

**East Devon Local Plan 2020-2040**

# **Site Selection report**

## **Dunkeswell**



**September 2024. Version 1**

**East Devon – an outstanding place**

**Contact details**

Planning Policy  
East Devon District Council  
Blackdown House, Border Road, Heathpark Industrial Estate, HONITON,  
EX14 1EJ

Phone: 01404 515616

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

[www.eastdevon.gov.uk/planning/planning-policy/](http://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](mailto:csc@eastdevon.gov.uk)

---

## Contents

1	Introduction .....	4
2	Site Reference Dunk_01 .....	7
3	Site Reference Dunk_02 .....	12
4	Site Reference Dunk_05 .....	17

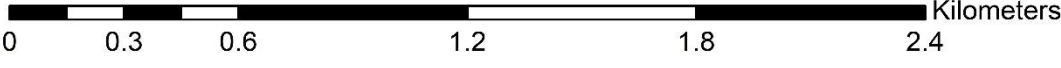
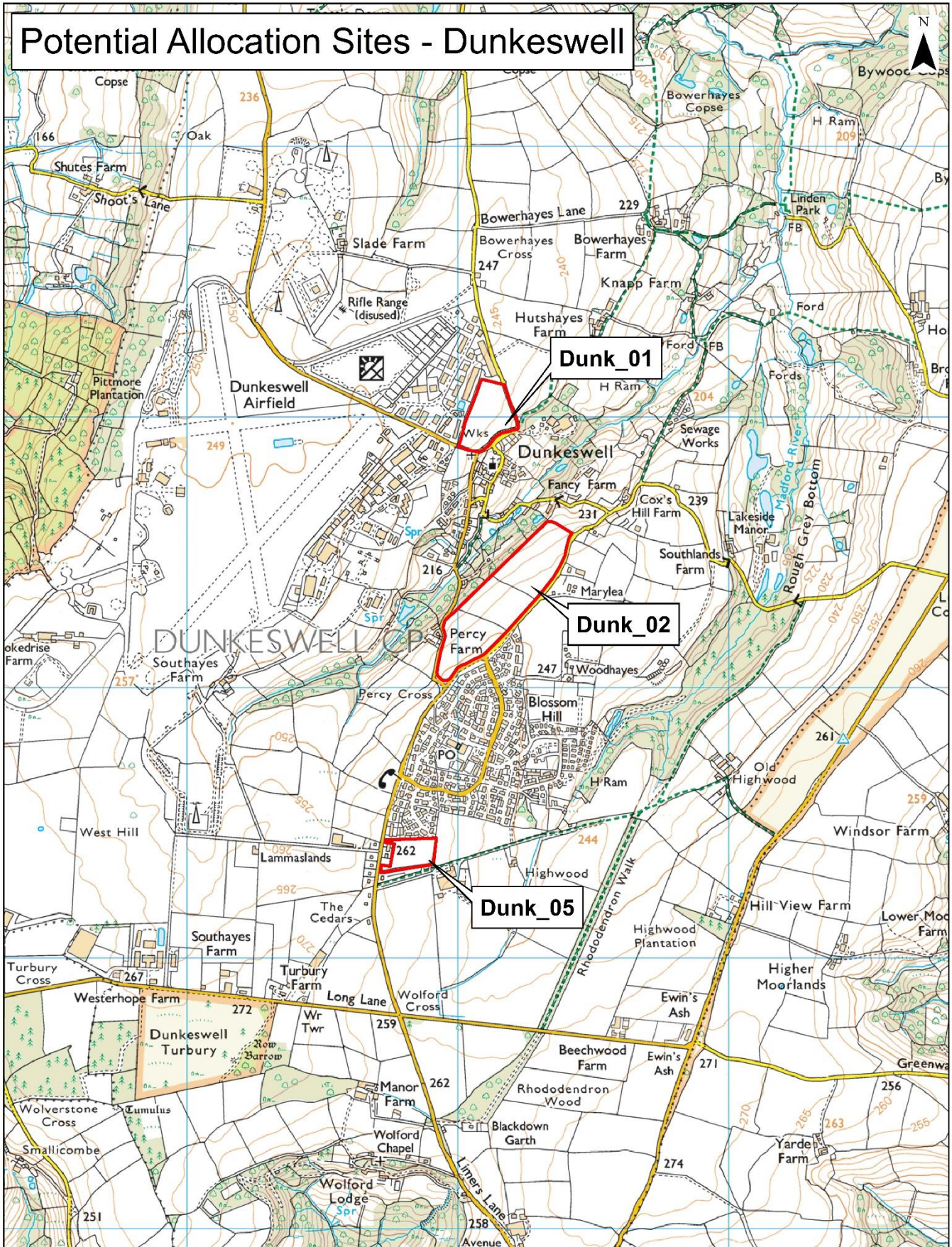
# 1 Introduction

- 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.<sup>1</sup> 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.<sup>2</sup>
- 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.

---

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

<sup>2</sup> 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**

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

## **2 Site Reference Dunk\_01**

### **Site details**

**Settlement: Dunkeswell**

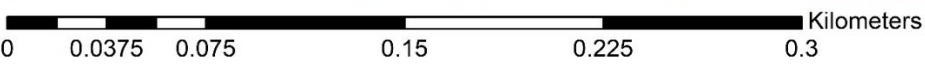
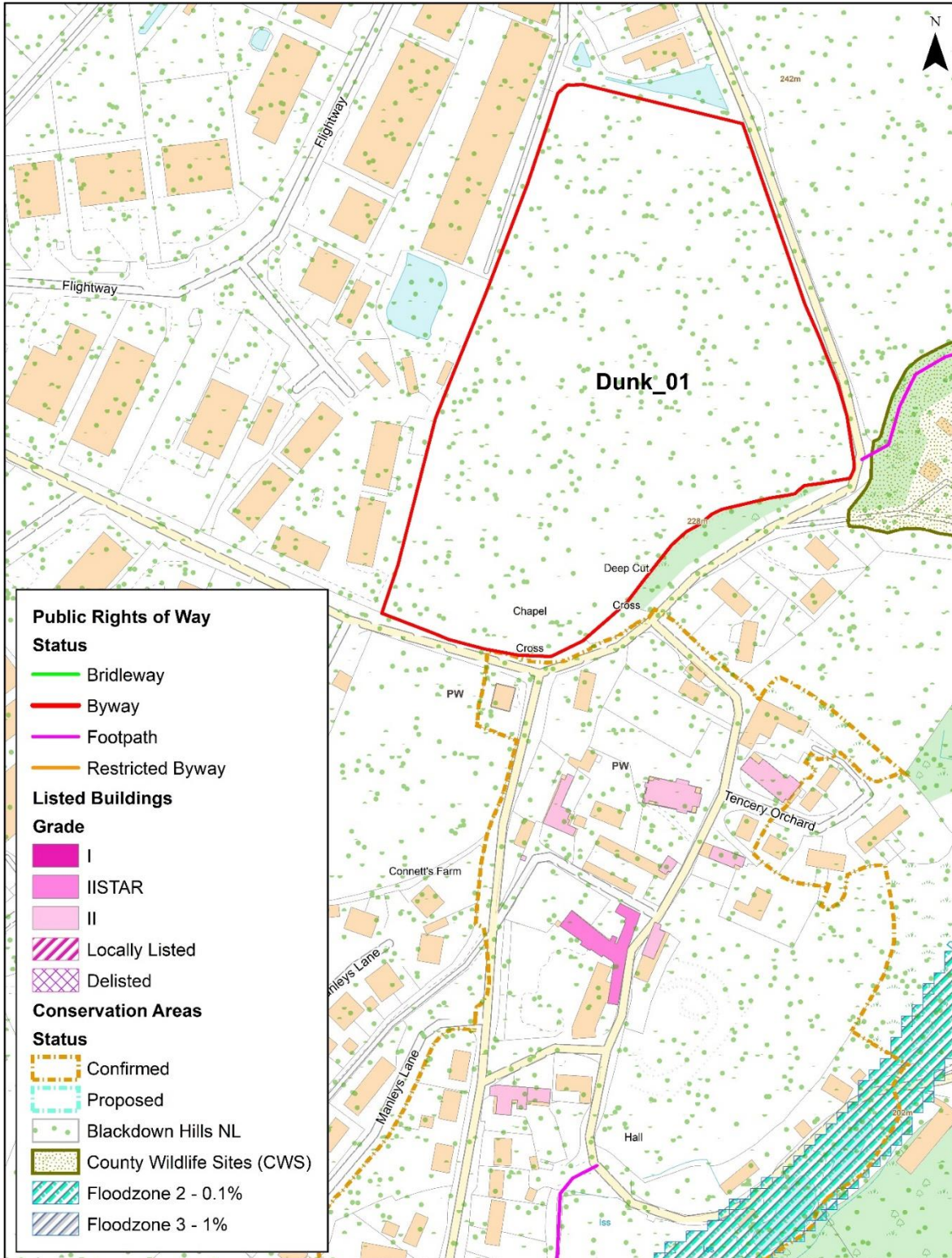
**Reference number: Dunk\_01**

**Site area (ha): 3.592**

**Address: Land at Hutshayes Farm**

**Proposed use: Residential**

# Site map





## 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

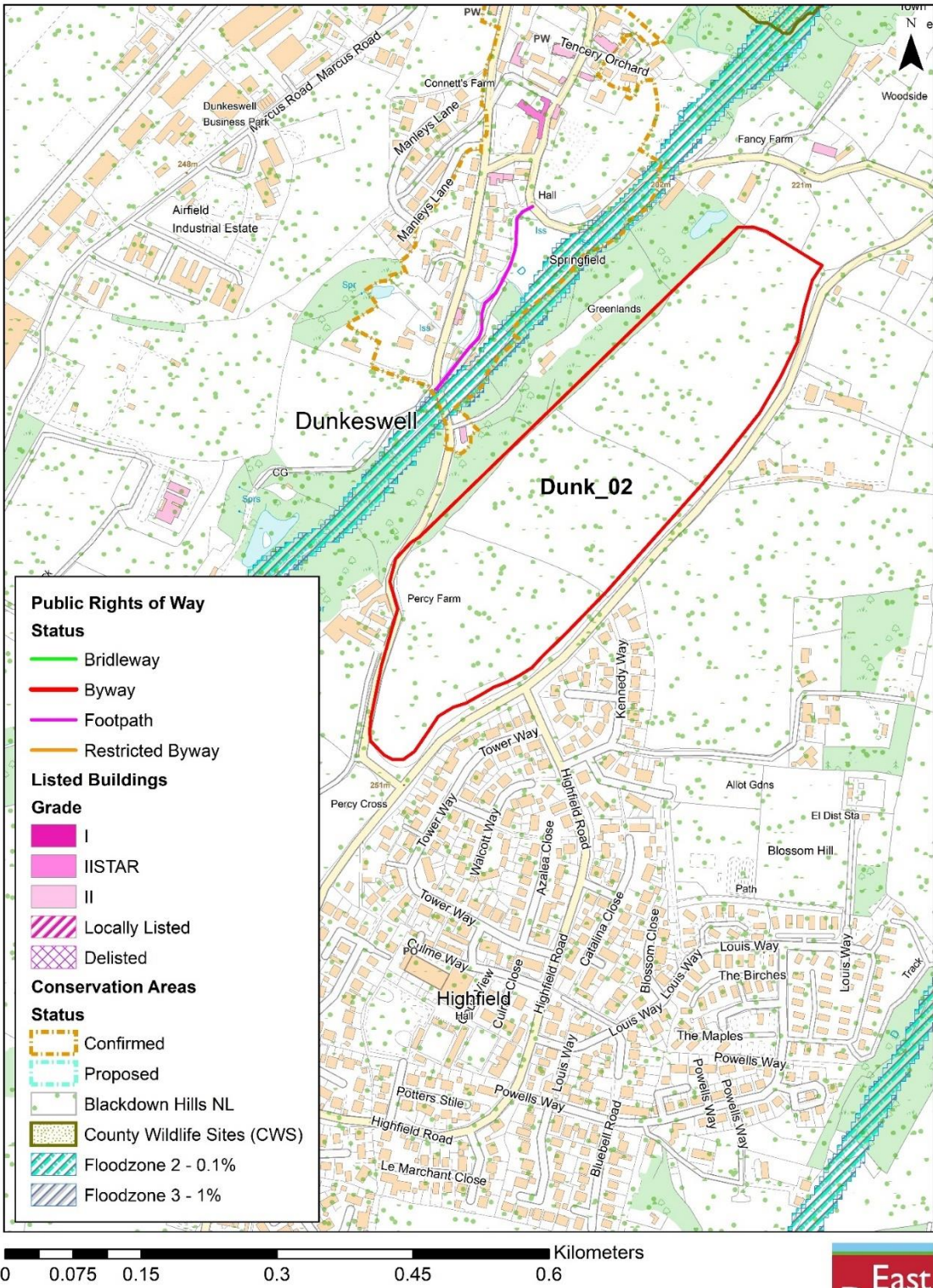
**Reference number:** Dunk\_02

**Site area (ha):** 10.92

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

**Proposed use:** Residential

# Site map



## 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

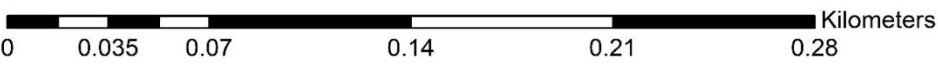
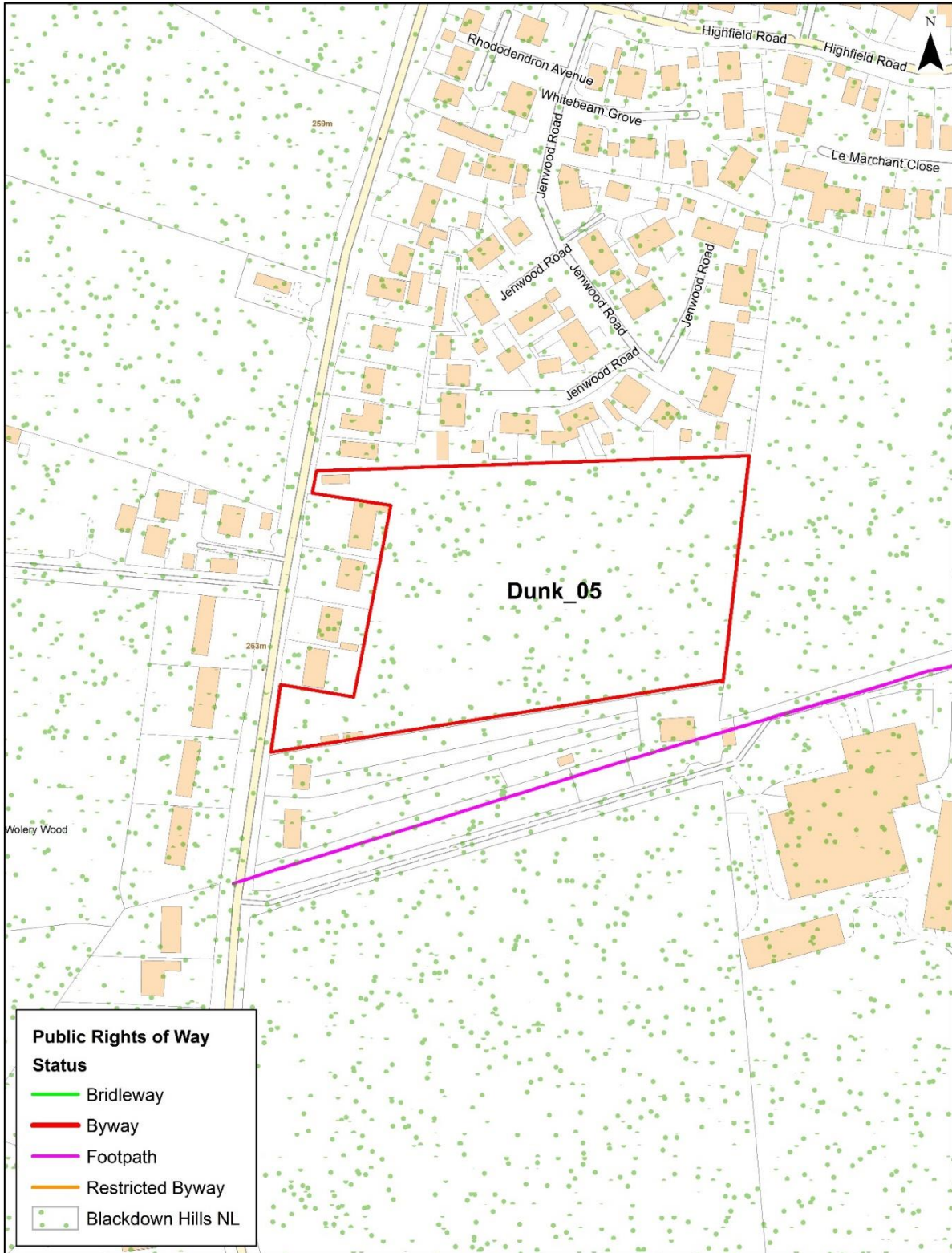
**Reference number:** Dunk\_05

**Site area (ha):** 1.79

**Address:** Broomfields Dunkeswell, EX144QH

**Proposed use:** Residential

# Site map



## 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 / hedgerow 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