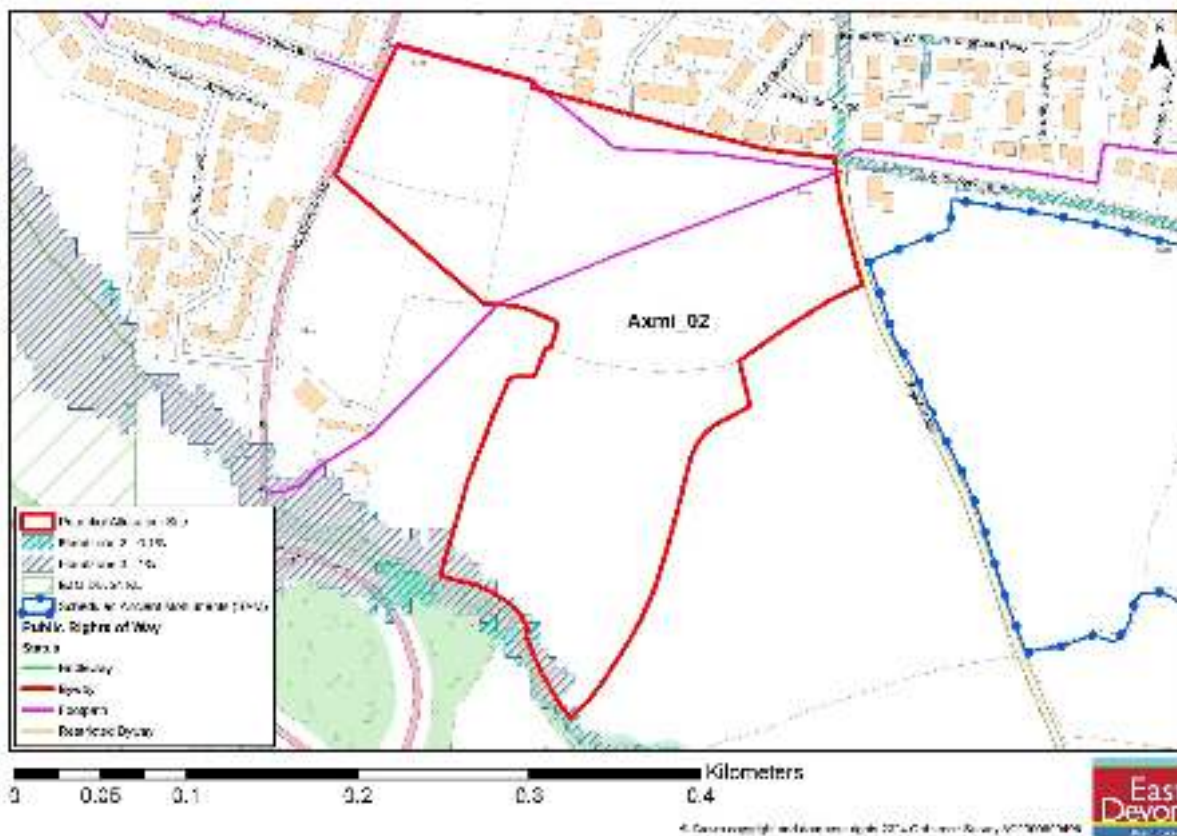
Reference number: Axmi_02

Site area (ha): 5.6

Address: Land North of Shoals, Musbury Road, Axminster, Devon, EX13 8TQ

Proposed use: Housing

Site map



Photos



Looking west from field gate to Wyke Road



Looking east across site to field gate to Wyke Road



Looking southeast across Musbury Road with site behind hedge.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council advise that there is capacity for secondary places at Axe Valley, but may be difficult to extend primary provision to accommodate housing levels beyond those set out in current local plan. Wykes Road is narrow, single track, no passing places. Size of the various developments (Axmi_02, 08, 09) would mean a new road would be appropriate. Site access directly from A358 would be good if possible. Vehicular access from Wykes Road would not be appropriate.

Landscape

The landscape is considered to have a medium sensitivity to change.

Historic environment

The potential importance of Roman remains associated with the Scheduled Ancient Monument (SAM) to the east of the site is likely to be significant and will require a full programme of archaeological evaluation. This may constrain or prohibit development on part of the site. Overall conclusion is that development will have a medium impact with no significant effects which cannot be mitigated. However, mitigation may prohibit development on parts of the site. An impact is predicted, but would not compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished or compromised. Mitigation may make the impact acceptable. The overall significance of the asset would not therefore be materially changed.

Ecology

Although Axmi_02 is more than 100m from the River Axe, it borders a watercourse that flows into the Axe and is around 650m from the river, which at this point is a Special Area of Conservation and a Site of Special Scientific Interest. Development of the site has the potential to cause significant major adverse impacts on a nationally recognised site of conservation importance. The site is within both the River Axe SAC Nutrient catchment zone and the Beer Quarry and Caves SAC bat consultation zone.

Accessibility

Axmi_02 is within 1600 metres of at least 9 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops, primary and a secondary school. Axminster train station is within 600 metres. Pedestrian access along Musbury Road into the town centre is not possible without walking on the carriageway of the main road, as there is a short, narrow section that lacks pavements. Access to safe walking routes into the town centre is available through the road network to the north of the site. Devon County Council advise that there is no obvious bus provision. Nearest stops on Musbury Road. Walking distance would depend on pedestrian access to the development but at best will be on the limit of acceptable walking distance. Musbury Road stop served by 885 route to Seaton, Colyton and Beer, and 44A to Honiton and Exeter.

Other constraints

Axmi_02 comprises 2 quite small fields in agricultural use and with an agricultural land classification of 3 (strategic level). A very small part of the site along the southern boundary is in floodzone 3. Planning permission for the erection of 16 dwellings on part of the north of the site was refused in the 1980's (85/P1535).

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

There may be opportunities for improvements to highway safety by provision of a footway along part of Musbury Road and improvements to the junction of Woodbury Lane and Wyke Lane. Improvements to the existing public rights of way to provide circular routes.

There was a representation on this site and adjoining land by agents promoting its development at the Reg 18 consultation [o31fze-1.pdf \(eastdevon.gov.uk\)](#)

Yield (number of dwellings or hectares of employment land)

100 but this could be reduced to avoid harm to significant archaeological remains.

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Axminster to serve its own needs and that of wider surrounding areas. Axminster has a good range of facilities including a train station and secondary school. In principle, Axminster is considered to be a good location for additional housing and employment growth within the plan period.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site is well related to an excellent range of services and facilities within Axminster and forms one of three sites that could deliver over 400 new homes, making a significant contribution to housing delivery. There are opportunities for accessibility improvements and concerns relating to ecology and heritage impact should be resolved through careful design.

If whole site is not suitable for allocation, could a smaller part be allocated?

N/A

6 Site Reference Axmi_07

Site details

Settlement: Axminster

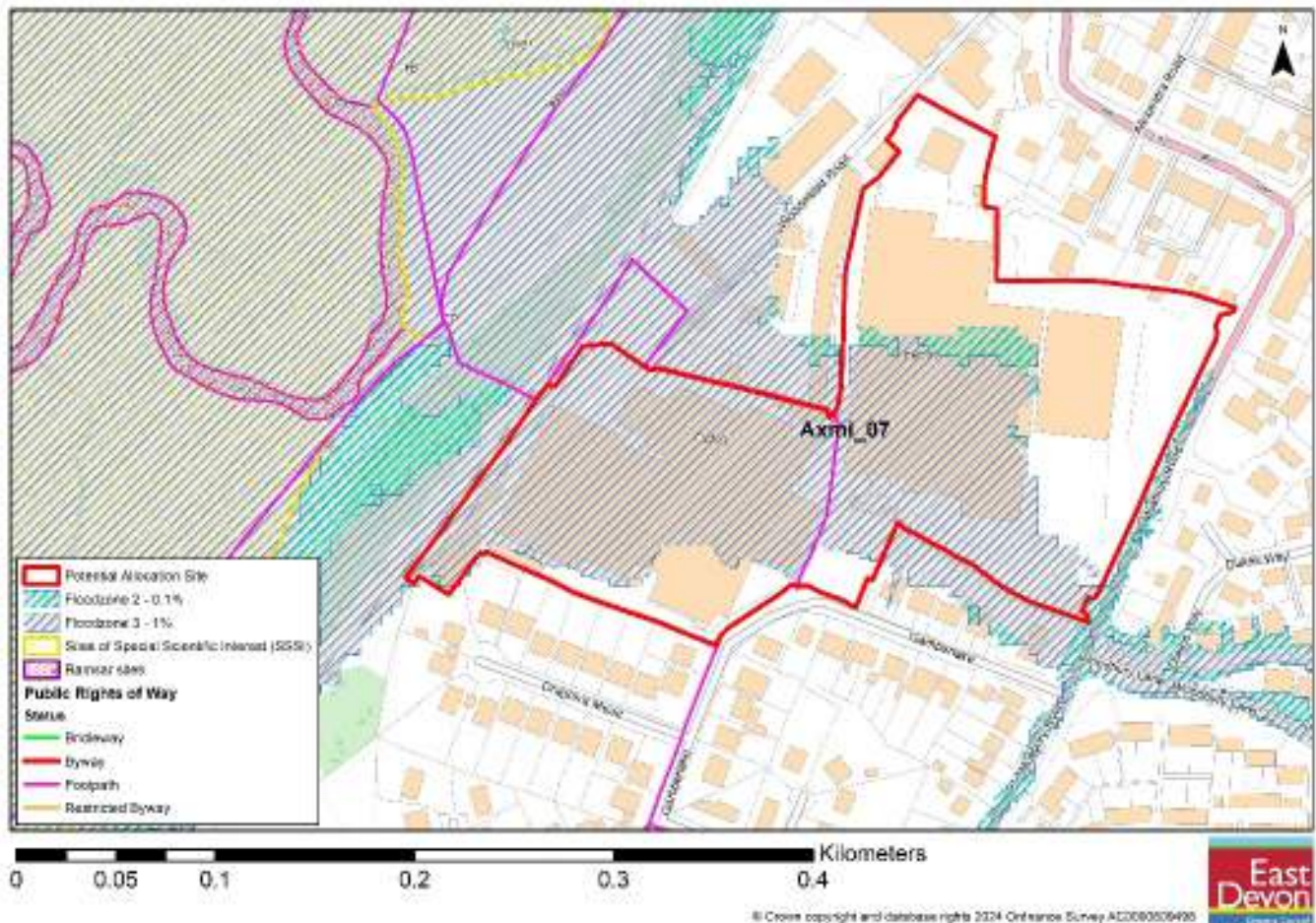
Reference number: Axmi_07

Site area (ha): 4.99

Address: Axminster Carpets Factory Site, Woodmead Road, Axminster, EX13 5PG

Proposed use: Housing

Site map



Site Assessment Summary and Conclusion

Infrastructure

Devon County Council advise that there is capacity for secondary places at Axe Valley, but it may be difficult to extend primary provision to accommodate housing levels beyond those set out in current local plan. Devon County Council Highways advise that access to the site is achievable from Woodmead Road, Gamberlake and Musbury Road (although most of this section of Musbury Road is in flood zone 2). Pedestrian and cycle links are needed.

Landscape

The site has a low landscape value and is not sensitive to change. Potential for landscape improvements through site redevelopment.

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected.

Ecology

Axmi_07 is within 100 metres of the River Axe, which at this point is a Special Area of Conservation and a Site of Special Scientific Interest. Development of the site has the potential to cause significant major adverse impacts on a nationally recognised site of conservation importance. There are grassland and woodland core nature areas to the west of the site, on the opposite side of the railway line. Site is within the River Axe SAC Nutrient catchment zone

Accessibility

Axmi_07 is within 1600 metres of at least 9 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops, primary and a secondary school. Axminster train station is within 150 metres. The nearest bus stop with an hourly bus route is adjacent to the site. Pedestrian access into the town centre along safe walking routes is available along Musbury to the east of the site. Woodmead Road lacks pavements.

Other constraints

Axmi_07 comprises industrial buildings mainly associated with the carpet factory. Around half of the site lies within floodzone 3b. Work is being undertaken to understand the flood risk on the site through a level 2 strategic flood risk assessment. The western half of the site is identified as potentially contaminated land. There is potential for noise disturbance from the railway line just to the west of the site. Planning permission has been granted on parts of the site for a gymnasium (ref.20/2521/FUL) and an auction house (20/1788/FUL).

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Yield (number of dwellings or hectares of employment land)

50

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Axminster to serve its own needs and that of wider surrounding areas. Axminster has a good range of facilities including a train station and secondary school. In principle, Axminster is considered to be a good location for additional housing and employment growth within the plan period.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

There is potential to redevelop previously developed land in close proximity to the town centre and railway station. Opportunity for environmental and other improvements through mixed use redevelopment of brownfield site in sustainable location. Whilst only part of the site is likely to be suitable for residential development because of flooding, there may be potential to redevelop at higher than average densities to take advantage of the highly accessible location.

If whole site is not suitable for allocation, could a smaller part be allocated?

N/A

7 Site Reference Axmi_08

Site details

Settlement: Axminster

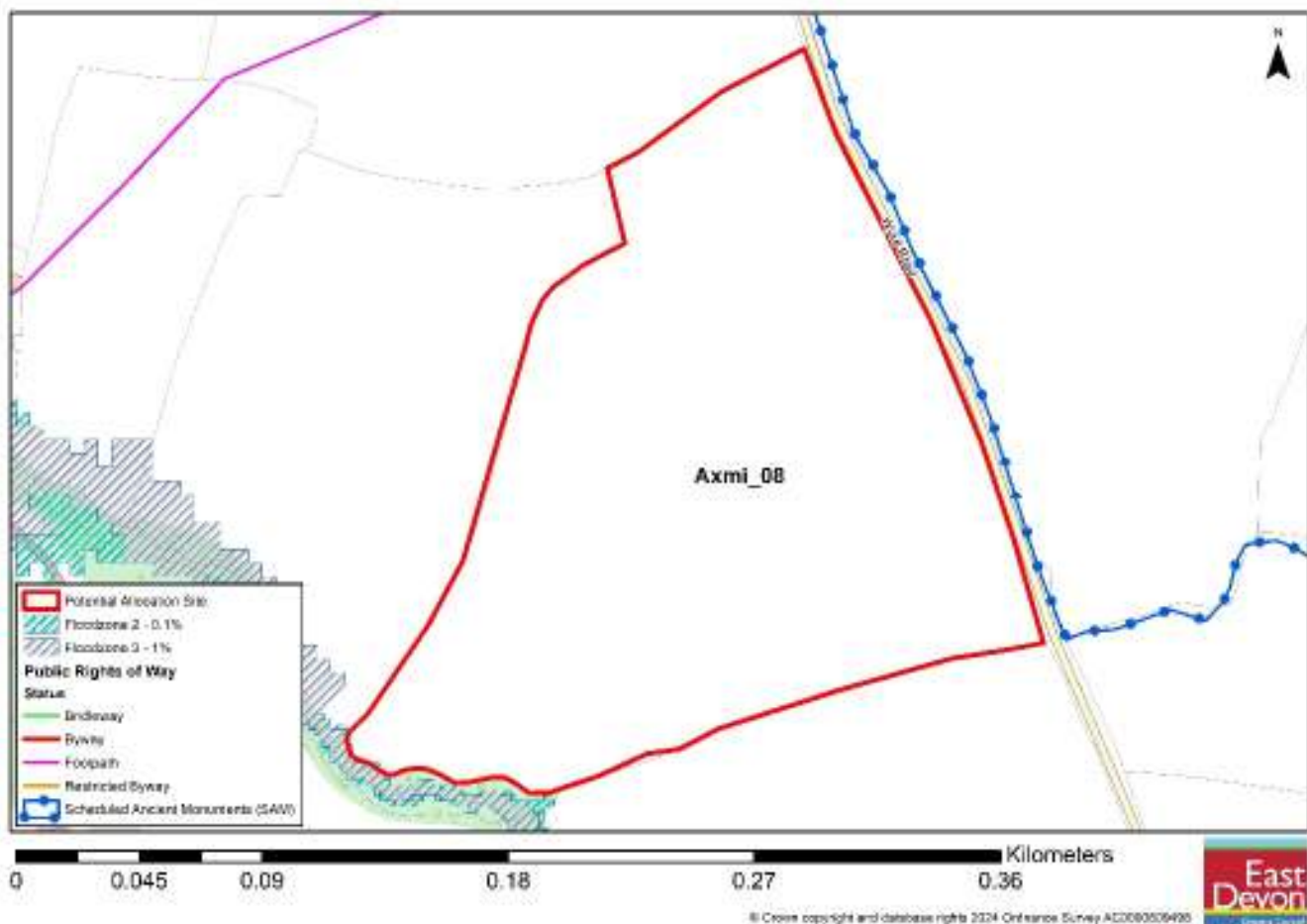
Reference number: Axmi_08

Site area (ha): 3.75

Address: Land off Wyke Lane, Axminster, Devon, EX13 5TL

Proposed use: Housing

Site map



Photos



Looking northwest across site from Wyke Road

Site Assessment Summary and Conclusion

Infrastructure

Capacity for secondary places at Axe Valley, but may be difficult to extend primary provision to accommodate housing levels beyond those set out in current local plan. Wykes Road is narrow, single track, no passing places. Size of the various developments (Axmi_02, 08, 09) would mean a new road would be appropriate. Site access directly from A358 would be good if possible. Vehicular access from Wykes Road would not be appropriate. This is reliant on 02 access being delivered first.

Landscape

The site forms part of the attractive landscape to the south of Axminster is considered to have a medium high sensitivity to change.

Historic environment

The potential importance of Roman remains associated with the Scheduled Ancient Monument (SAM) to the east of the site is likely to be significant and will require a full programme of archaeological evaluation. This may constrain or prohibit development on part of the site. Overall conclusion is that development will have a medium impact with no significant effects which cannot be mitigated. However, mitigation may prohibit development on parts of the site. An impact is predicted, but would not compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished or compromised. Mitigation may make the impact acceptable. The overall significance of the asset would not therefore be materially changed.

Axmi_08 is on the opposite side of a lane from a Roman fort and later Romano-British settlement, which is a Scheduled Ancient Monument. The Historic Environment Record shows the course of a Roman road running east west through the northern corner of the site. Part of the site is within the area that formed an anti-tank island in WWII and an associated anti-tank ditch that formed part of the Axminster to Taunton Stop Line. The HER also shows that a large number of Pre-historic artifacts were found when excavating for a pipeline through the northern corner of the site. Development of the site would affect significant archeological remains associated with the adjoining SAM. It could also result in the loss of a WWII tank ditch associated with the defensive earthworks for Axminster as an anti-tank island within the Axminster to Taunton Stop Line.

Ecology

Although Axmi_09 is more than 100m from the River Axe, it includes a watercourse that flows into the Axe and is around 700m from the river, which at this point is a Special Area of Conservation and a Site of Special Scientific Interest. Development of the site has the potential to cause significant major adverse impacts on a nationally recognised site of conservation importance. It is also around 40 metres from a core nature area (woodland) that is bounded by the A35, the A358 and the slip road between the two.

Accessibility

Axmi_08 is within 1600 metres of at least 9 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops, primary and a secondary school. Axminster train station is within 800 metres. The nearest bus stop with an hourly bus route is around 300 metres away, although this is accessed by an unlit footpath through a field (also a potential development site Axmi_02) or along a longer route via a residential road. Pedestrian access into the town centre along safe walking routes is available through the road network to the north of the site. Devon County Council advise that there are no active travel links and no obvious bus provision.

Other constraints

Axmi_08 comprises a small field in agricultural use and with an agricultural land classification of 3 (strategic level). A very small part of the site along the southern boundary is in floodzone 3.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

There was a representation on this site and adjoining land by agents promoting its development at the Reg 18 consultation [o31fze-1.pdf \(eastdevon.gov.uk\)](#)

Yield (number of dwellings or hectares of employment land)

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Axminster to serve its own needs and that of wider surrounding areas. Axminster has a good range of facilities including a train station and secondary school. In principle, Axminster is considered to be a good location for additional housing and employment growth within the plan period.

Should the site be allocated?

Yes.

Reasons for allocating or not allocating

The site is well related to an excellent range of services and facilities within Axminster and forms the one of three sites that could deliver over 400 new homes, making a significant contribution to housing delivery. There are opportunities for accessibility improvements through the development of the adjoining site (Axmi_02) and concerns relating to ecology, landscape and heritage impact should be resolved through careful design.

If whole site is not suitable for allocation, could a smaller part be allocated?

Not applicable

8 Site Reference Axmi_09

Site details

Settlement: Axminster

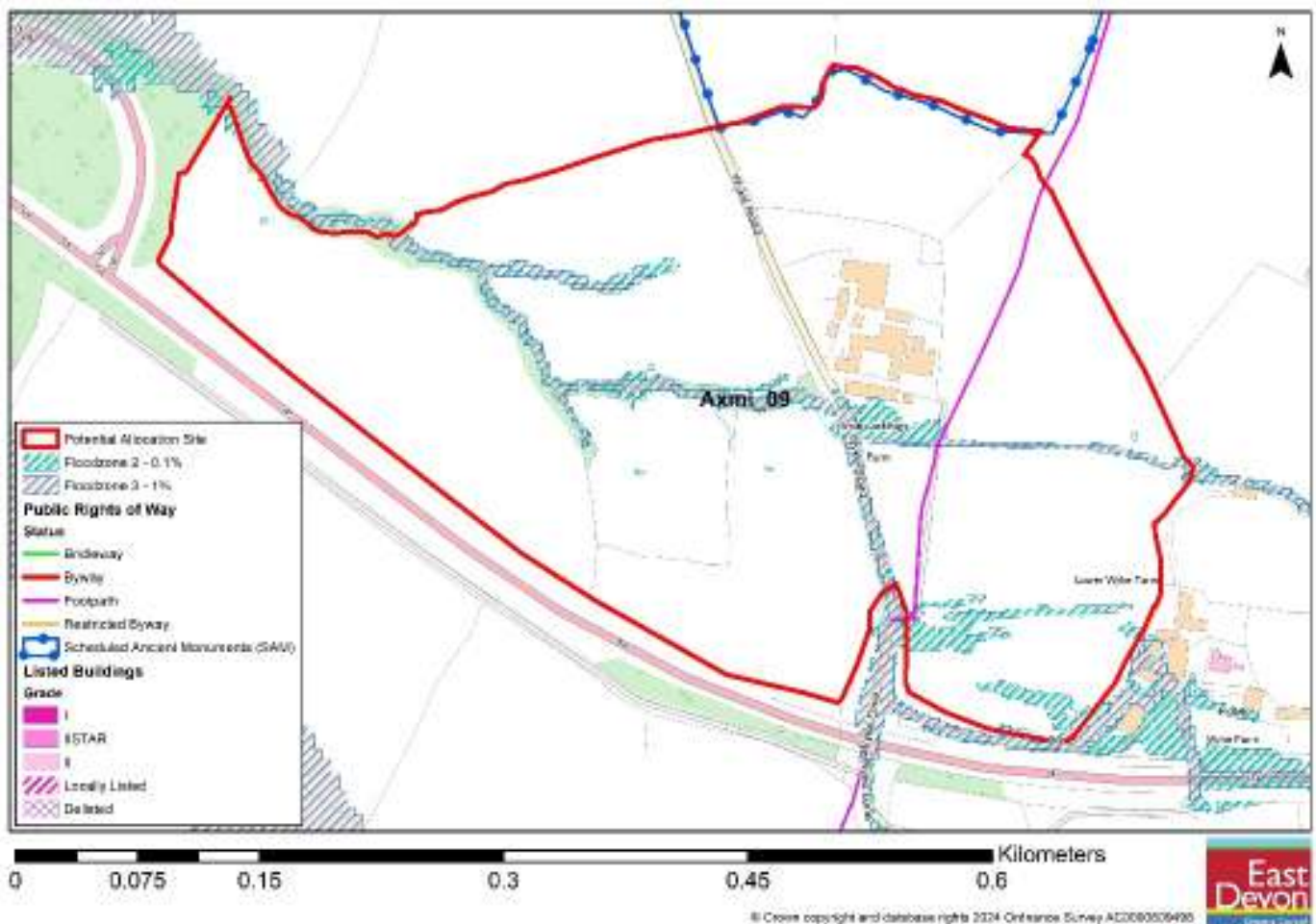
Reference number: Axmi_09

Site area (ha): 15.34

Address: GREAT JACKLEIGH FARM, AXMINSTER, EX13 8TN

Proposed use: Housing

Site map



Site Assessment Summary and Conclusion

Infrastructure

Capacity for secondary places at Axe Valley, but may be difficult to extend primary provision to accommodate housing levels beyond those set out in current local plan. Wykes Road is narrow, single track, no passing places. Size of the various developments (Axmi_02, 08, 09) would mean a new road would be appropriate. Site access directly from A358 would be good if possible. Vehicular access from Wykes Road would not be appropriate. This is reliant on 08 and 02 access being delivered first.

Landscape

The site forms part of the attractive landscape to the south of Axminster is considered to have a medium high sensitivity to change.

Historic environment

The potential importance of Roman remains associated with the Scheduled Ancient Monument (SAM) to the east of the site is likely to be significant and will require a full programme of archaeological evaluation. This may constrain or prohibit development on part of the site. There is also the potential to affect the setting of Higher Wyke Farm, Wyke Road, a Grade II Listed Building and this could reduce the potentially developable area. Overall conclusion is that development will have a medium impact with no significant effects which cannot be mitigated. However, mitigation may prohibit development on parts of the site. An impact is predicted, but would not compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished or compromised. Mitigation may make the impact acceptable. The overall significance of the asset would not therefore be materially changed.

Ecology

Although Axmi_09 is more than 100m from the River Axe, it includes a watercourse that flows into the Axe and is around 700m from the river, which at this point is a Special Area of Conservation and a Site of Special Scientific Interest. Development of the site has the potential to cause significant major adverse impacts on a nationally recognised site of conservation importance. Axmi_08 is within 50 m of a Nature Recovery Network area - a significant moderate adverse effect is predicted. Axmi_08 is within the River Axe SAC Nutrient catchment zone (HRA mitigation zone).

Accessibility

Axmi_09 is within 1600 metres of at least 9 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops, primary and a secondary school. Axminster train station is within 950 metres. The nearest bus stop with an hourly bus route is around 200 metres away, although there is currently no direct access to this through the site and, even if new pedestrian routes were provided through to adjacent proposed development sites (Axmi_02 and Axmi_08), the bus route is around 900 metres from the most south easterly part of the site. Pedestrian access into the town centre along safe walking routes is available through the road network to the north of the site, although this is around 600 metres from the south east of the site. Devon County Council advise that there are no active travel links and no obvious bus provision.

Other constraints

Axmi_09 comprises several small and medium sized fields in agricultural use around a farm complex. It has an agricultural land classification of 3 (strategic level). A small stream network crosses the site

from east to west and small parts of the site along their route is in floodzone 3. The A35 trunk road to the south is a potential source of noise pollution.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

There was a representation on this site and adjoining land by agents promoting its development at the Reg 18 consultation [o31fze-1.pdf \(eastdevon.gov.uk\)](#)

Yield (number of dwellings or hectares of employment land)

270

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Axminster to serve its own needs and that of wider surrounding areas. Axminster has a good range of facilities including a train station and secondary school. In principle, Axminster is considered to be a good location for additional housing and employment growth within the plan period.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The development of the site in association with the sites to the north (Axmi_02 and Axmi_08) would deliver over 400 new homes, making a significant contribution to housing delivery. Although the site is further from the excellent range of services and facilities within Axminster, satisfactory pedestrian and cycling provision could be delivered through careful planning. Concerns relating to ecology, landscape and heritage impact should be resolved through careful design.

If whole site is not suitable for allocation, could a smaller part be allocated?

No

9 Site Reference Axmi_10

Site details

Settlement: Axminster

Reference number: Axmi_10

Site area (ha): 0.18

Address: Scott Rowe Building, Axminster Hospital, Chard Street, Axminster, EX13 5DU

Site map



Site Assessment Summary and Conclusion

Devon County Council advise that there is capacity for secondary places at Axe Valley, but it may be difficult to extend primary provision to accommodate housing levels beyond those set out in current

local plan. Devon County Highways advise access available from A358 Chard Rd, good pedestrian and cycle links already there.

Landscape

The site comprises existing single storey buildings within the urban area and has a low sensitivity to change.

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected.

Ecology

Axmi_10 is within 100 m of a Nature Recovery Network area - a significant moderate adverse effect is predicted. Axmi_10 is within the River Axe SAC Nutrient catchment zone (HRA mitigation zone).

Accessibility

Axmi_10 is within 1600 metres of at least 9 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops, primary and a secondary school. Axminster train station is within 850 metres. The nearest bus stop with an hourly bus route is around 150 metres away. Pedestrian access into the town centre along safe walking routes is available along Chard Road.

Other constraints

Axmi_10 forms part of the Axminster Hospital complex, but it is understood that the buildings have reached the end of their useful life and the land is surplus to requirements. There is a Tree Preservation Area on the eastern part of the site.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

There is an opportunity to redevelop previously developed land, possibly at higher than average density given the close proximity to Axminster town centre, although very careful consideration would need to be given to the relationship with adjacent single storey buildings.

Yield (number of dwellings or hectares of employment land)

5

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Axminster to serve its own needs and that of wider surrounding areas. Axminster has a good range of facilities including a train

station and secondary school. In principle, Axminster is considered to be a good location for additional housing and employment growth within the plan period.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The redevelopment of Axmi_10 is an opportunity to provide residential accommodation in a highly sustainable location on land no longer required for health purposes.

If whole site is not suitable for allocation, could a smaller part be allocated?

N/A

10 Site Reference Axmi_11

Site details

Settlement: Axminster

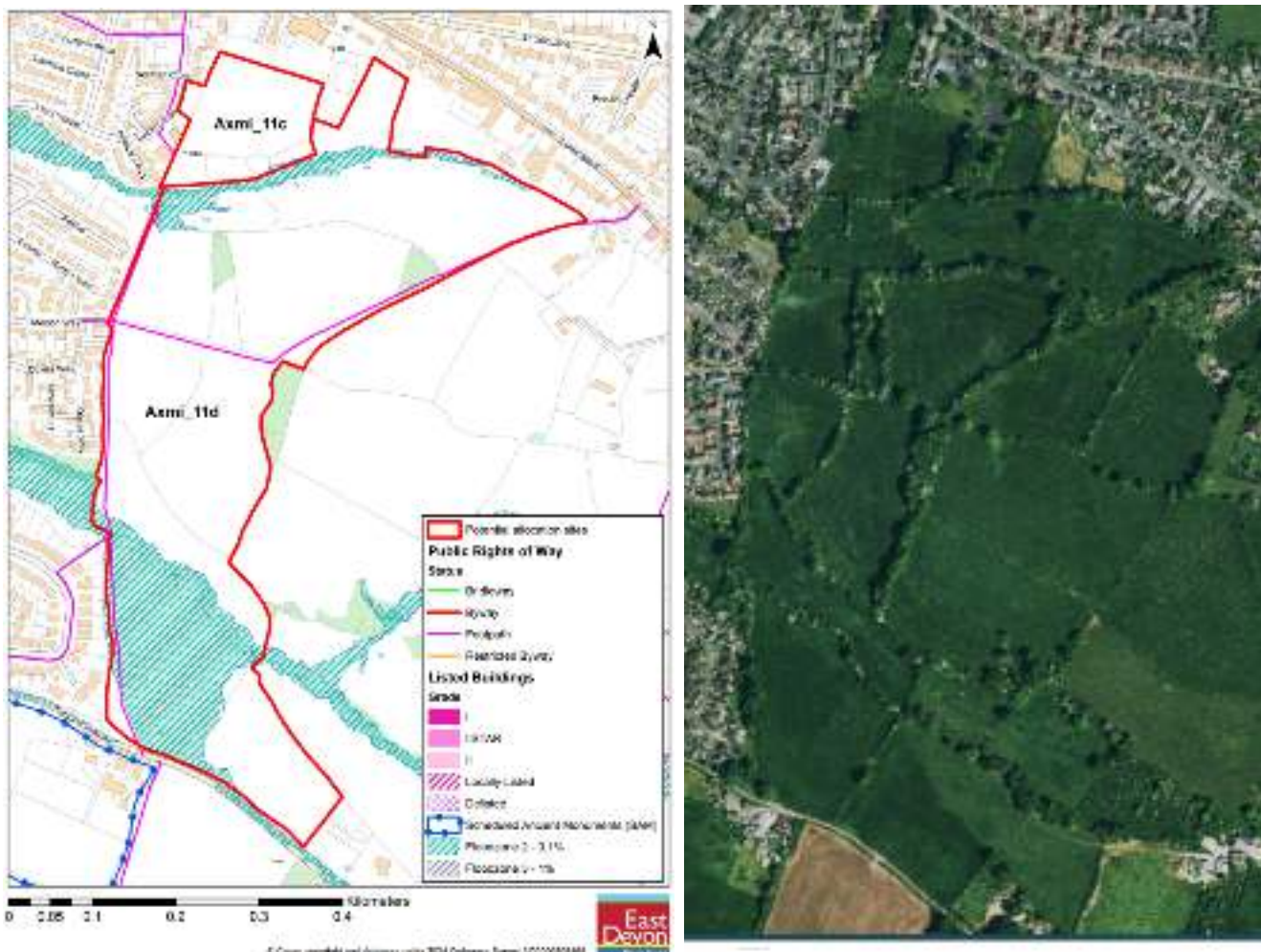
Reference number: Axmi_11

Site area (ha): 21.7

Address: Land on the south east side of Axminster

Proposed use: Housing

Site map



Photos



Looking northwest over southern part of site from Woodbury Lane



Looking east over northern part of site from public footpath.



Looking south from public footpath to Woodbury Farm

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council advise that there is capacity for secondary places at Axe Valley, but may be difficult to extend primary provision to accommodate housing levels beyond those set out in current local plan. Devon County Highways advise access available from Lyme Close and there are poor cycle links on B3261 Lyme Rd. However, the site has no direct access to either Lyme Road or Lyme Close, although access may be possible via Axmi_03.

Landscape

The site forms part of the attractive countryside to the east of Axminster that is generally sensitive to landscape change, although parts of the north of the site are less sensitive.

Historic environment

Axmi_11 is on the opposite side of a lane from a Roman fort and later Romano-British settlement, which is a Scheduled Ancient Monument. Overall impact - medium: no significant effects which cannot be mitigated. An impact is predicted, but would not compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished or compromised. Mitigation may make the impact acceptable. The overall significance of the asset would not therefore be materially changed.

Ecology

Although Axmi_11 is more than 100m from the River Axe, it includes a watercourse that flows into the Axe and is around 700m from the river, which at this point is a Special Area of Conservation and a Site of Special Scientific Interest. Development of the site has the potential to cause significant major adverse impacts on a nationally recognised site of conservation importance. It also includes a

Nature Recovery Network area (grassland). A significant moderate adverse effect is predicted. Axmi_11 is within the River Axe SAC Nutrient catchment zone (HRA mitigation zone).

Accessibility

Axmi_11 is within 1600 metres of at least 9 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops, primary and a secondary school. Axminster train station is within 700 metres. The northern part of the site is within 40 metres of an hourly bus route, but other parts of the site are more than 800 metres away. Pedestrian access into the town centre along safe walking routes is available from all parts of the site.

Other constraints

Axmi_11 comprises several small and medium sized fields in agricultural use. It has an agricultural land classification of 3 (strategic level). Two streams cross the site from east to west and small parts of the site along their route is in floodzone 3, although much of the southern quarter of the site is in floodzone 2. Parts of the site are quite steeply sloping and there is no direct highway access to the site, other than via Wyke Road to the south, which is a single track lane. Two sets of electricity cables mounted on wooden telegraph poles cross the site.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

381 on whole site but 50 on Axmi_11c

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Axminster to serve its own needs and that of wider surrounding areas. Axminster has a good range of facilities including a train station and secondary school. In principle, Axminster is considered to be a good location for additional housing and employment growth within the plan period.

Should the site be allocated?

No

Reasons for allocating or not allocating.

The site is well related to an excellent range of services and facilities within Axminster, but much of the site is sensitive to landscape change. It is not clear that satisfactory highway access could be achieved for the level of development that could be accommodated on the whole site.

If whole site is not suitable for allocation, could a smaller part be allocated?

Yes. There is a field that is less sensitive to landscape change and has a good relationship with the settlement edge. Access to the site would need to be achieved from Lyme Close through an adjoining site, which was put forward for consideration in the HEELA but not assessed because its capacity was less than 5 dwellings. NB this site is smaller than site Axmi_11a, which was previously a 'second choice' site: it has been reduced in size to avoid flooding and ecological/landscape constraints and would have a potential yield of around 50 homes. The part of the site proposed for allocation is Axmi_11c and the remainder of the site is Axmi_11d.

11 Site Reference Axmi_12

Site details

Settlement: Axminster

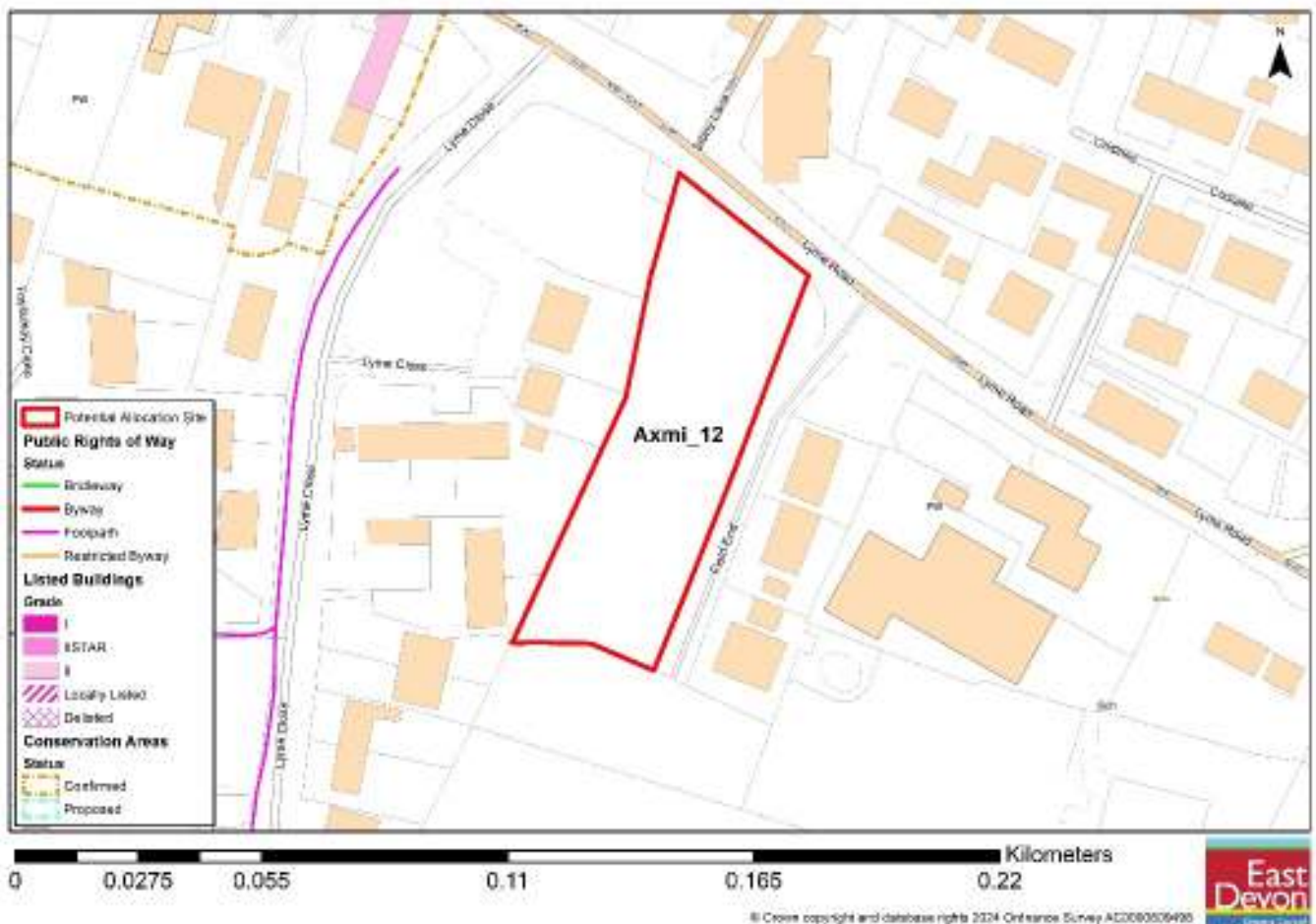
Reference number: Axmi_12

Site area (ha): 0.31

Address: Land at Lea Combe, Field End, Axminster, EX13 5BD

Proposed use: Housing

Site map





Site Assessment Summary and Conclusion

Infrastructure

Devon County Council advise that there is capacity for secondary places at Axe Valley, but it may be difficult to extend primary provision to accommodate housing levels beyond those set out in current local plan. Devon County Highways advise existing access from Lyme Rd is private and would require upgrading of visibility's and footway frontage.

Landscape

The site forms an attractive open space in an urban area and overall, the site sensitivity is medium low. Development should be designed to retain boundary trees (including those protected by a TPO) and keeping a sense of open space to Lyme Road.

Historic environment

Development of the site could affect the setting of a Grade 2 listed building. Overall impact is medium: no significant effects which cannot be mitigated. An impact is predicted, but would not compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished or compromised. Mitigation may make the impact acceptable. The overall significance of the asset would not therefore be materially changed.

Ecology

Axmi_12 is around 25 metres from two grassland nature areas (to both the east and the west). Significant moderate adverse effect predicted. The site is within River Axe SAC Nutrient catchment zone.

Accessibility

Axmi_12 is within 1600 metres of at least 9 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops, primary and a secondary school. Axminster train station is within 800 metres. The site is adjacent to an hourly bus route. Pedestrian access into the town centre along safe walking routes is available.

Other constraints

There are Tree Preservation Orders along part of the western site boundary.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

none identified

Yield (number of dwellings or hectares of employment land)

9

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Axminster to serve its own needs and that of wider surrounding areas. Axminster has a good range of facilities including a train station and secondary school. In principle, Axminster is considered to be a good location for additional housing and employment growth within the plan period.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

Well related to an excellent range of services and facilities in Axminster and within the existing urban area.

If whole site is not suitable for allocation, could a smaller part be allocated?

N/A

12 Site Reference Axmi_16

Site details

Settlement: Axminster

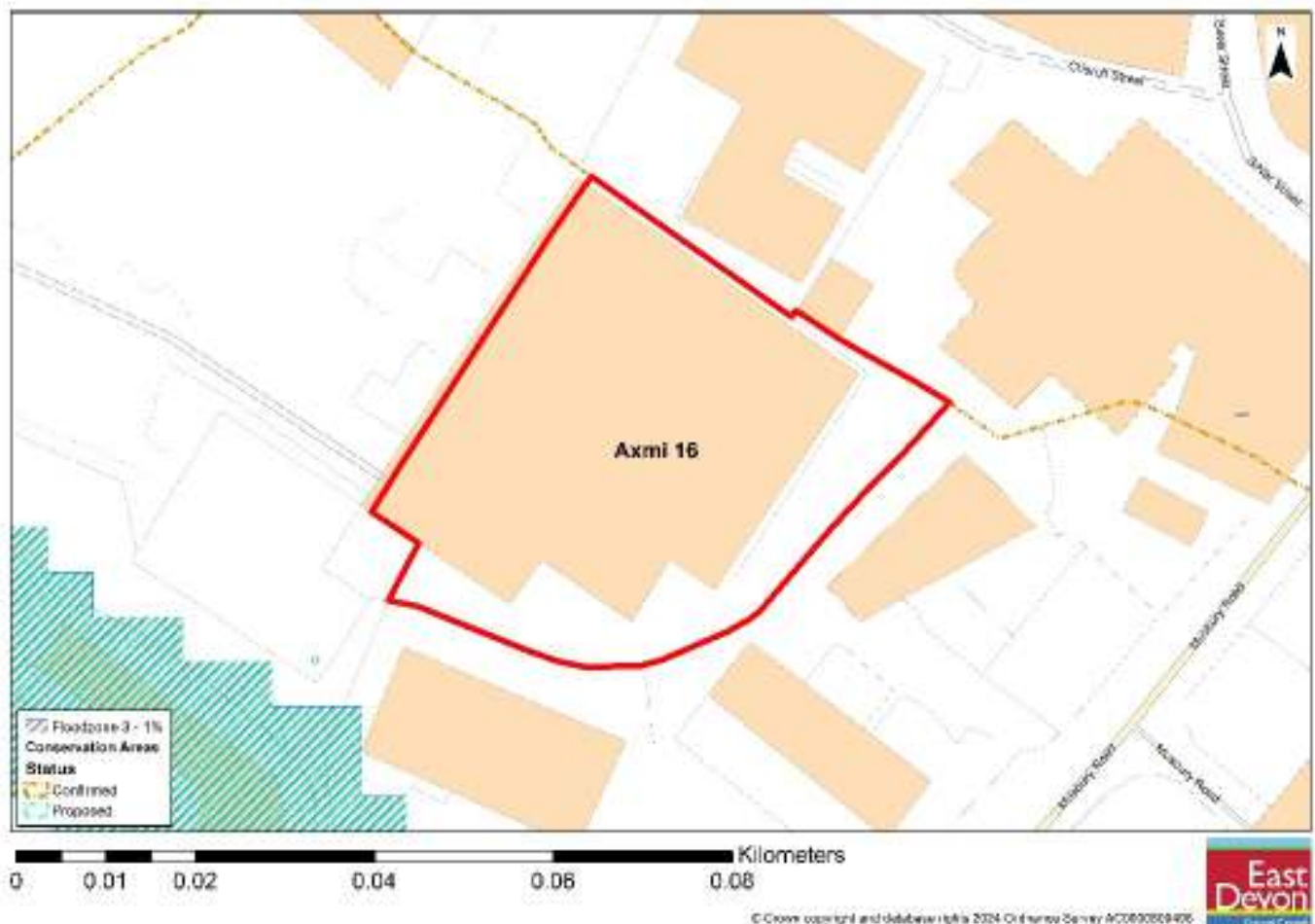
Reference number: Axmi_16

Site area (ha): 0.2

Address: The Co-operative Food, West Street, Axminster, EX13 5PA

Proposed use: housing

Site map



Site Assessment Summary and Conclusion

Infrastructure

Devon County Council Highways advise that there is an existing private access into this brownfield site that also serves private car parks and is already subject to regular levels of vehicle movement. There is surrounding pedestrian infrastructure, close to local amenities. DCC Education advise that Capacity for secondary places at Axe Valley, but may be difficult to extend primary provision to accommodate housing levels beyond those set out in current local plan.

Landscape

Overall landscape sensitivity - low. Site comprises a food store in an urban setting.

Historic environment

Medium: no significant effects which cannot be mitigated. An impact is predicted, but would not compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished or compromised. Mitigation may make the impact acceptable. The overall significance of the asset would not therefore be materially changed.

Ecology

Axmi_16 is within 50 metres of a nature recovery network (grassland) and a habitat of principle importance (a small stream). Significant moderate adverse effect predicted. The site is within the River Axe SAC Nutrient catchment zone.

Accessibility

Axmi_16 is within the town centre and 1600 metres of at least 9 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops, primary and a secondary school. Axminster train station is within 350 metres and the site is closet to a bus route with an hourly service.

Other constraints

The site is adjacent to an area of potentially contaminated land.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

15

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Axminster to serve its own needs and that of wider surrounding areas. Axminster has a good range of facilities including a train

station and secondary school. In principle, Axminster is considered to be a good location for additional housing and employment growth within the plan period.

Should the site be allocated?

No

Reasons for allocating or not allocating

The site is located within the proposed town centre and primary shopping area, where development should enhance the range and quality of town centre, shopping and leisure facilities. Redevelopment of the site for housing would be incompatible with this as it would result in the loss of a supermarket.

If whole site is not suitable for allocation, could a smaller part be allocated?

No

13 Site Reference Axmi_17

Site details

Settlement: Axminster

Reference number: Axmi_17

Site area (ha): 0.95

Address: Land at Millwey, Chard Road, Axminster, EX13 5NL

Proposed use: housing

Site map



Site Assessment Summary and Conclusion

Infrastructure

Devon County Council Highways advise that there is existing pedestrian infrastructure. The existing access is in close proximity to pedestrian crossing and opposite a bus stop and likely to require

mitigation. DCC Education advise that Capacity for secondary places at Axe Valley, but may be difficult to extend primary provision to accommodate housing levles beyond those set out in current local plan.

Landscape

Overall landscape sensitivity - Medium. Site forms a 'green' and visually 'open' space within the urban fabric of the town. It is bounded by mature hedges, but views across the stie are available form the field gate to Chard Road with filtered views through the hedge during the dormant season.

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected.

Ecology

Axmi_17 is an nature recovery network site (grassland). Minor adverse effect predicted (not significant). The site is within the River Axe SAC Nutrient catchment zone.

Accessibility

Axmi_17 is within 1600 metres of at least 9 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops, primary and a secondary school. Axminster train station is within 1400 metres and the site is adjacent to a bus route with an hourly service. Pedestrian access to the town centre is possible along Chard Road.

Other constraints

A small section of the site is subject to flooding. A level 2 dtratgic flood risk assessment is being undertaken.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

The site is owned by the District Council so there is an opportunity to tailor housing to local priorities and to provide for other community needs

Yield (number of dwellings or hectares of employment land)

19

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Axminster to serve its own needs and that of wider surrounding areas. Axminster has a good range of facilities including

a train station and secondary school. In principle, Axminster is considered to be a good location for additional housing and employment growth within the plan period.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site is located within the existing urban fabric of the town and is well related to a very good range of services and facilities. As this site is an existing open space, with a previous use for sports pitches, it would need to be demonstrated that any net loss would be acceptable in planning terms taking into account, if relevant, potential replacement provision elsewhere.

If whole site is not suitable for allocation, could a smaller part be allocated?

N/A

14 Site Reference Axmi_18

Site details

Settlement: Axminster

Reference number: Axmi_18

Site area (ha): 0.25

Address: Millwey Garages, St Andrews Drive, Axminster, EX13 5EZ

Proposed use: housing

Site map



Site Assessment Summary and Conclusion

Infrastructure

Devon County Council Highways advise that it is difficult to ascertain access via desktop analysis, but visibility and access may have be constrained by existing surrounding infrastructure. DCC Education advise that Capacity for secondary places at Axe Valley, but may be difficult to extend primary provision to accommodate housing levles beyond those set out in current local plan.

Landscape

Overall landscape sensitivity - Low. The site comprises a garage court and parking area surrounded by housing and industrial buildings. .

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected. The Devon Historic Environment Record shows that the site formed part of a second world war United States military hospital.

Ecology

The site is within the River Axe SAC Nutrient catchment zone. No other issues identified. Overall, minor adverse effect predicted (not significant).

Accessibility

Axmi_18 is within 1600 metres of at least 9 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops, primary and a secondary school. Axminster train station is within 1800 metres and the site is close to a bus route with an hourly service. Pedestrian access to the town centre is possible along Chard Road.

Other constraints

The access road is narrow and may be unsuitable for proposed development.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

Development would remove unsightly garages.

Yield (number of dwellings or hectares of employment land)

6

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Axminster to serve its own needs and that of wider surrounding areas. Axminster has a good range of facilities including

a train station and secondary school. In principle, Axminster is considered to be a good location for additional housing and employment growth within the plan period.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site is located within the existing urban fabric of the town and is well related to a very good range of services and facilities.

If whole site is not suitable for allocation, could a smaller part be allocated?

N/A

15 Site Reference Axmi_22

Site details

Settlement: Axminster

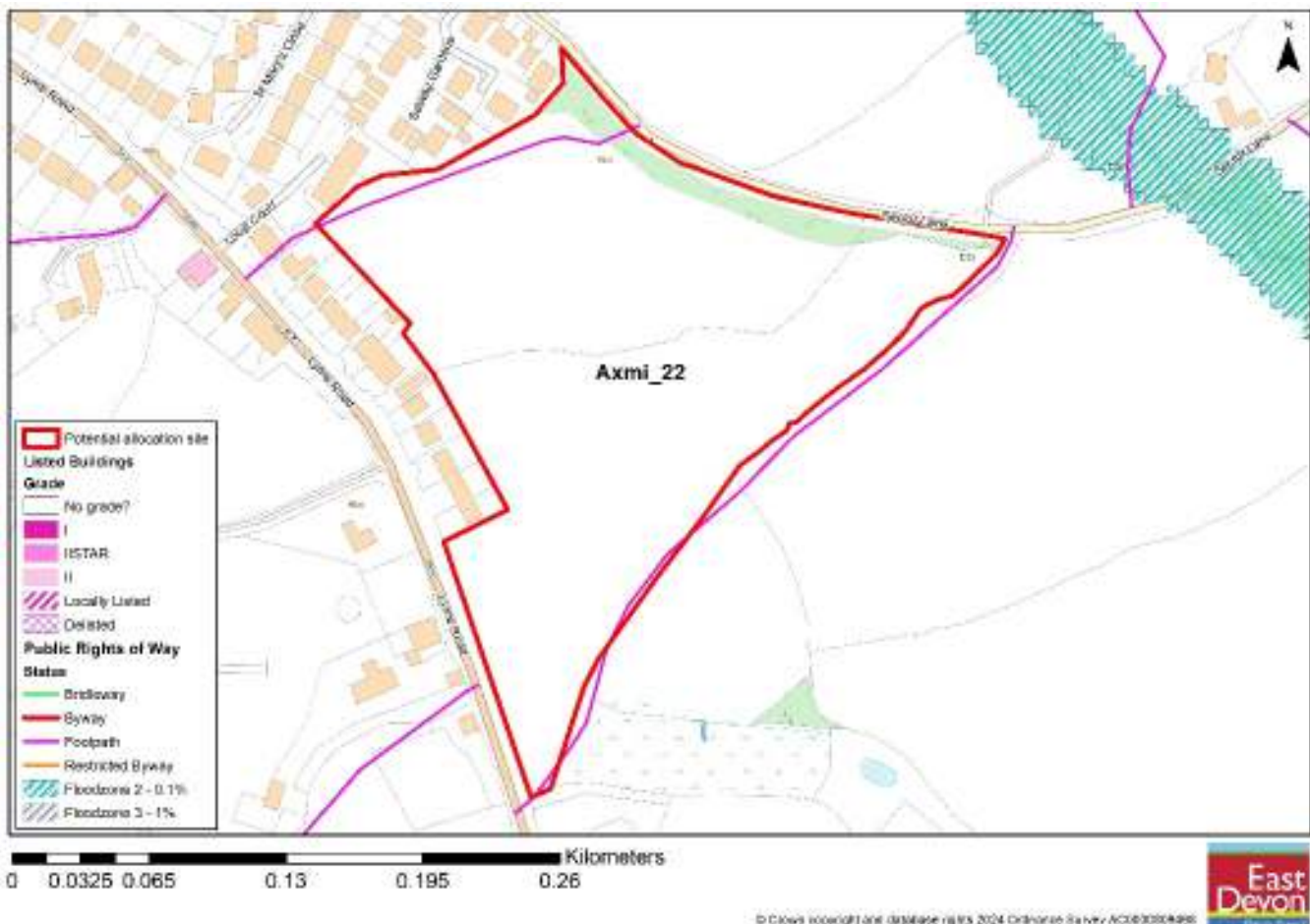
Reference number: Axmi_22

Site area (ha): 4.32

Address: Land east of Axminster

Proposed use: housing

Site map



Site Assessment Summary and Conclusion

Infrastructure

Devon County Council comment that this site is on the proposed route of the Axminster North-South Relief Road and should be accessible for vehicles from that route. Any development would be expected to contribute to the cost of the relief road. Although these references are now dated as the expectation is that the relief road will not now be built. Sector Lane to the north of the site should be used by pedestrians and cyclists as a route to the town centre. Additional primary school capacity can be delivered at existing schools to accommodate the development proposed in the current local plan. Strategy 20 of the current local plan safeguards land in the proposed eastern urban extension for a new primary school, which would allow for further development in the town (the 210 place school would allow 600-800 additional dwellings). The secondary school can be expanded to accommodate development.

Landscape

Overall landscape sensitivity medium.

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected.

Ecology

Site includes a Section 41 Habitat of Principle Importance. Significant moderate adverse effect predicted. Site is within the River Axe SAC Nutrient catchment zone.

Accessibility

Axmi_22 is within 1600 metres of at least 9 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops, primary and a secondary school. Axminster train station is within 1350 metres and the site is adjacent to a bus route with an hourly service. Pedestrian access to the town centre is possible along Lyme Road and Sector Lane.

Other constraints

Axmi_22 comprises two medium sized fields in agricultural use and with an agricultural land classification of 3 (strategic level). The whole site is within the Axminster Mill Brook Critical Drainage Area. Any new development in this area will need to be served by a sustainable drainage system that meets certain minimum standards and to make a contribution towards a scheme that will reduce risks for those liable to flood. There is potentially contaminated land associated with a garage to the north of the site.

An application is pending consideration for the construction of 104 dwellings, associated highways, construction of a section of the North South Relief Road between Lyme Road and the site boundary, drainage, engineering and landscaping (19/0150/MFUL).

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

Development of the site could help to deliver a suitable road access to land to the north, which is recommended for allocation.

Yield (number of dwellings or hectares of employment land)

55 (using standard methodology – planning application is for 104).

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Axminster to serve its own needs and that of wider surrounding areas. Axminster has a good range of facilities including a train station and secondary school. In principle, Axminster is considered to be a good location for additional housing and employment growth within the plan period.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site is well related to the excellent range of services and facilities in Axminster. The site has direct access to Lyme Road and could provide the only suitable access to land to the north that is also proposed for allocation (GH/ED/80/a).

If whole site is not suitable for allocation, could a smaller part be allocated?

N/A

16 Site Reference Axmi_23

Site details

Settlement: Axminster

Reference number: Axmi_23

Site area (ha): 0.27

Address: Websters Garage, 9 Lyme Street, Axminster, EX13 5AT

Proposed use: housing

Site map



Site Assessment Summary and Conclusion

Infrastructure

No DCC highway or education comments are available.

Landscape

Landscape sensitivity - low. Site of demolished buildings being used as a temporary surface car park but located in core of the historic town and surrounded by heritage assets.

Historic environment

The redevelopment of the site has the potential to affect the setting of several heritage assets. Overall, medium: no significant effects which cannot be mitigated.

Ecology

Axmi_23 is within the River Axe SAC Nutrient catchment zone and is within 100 metres of a grassland nature recovery network (the Churchyard). Although a 'significant moderate adverse effect is predicted' by the standard methodology due to the proximity of the churchyard, given the existing nature of the site (formerly developed site in use as a car park) a minor adverse effect predicted (not significant).

Accessibility

Axmi_23 is within the town centre and is less than 1600 metres from at least 9 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops, primary and a secondary school. Axminster train station is within 500 metres and the site is adjacent to a bus route with an hourly service.

Other constraints

Much of the site is potentially contaminated land. The site is in use as a public car park and is within the proposed town centre area.

An outline application is pending (22/2322/OUT) for the demolition of existing building and erection of mixed-use building comprising of a convenience store (Class E) and 9 residential units (Class C3) with associated access and parking, including the provision of public car parking.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

The site comprises an unsightly surface car park in the conservation area and surrounded by heritage assets. Redevelopment of the site provides an opportunity to improve the visual appearance of the site and provide a mix of appropriate town centre uses, including an element of housing.

Yield (number of dwellings or hectares of employment land)

10 – But the site has potential to accommodate more, especially if developed with adjoining under-used land.

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Axminster to serve its own needs and that of wider surrounding areas. Axminster has a good range of facilities including a train station and secondary school. In principle, Axminster is considered to be a good location for additional housing and employment growth within the plan period.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site is located within the existing urban fabric of the town and is well related to a very good range of services and facilities. Residential use is acceptable in principle as part of a mixed use redevelopment scheme.

If whole site is not suitable for allocation, could a smaller part be allocated?

N/A

17 Site Reference Axmi_24

Site details

Settlement: Axminster

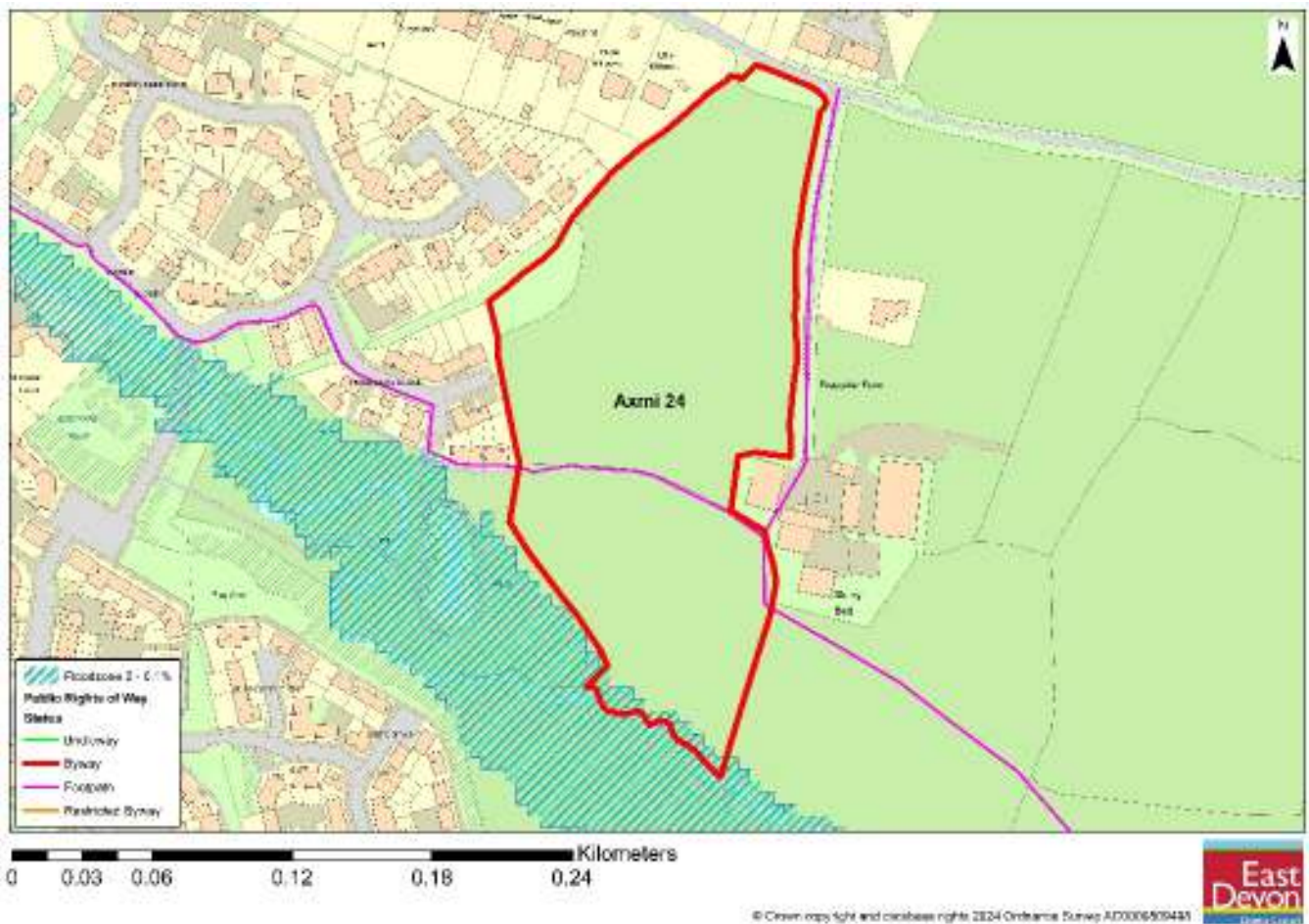
Reference number: Axmi_24

Site area (ha): 2.65

Address: Land West of Prestalier Farm, Beavor Lane, Axminster,

Proposed use: housing

Site map



Site Assessment Summary and Conclusion

Infrastructure

Lyme Road is very wide but access would need improving; access could come directly from the Lyme Close housing area. Field End is a private road and it is unclear how achievable full access would be without third party land agreements.

Landscape

The landscape is quite enclosed and visually contained, although some of the key characteristics and qualities are susceptible to change from the development proposed. Overall landscape sensitivity – medium - an ordinary landscape which is appreciated by the community but has little or no wider recognition of its value.

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected.

Ecology

Axmi_24 is within the River Axe SAC Nutrient catchment zone. No other issues identified. Overall, minor adverse effect predicted (not significant).

Accessibility

Axmi_24 is within 1600 metres from at least 9 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops, primary and a secondary school. Axminster train station is within 1300 metres and the site is within 300 metres of a bus route with an hourly service.

Other constraints

None identified

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

None identified. A planning application for 29 dwellings is pending ([21/3025/MFUL](#)).

Yield (number of dwellings or hectares of employment land)

29

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Axminster to serve its own needs and that of wider surrounding areas. Axminster has a good range of facilities including a train station and secondary school. In principle, Axminster is considered to be a good location for additional housing and employment growth within the plan period.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site is well connected to a range of services and facilities with few significant constraints to development identified.

If whole site is not suitable for allocation, could a smaller part be allocated?

N/A



East Devon Local Plan 2020-2040

Site Selection report Kilminster



June 2024.

East Devon – an outstanding place

Contact details

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To request this information in an
alternative format or language
please phone 01404 515616 or
email csc@eastdevon.gov.uk

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1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2040 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not.¹ The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites.²
- 1.3 For each site, the report contains identifying details, a map, and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of sites at Kilminster. A map of all the sites which have been assessed is below, followed by a table which highlights the site selection findings.
- 1.5 In addition to the sites which have been subject to assessment, other sites were not assessed because they failed 'site sifting'. This stage of the process rules out sites that are not 'reasonable alternatives' and therefore not considered as potential allocations in the Local Plan. In summary, to pass site sifting and therefore be considered as a potential allocation, the site should be identified as suitable, available, achievable in the HELAA; in a suitable location; not already allocated in a 'made' Neighbourhood Plan; and not already have planning permission. For obvious reasons, overlapping sites will only be assessed once. Further detail is contained in the Site Selection methodology.
- 1.6 The following sites did not pass site sifting at Kilminster:
 - Kilm_08 – the HELAA panel concluded – site probably unachievable due to poor access. Devon County Council advised - The Roman Road, is not ideal for an access due to the rural nature and the no-through route with the route merging into a PROW.

¹ INSERT WEB LINK TO UPDATED VERSION OF METHODOLOGY, ALSO INCL. ECOLOGY, LANDSCAPE, HESA SPECIFIC METHODOLOGIES

² Following the approach advocated by the Planning Advisory Service – see Topic 5 – Site Selection Process: [Future Proofing the Plan Making Process | Local Government Association](#)

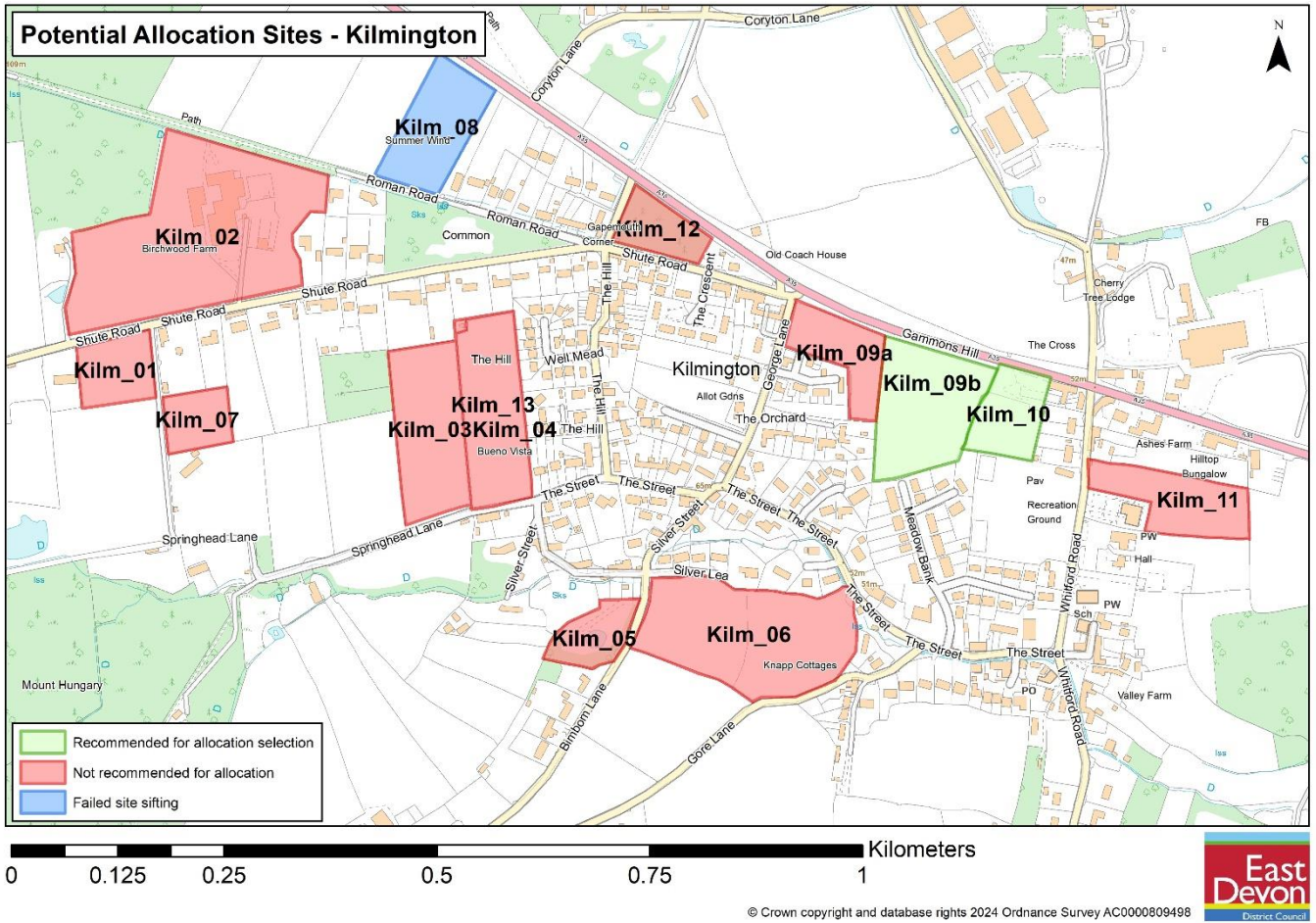


Figure 1.1: Overview of Site Selection findings at Kilmington

Site reference	Number of dwellings / hectares of employment land	Allocate?
Kilm_01	5	No
Kilm_02	66	No
Kilm_03	40	No
Kilm_05	6	No
Kilm_06	5	No
Kilm_07	10	No
Kilm_09	37	Yes, Partly (Kilm_09b)
Kilm_10	5	Yes

Site reference	Number of dwellings / hectares of employment land	Allocate?
Kilm_11	10	No
Kilm_12	5	No
Kilm_13	50	No

2 Site Reference Kilm_01

Site details

Settlement: Kilmington

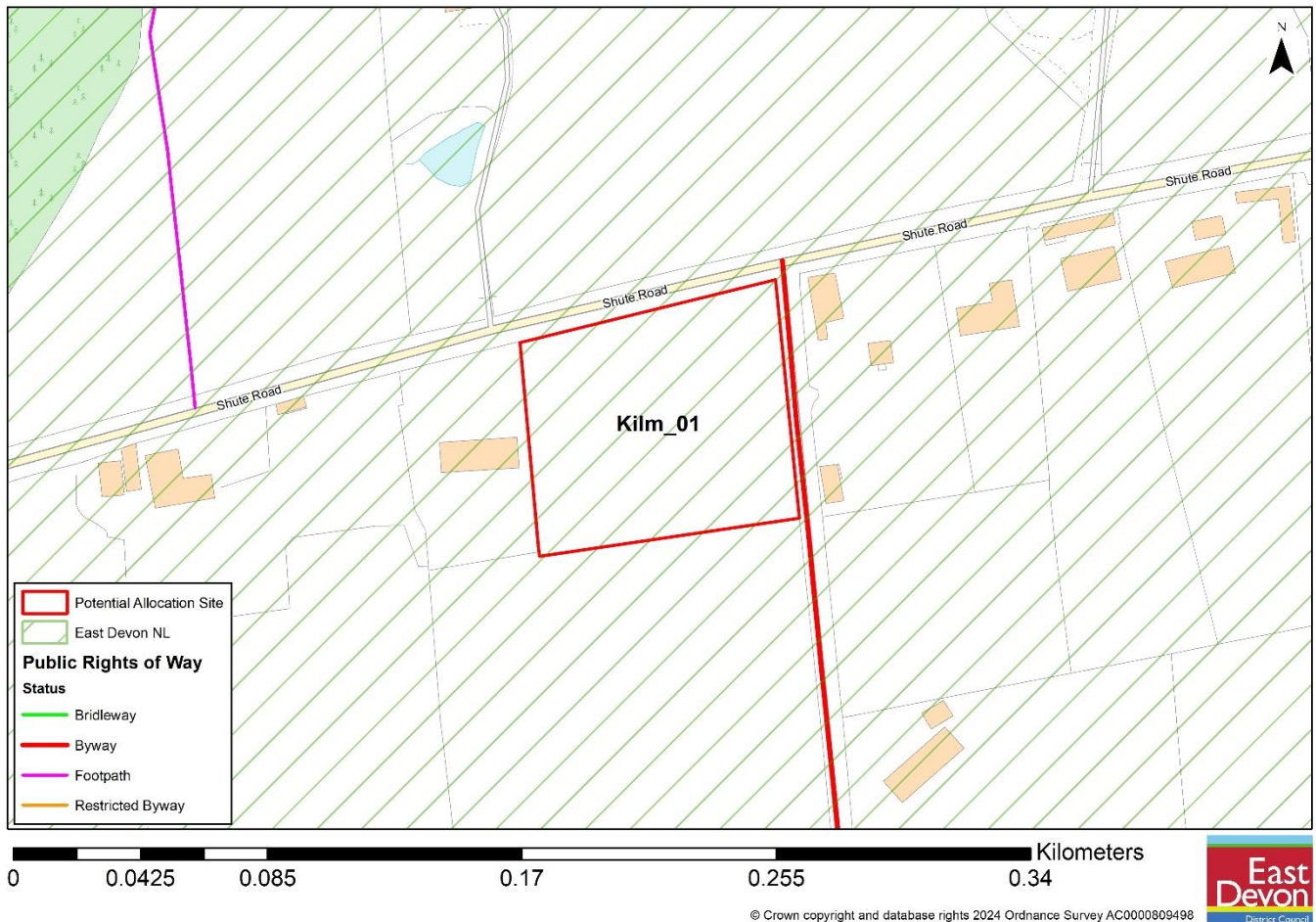
Reference number: Kilm_01

Site area (ha): 0.6600

Address: Land off Shute Road, Kilmington, EX13 7ST

Proposed use: Residential

Site map



Photos



View from Shute Road, photo taken from the entrance.



View from Shute Road, photo taken from the entrance.

Site Assessment Summary and Conclusion

Infrastructure

DCC - highways : This site is a little remote from local services but would be acceptable in principle from a technical point of view as suitable access can be easily achieved and the site parcel is small.
DCC - Education : Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.

Landscape

The site falls in the National Landscape, Site is within a designated landscape and has very high landscape value with medium- high visibility. The site has medium-high landscape sensitivity.

Historic environment

The site is located outside the Kilmington built-up area, with no designated heritage asset within 100m and the nearest designated heritage asset a Grade II listed building 473m away, heritage impacts are limited.

Ecology

The site is covered by improved grassland, Trees and vegetation on the edge of the site boundary. No ecological designations within 100m of the site. minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 meters of 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

No hourly bus service from 31 July 2022. 6 services per day and No service on Sundays and bank holidays

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

5

Contribution to spatial strategy

Kilmington is a tier 4 settlement with a range of services and facilities making it appropriate to accommodate small scale growth.

Should the site be allocated?

No

Reasons for allocating or not allocating

This site is located outside the built-up area of Kilmington and falls in an National Landscape, Site is within a designated landscape and has very high landscape value with medium- high visibility. Development of the site (5 max yield) would have a high landscape impacts.

3 Site Reference Kilm_02

Settlement: Kilmington

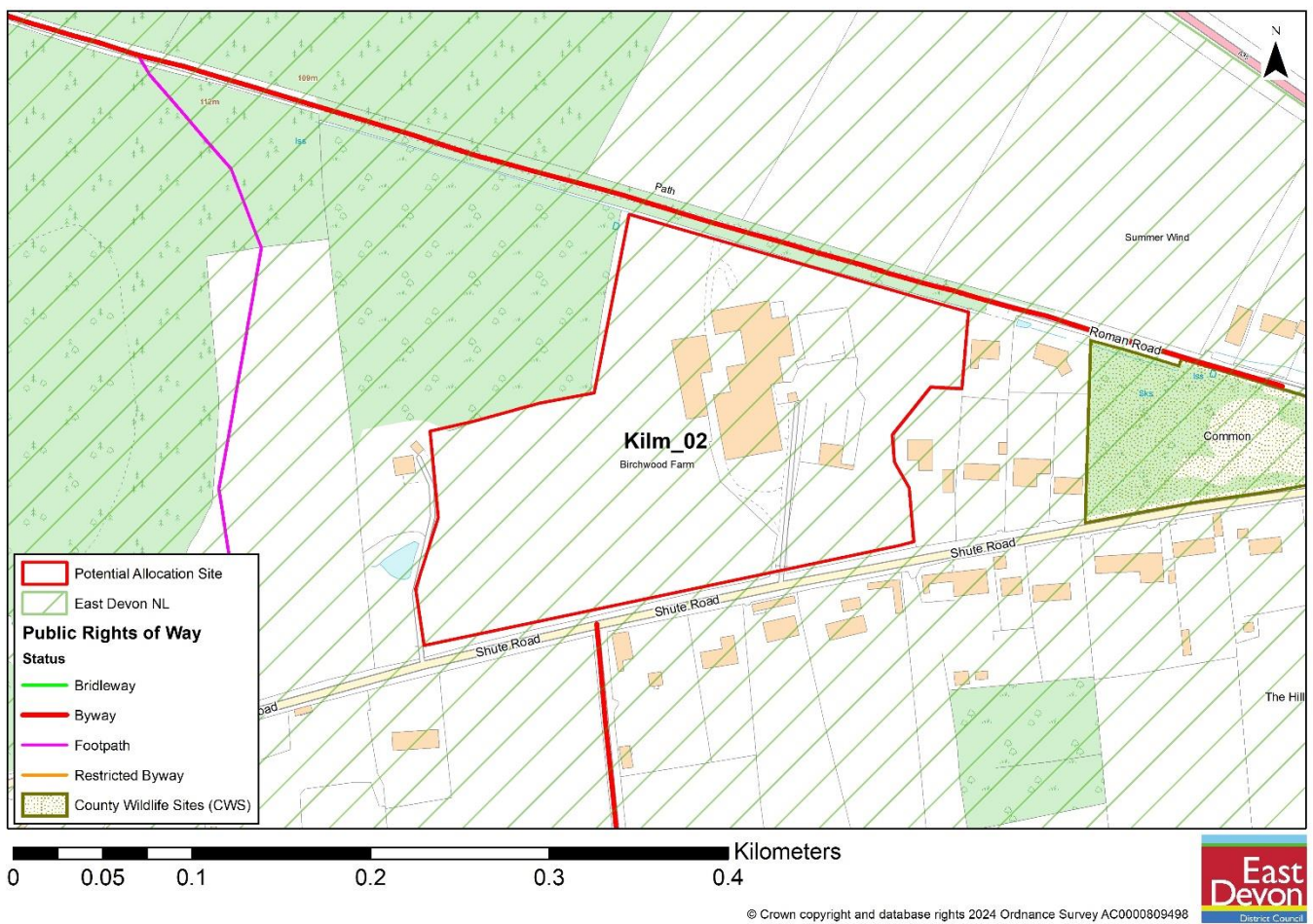
Reference number: Kilm_02

Site area (ha): 4.379

Address: Birchwood Farm, Shute Road, Kilmington, EX13 7ST

Proposed use: Residential

Site map



Photos



View from Shute Road, taken from the gate.



View from Shute Road, taken from the gate, showing the existing farm building



View from Roman Road, taken from the gate, showing the existing farm building

Site Assessment Summary and Conclusion

Infrastructure

DCC - highways : Access from the south would appear to be easy to achieve but access to the north is from a Byway opening up to all traffic which could not support the level of traffic that would be generated. The site is a little remote from local services too, but adjacent to the settlement. DCC - Education: Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.

Landscape

the site falls in the National Landscape, Site is within a designated landscape and has very high landscape value with high visibility. The site has high landscape sensitivity.

Historic environment

The site is located outside the Kilmington built-up area, with no designated heritage asset within 100m and the nearest designated heritage asset a Grade II listed building 349m away, heritage impacts are limited.

Ecology

The site is covered by Unimproved grassland, grazed by cows with trees and vegetation on the edge of the site boundary, adjoining to a woodland. Section 41 (S41) Habitat of Principle Importance and County Wildlife Site (CWS) within 100m of the site. Significant moderate adverse effect predicted.

Accessibility

The site is within 1,600 meters of 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

No hourly bus service from 31 July 2022. 6 services per day and No service on Sundays and bank holidays

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

66

Contribution to spatial strategy

Kilmington is a tier 4 settlement with a range of services and facilities making it appropriate to accommodate small scale growth.

Should the site be allocated?

No

Reasons for allocating or not allocating

The site is an existing farmyard located outside the built-up area of Kilmington, this site falls in an National Landscape, Site is within a designated landscape and has very high landscape value with high visibility from multiple locations, including A35. It is also adjoining to a Deciduous woodland. Development of the site (66 max yield) would have a high landscape impact. and medium-high ecological impacts.

4 Site Reference Kilm_03

Site details

Settlement: Kilmington

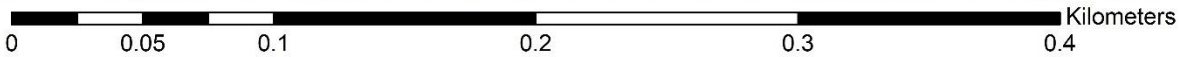
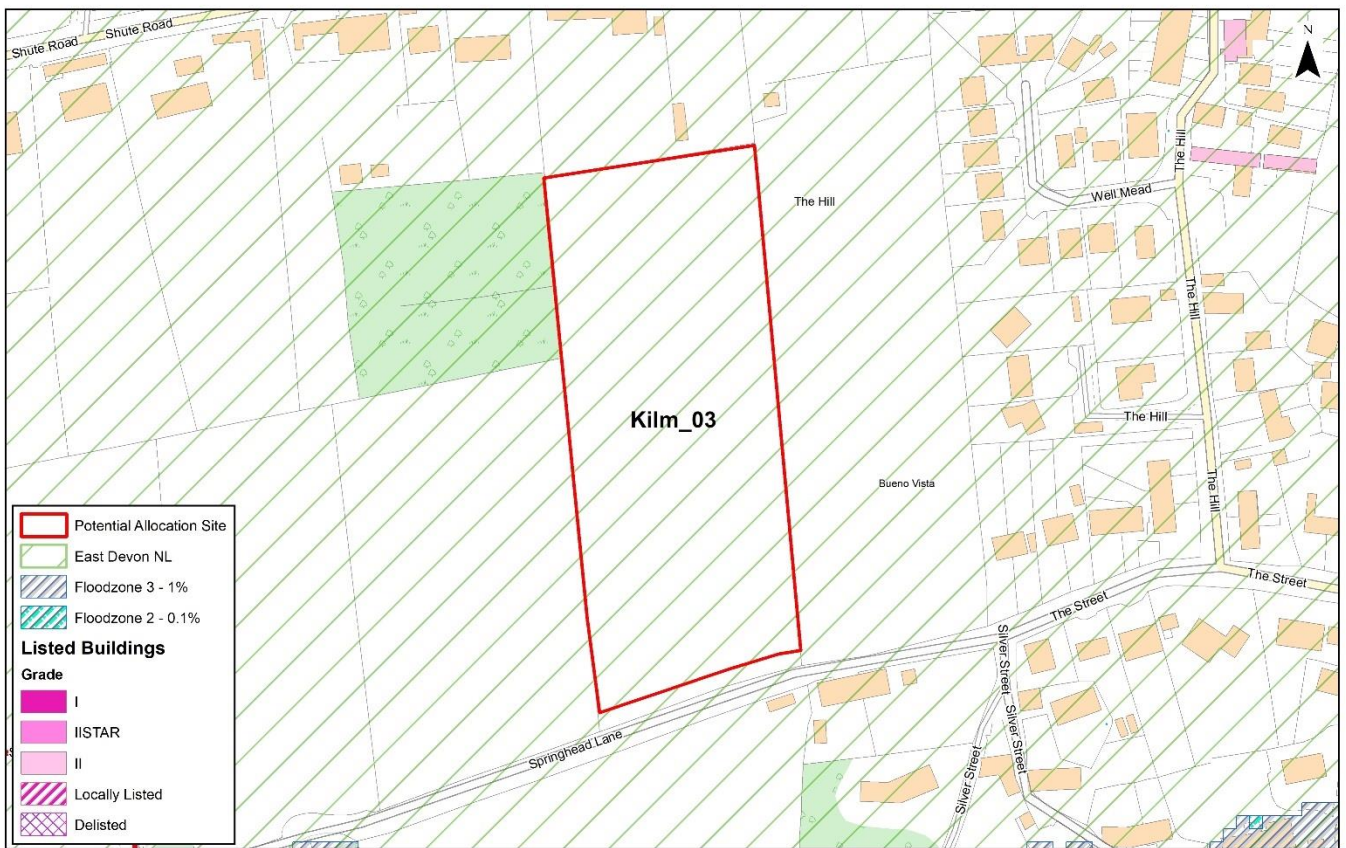
Reference number: Kilm_03

Site area (ha): 1.60

Address: Land off Springhead Lane, Kilmington (E-326545, N-98144), N/A

Proposed use: Residential

Site map



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Photos



View from Springhead Lane, showing the condition of the site



Taken from The Street, showing the adjoining housing



View of the Springhead Lane, showing the access road

Site Assessment Summary and Conclusion

Infrastructure

DCC - highways :The site is served by an existing access off Springhead Lane. Good visibility can be achieved from the site in both directions on Springhead Lane. DCC - Education: Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.

Landscape

the site falls in the National Landscape, Site is within a designated landscape and has very high landscape value with medium-high visibility. The site has high landscape sensitivity.

Historic environment

The site is located on the edge of the Kilmington built-up area, with no designated heritage asset within 100m and the nearest designated heritage asset a Grade II listed building 122m away, with existing trees and hedgerow obscure views, heritage impacts are limited.

Ecology

The site is agriculture land covered by crops, and vegetation on the edge of the site boundary, adjoining to a woodland. Section 41 (S41) Habitat of Principle Importance and County Wildlife Site (CWS) within 100m of the site. Significant moderate adverse effect predicted.

Accessibility

The site is within 1,600 meters of 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

No hourly bus service from 31 July 2022. 6 services per day and No service on Sundays and bank holidays

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

40

Contribution to spatial strategy

Kilmington is a tier 4 settlement with a range of services and facilities making it appropriate to accommodate small scale growth.

Should the site be allocated?

No

Reasons for allocating or not allocating

The site is a gentle slope agricultural land, located at the edge of the existing built-up area of Kilmington and surrounded by dwellings. This site falls in an National Landscape, The Site is within a designated landscape and has very high landscape value with medium- high visibility. It is also adjoining to a Deciduous woodland. Development of the site (40 max yield) would have a high landscape impact and medium-high ecological impacts.

5 Site Reference Kilm_05

Site details

Settlement: Kilmington

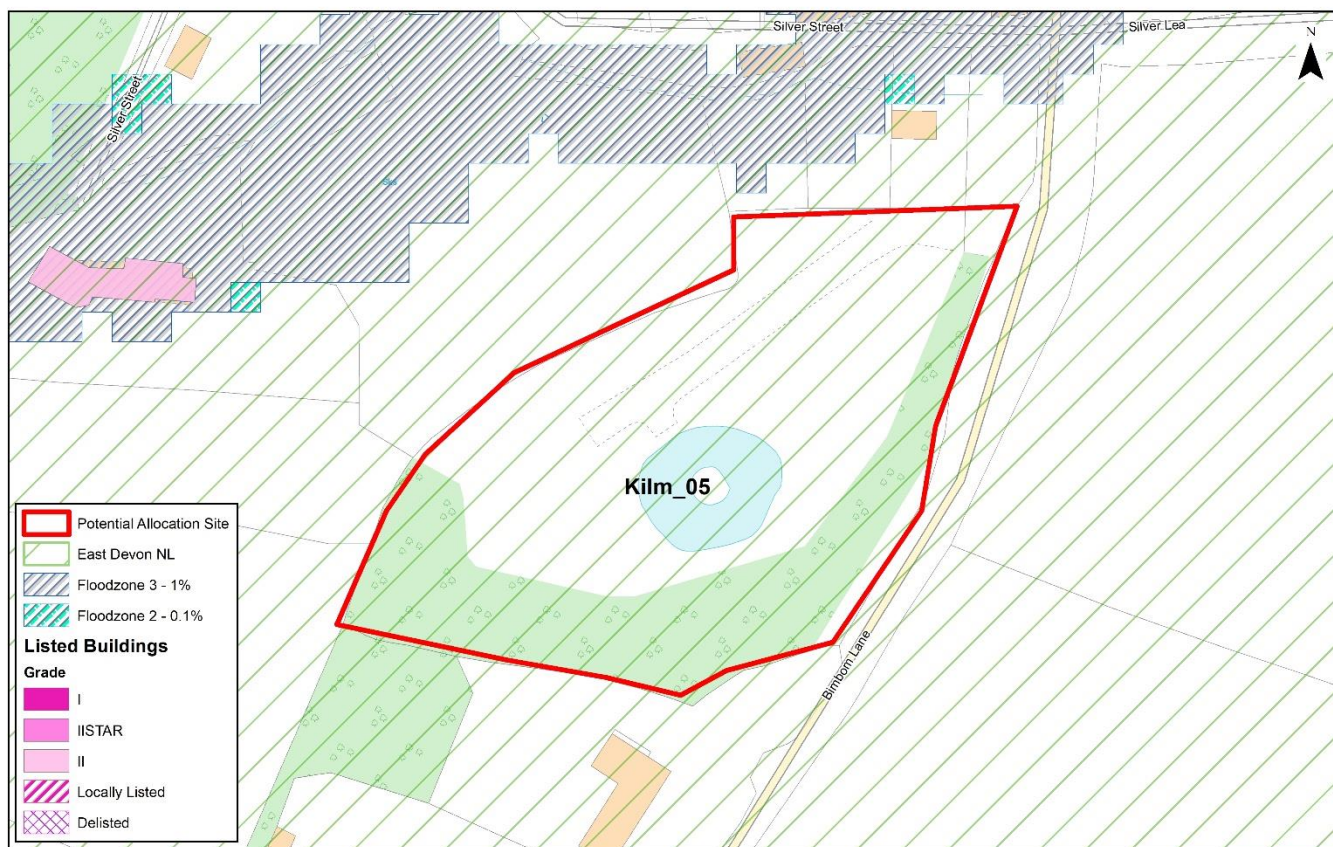
Reference number: Kilm_05

Site area (ha): 0.56

Address: Land At Pit Orchard, Bim Bom Lane, Kilmington

Proposed use: Residential

Site map



0 0.02 0.04 0.08 0.12 0.16 Kilometers

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Photos



View from Bimbom Lane, showing the site entrance. Taken from the Bimbom Lane.



View from site gate, showing the site conditions.



View from Bimbom Lane, showing the access road.



View from Bimbom Lane, showing the access road.

Site Assessment Summary and Conclusion

Infrastructure

DCC - highways : The greater majority of this parcel has already been approved under planning application 15/1746/OUT and 16/1586/RES. DCC - Education: Significant ha development sites proposed. Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity

needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.

Landscape

The site falls in the National Landscape, Site is within a designated landscape and has very high landscape value, although the site has low-to-medium visibility due to mature trees at its boundary, it remains highly sensitive from a landscape perspective.

Historic environment

Grade II listed Old Cider Lodge 46m to north west of site, existing trees and hedgerow obscure views. The development would have limited impact on the historic environment

Ecology

The site covered by various vegetation, trees and unimproved grassland including overgrown grass, Trees and vegetation surrounded the site. No ecological designations within 100m of site. Significant moderate adverse effect predicted.

Accessibility

The site is within 1,600 meters of 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

No hourly bus service from 31 July 2022. 6 services per day and No service on Sundays and bank holidays

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

6

Contribution to spatial strategy

Kilmington is a tier 4 settlement with a range of services and facilities making it appropriate to accommodate small scale growth.

Should the site be allocated?

No

Reasons for allocating or not allocating

The site is situated at the edge of Kilmington, on a slope with a relatively flat central area. It is located near existing dwellings and adjacent to Kilm_06. As the site is within the National Landscape, a designated landscape with exceptionally high scenic value, development could potentially impact the visual appearance of other parts of the National Landscape. However, the site is well-screened by mature trees at its boundary, which should help minimise visual impact if these conditions remain. The site is covered by various vegetation, including trees and overgrown grassland. Developing the site (up to 6 dwellings) would have a significant landscape impact and medium-to-high ecological impacts.

6 Site Reference Kilm_06

Site details

Settlement: Kilmington

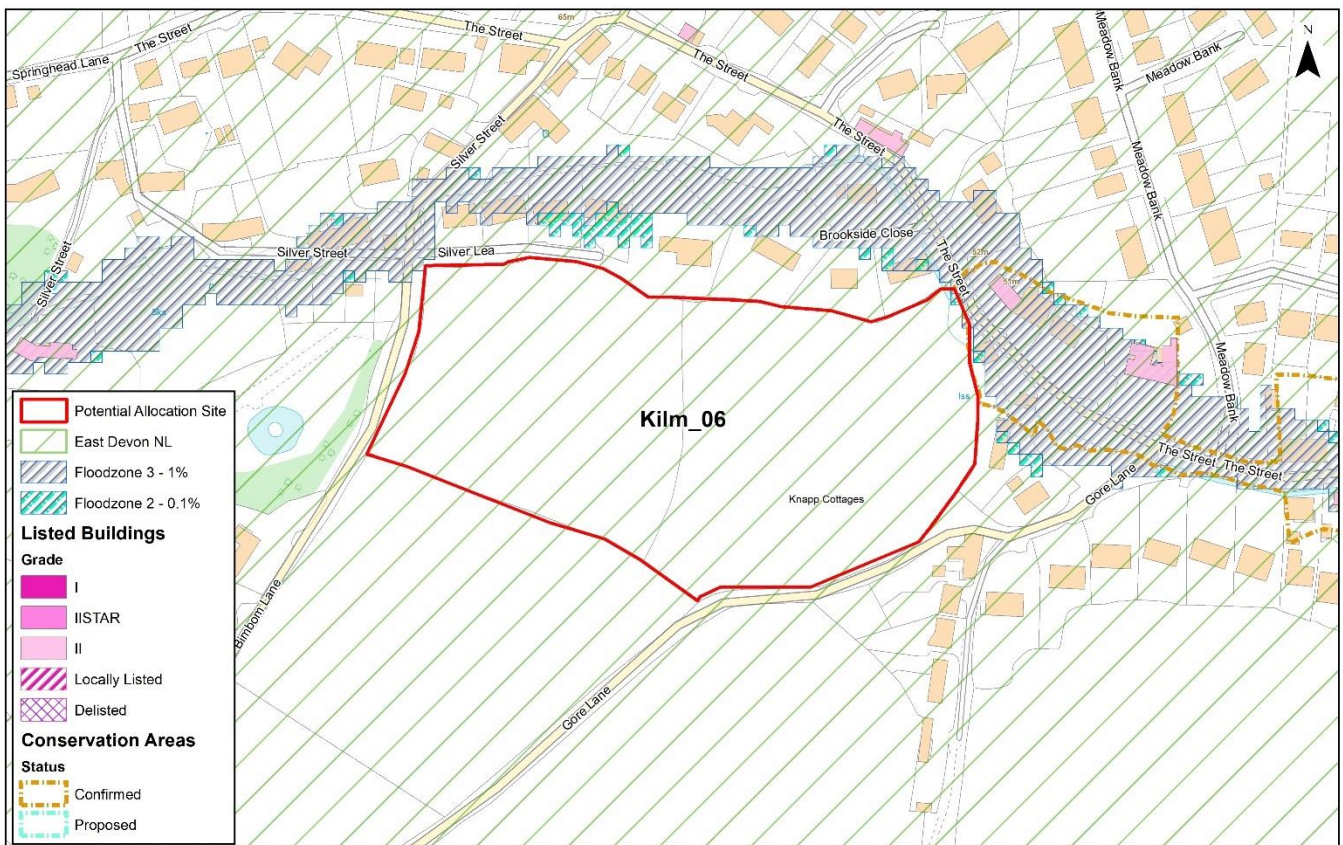
Reference number: Kilm_06

Site area (ha): 2.759

Address: Land at Gore Lane, Kilmington, Axminster,

Proposed use: Residential

Site map



Photos



View from Gore Lane, showing the southern part of the site. Taken from the gate located at Gore Lane.



View form Silver Lea, showing the northern part of the site. Taken in front of existing dwellings at Silver Lea.



View from Bimbom Lane, showing one of the access road.



View from Gore Lane, showing another access road.

Site Assessment Summary and Conclusion

Infrastructure

DCC - highways :The current access roads which could service this parcel are unsuitable the proposed development size, due to their rural nature in width, geometry and visibility. However a much smaller size could potentially be reviewed. DCC - Education: Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.

Landscape

the site falls in the National Landscape, Site is within a designated landscape and has very high landscape value with medium-high visibility. The site has high landscape sensitivity.

Historic environment

The Conservation Area runs along the eastern edge of the site, Grade II listed dwellings 14m to the east of the site and Grade II listed Old Ruggs Farm around 90m to the east of the site. The development would have a Moderate impact on the historic environment

Ecology

The site is covered by improved grassland, Trees and vegetation on the edge of the site boundary. No ecological designations within 100m of the site. minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 meters of 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

No hourly bus service from 31 July 2022. 6 services per day and No service on Sundays and bank holidays

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

5

Contribution to spatial strategy

Kilmington is a tier 4 settlement with a range of services and facilities making it appropriate to accommodate small scale growth.

Should the site be allocated?

No

Reasons for allocating or not allocating

This site falls in an National Landscape, Site is within a designated landscape and has very high landscape value with high visibility. The eastern part of the site adjoins with Conservation Area - Kilmington and is close to a number of listed buildings. Development of the site (41 max yield) would have high landscape impacts and medium-high heritage impacts.

7 Site Reference Kilm_07

Site details

Settlement: Kilmington

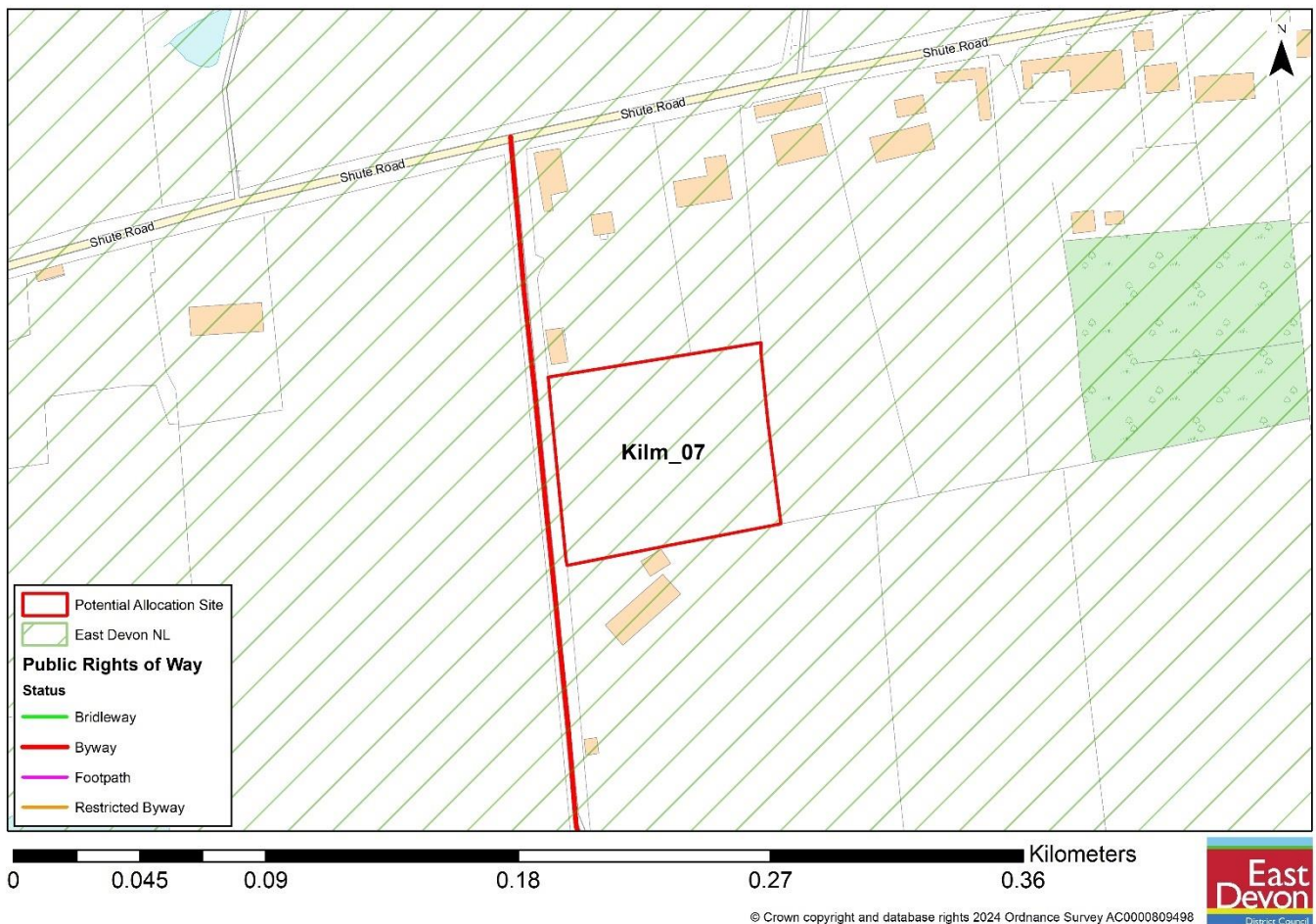
Reference number: Kilm_07

Site area (ha): 0.510

Address: Land adjoining Breach, Kilmington, Axminster, EX13 7ST

Proposed use: Residential

Site map



Photos



View from Springhead Lane, taken from the gate, showing the site conditions.



View from Springhead Lane, showing the existing access road used by the residents.

Site Assessment Summary and Conclusion

Infrastructure

DCC - highways : No access difficulties. The benefits from an existing lane, Springhead Lane which leads directly on to Shute Road. A development parcel any larger may present trip generation issues. DCC - Education: Kilmington Primary has some capacity to support some development,

depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.

Landscape

The site falls in the National Landscape, Site is within a designated landscape and has very high landscape value with medium visibility. The site has high landscape sensitivity.

Historic environment

The site is located outside the Kilmington built-up area, with no designated heritage asset within 100m and the nearest designated heritage asset a Grade II listed building 369m away, heritage impacts are limited.

Ecology

The site is covered by unimproved grassland, including overgrown, vegetation on the edge of the site boundary. Section 41 (S41) Habitat of Principle Importance within 100m of the site. minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 meters of 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

No hourly bus service from 31 July 2022. 6 services per day and No service on Sundays and bank holidays

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

10

Contribution to spatial strategy

Kilmington is a tier 4 settlement with a range of services and facilities making it appropriate to accommodate small scale growth.

Should the site be allocated?

No

Reasons for allocating or not allocating

This site is located outside the built-up area of Kilmington and falls in an National Landscape, Site is within a designated landscape and has very high landscape value with medium visibility. It is also adjoining to a Deciduous woodland. Development of the site (5 max yield) would have a high landscape impacts and medium ecological impacts.

8 Site Reference Kilm_09

Site details

Settlement: Kilmington

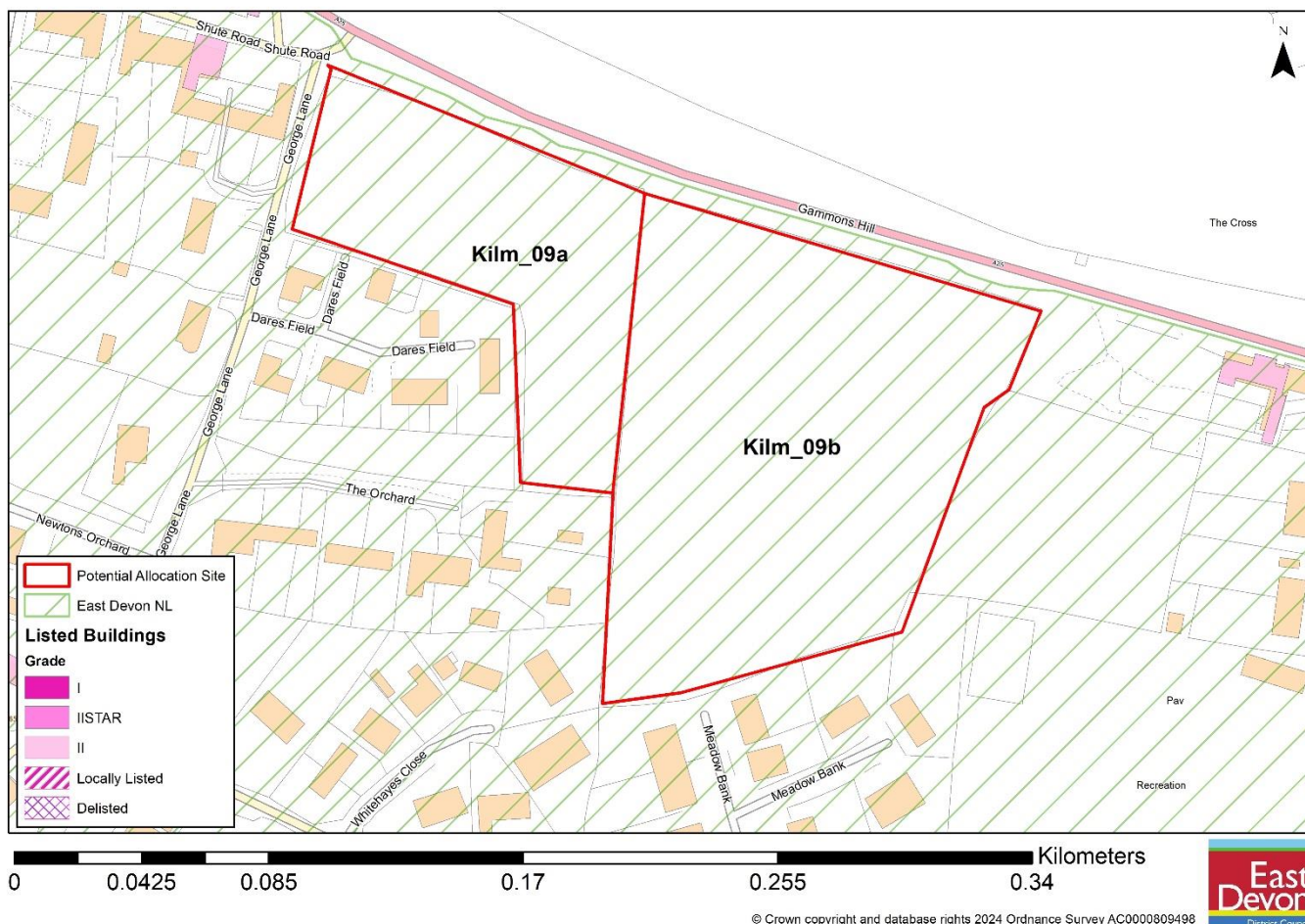
Reference number: Kilm_09

Site area (ha): 2.450

Address: Land east of George Lane, Kilmington, Axminster,

Proposed use: Residential

Site map



Photos



View from the George Lane, showing the site Kilm_09a conditions,



View from George Lane, showing one of the access road.



View from A35 Gammons Hill, showing the main road and the pathway outside the site.



View from A35 Gammons Hill, showing the conditions of the site Kilm_09b

Site Assessment Summary and Conclusion

Infrastructure

DCC - highways :Meadow bank would not be suitable for a vehicular access through the existing residential area for a parcel of this size. Though it may well provide cycle, ped and/or emergency access. We do not have any major concerns with the proposed access from George Lane, although we note that there are existing vehicle passing places on this narrow road and would not wish for a new access to impede these in any way. Also the slight angle of the proposed access to the existing George Lane could be altered to make the road a little wider towards the existing junction with Shute Road. Consultation with Highways England recommended for possible junction access allocation or improvements to the A35. DCC - Education: Kilmington Primary has some capacity to support

some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.

Landscape

the site falls in the National Landscape, Site is within a designated landscape and has very high landscape value with medium- high visibility. The site has high landscape sensitivity.

Historic environment

Grade II listed The Old Inn around 28m to the east of the site, existing trees and hedgerows obscure views.; Grade II listed George Farmhouse 37m to the west of the site and Grade II listed The War Memorial 30m to the west. Development would have a Moderate impact on the historic environment.

Ecology

The site is agricultural land covered by crops, Trees and vegetation on the edge of the site boundary. No ecological designations within 100m of the site. minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 meters of 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

No hourly bus service from 31 July 2022. 6 services per day and No service on Sundays and bank holidays

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

37

Contribution to spatial strategy

Kilmington is a tier 4 settlement with a range of services and facilities making it appropriate to accommodate small scale growth.

Should the site be allocated?

Partly Yes. Kilm_09b

Reasons for allocating or not allocating

The site is formed by two flat farmlands, alongside A35 with good access roads at the eastern and western parts. It is located in the central part of the Kilmington built-up area and on the edge of National Landscape. The site is within a designated landscape and has very high landscape value with medium visibility; and medium- high heritage impact, the site is close to the Conservation Area - Kilmington and a number of listed buildings including the Grade II listed War Memorial. Development of the site (37 max yield) would have high landscape impacts and medium heritage impacts.

The Referendum version of the Kilmington Neighbourhood Plan has allocated 14 dwellings at the Western part of the site, Kilm_09a (land off George land and adjacent to Dares Field). According to the heritage impact reviews in Kilmington NP, "there will be a limited impact on the existing heritage assets through the allocation of the site. There will be some unavoidable impact through the change of use of open land at a prominent entrance to the village, however, the immediate setting of heritage assets in the village will not be impacted." Thus, it is suggested Kilm_09b is the preferred allocation, despite National Landscape designation.

9 Site Reference Kilm_10

Site details

Settlement: Kilmington

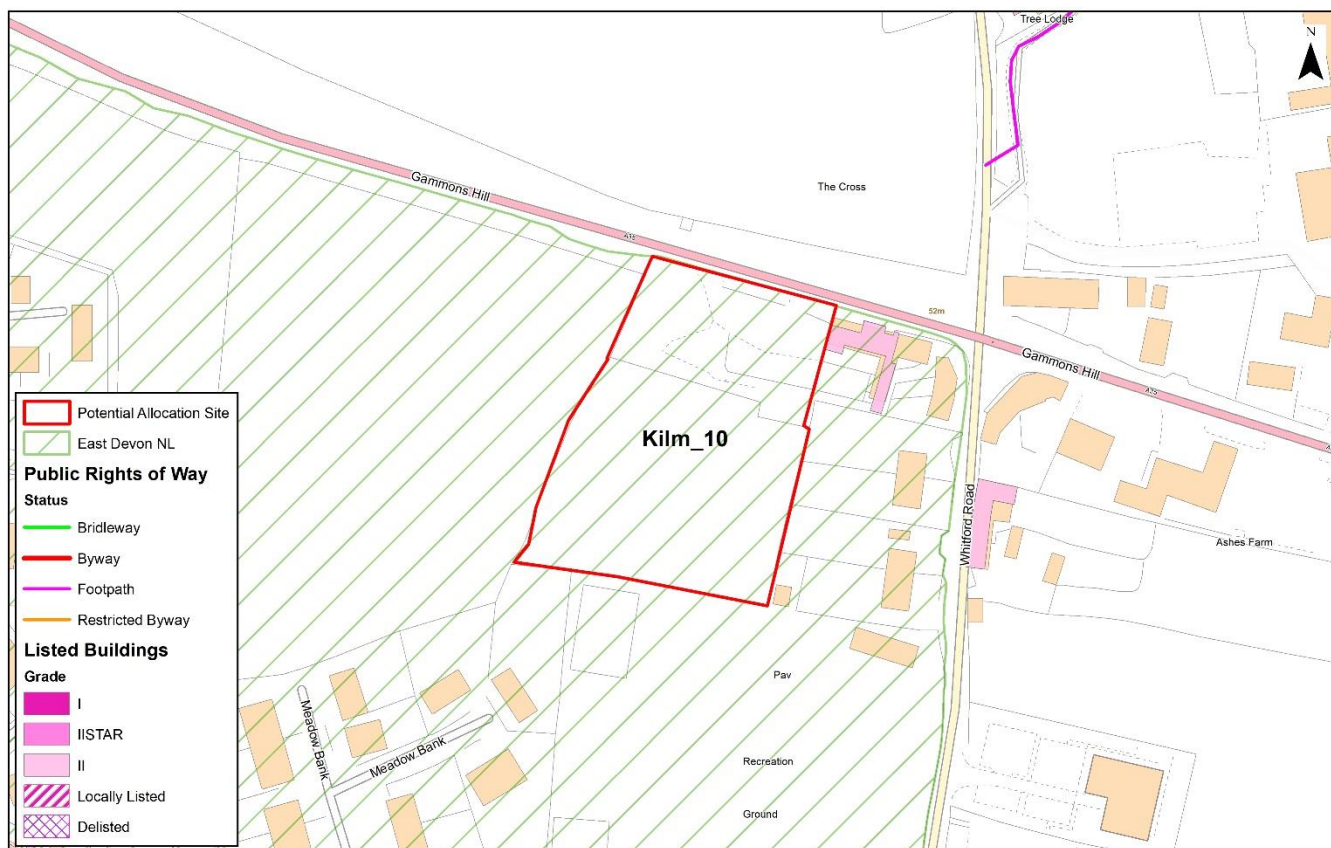
Reference number: Kilm_10

Site area (ha): 0.760

Address: Land to the west and south west of the Old Inn, Kilmington, EX13 7RB

Proposed use: Residential

Site map



0 0.0425 0.085 0.17 0.255 0.34 Kilometers

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Photos



View from the existing car park next to The Old Inn, showing the relationship between Kilm_10 and the Old Inn.



View from the Car park, showing the development site



View from A35 Gammons Hill, showing the existing car park.

Site Assessment Summary and Conclusion

Infrastructure

DCC - highways : Site is already built-out DCC - Education: Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.

Landscape

the site falls in the National Landscape, Site is within a designated landscape and has very high landscape value with medium- high visibility. The site has high landscape sensitivity.

Historic environment

Grade II listed The Old Inn located northern part of the site. Clear views from A35, Development would have a Moderate impact on the historic environment.

Ecology

The site is covered by improved grassland, Trees and vegetation on the edge of the site boundary. No ecological designations within 100m of the site. minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 meters of 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

No hourly bus service from 31 July 2022. 6 services per day and No service on Sundays and bank holidays

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

5

Contribution to spatial strategy

Kilmington is a tier 4 settlement with a range of services and facilities making it appropriate to accommodate small scale growth.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site is formed by the existing car park and an improved grassland. Located in the central part of Kilmington built-up area and on the edge of National Landscape, alongside A35 with a good access road. Close to the existing neighbourhood and the recreation grade. The site is within a designated landscape and has very high landscape value with medium- high visibility; medium- high heritage impact, the site is close to Conservation Area - Kilmington and adjacent to a Grade II listed building, The Old Inn. However, it is suggested as the preferred allocation, despite National Landscape designation, though it would be appropriate to look at heritage impacts in more detail.

10 Site Reference Kilm_11

Site details

Settlement: Kilmington

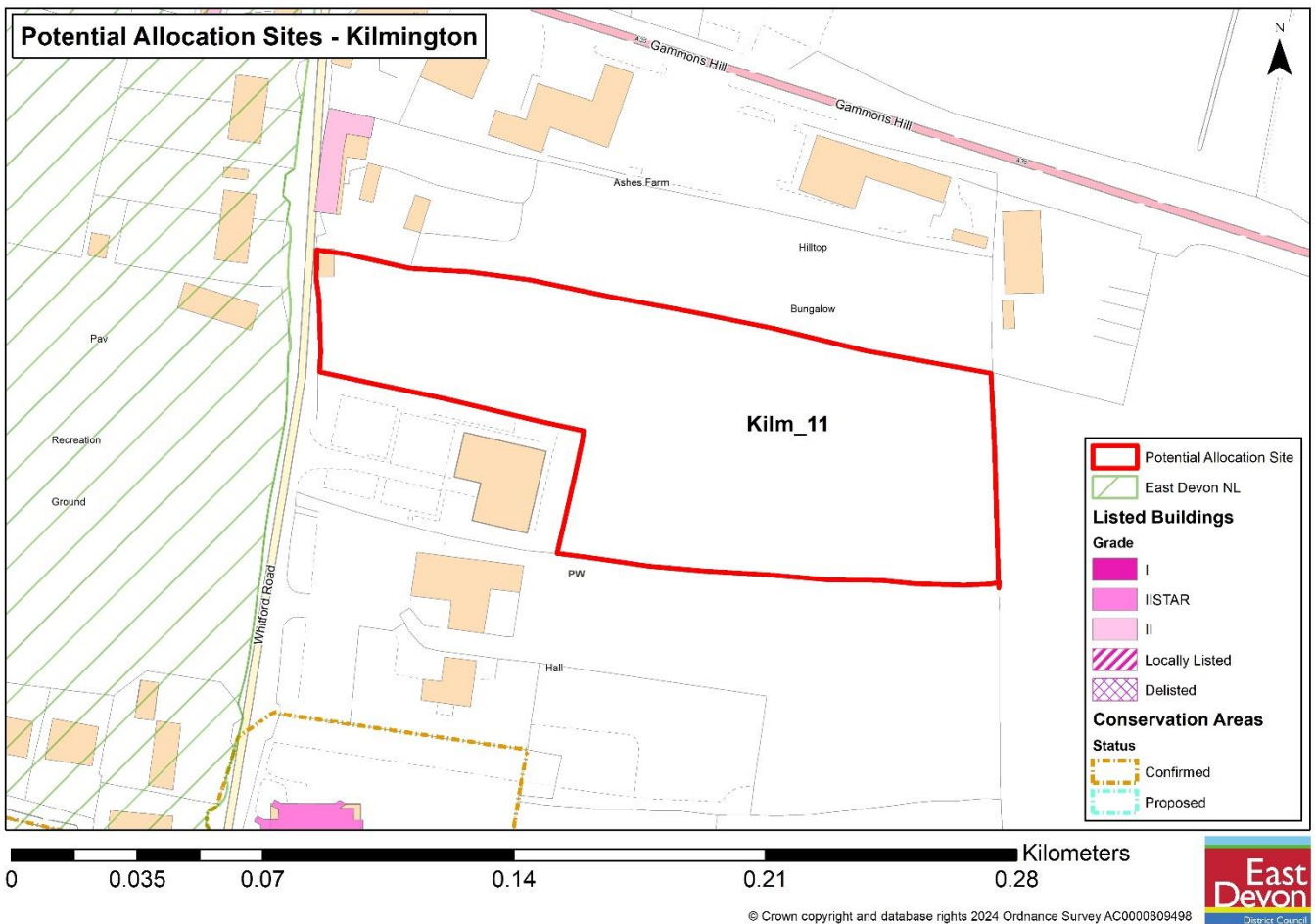
Reference number: Kilm_11

Site area (ha): 1.570

Address: Land to the east of and off Whitford Road, between Ashes Farm and The Beacon Chapel, Kilmington, EX13 7RF

Proposed use: Residential

Site map



Photos



View from The Grn, showing the eastern part of the site, taken from the gate.



View from The Baptist Church, showing part of The site is located behind the Baptist Church.



View from The Grn- Ashes Farm Cottage holidays, showing the relationship between the site and the Baptist Church

Site Assessment Summary and Conclusion

Infrastructure

DCC - highways :Has good connectivity to the highway network both local and strategic, the location is near to amenities and the access should be on a road with reduced speed due to the proximity of the school. DCC - Education: Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.

Landscape

The site is located just outside the National Landscape, which is across the road (The Green) to the west. with medium visibility. The site might have a visual impact on the National Landscape, especially from the Recreation ground to the south. The site has medium landscape sensitivity.

Historic environment

Grade II listed Ashes Farm Cottage located west of the site. Clear views from public roads. Conservation Area and Grade II listed St Giles Church to the south. Clear views from the St Giles Church and the Conservation Area. The development would have a Moderate impact on the historic environment.

Ecology

The site is covered by Unimproved grassland, grazed by sheep with trees and vegetation on the edge of the site boundary ecological designations within 100m of the site. minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 meters of 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

No hourly bus service from 31 July 2022. 6 services per day and No service on Sundays and bank holidays

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

10

Contribution to spatial strategy

Allow limited development to meet local needs at the Service Villages

Should the site be allocated?

No

Reasons for allocating or not allocating

The Referendum version of the Kilmington Neighbourhood Plan has allocated 10 dwellings for this site.

11 Site Reference Kilm_12

Site details

Settlement: Kilmington

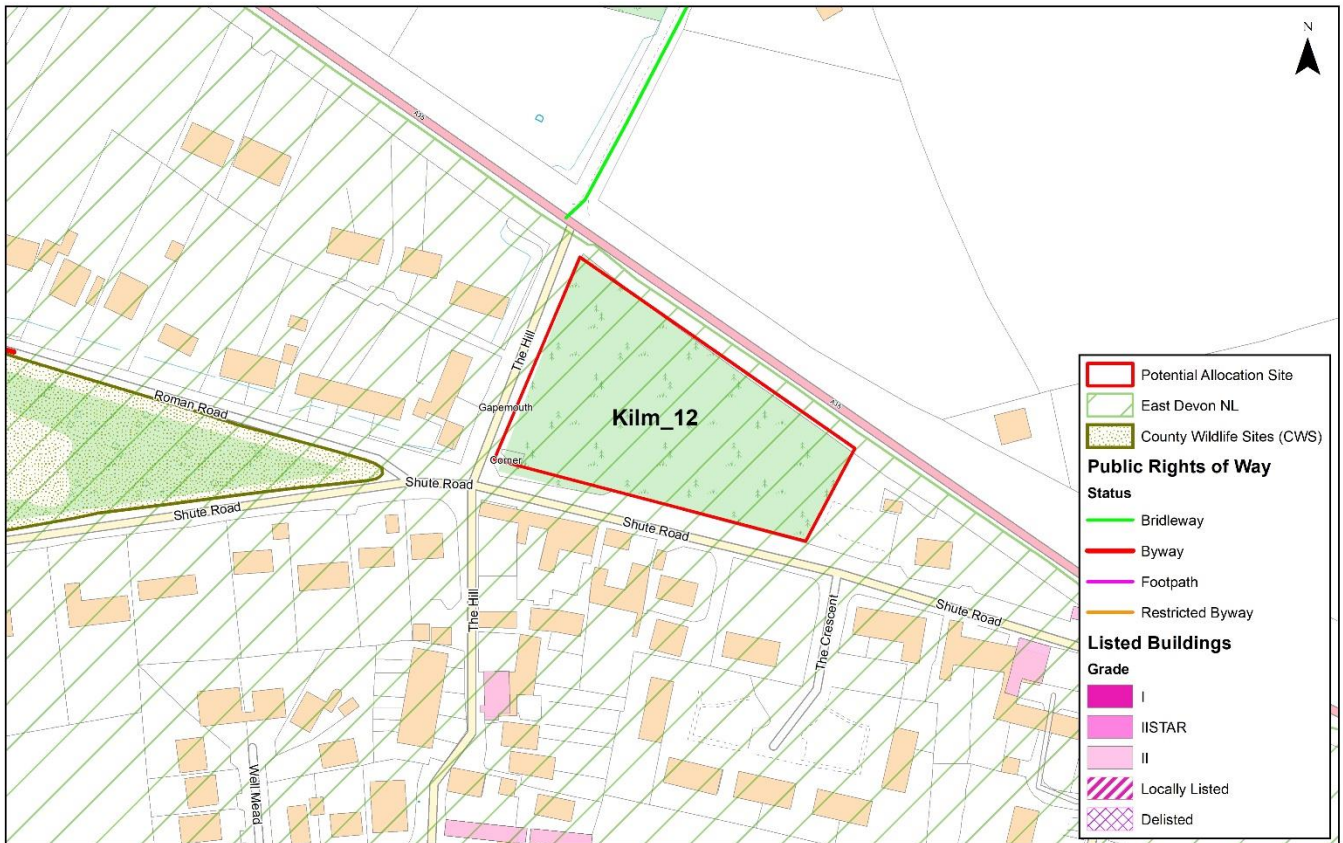
Reference number: Kilm_12

Site area (ha): 0.560

Address: Land on the north side of Shute Road (Gapemouth Corner), Kilmington, Axminster,

Proposed use: Residential

Site map



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Photos



View from The Hill, showing the western part of the site



View from The Hill, showing the conditions of the site, taken from the gate.



View from The Hill, showing the access road and the surrounding dwellings

Site Assessment Summary and Conclusion

Infrastructure

DCC - highways : This site would be acceptable in principle from a transportation point of view, but is slightly remote from local services and facilities. Access would be acceptable in principle from the southern frontage and the western frontage. HA Comment: We would wish to have sight of the associated Transport Statement. DCC - Education: Significant ha development sites proposed around village. Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.

Landscape

The site falls in the National Landscape, the site is within a designated landscape and has very high landscape value with medium visibility. The site has high landscape sensitivity.

Historic environment

Grade II listed dwellings 70m to the south of the site, and Grade II listed War Memorial 89m to the east of the site. Existing buildings, trees and hedgerows obscure views. Heritage impacts are limited.

Ecology

The site is covered by various vegetation, trees and unimproved grassland including overgrown grass, with trees and vegetation on the edge of the site boundary. Section 41 (S41) Habitat of

Principle Importance and County Wildlife Site (CWS) within 100m of the site. Significant moderate adverse effect predicted.

Accessibility

The site is within 1,600 meters of 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

No hourly bus service from 31 July 2022. 6 services per day and No service on Sundays and bank holidays

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

5

Contribution to spatial strategy

Kilmington is a tier 4 settlement with a range of services and facilities making it appropriate to accommodate small scale growth.

Should the site be allocated?

No

Reasons for allocating or not allocating

The site is a flat unimproved grassland land covered by various vegetation, trees and grassland including overgrown grass, located at the edge of the existing built-up area of Kilmington and surrounded by dwellings. This site falls in an National Landscape, The Site is within a designated landscape and has very high landscape value with medium- high visibility. The site has been authorised to clear the felling of conifer species under the felling licence, which is conditional, requiring the felled area to be restocked with broadleaved trees by 30th June 2026. The restocked trees must be maintained and protected for a period of ten years from the restocking having occurred. Development of the site (5 max yield) would have a high landscape impact and medium-high ecological impacts against the felling licence conditions.

12 Site Reference Kilm_13

Site details

Settlement: Kilmington

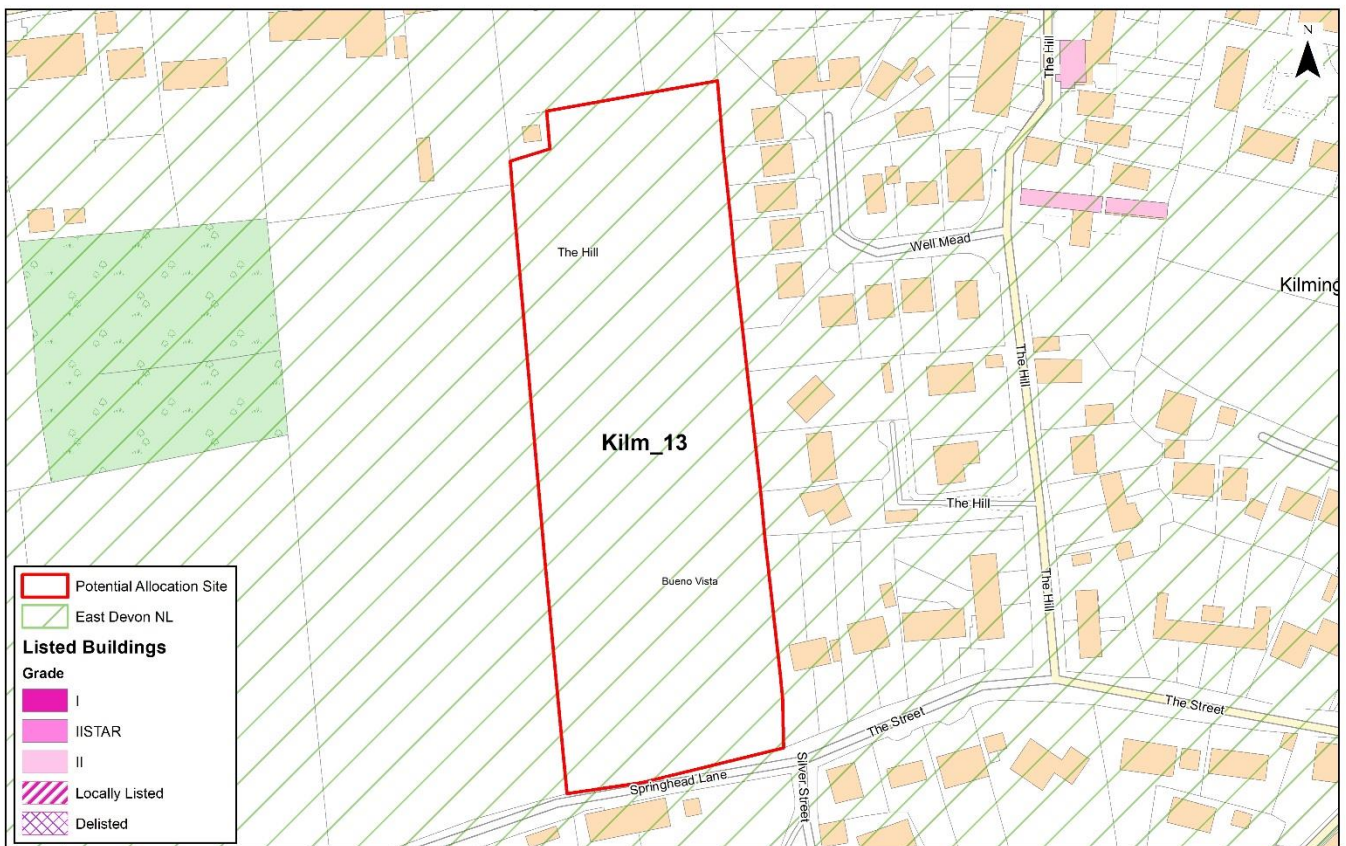
Reference number: Kilm_13

Site area (ha): 1.5655

Address: Land to North of Springhead Lane, , Kilmington, EX13 7RZ

Proposed use: Residential

Site map



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East Devon District Council

Photos



View from Springhead Lane, showing condition of the site.



Taken from Springhead, showing the access road

Site Assessment Summary and Conclusion

Infrastructure

DCC - highways :The site is served by an existing access off Springhead Lane. Good visibility can be achieved from the site in both directions on Springhead Lane. DCC - Education: Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College

has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.

Landscape

the site falls in the National Landscape, Site is within a designated landscape and has very high landscape value with medium-high visibility. The site has high landscape sensitivity.

Historic environment

Grade II listed dwellings 95m to the south of the site, There is substantial existing development in between so no intervening views. Heritage impacts are limited.

Ecology

The site is agricultural land covered by crops and vegetation on the edge of the site boundary. Section 41 (S41) Habitat of Principle Importance and County Wildlife Site (CWS) within 100m of the site. minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 meters of 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

No hourly bus service from 31 July 2022. 6 services per day and No service on Sundays and bank holidays

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

50

Contribution to spatial strategy

Kilmington is a tier 4 settlement with a range of services and facilities making it appropriate to accommodate small scale growth.

Should the site be allocated?

No

Reasons for allocating or not allocating

The site is a gentle slope agricultural land, located at the edge of the existing built-up area of Kilmington and surrounded by dwellings. This site falls in an National Landscape, The Site is within a designated landscape and has very high landscape value with medium- high visibility. Close to a Deciduous woodland. Development of the site (50 max yield) would have a high landscape impact and medium-high ecological impacts.



East Devon Local Plan 2020-2040

Site Selection report

Musbury



July 2024. Version 01.

Contact details

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To request this information in an
alternative format or language
please phone 01404 515616 or
email csc@eastdevon.gov.uk

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1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2040 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not.¹ The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites.²
- 1.3 For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of sites at Musbury. A map of all the sites which have been assessed is below, followed by a table which highlights the site selection findings.
- 1.5 In addition to the sites which have been subject to assessment, other sites were not assessed because they failed 'site sifting'. This stage of the process rules out sites that are not 'reasonable alternatives' and therefore not considered as potential allocations in the Local Plan. In summary, to pass site sifting and therefore be considered as a potential allocation, the site should be identified as suitable, available, achievable in the HELAA; in a suitable location; not already allocated in a 'made' Neighbourhood Plan; and not already have planning permission. For obvious reasons, overlapping sites will only be assessed once. Further detail is contained in the Site Selection methodology.
- 1.6 The following sites did not pass site sifting at Musbury:
 - Musb_02 is not within or adjacent, or otherwise well-related, to Musbury.

¹ INSERT WEB LINK TO UPDATED VERSION OF METHODOLOGY, ALSO INCL. ECOLOGY, LANDSCAPE, HESA SPECIFIC METHODOLOGIES

² Following the approach advocated by the Planning Advisory Service – see Topic 5 – Site Selection Process: [Future Proofing the Plan Making Process | Local Government Association](#)

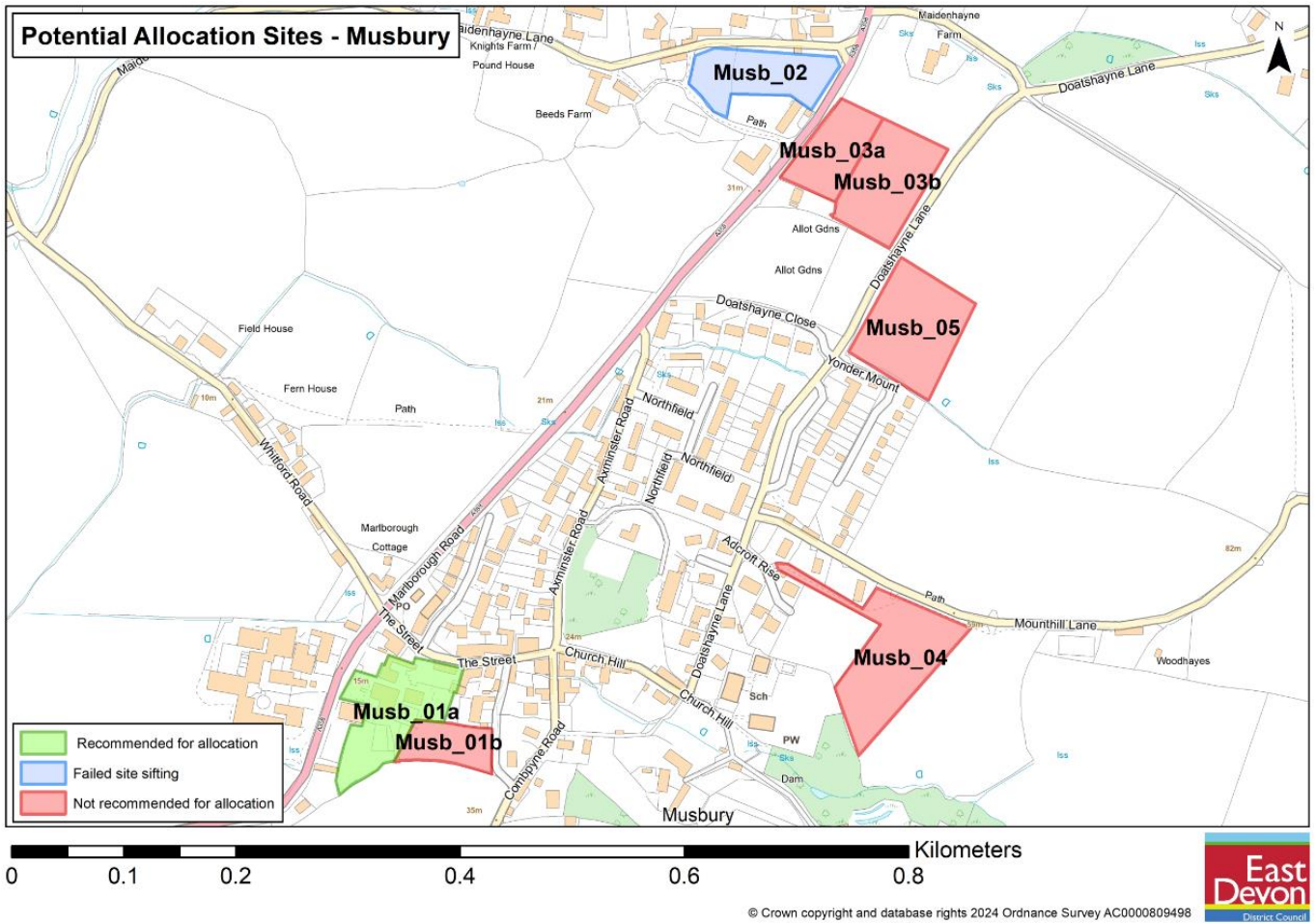


Figure 1.1: Overview of Site Selection findings at Musbury

Site reference	Number of dwellings / hectares of employment land	Allocate?
Musb_01	22 dwellings	No
Musb_01a	15 dwellings plus 0.06ha of employment	Yes
Musb_01b	8 dwellings	No
Musb_03	25 dwellings	No
Musb_04	21 dwellings	No
Musb_05	16 dwellings	No

2 Site Reference Musb_01

Site details

Settlement: Musbury

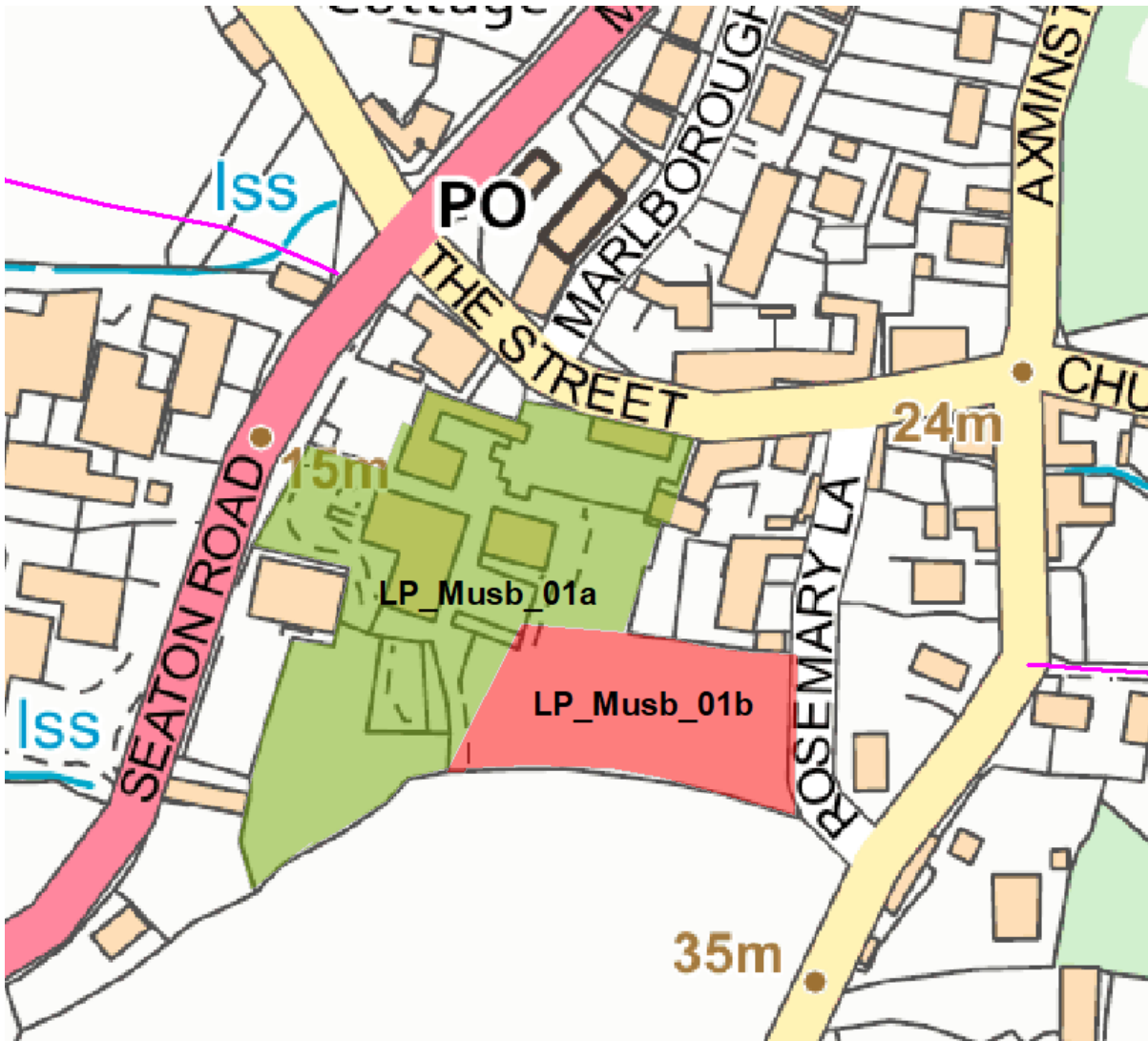
Reference number: Musb_01

Site area (ha): 0.97

Address: Baxter's Farm, The Street,

Proposed use: Residential

Site map



For assessment and commentary purposes we have split LP_Musb_01 into two areas a) and b).

Photos



Taken in site looking east to Baxter's Farmhouse in 2018.



From Rosemary Lane looking south towards Seaton Road.



Agricultural buildings within site taken 2018.



From edge of farmyard looking south taken in 2018.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Highways advise that there are no known highway issues. The Baxters Farm development brief includes vehicular access from A358 with provision for a pedestrian link to The Street, to encourage walking to village facilities. Devon County Education advise that Musbury primary school has capacity to accommodate some development and that transport costs will apply to secondary provision.

Landscape

Musb_01 is located in the East Devon National Landscape. The character of the site can be divided into two distinct areas. Firstly the developed northern part of the site associated with the former farmhouse and agricultural buildings and structures (including a former slurry pit). By contrast the south eastern part of the site comprises a small field on steeply sloping land that forms the immediate setting for the historic village core there is a smaller field adjacent to the village hall car park on flatter land. There are extensive views over the site and across the Axe valley from a field gate on Combpyne Road. The overall landscape susceptibility rating is medium, but this masks clear differences in sensitivity between the majority of the site and the eastern field, which is far more susceptible to change due to the landform and extensive views. Overall landscape sensitivity is high/ medium.

Historic environment

An appraisal was undertaken to the heritage impacts of development on much of the site as part of the Villages Plan. This informed a draft development brief, which was prepared in 2018. It is recommended that this be updated to cover the slightly larger site considered for allocation. The overall heritage rating is medium: no significant effects which cannot be mitigated. An impact is predicted, but would not compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished or compromised. Mitigation may make the impact acceptable. The overall significance of the asset would not therefore be materially changed.

Ecology

Musb_01 is within the River Axe SAC Nutrient catchment zone and the Beer Quarry and Caves SAC bat consultation zone. The development brief noted that the presence of historic buildings means that bats and barn owls are likely to be present. A survey would be required as part of any planning application. Bat boxes should be incorporated into the scheme due to the proximity of the site to the bat feeding grounds across the Coly Valley.

Accessibility

Musb_01 is within 1600m of seven services and facilities and is within 210 metres of a primary school, pub and convenience store. It is also on an hourly bus route.

Other constraints

The northern part of the site is within flood zone 3 (which runs along the Street) and large parts of the site are at risk of surface water flooding. The site is the subject of Strategic Flood Risk Assessment Level 2 work. The site is classified as Grade 3 agricultural land. The site is opposite an intensively used farm complex and residential use on the part of the site fronting this may be incompatible with this. The Baxter's Farm Development Brief proposed employment uses here to overcome this issue.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

Mixed use development of the northern part of the site could help to conserve a local heritage asset (Baxters Farmhouse) and provide a use for a range of attractive agricultural buildings. Provision of a small range of business uses fronting Seaton Road (in accordance with the development brief) would help to create employment opportunities in the village.

Yield (number of dwellings or hectares of employment land)

15 plus 0.06 ha employment.

Contribution to spatial strategy

Musbury is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The standard yield of the whole site is 22 dwellings. However, the south eastern part of the site is not considered to be suitable for allocation. The reuse and redevelopment of the existing farm complex plus around 4 homes on the southern part of the site to provide a total of around 15 new homes and employment generating uses fits well in terms of the spatial strategy for the local plan.

Should the site be allocated?

Musb_01a Yes

Musb_01b No

Reasons for allocating or not allocating

Musb_01a

Much of the northern part of Musb_01a forms a former farmyard and there is potential to retain and conserve the older buildings, which are non-designated heritage assets.

Conversion/redevelopment of this part of the site provides an opportunity to provide housing and employment opportunities on a site that is very well related to village centre. This land is already within the Built-up Area Boundary for Musbury, which was defined in the Villages Plan, and development is promoted through a draft Baxter's Farm Development Brief. This also provides for gypsy and traveller pitches on the south of the site and possible community uses on those parts of the site not included in the BUAB (such as a community garden/orchard and expansion area for the village hall. However, this new local plan provides an opportunity for additional housing and the flatter part of the south western area (next to the village hall car park) appears to be a good location for this (subject to suitable alternative provision being made for gypsy and traveller pitches by Devon County Council). The site is less than 1 ha in size and would therefore contribute to the percentage of homes that need to be built on smaller sites. Development levels are a good fit with the local plan strategy and there is potential to improve visual appearance and conservation of historic assets. The site is very well related to services and facilities in village centre.

Musb_01b

This steeply sloping site part is in the East Devon National Landscape and forms part of the immediate setting of the historic core to Musbury. There are extensive views of the site from the wider landscape and the site is considered to be highly sensitive to landscape change.

If whole site is not suitable for allocation, could a smaller part be allocated?

Yes – recommended to allocate part a) only.

3 Site Reference Musb_03

Site details

Settlement: Musbury

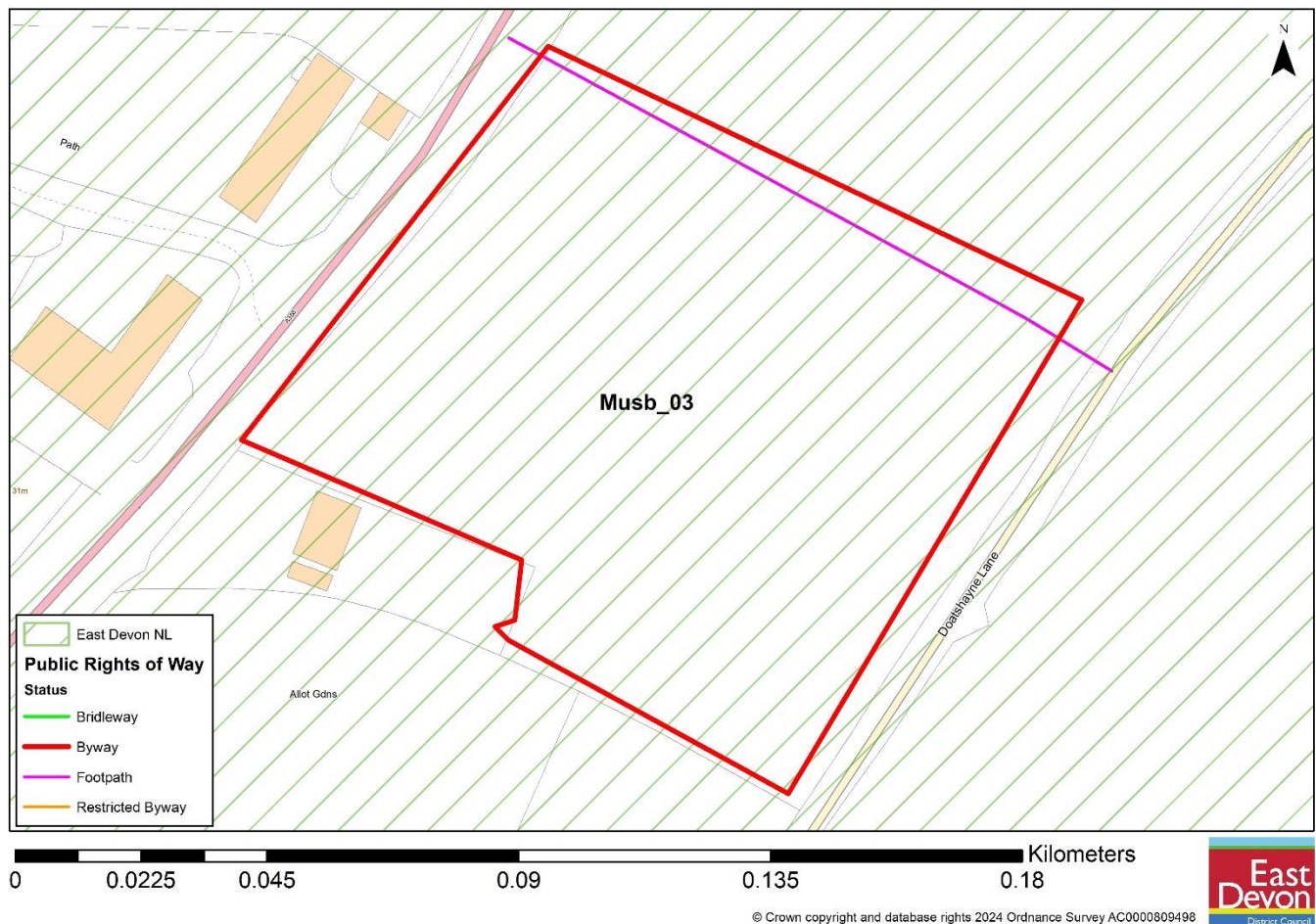
Reference number: Musb_03

Site area (ha): 1.04

Address: Churchpath field, Axminster Road

Proposed use: Residential

Site map



Photos



From Doatshayne Lane looking west over site.



From A358 looking southeast across the site.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Highways advise that the site is remote from the centre of Musbury village. Access from Doatshayne Lane is not recommended because it is very narrow. Access to the A358 may be possible although visibility may be difficult to achieve. Devon County Education advise that Musbury primary school has capacity to accommodate some development and that transport costs will apply to secondary provision.

Landscape

Musb_03 is located in the East Devon National Landscape. It forms part of quite large grassed field on sloping ground outside of village with views across site to Musbury Castle from main road and across site over Axe Valley from Dosthayne Lane to the east of the site. Overall landscape sensitivity is high.

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected.

Ecology

Site is adjacent to two nature recovery network sites (allotments and grassland) and on opposite side of main road from a core nature area. Significant moderate adverse effect predicted. Musb_03 is within the River Axe SAC Nutrient catchment zone and the Beer Quarry and Caves SAC bat consultation zone.

Accessibility

Musb_03 is within 1600m of seven services and facilities and is on an hourly bus route, although the nearest bus stop is around 450 metres away. The primary school, shop, pub and village hall are within 650 metres and there is a pavement from the site along the main road towards the village centre. Pedestrian and cycle access is possible along the village lanes to the services and facilities, although there is no separate footway.

Other constraints

The site is classified as grade 3 agricultural land.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

Development of the site would provide housing within a reasonable distance of the village centre.

Yield (number of dwellings or hectares of employment land)

Contribution to spatial strategy

Musbury is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The site has a potential yield of 25 homes using the standard maximum density, which would represent a substantial amount of development relative to the existing size of the village, when combined with the Baxter's Farm allocation.

Should the site be allocated?

No

Reasons for allocating or not allocating

Although within a reasonable walking distance of the village centre, this is quite a large site in relation to the scale of the village and is located on rising ground in a National Landscape. Likely to constitute 'major' development in the context of a National Landscape for which there are no 'exceptional circumstances'. The overall landscape sensitivity is high. A suitable highways access may be difficult to achieve.

If whole site is not suitable for allocation, could a smaller part be allocated?

No – the western part of the site was put forward in the draft Regulation 18 Local Plan, but this is not considered to be suitable for allocation.

4 Site Reference Musb_04

Site details

Settlement: Musbury

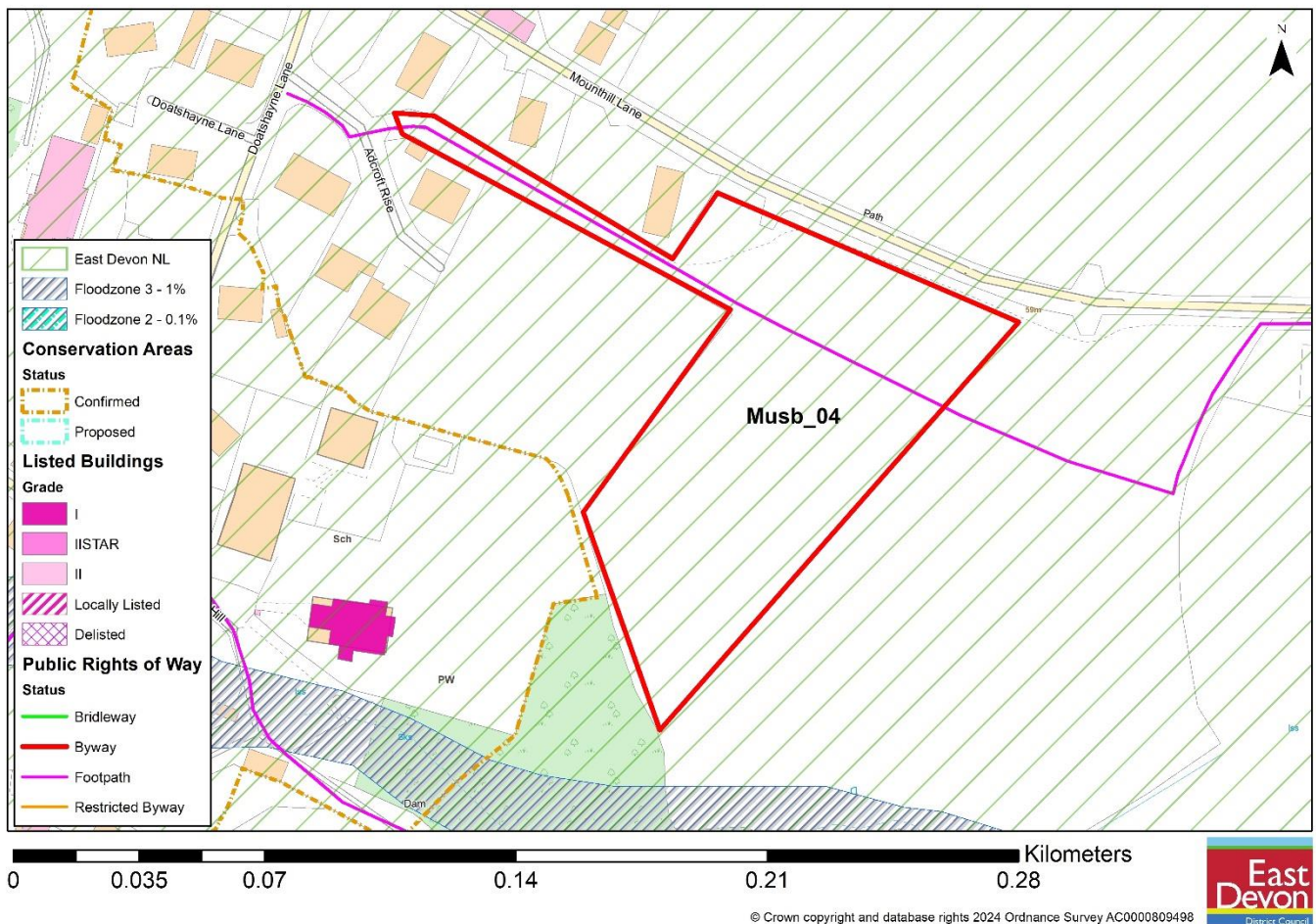
Reference number: Musb_04

Site area (ha): 0.87

Address: Field known as Adcroft, Adjacent to Westbank, Mounthill Lane

Proposed use: Residential

Site map



Photos



From Mounthill Lane showing existing access into site.



Looking east from Adcroft Rise.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Highways advise that access should be derived from Adcroft Rise due to the substandard junction of Mounthill Lane with Doatshayne Lane. The site design will need to accommodate the existing right of way that crosses the land. Devon County Education advise that Musbury primary school has capacity to accommodate some development and that transport costs will apply to secondary provision.

Landscape

Musb_04 is located in the East Devon National Landscape. Part of fairly large open grassed field on gently sloping land above main part of village. A public footpath runs through the site and affords extensive views up to Musbury Castle and over the Axe Valley. Overall sensitivity to landscape change is high.

Historic environment

High: significant effect predicted and St. Micahels Church, a grade I listed building. Mitigation unlikely to be possible. An impact that would compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished and compromised. This would involve a loss of significance that could not be resolved through mitigation.

Ecology

Musb_04 is adjacent to two nature recovery network areas (urban and grassland) and adjacent to a core nature area (woodland). Significant moderate adverse effect predicted. Musb_04 is within the River Axe SAC Nutrient catchment zone and the Beer Quarry and Caves SAC bat consultation zone.

Accessibility

Musb_04 is within 1600m of seven services and facilities and close to an hourly bus route, although the nearest bus stop is around 300 metres away. The primary school, shop, pub and village hall are within 400 metres, although there is no pavement along the narrow village lanes.

Other constraints

The site is classified as Grade 3 agricultural land. Planning permission for 6 dwellings on part of the site was refused in 1988 (ref. 87/P2331).

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

Development of the site would provide housing within a reasonable distance of the village centre, which is accessed along narrow village lanes without separate footways.

Yield (number of dwellings or hectares of employment land)

21

Contribution to spatial strategy

Musbury is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The site has a potential yield of 21 homes using the standard maximum density, which would represent a substantial amount of development relative to the existing size of the village.

Should the site be allocated?

No

Reasons for allocating or not allocating

Although within a reasonable walking distance of the village centre, this is quite a large site in relation to the scale of the village and is located on rising ground in a National Landscape. Likely to constitute 'major' development in the context of a National Landscape for which there are no 'exceptional circumstances'. The overall landscape sensitivity is high. Development of the site likely to have a significant effect on St. Michaels Church, a grade I listed building, and its setting.

If whole site is not suitable for allocation, could a smaller part be allocated?

no

5 Site Reference Musb_05

Site details

Settlement: Musbury

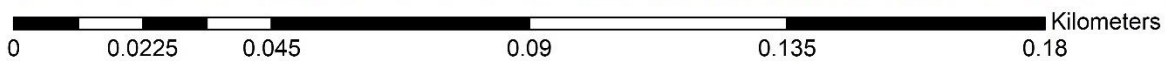
Reference number: Musb_05

Site area (ha): 0.78

Address: Doatshayne Lane

Proposed use: Residential

Site map



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Site Assessment Summary and Conclusion

Infrastructure

Devon County Council Highways advise that access to the site from the 20m.p.h. zone would be possible. The site is slightly remote from the centre of Musbury although it could be a possible extension to the built-up area.

Landscape

The site has a high scenic quality and is exposed to extensive views across the Axe Valley. Overall sensitivity to change is high.

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected.

Ecology

Site is within 10 metres of a nature recovery network (grassland) that is to the west on the other side of Dosthayne Lane. There is a stream along the southern site boundary. Significant moderate adverse effect predicted. is within the River Axe SAC Nutrient catchment zone and the Beer Quarry and Caves SAC bat consultation zone.

Accessibility

Musb_05 is within 1600m of seven services and facilities and an hourly bus route, . The primary school, shop, pub and village hall are within 500 metres, although there is no pavement along the narrow village lanes.

Other constraints

Grade 3 agricultural land. Part of the southern part of the site is in floodzone 3.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

none identified

Yield (number of dwellings or hectares of employment land)

16

Contribution to spatial strategy

Musbury is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The site has a potential yield of 16 homes using the standard maximum density, which would represent a substantial amount of development relative to the existing size of the village when combined with the proposed allocation site.

Should the site be allocated?

No

Reasons for allocating or not allocating

The site is located on rising ground in a National Landscape where the overall landscape sensitivity is high, and development would cause harm to the designated landscape. Likely to constitute 'major' development in the context of a National Landscape for which there are no 'exceptional circumstances'.

If whole site is not suitable for allocation, could a smaller part be allocated?

No



East Devon Local Plan 2020-2040

Site Selection report

Hawkchurch



July 2024. Version 1.

Contact details

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alternative format or language
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email csc@eastdevon.gov.uk

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1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2040 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not.¹ The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites or not.²
- 1.3 For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site, or not. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of sites at Hawkchurch. A map of all the sites which have been assessed is below, followed by a table which highlights the site selection findings.
- 1.5 There were no sites sifted out at Hawkchurch.

¹ INSERT WEB LINK TO UPDATED VERSION OF METHODOLOGY, ALSO INCL. ECOLOGY, LANDSCAPE, HESA SPECIFIC METHODOLOGIES

² Following the approach advocated by the Planning Advisory Service – see Topic 5 – Site Selection Process: [Future Proofing the Plan Making Process | Local Government Association](#)

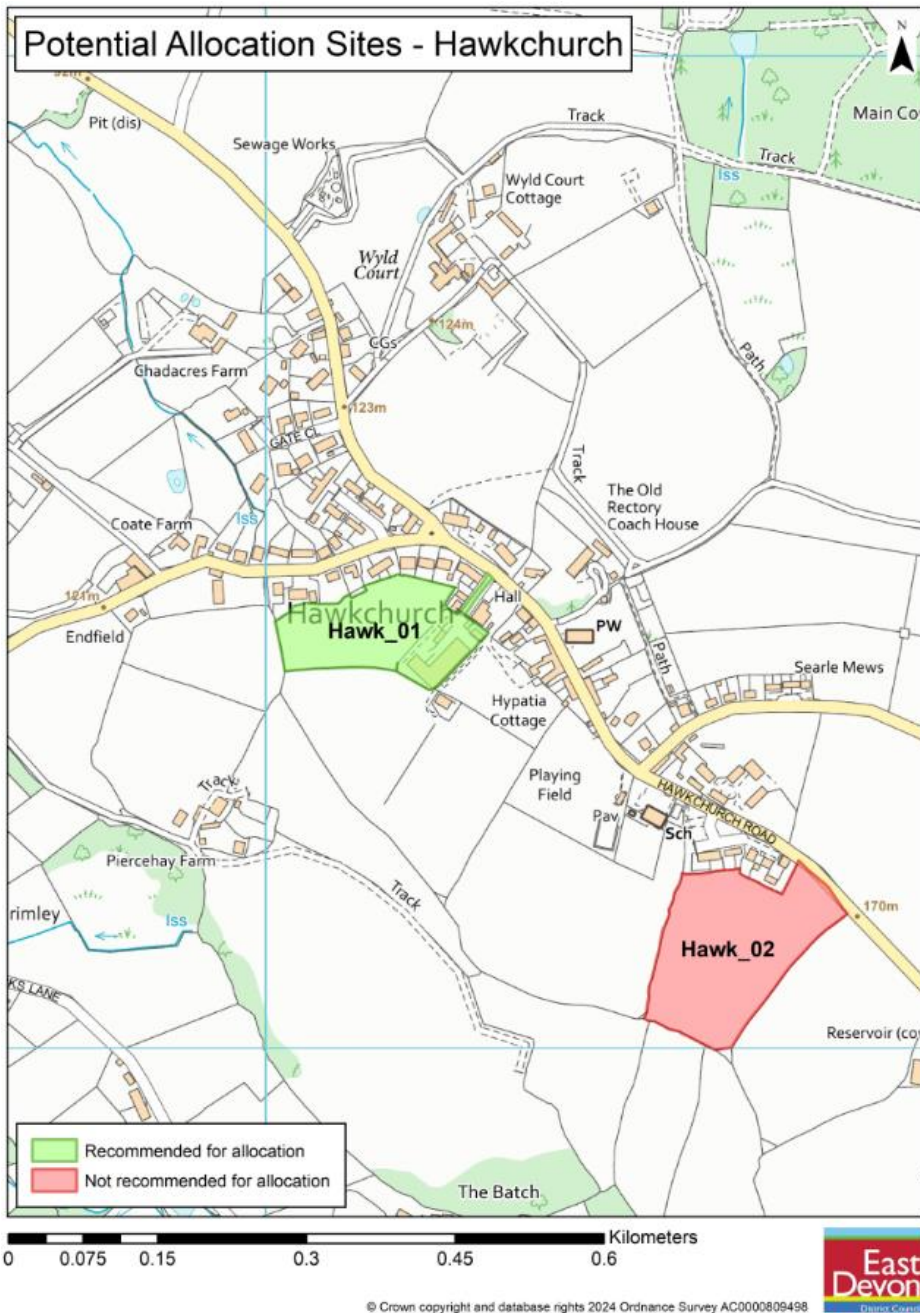


Figure 1.1: Overview of Site Selection findings at Hawkchurch

Site reference	Number of dwellings / hectares of employment land	Allocate?
Hawk_01	38 houses and 0.15ha of employment land	Yes
Hawk_02	34 houses	No

2 Site Reference Hawk_01

Site details

Settlement: Hawkchurch

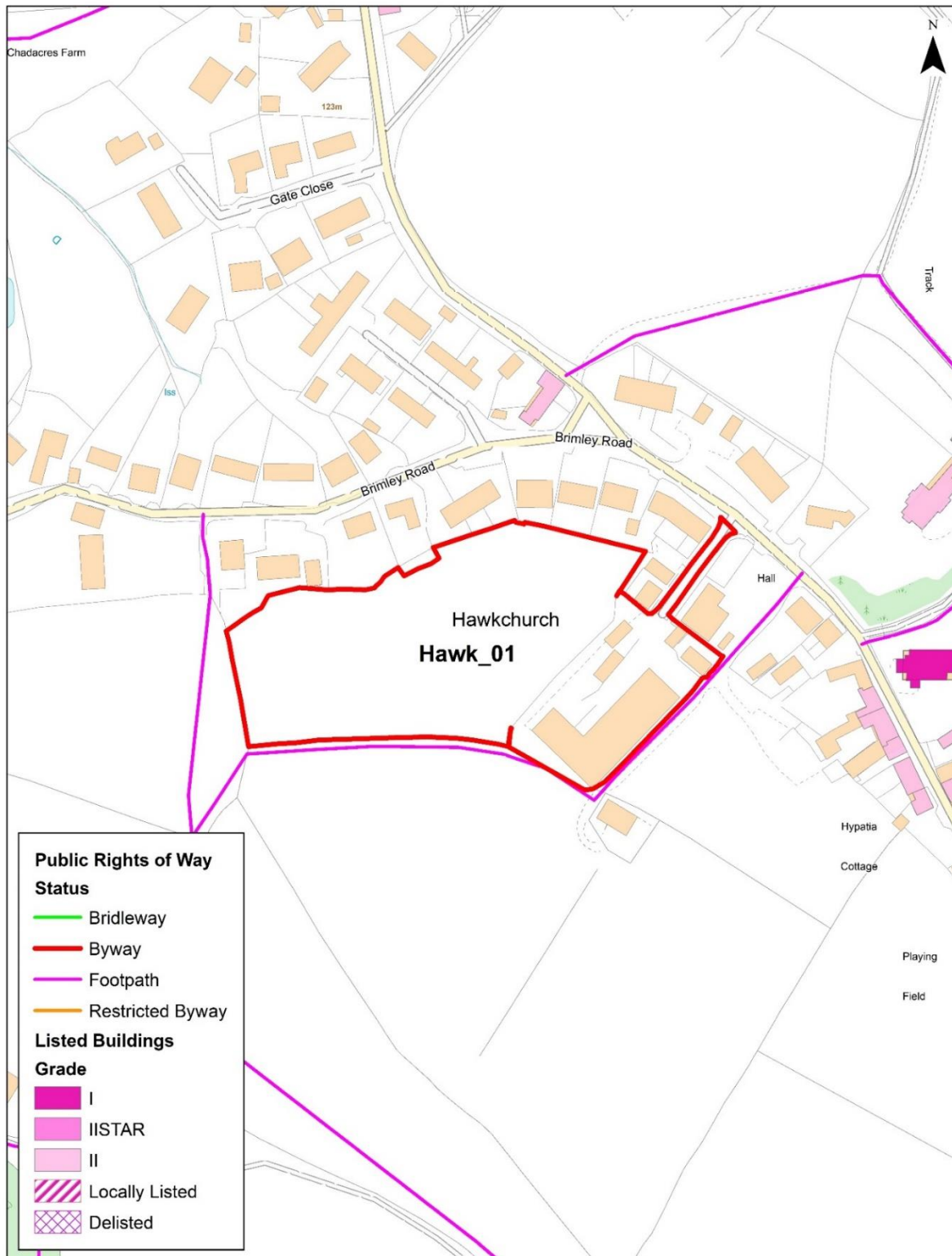
Reference number: Hawk_01

Site area (ha): 1.56

Address: Norton Store, Hawkchurch, EX13 5XW

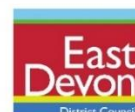
Proposed use: Residential and employment

Site map



0 0.0325 0.065 0.13 0.195 0.26 Kilometers

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Photos



View of central Hawkchurch looking southeast. The entrance to the site is in the centre of the photo, to the right



View into the site from the access lane, looking south west



Aerial view of the site showing the full extent of the field and employment site (these are not publicly visible)

Site Assessment Summary and Conclusion

Infrastructure

Existing access is narrow but is used by agricultural/industrial traffic.

Landscape

Medium- Not National Landscape (although visible in distant views from the National Landscape). Settlement edge provides strong context of built form, and the presence of mature hedgerows and trees lessen visibility over parts of the site. The site has a close relationship with surrounding countryside.

Historic environment

Medium: no significant effects which cannot be mitigated. A number of listed buildings lie close to the site but there is intervening development which lessens the harm so that it is not significant.

Ecology

Significant moderate effect- the site is a priority woodland habitat, development may impact on the River Axe

Accessibility

The site is within 1600m of village facilities.

Other constraints

None specifically identified although contamination from previous commercial use should be investigated.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

None Identified

Yield (number of dwellings or hectares of employment land)

38 Houses, 0.15ha employment land

Contribution to spatial strategy

Hawkchurch is a service village in the emerging Local Plan settlement hierarchy

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site lies outside of any protected landscape, at the centre of the village, and will not give rise to unacceptable ecology, heritage or landscape impacts. It is well screened by existing development and would provide a mix of uses.

If whole site is not suitable for allocation, could a smaller part be allocated?

Whole site should be allocated

3 Site Reference Hawk_02

Site details

Settlement: Hawkchurch

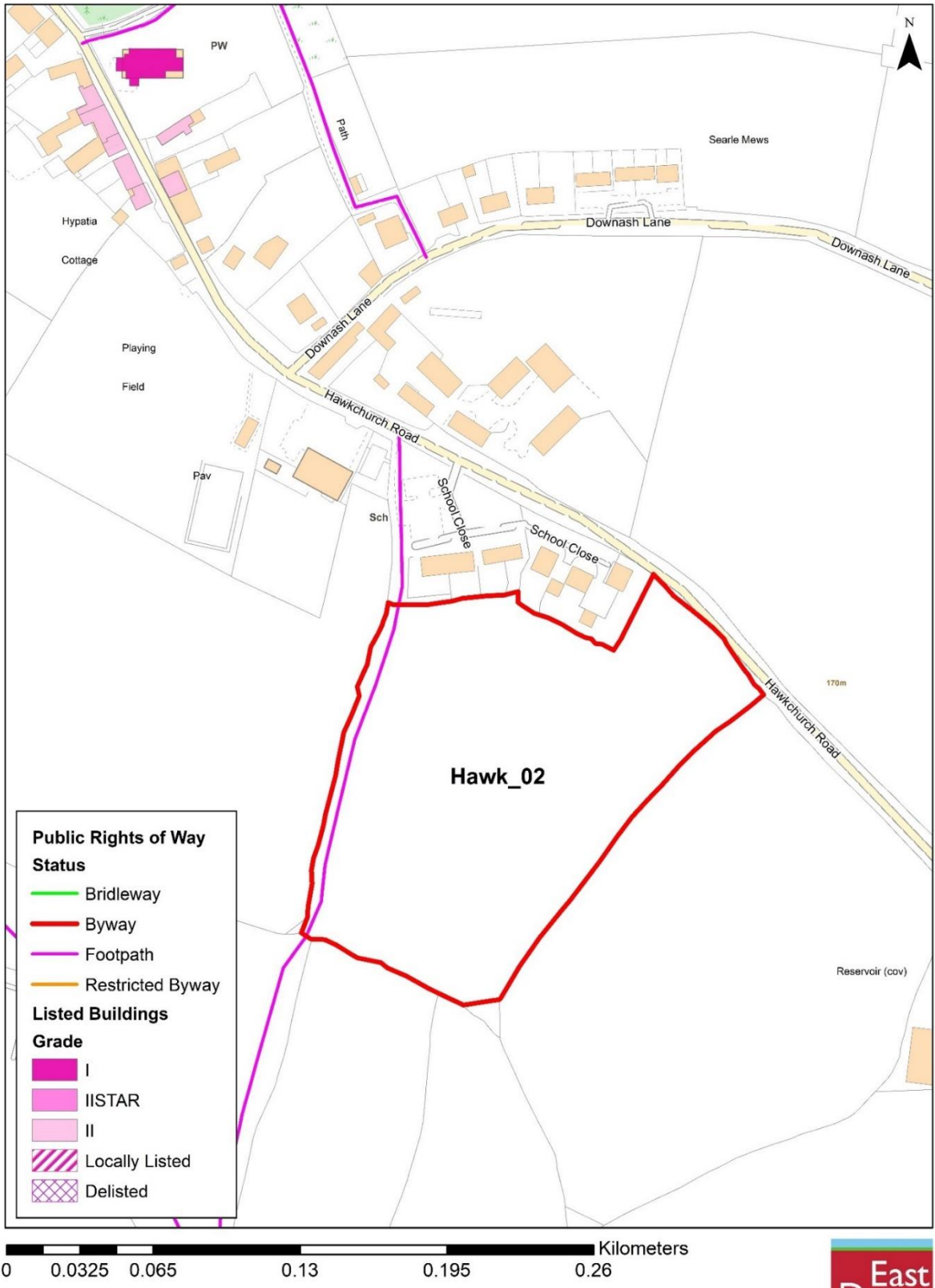
Reference number: Hawk_02

Site area (ha): 2.26

Address: Field south-east of Hawkchurch School, behind and adjacent to School Close, EX13 5GL

Proposed use: Residential

Confidential Draft



Site map

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Photos



View across the site from the norther boundary looking south



Aerial view of the full extent of the site. This is not publicly visible due to dense hedgerow boundary and field shape

Site Assessment Summary and Conclusion

Infrastructure

Significant length of hedgerow would need to be removed to achieve acceptable access

Landscape

Medium- Not National Landscape. Settlement edge provides some context of built form, but this is softened by the ribbon form of development and the presence of mature hedgerows and trees meaning the site has a rural, countryside appearance. The topography is such that roadside views are blocked by a hedgerow

Historic environment

Low- No concerns identified

Ecology

Minor adverse impact- development could impact on Raxe

Accessibility

The site is within 1600m of village facilities but there are no pavements or lighting

Other constraints

No

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

None Identified

Yield (number of dwellings or hectares of employment land)

34 houses

Contribution to spatial strategy

Hawkchurch is a service village in the emerging Local Plan settlement hierarchy

Should the site be allocated?

No

Reasons for allocating or not allocating

This site lies to the far east of the village, extending into open countryside. It lies adjacent to a recent cluster of affordable houses, but beyond the main village and has a pastoral, rural character. Development would constitute an unacceptable extension into open countryside.

If whole site is not suitable for allocation, could a smaller part be allocated?

No

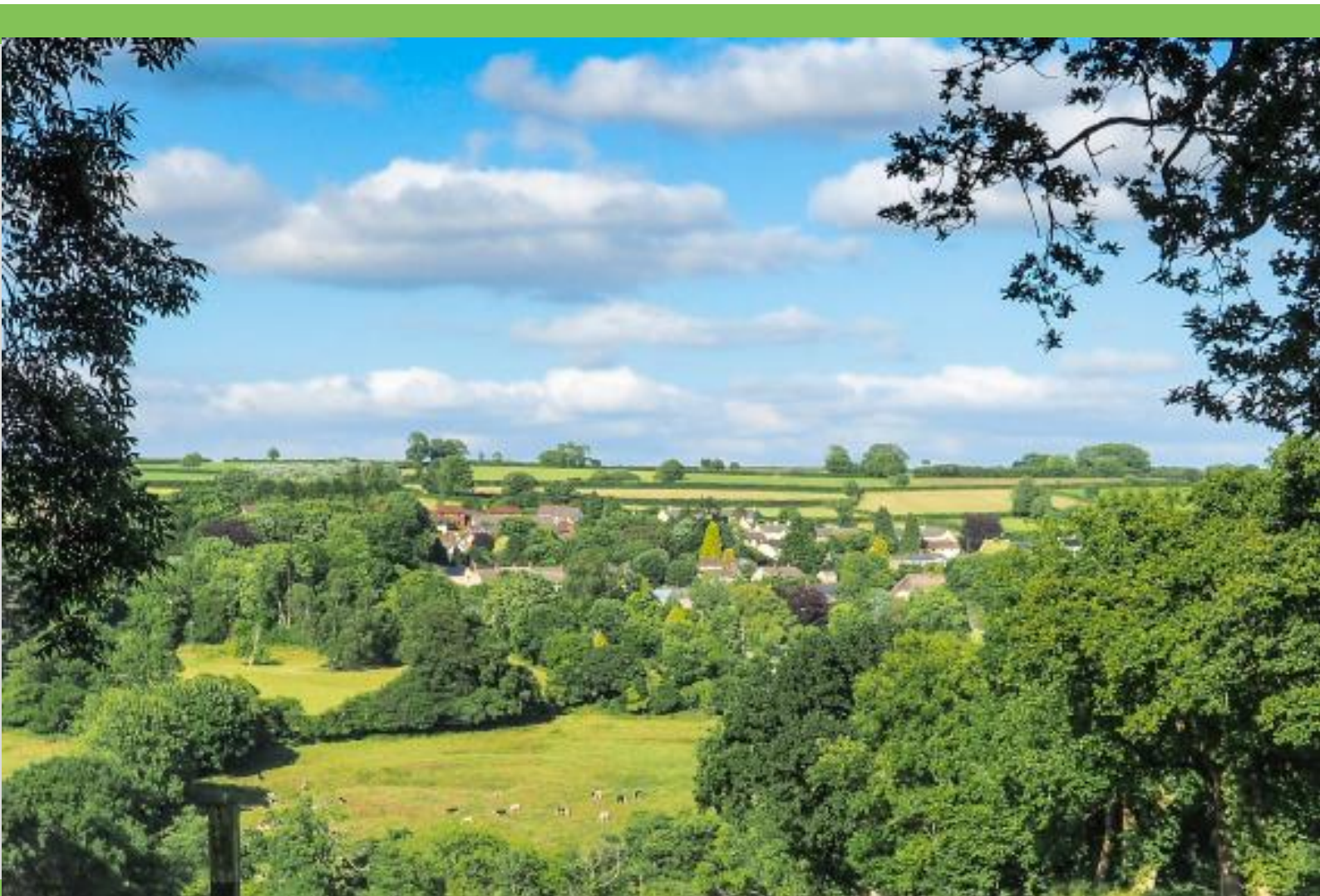
Confidential Draft



East Devon Local Plan 2020-2040

Site Selection report

CHARDSTOCK



July 2024

(Cover image: Chardstock Neighbourhood Plan)

Contact details

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Phone: 01404 515616

Email: planningpolicy@eastdevon.gov.uk

www.eastdevon.gov.uk/planning/planning-policy/
[@eastdevon](https://www.instagram.com/eastdevon)

To request this information in an
alternative format or language
please phone 01404 515616 or
email csc@eastdevon.gov.uk

Contents

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2	Site Reference Char_01.....	6
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4	Site Reference Char_04	16

1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2040 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not.¹ The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites.²
- 1.3 For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of sites at Chardstock. A map of all the sites which have been assessed is below, followed by a table which highlights the site selection findings.
- 1.5 In addition to the sites above which have been subject to assessment, other sites were not assessed because they failed 'site sifting'. This stage of the process rules out sites that are not 'reasonable alternatives' and therefore not considered as potential allocations in the Local Plan. In summary, to pass site sifting and therefore be considered as a potential allocation, the site should be identified as suitable, available, achievable in the HELAA; in a suitable location; not already allocated in a 'made' Neighbourhood Plan; and not already have planning permission. For obvious reasons, overlapping sites will only be assessed once. Further detail is contained in the Site Selection methodology.
- 1.6 The following sites did not pass site sifting at Chardstock:
 - Char_02 - not within/adjoining existing extent of Chardstock village. This is a previously developed site (capacity for 18 dwellings) but has a poor relationship with the village, lying nearly 600m from the far western extent of the proposed settlement boundary of Chardstock, with intervening scattered dwellings and open fields.

¹ INSERT WEB LINK TO UPDATED VERSION OF METHODOLOGY, ALSO INCL. ECOLOGY, LANDSCAPE, HESA SPECIFIC METHODOLOGIES

² Following the approach advocated by the Planning Advisory Service – see Topic 5 – Site Selection Process: [Future Proofing the Plan Making Process | Local Government Association](#)

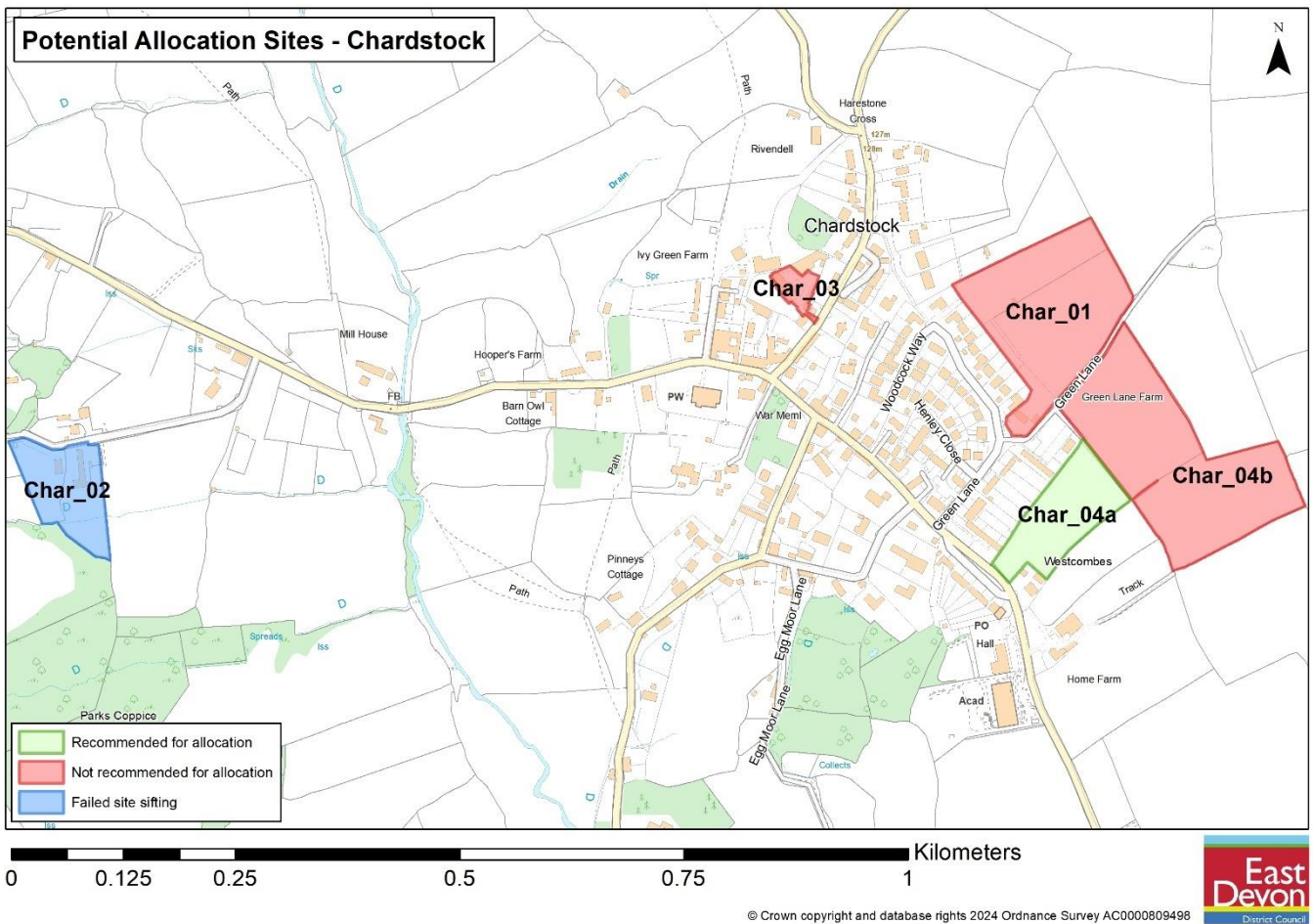


Figure 1.1: Overview of Site Selection findings at Chardstock

Site reference	Number of dwellings / hectares of employment land	Allocate?
Char_01	44	No
Char_03	5	No (retain as employment)
Char_04	65	Yes (part – 4a only for up to 30 dwellings)

2 Site Reference Char_01

Site details

Settlement: Chardstock

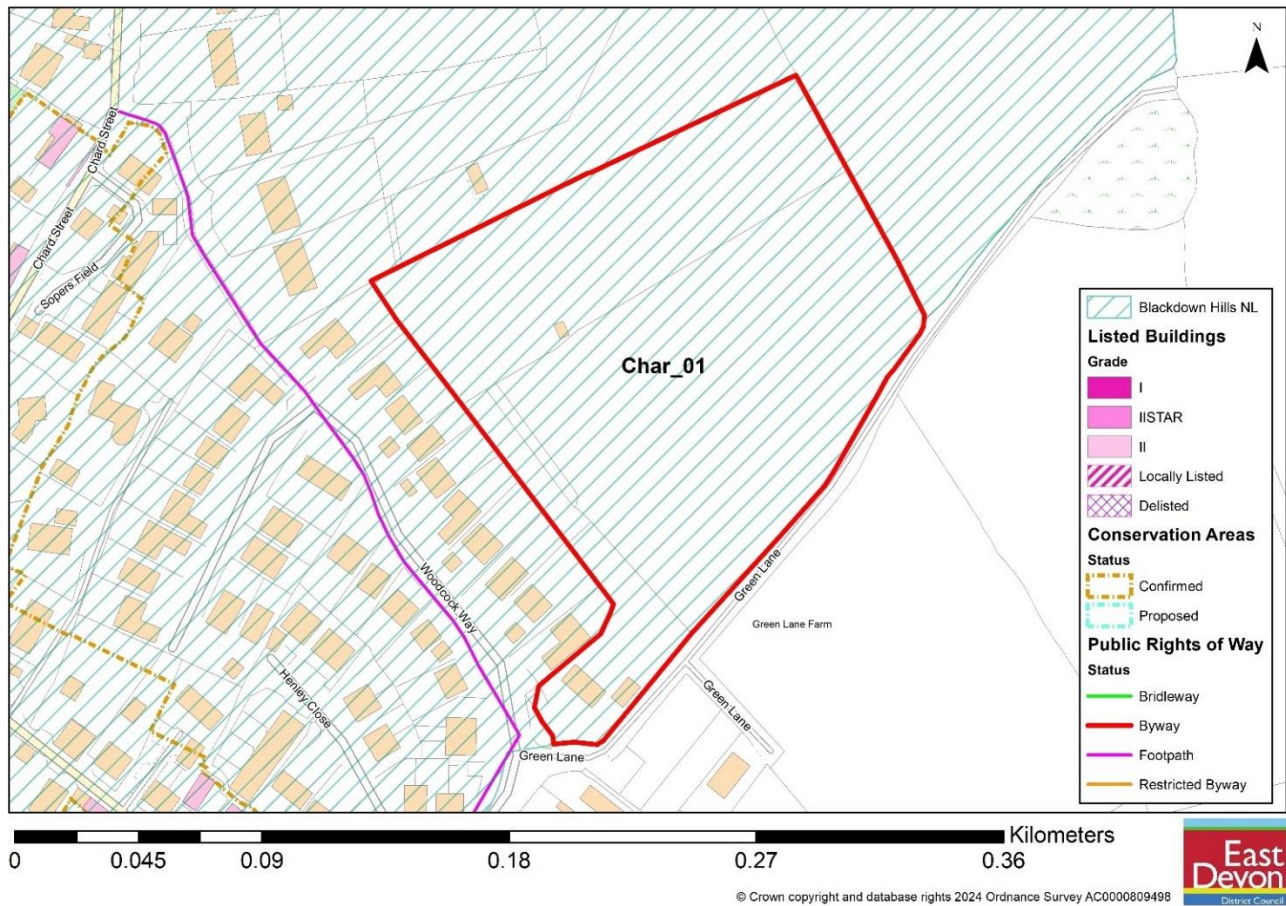
Reference number: Char_01

Site area (ha): 2.41

Address: Green Lane Farm, Chardstock, Axminster, EX13 7BL

Proposed use: Residential (Approx. 44 dwellings)

Site map



Photos



View from Green Lane through existing field gate looking N/NW across larger field towards internal dividing hedgerow



View from eastern corner of site looking towards the adjacent housing and over to the hills (National Landscape (NL) beyond



View up Green Lane which denotes NL boundary with Char_01 (left) and Char 04 (right)



View east across full extent of smaller field parcel, from field access to cul de sac.

Site Assessment Summary and Conclusion

Infrastructure

DCC Highways: Access from adopted Green Lane turning head only OK (note – this may require demolition of dwelling and discounts access from field gate further west on Woodcock Way).

DCC Education: St Andrews and Axe Valley have capacity to support development. Transport costs would apply for secondary pupils. Safe walking route required for primary.

Landscape

Located entirely within Blackdown Hills National Landscape (NL) of high value, on rising land east of Chardstock. Comprised of two small/medium fields with mature tree lined hedgerows. Residential development to southwest provides some context of built form when viewing but site is otherwise bordered by agricultural fields. Landscape in good condition notwithstanding mixed boundary treatment to rear gardens of modern housing abutting western boundary. Open aspect elevated above existing village envelope will make development prominent in views from numerous locations on roads and public rights of way on higher ground to the west. Tall hedgerow with mature trees dividing the two fields could be vulnerable to development and post occupancy pressures adding to overall susceptibility. Overall, very high sensitivity to new housing development.

Historic environment

Assets Present: The Chardstock Conservation Area containing multiple listed buildings lies 83 metres to the west of the site but is separated from it by modern development. Overall, medium impact, where no significant effects which cannot be mitigated.

Ecology

No sites of international, national or county significance within 100m of site. Within River Axe SAC Nutrient catchment area. Overall, minor adverse effect predicted.

Accessibility

6 out of 12 facilities within 1,600m of site. Whilst Chardstock has no 'strategic facilities' as defined in the Role and Function of Settlements Study, it has a good range of local facilities and services, including primary school, shop (within integral PO), community hall, play facilities. (Note: Pub remains closed. Shop has been sold and retained).

Other constraints

There are no flooding, water extraction or mineral consideration identified in respect of the site. Grade 3 agricultural land in strategic assessment.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

Maybe some potential to reduce impact by developing lower part of the site only.

Yield (number of dwellings or hectares of employment land)

44

Contribution to spatial strategy

Chardstock is a Service Village (Tier 4) in the emerging Local Plan settlement hierarchy. This limited level of development would therefore support the spatial strategy.

Should the site be allocated?

No

Reasons for allocating or not allocating

Site within National Landscape. Landscape therefore of high value and in good condition. Open aspect elevated above existing village envelope will make development prominent in views from numerous locations on roads and public rights of way on higher ground to the west. Tall hedgerow with mature trees dividing the two fields could be vulnerable to development and post occupancy pressures adding to overall susceptibility. Overall, very high sensitivity to housing. Site access is poor without demolition of dwelling or likely substantial hedgerow removal.

If whole site is not suitable for allocation, could a smaller part be allocated?

No. May have some limited potential for the lower parts of the site to be developed with lower landscape impact. However, this would still constitute development in the National Landscape and there are considered to be other more suitable locations.

3 Site Reference Char_03

Site details

Settlement: Chardstock

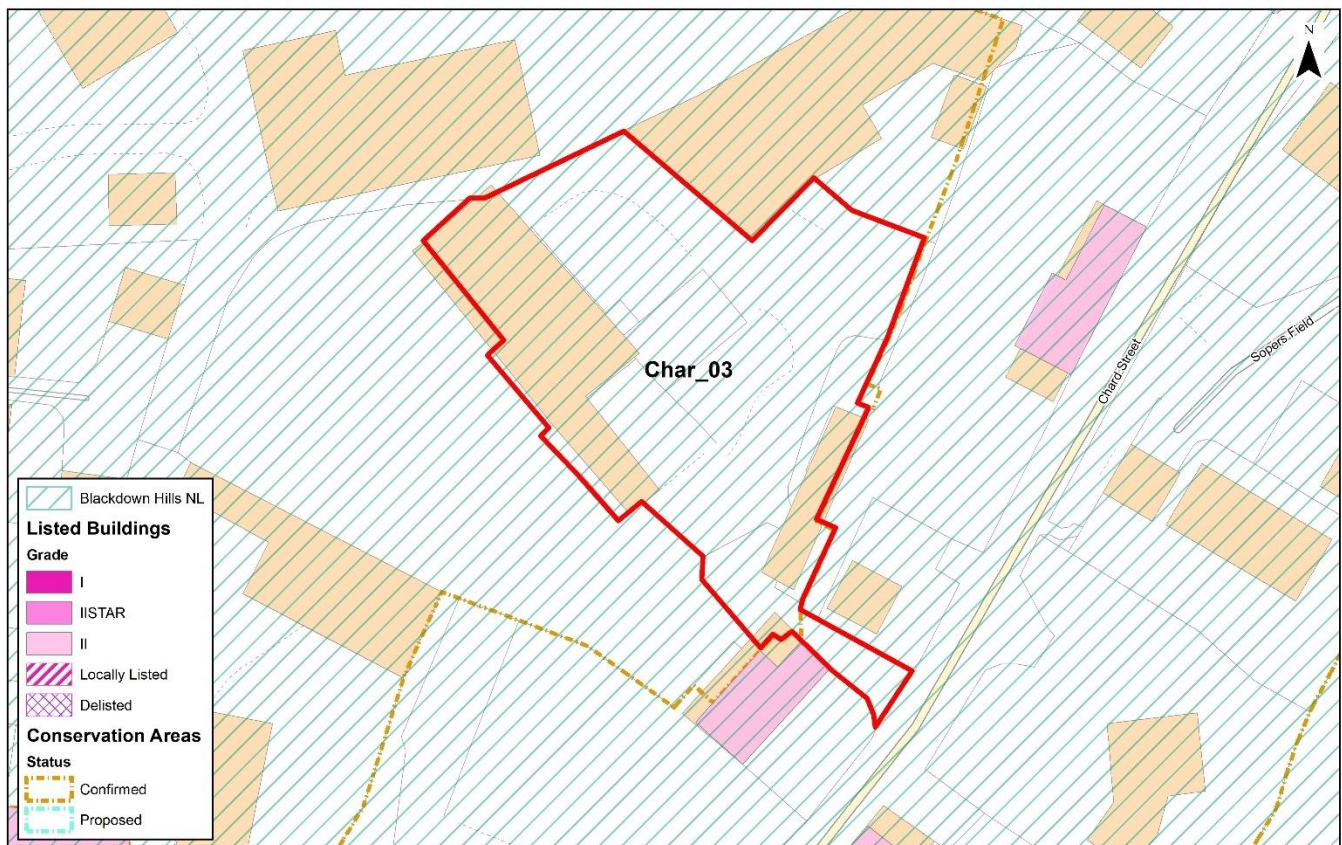
Reference number: Char_03

Site area (ha): 0.17

Address: Chubbs Yard, Chardstock, Axminster, EX13 7BT

Proposed use: Residential (Approx. 4-5 dwellings)

Site map



0 0.0125 0.025 0.05 0.075 0.1 Kilometers

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Photos



View from within site, looking north



View from within site, looking north-west



View into site and of site access from the lane. Grade II listed cottage on left.



View towards site from adjacent tarmacked area (beyond site boundary). Grade II listed cottage on right as in above image.

Site Assessment Summary and Conclusion

Infrastructure

DCC Highways: Access adequate from Chard St.

DCC Education: St Andrews and Axe Valley have capacity to support development. Transport costs would apply for secondary pupils. Safe walking route required for primary.

Landscape

Located entirely within Blackdown Hills NL, on brownfield site (builders' yard with active employment use) to centre of Chardstock. Adjacent to Chardstock conservation area and in close proximity to multiple heritage assets. Overall, due to the nature and location of the site, despite being with the NL boundary, it is assessed as having an overall low landscape sensitivity to new development.

Historic environment

Assets present: The site adjoins the Chardstock Conservation Area with a number of listed buildings. Grade II listed Yew Tree Cottage (2m), Grade II listed The Old House (14m), Grade II listed The priory (44m), Grade II listed Rose Cottage (10m), Grade II* George Inn (39m), Grade II listed St Andrews School House (61m). Potential for adverse heritage impacts could therefore be a constraint on development.

Overall, medium impact: no significant effects which cannot be mitigated. An impact is predicted but would not compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished or compromised. Mitigation may make the impact acceptable. The overall significance of the asset(s) would not therefore be materially changed.

Ecology

Nature Recovery Network (24m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (86m), within River Axe SAC Nutrient catchment area. Overall, for these reasons, significant moderate adverse effect predicted, but may be less.

Accessibility

6 out of 12 facilities within 1,600m of site. Whilst Chardstock has no 'strategic facilities' as defined in the Role and Function of Settlements Study, it has a good range of local facilities and services, including primary school, shop (within integral PO), community hall, play facilities. (Note: Pub remains closed. Shop has been sold and retained).

Other constraints

There are no flooding, water extraction or mineral consideration identified in respect of the site. Grade 3 agricultural land in strategic assessment.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

Some potential to redevelop/regenerate this brownfield site for appropriate uses, such as small workshops.

Yield (number of dwellings or hectares of employment land)

5

Contribution to spatial strategy

Chardstock is identified as a Tier 4 settlement in the settlement hierarchy of the draft Local Plan. If allocated, the site would support the principle of limited growth to meet local needs, but counter to this would be the loss of its existing use as an employment site which is considered to be a significant negative.

Should the site be allocated?

No

Reasons for allocating or not allocating

Located entirely within Blackdown Hills NL, however on brownfield site (builder's yard with active employment use) to centre of Chardstock. Adjacent to Chardstock Conservation Area and in close proximity to multiple heritage assets. Potential for adverse heritage impacts are a constraint on development. Current development is low impact from views towards the site due to its low density and low level (single storey). The loss of the active employment site particularly, in addition to the constraints identified do not support allocation of the site.

If whole site is not suitable for allocation, could a smaller part be allocated?

No - site is very small and not suitable for partial redevelopment.

4 Site Reference Char_04

Site details

Settlement: Chardstock

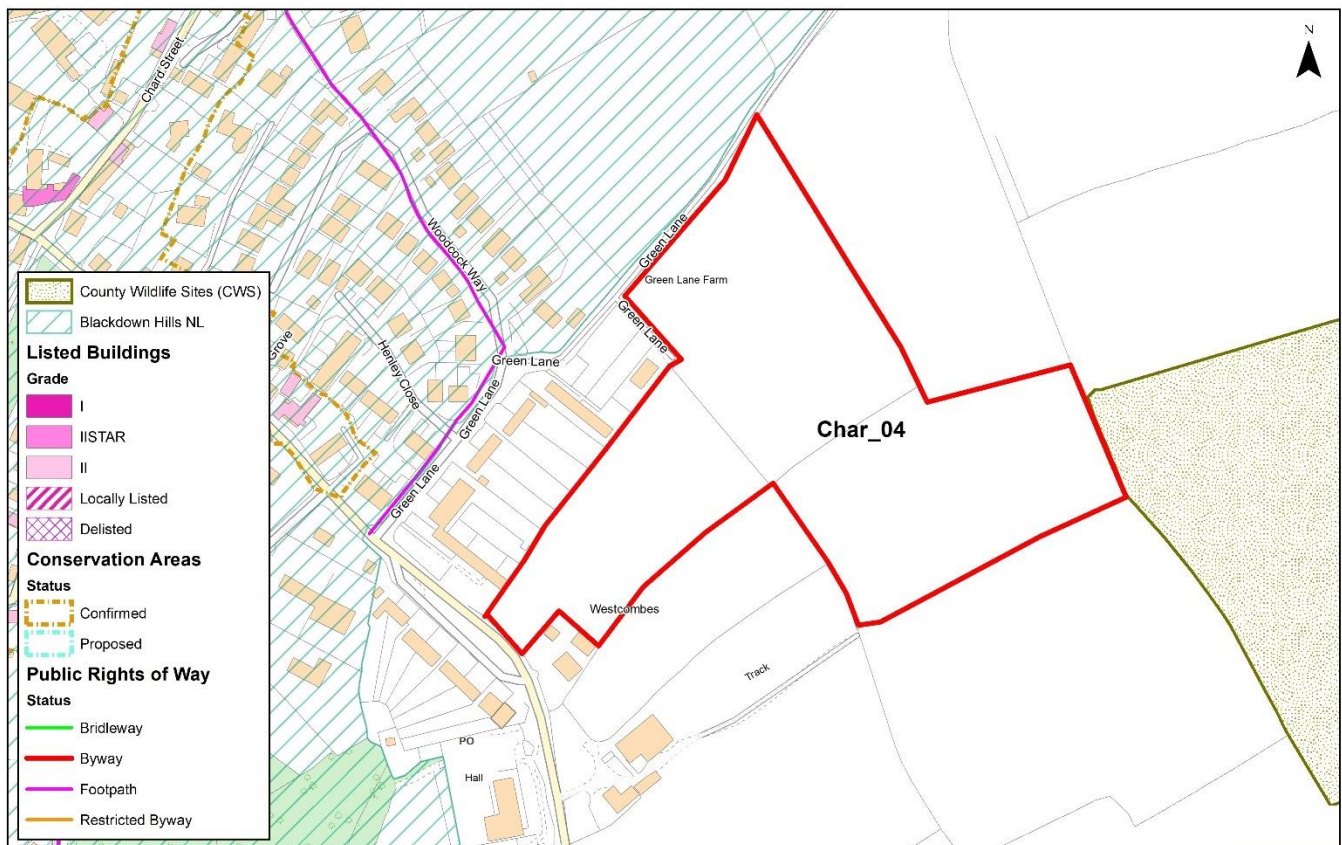
Reference number: Char_04

Site area (ha): 4.14

Address: Land off Green Land, Chardstock, Nr. Axminster, Devon EX13 7BH

Proposed use: Residential (Approx. 65 dwellings)

Site map



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Photos



Looking from Green Lane in SE direction across full depth of site (4a and 4b)



Looking from Green Lane in easterly direction across site (far eastern field (4b) in distance beyond internal hedge boundary to middle/right)



View from access on to main road through Chardstock from far SW extent of site (4a)



View from access across main road (looking opposite image above)

Site Assessment Summary and Conclusion

Infrastructure

DCC Highways: Access adequate from Chard St.

DCC Education: St Andrews and Axe Valley have capacity to support development. Transport costs would apply for secondary pupils. Safe walking route required for primary.

Landscape

Located outside of, but adjacent to, Blackdown Hills NL, on gradually rising land east of Chardstock. Comprised of a three small/medium fields with mature hedgerows and a few mature trees. Many medium-long distance views into site, including from the NL. Residential development to west provides some context of built form when viewing but site is otherwise bordered by agricultural fields. Overall, the site has a medium landscape sensitivity to new development. However, this ranges from a lower landscape/visual impact of the lower field to a likely high landscape sensitivity/impact in the upper parts of the site which are part of the setting of the NL and prominent in views from higher ground in the NL to the west.

Historic environment

Assets Present: The Chardstock Conservation Area containing multiple listed buildings lies 98 metres to the west of the site but is separated from it by modern development. Overall, medium impact: no significant effects which cannot be mitigated.

Ecology

County Wildlife Site (1m), Nature Recovery Network (1m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (1m), within River Axe SAC Nutrient catchment area. Overall, significant moderate adverse effect predicted, although the westernmost field parcel (4a) is c180 from the County Wildlife Site (also NRN and S41 habitat) which adjoins the easternmost part of the site (4b).

Accessibility

6 out of 12 facilities within 1,600m of site. Whilst Chardstock has no 'strategic facilities' as defined in the Role and Function of Settlements Study, it has a good range of local facilities and services, including primary school, shop (within integral PO), community hall, play facilities. (Note: Pub remains closed. Shop has been sold and retained).

Other constraints

There are no flooding, water extraction or mineral consideration identified in respect of the site. Grade 3 agricultural land in strategic assessment. (Historic application (90/P0506) for residential development including low cost starter homes refused in 1990.)

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

-

Yield (number of dwellings or hectares of employment land)

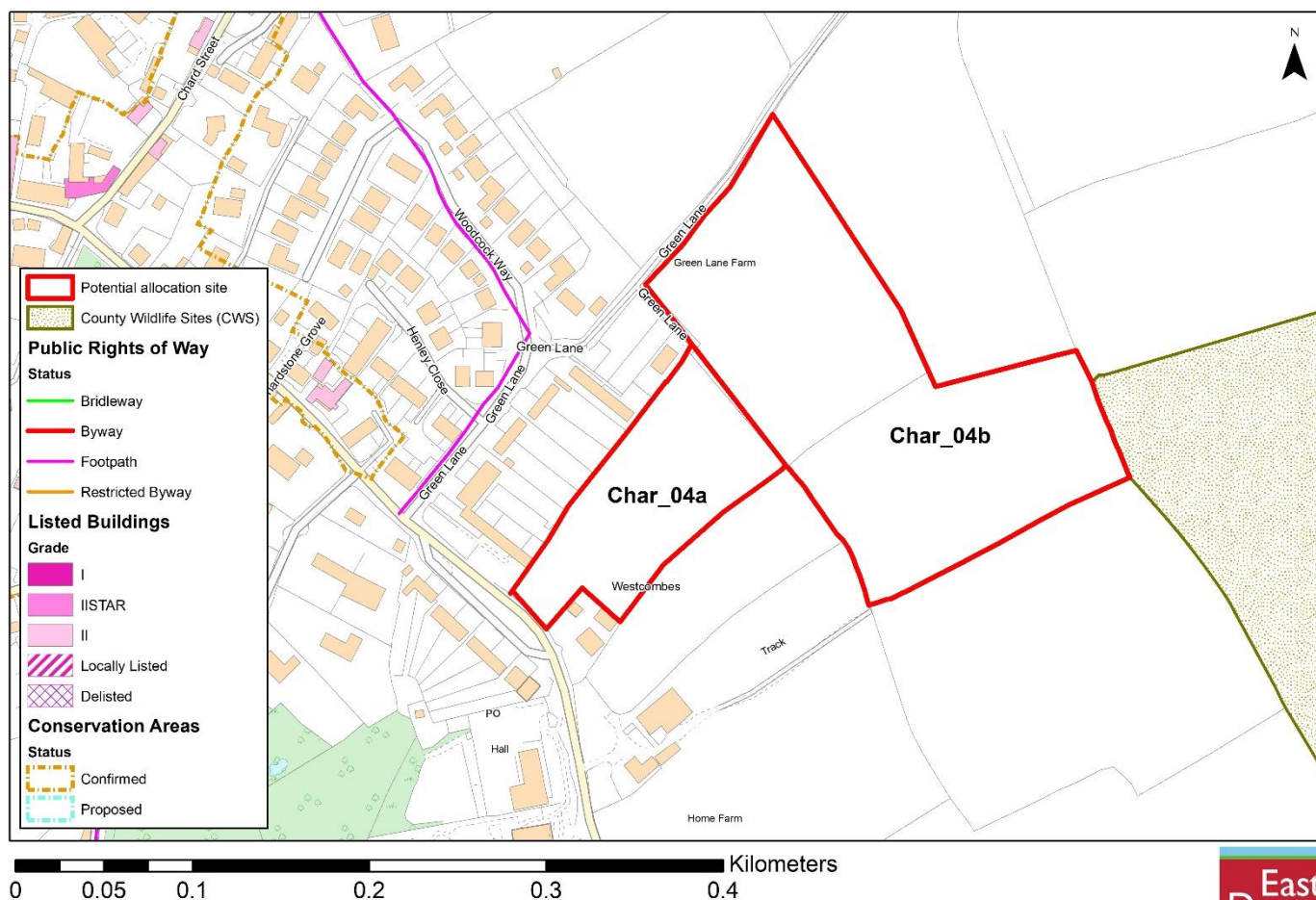
Up to 30 dwellings (reduced site area to lower part of site – 4a only).

Contribution to spatial strategy

Chardstock is a Service Village (Tier 4) in the emerging Local Plan settlement hierarchy. This limited level of development would be therefore support the spatial strategy.

Should the site be allocated?

Yes (in part – 4a only)



Reasons for allocating or not allocating

Located outside of, but adjacent to, Blackdown Hills NL, on gradual rising land east of Chardstock with many medium-long distance views into site, including from the NL. Residential development to west provides some context of built form when viewing but site is otherwise bordered by agricultural fields. Overall, the site has a medium landscape sensitivity to new development with minor heritage impact where potential harm is minimal. With regard to Ecology, an overall significant moderate adverse effect is predicted. Potential yield is up to 74 houses but this is reduced to reflect local character and site/area constraints.

If whole site is not suitable for allocation, could a smaller part be allocated?

Yes - development of the entire site is not suitable for reasons set out, primarily landscape. Whilst not within the NL, the middle and upper fields to the east and southeast are part of its setting and prominent in views from higher ground in the NL to the west. Landscape value and susceptibility varies across the site as a whole. This is assessed as a high-moderate for the upper fields (4b) and moderate for the lower field (4a). Susceptibility varies with the lower field having low-moderate susceptibility, moderate-high susceptibility to the middle field and high susceptibility to the uppermost field. Development of the lower field likely to have low landscape/ visual impact progressing to an unacceptable high landscape and visual impact in the upper field. Allocation of the lower field only for development is proposed for up to 30 homes which is also considered to constitute a reasonable scale of development for this settlement.

Local Plan Member Working Group – Note of Discussions

Axminster and surrounds – 12 July 2024

Working Party/Cllr Attendees – Cllr Mike Howe, Cllr Paul Haywood, Cllr Todd Olive, Cllr Sarah Jackson, Cllr Jess Bailey (part of meeting), Cllr Iain Chubb, Cllr Duncan Mackinder.

Officers - Matthew Dickins, Angela King, Sam Luk

Apologies – Cllr Paul Arnott

Issues/Site Ref	Comments	Additional Attendees
Chardstock		
General comments	<ul style="list-style-type: none"> • Mixed views about reasonable scale of development at the village – though degree of consensus that some development would be acceptable. • Preference for development that would see affordable and family homes, seen as needed to sustain the village. Eco-friendly development supported and strong opposition to street lighting. • A concern expressed, however, that Chardstock should not be in Tier 4, quality/accessibility of bus service challenged. 	Cllr Ian Keam (Chardstock PC)
Char_01	<ul style="list-style-type: none"> • Landscape impacts concerns from development noted. 	
Char_03	<ul style="list-style-type: none"> • Rejected status noted, potential for adverse heritage impacts from development noted and also loss of existing employment uses. 	
Char_04	<ul style="list-style-type: none"> • Western part of site, Char_04a, considered credible site for allocation. • More work needed on potential development extent and housing numbers. • South-eastern part Char_04b opposed, adverse landscape impacts highlighted. 	
Hawkchurch		
General comments	<ul style="list-style-type: none"> • Status of the village as a Tier 4 settlement challenged. Lack of bus service specifically highlighted as concern (only 1 bus per week) – absence suggested means village should not be considered sustainable for development. • Highlights that roads in and around the village are narrow with existing parking problems, and some subject to flooding. Concern that extra development would worsen congestion and pressure on narrow roads. • View expressed that many existing new homes are 2nd homes/holiday lets. • Highlighted that the school attracts pupils from outside of the village. • Suggestion that there could be more support for a neighbourhood plan bringing forward a number of small allocations/sites rather than there being a larger local plan allocation. 	Cllr Ann Nolan (Hawkchurch PC Chair)
Hawk_01	<ul style="list-style-type: none"> • Concern that development of Hawk_01 would be too large for the village/out of proportion with existing small village size. • Concern that development of the site would result in closure (loss to development) of the community run shop. Highlighted that shop loss could exclude village from meeting Tier 4 status. 	

Issues/Site Ref	Comments	Additional Attendees
	<ul style="list-style-type: none"> Smaller levels of development at this site suggested as being likely to generate more public support. 	
Hawk_02	<ul style="list-style-type: none"> Site Hawk_02 did not receive public support. 	
Musbury		
General comments	<ul style="list-style-type: none"> Noted that the village has a good range of facilities and services. Land to the west of the village was identified as susceptible to flooding. Pedestrian routes through the village noted as being of variable quality with many parked vehicles causing problems for pedestrian access (but also slowing speeding vehicles). Suggested that Musbury could be a village that could potentially take more development. 	
Musb_01	<ul style="list-style-type: none"> Development of site Musb_01 generally supported. This included Musb_01a and also potentially (the rejected) Musb_01b. 	
Musb_03	<ul style="list-style-type: none"> Site Musb_03 was seen as comparatively remote from the village. 	
Musb_04	<ul style="list-style-type: none"> Site Musb_04 received little direct comment. 	
Musb_05	<ul style="list-style-type: none"> Musb_05 suggested as a site that possibly could be credible for some development. 	
Kilmingtion		
General comments	<ul style="list-style-type: none"> Noted that the village has a good range of services though these are concentrated on the eastern edge of the village. Few roads in the village were seen as great for pedestrian use/access, being narrow, winding and dating from the 1800s – through ‘rat-runs’ are limited. The Neighbourhood Plan stressed importance of safe pedestrian access. Suggested that lesser adverse traffic problems from development might arise from sites/locations accessed from the larger Shute Road and Whitford Road (rather than from narrower lanes) / sites by the A35, as proposed by Officers. There was no disagreement with the officer technical site assessment work. Concern that all allocated houses should not be built timewise together, the view being the village from a community coherence perspective would not sustain this, rather a trickling through of future development would be favoured. Suggested that Neighbourhood Plan allocated sites should have their own colour notation on the maps. Welcomed that the work had taken account of and was supporting the proposals and aspirations of the ‘made’ neighbourhood plan 	Cllr Peter Ball (Kilmingtion PC Chair)
Sites Kilm_03 and Kilm_06	<ul style="list-style-type: none"> Sites Kilm_03 and Kilm_06 were identified, if developed, as likely to generate traffic problems on narrow roads (it’s assumed same comment could apply to some other sites as well). 	
Kilm_09 (a and b) and Kilm_10	<ul style="list-style-type: none"> At sites Kilm_09 (a and b) and Kilm_10 development was supported, noting part of Kilm_09 is a neighbourhood plan allocation. George Lane and specifically access thereafter to the A35 was considered to be very poor and unsafe. Suggestion that it may be desirable for these sites to be directly accessed off the A35 - but would need National Highways approval. Extent of allocation of Kilm_10 should be adjusted, avoiding pub car park, thereby not prejudicing intensified future pub use. Also 	

Issues/Site Ref	Comments	Additional Attendees
	retaining the car park would lessen potential for adverse heritage impacts from development.	
Kilm_11	<ul style="list-style-type: none"> Noted the site is a Neighbourhood Plan allocated site. 	
Kilm_12	<ul style="list-style-type: none"> Noted that trees had been felled on this site and there is a legal need in coming years for review of any regrowth. No support expressed for development of this site. 	
Other Kilmington sites	<ul style="list-style-type: none"> Other sites in the village were very briefly touched on or not commented on. None were suggestions as good allocations for development. 	
Axminster		
General comments	<ul style="list-style-type: none"> There was a recognition of appropriateness for growth at the town. However, there were strongly expressed concerns around the overall scale/amount of development at the town being proposed. Suggestion that the need for a Place Making Board to be established, similar to in place for Exmouth, be investigated / links made with the Axe Valley Renewal Forum economic development work??. Concern about infrastructure capacity at the town and ability to cope with scales of projected future growth. Highlighted that new infrastructure should match housing development, but real concerns that it would not. Suggestion that lower build rates would be appropriate for the town. Highway capacity concerns and extra traffic impacts associated with extra development were seen as particularly worrying. Relief road was discussed and there remain calls for road improvements in the town. It was suggested that there is a need for substantive transport evidence collecting and analysis and this should inform allocations choices and mitigation/future transport projects. Highlighted that Devon County Council were disposing of land in their ownership at Stony Lane which could be used to accommodate an 'inner relief road' and highway improvements. It was agreed that this matter needs investigation. Suggestion that minor transport changes, e.g. in respect of bus stop locations, could lead to notable transport/vehicle flow benefits. Concern that development of sites on the eastern side of the town could lead to flooding problems downstream. Highlighted that east/west running streams and adjoining land should be protected as green land for wildlife importance, noting current existing value. Sites / expansion to the south generally seen as more favourable/acceptable. Noted 'blue site' to the north (GH/ED/83) now been consented for 100+ homes Suggestion that any site that might be built on the past proposed alignment of the relief road should incorporate road works that at a later date could become part of a future relief road. However concerns that any such roads would not be of relief road standard. 	Cllr Bernie Steadman (Axminster TC)
GH/ED/79 (and Axmi_22) and GH/ED/80a	<ul style="list-style-type: none"> Noted that GH/ED/79 (and Axmi_22) should have been shown coloured in green not blue on the map as in officer reporting they are favoured for development. Noted that road access to GH/ED/80a would be expected to come through GH/ED/79. There were particular concerns around the traffic flows and congestion impacts that development of these sites may generate 	

Issues/Site Ref	Comments	Additional Attendees
	(re. access off Lyme Road in particular), as well as topography/flooding concerns—as such there was opposition to development expressed.	
Axmi_02, Axmi_08 and Axm_09	<ul style="list-style-type: none"> • Axmi_02, Axmi_08 and Axmi_09 - These sites, on the southern side of the town, were considered more credible development options in comparison with sites to the east of the town. • Possible flooding concerns were however noted as were heritage constraints. 	
Axmi_07	<ul style="list-style-type: none"> • Axmi_07 was favoured as a (re)development site noting the existing employment use with vacant space at present, road access problems and potential for more productive mixed use redevelopment. 	
Axmi_17	<ul style="list-style-type: none"> • At Axmi_17 it was highlighted that there was scope for a more comprehensive development scheme at and around this site, potentially using existing allotments (need for relocation/alternative provision noted) and incorporating garage block and community centre building (with new community provision suggested). 	

Feedback on potential development sites at Axminster

September 2024

In the Spring of 2024 we undertook further consultation on the East Devon Local Plan under Regulation 18 of the plan making regulations. This consultation ran from Thursday 16th May 2024 to Thursday 27th June 2024.

The consultation was centred around a series of topic matters, see [Further Draft Local Plan Consultation - East Devon](#) with three, in particular as noted below, specifically relevant to potential land allocations for development in areas covered by this report.

- New Housing and Mixed Use Site Allocations

We received consultation feedback through the Commonplace on-line consultation platform as well as receiving feedback in the form of emails and pdf documents that were sent in directly. This report primarily draws on information received through the consultation portal. We have used Artificial Intelligence (AI) to produce the summary comments contained in this report. We would stress, however, that the AI outputs have been reviewed and considered by officers alongside original submissions. The AI outputs are regarded as providing an accurate and very useful summation of matters raised in feedback and the strength of comment. All comments made through the online system can be viewed at: [Have Your Say Today - East Devon Local Plan Further Consultation - Commonplace](#)

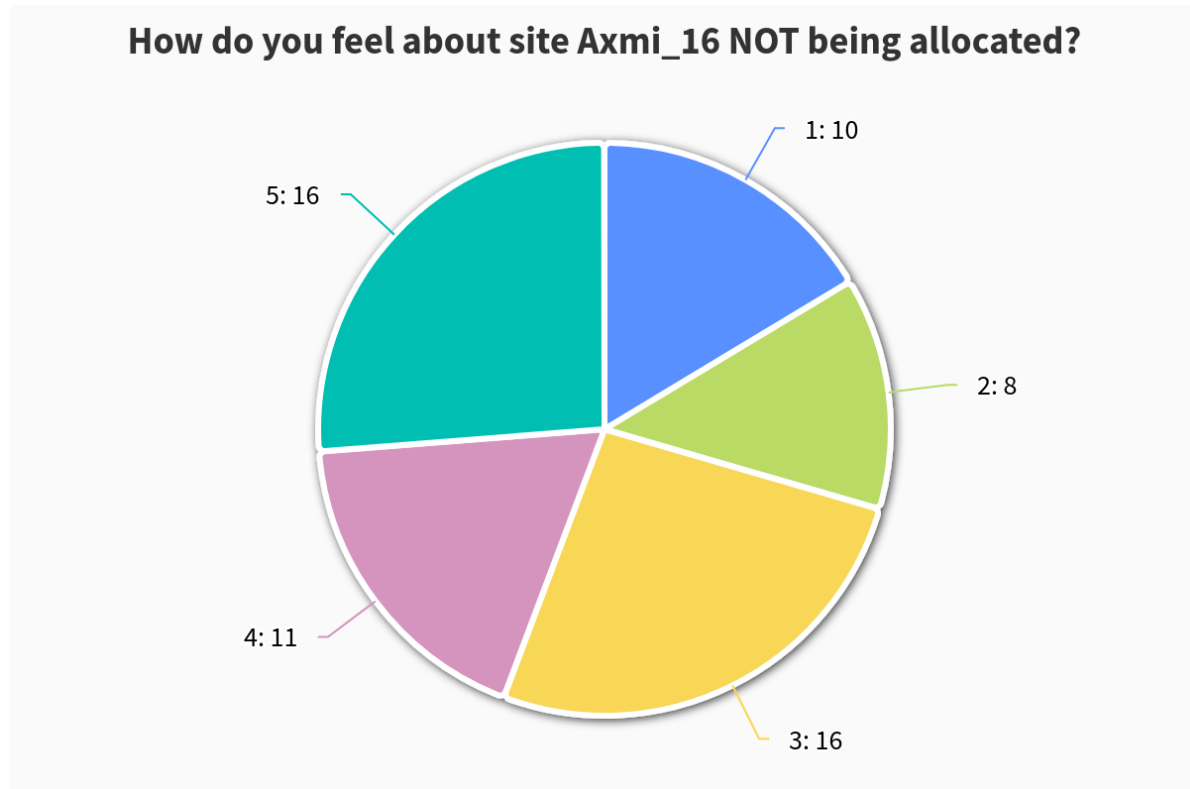
To date we have not summarised non-on-line submitted comments that we received, though from officer review we would consider that those submitted by members of the public are in line with the sentiments and views expressed through the on-line route. There were, however, also some comments made by agents (typically acting for land owners promoting development) and by various bodies and organisations that did not come in through the portal. In these non-general-public submitted comments there were some differing views expressed (differing to the general public feedback that tended to be opposed to development). We make some specific note in this report to some of the concerns raised.

We would highlight that this further round of Regulation 18 consultation should be considered alongside the first Regulation 18 consultation that we undertook and which ran from 7 November 2022 to 15 January 2023. Comments from the first round of consultation can be viewed at [Comments made during the Draft Local Plan Consultation and Feedback Report - East Devon](#)

To gain a full picture of feedback both sets of comments should be reviewed. It may well be that some individuals and organisations did not comment at the second round of consultation as they considered that they had raised all relevant matters that they wished to comment on at the first stage of consultation.

Summary of main issues raised on sites at Axminster and surrounds

Axmi_16



5 - Very satisfied

1 - Not at all satisfied

Why do you feel this way and do you have any other comments?

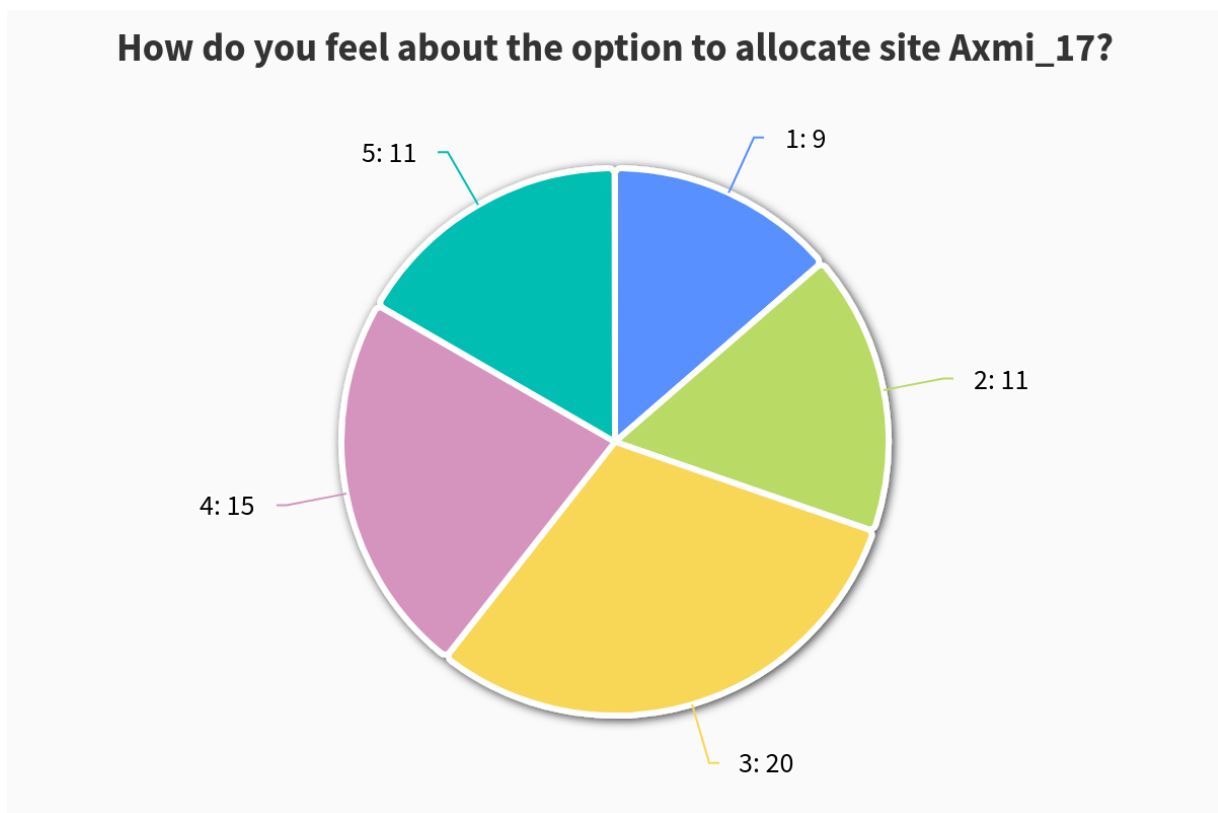
The responses to the question about site Axmi_16 not being allocated express a range of perspectives. While some commenters support the non-allocation decision, citing concerns about infrastructure capacity and the need to preserve commercial uses in the town centre, others argue that the site's brownfield status makes it suitable for residential redevelopment. There are also calls for a balanced approach that considers the wider needs of the growing Axminster community.

Key points raised, in order of frequency:

1. Infrastructure and Service Capacity Concerns
 - Doubts about the ability of Axminster's infrastructure, including roads, schools, and public transport, to support additional housing development
 - Worries that the town has already reached a saturation point for new housing
2. Importance of Retaining Commercial Uses

- Views that the site should remain in commercial use to support the town centre and local amenities
- Concerns about the loss of important facilities like the Co-op store
- 3. Support for Residential Redevelopment of Brownfield Sites
 - Belief that brownfield sites like Axmi_16 are suitable for housing development
 - Potential for the site to provide much-needed affordable housing
- 4. Calls for a Balanced Approach
 - Acknowledgment of the need to consider the wider benefits and impacts of development allocations
 - Suggestions that Axminster has already experienced a high level of housing growth

Axmi_17



5 - Very satisfied

1 - Not at all satisfied

Why do you feel this way and do you have any other comments?

The responses to the question about allocating site Axmi_17 in Axminster reveal mixed opinions, with concerns about environmental impact and infrastructure capacity balanced against recognition of the site's potential for development. Many respondents emphasize the importance of preserving green spaces within urban areas, while others see the site as a suitable location for housing due to its proximity

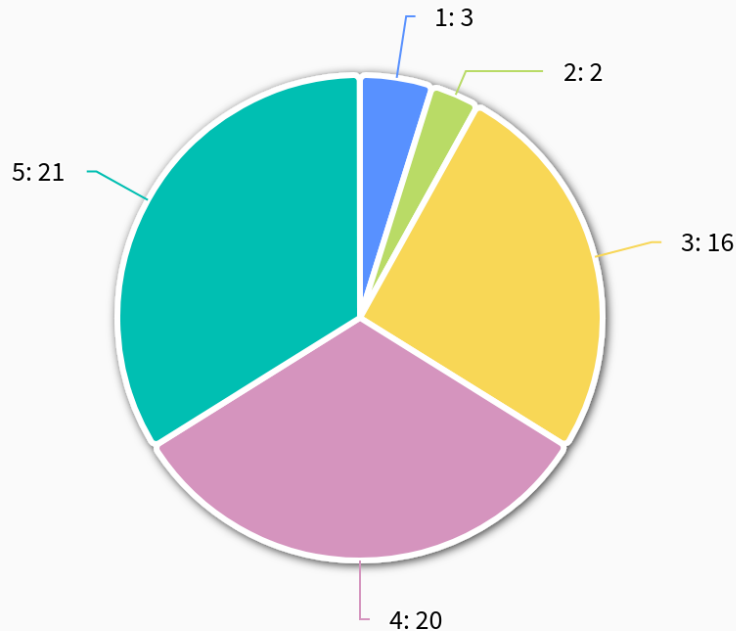
to existing infrastructure. There are also calls for any development to prioritize affordable housing and local needs. Concerns about flooding and the loss of recreational facilities are recurring themes.

Key points raised, in order of frequency:

1. Preservation of green spaces and environmental concerns
 - Importance of maintaining urban green spaces for biodiversity and flood management
 - Concerns about loss of wildlife habitats and environmental impact
2. Infrastructure and town capacity
 - Worries about existing infrastructure's ability to support more development
 - Need for improved facilities (e.g., doctors, dentists) to support growth
3. Support for development with conditions
 - Recognition of the site's potential for housing due to location and access
4. Calls for development to prioritize affordable housing or local needs Flooding concerns
 - Mentions of the site's propensity to flooding
 - Importance of green spaces as natural flood management
5. Recreational facilities and open spaces
 - Concerns about loss of recreational areas
 - Suggestions to partially develop while maintaining some open space
6. Traffic and accessibility
 - Concerns about increased traffic through town centre
 - Recognition of good road access and proximity to transport links
7. Archaeological considerations
 - Mention of site's archaeological potential and historical significance
8. Alternative development suggestions
 - Proposals to use the site for allotments or tree planting
 - Suggestions to focus on brownfield sites instead
9. Local authority ownership considerations
 - Potential for site to address local housing issues due to council ownership
10. Concerns about overdevelopment
 - Perception of Axminster as already experiencing significant development
 - Calls to consider development in other areas

Axmi_18

How do you feel about the option to allocate site Axmi_18?



5 - Very satisfied

1 - Not at all satisfied

Why do you feel this way and do you have any other comments?

The responses to the question about allocating site Axmi_18 are mixed, with a slight lean towards support for the allocation. Those in favour view it as a suitable infill development in an existing built-up area, while those against raise concerns about access and the limited scale of development. Some respondents emphasise the need for affordable housing and local resident prioritisation if the site is developed.

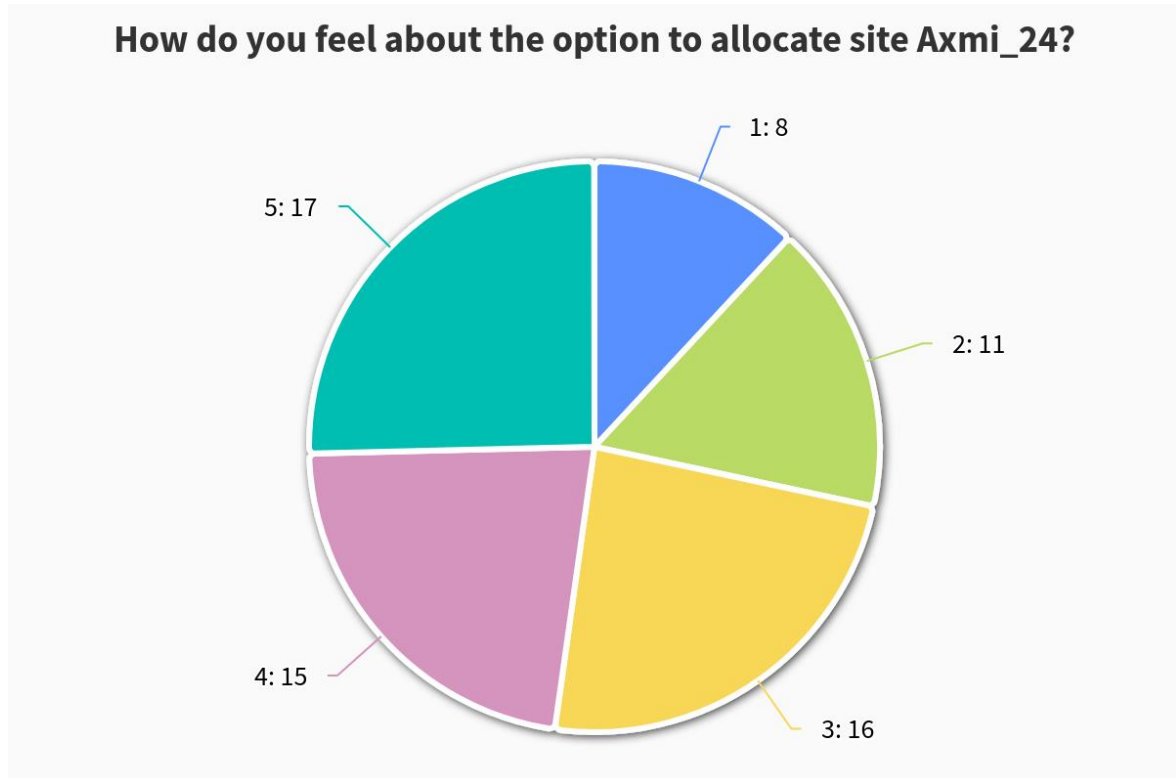
Key points raised, in order of frequency:

1. Suitable infill development
 - Good location within existing built-up area
 - Preferable to developing greenfield sites
2. Concerns about access and infrastructure
 - Poor access to the site
 - Potential increase in vehicle traffic
3. Affordable housing needs
 - Preference for social housing or affordable homes for local residents
4. Limited scale of development
 - Site doesn't provide significant housing or infrastructure benefits
5. Archaeological considerations
 - Former WW2 military hospital site, likely disturbed

6. Design considerations

- Need for sympathetic design considering impact on neighbouring properties

Axmi_24



5 - Very satisfied

1 - Not at all satisfied

Why do you feel this way and do you have any other comments?

The responses to the question about allocating site Axmi_24 are mixed, with significant concerns raised about environmental impact, infrastructure capacity, and flood risk. While some respondents view it as a relatively sustainable option compared to more rural sites, others emphasise the importance of preserving green spaces and protecting the local ecosystem. There are also calls for careful consideration of the overall development strategy for Axminster.

Key points raised, in order of frequency:

1. Environmental concerns
 - Loss of valuable green space and biodiversity

- Proximity to River Axe Special Area of Conservation
- Impact on local wildlife and ecology
- 2. Flood risk and drainage issues
 - Poor drainage and steep slopes
 - Site located on a flood plain
- 3. Infrastructure concerns
 - Doubts about Axminster's ability to support more housing
 - Need for increased school and GP capacity
 - Traffic and road infrastructure issues
- 4. Relatively sustainable location
 - Good site location with nearby facilities
 - More sustainable than rural sites
 - Increase density
- 5. Agricultural land preservation
 - Concern about impact on nearby farm and food security
- 6. Archaeological considerations
 - Potential for archaeological finds, need for evaluation