

East Devon Local Plan 2020-2040

Site Selection report

Honiton



July 2024

East Devon – an outstanding place

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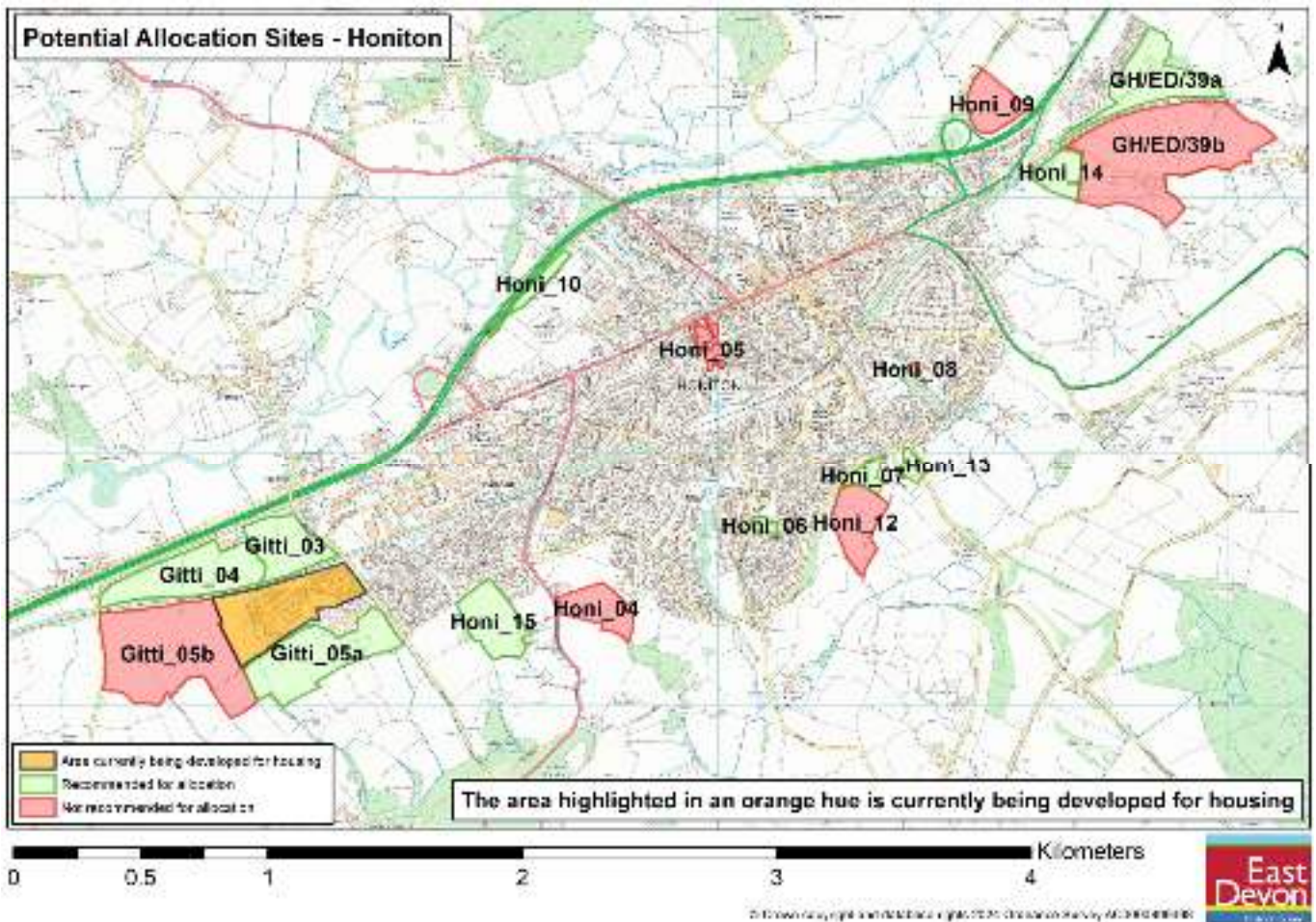
1 Introduction

- 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



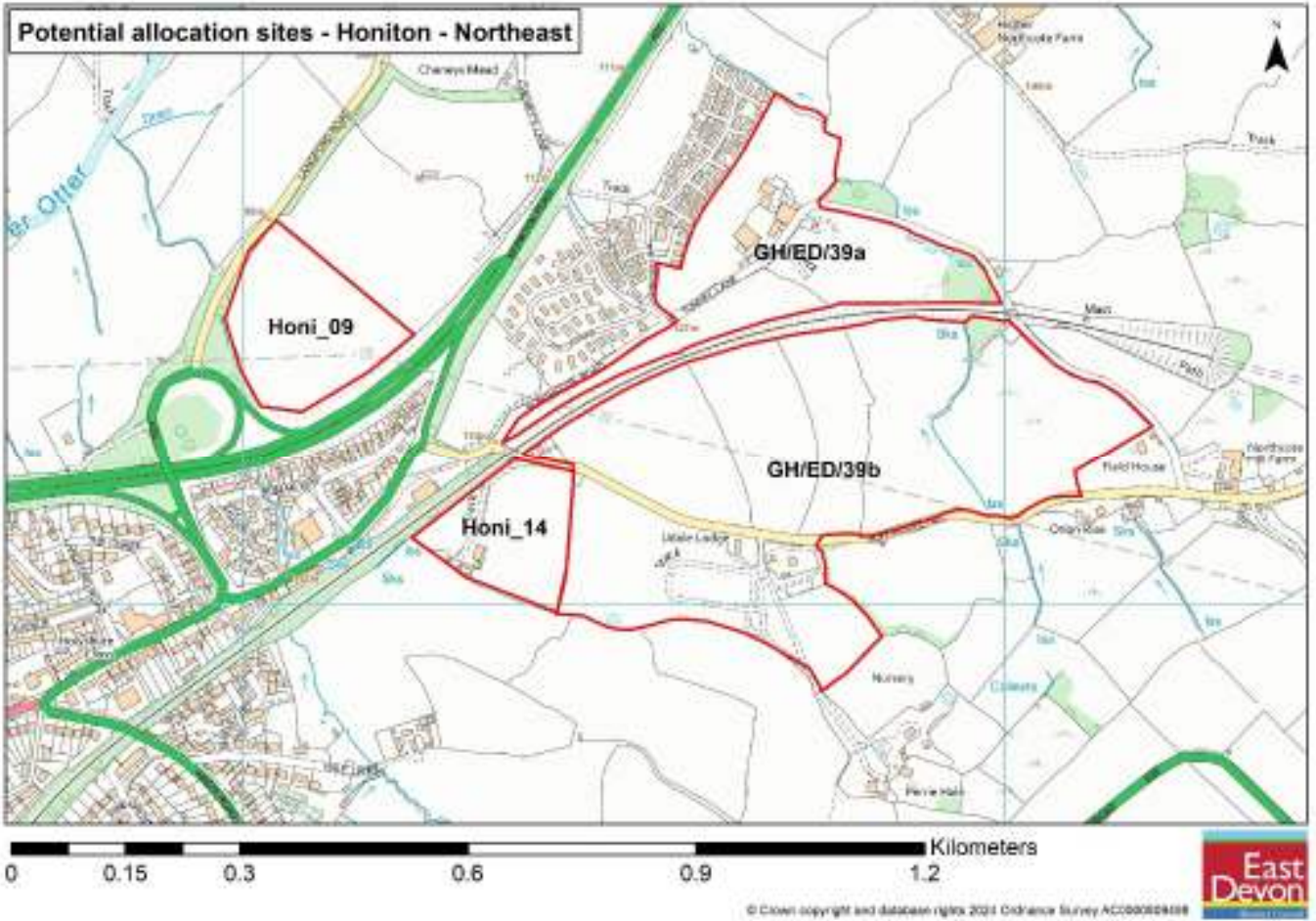


Figure 1.1: Overview of Site Selection findings at Honiton

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

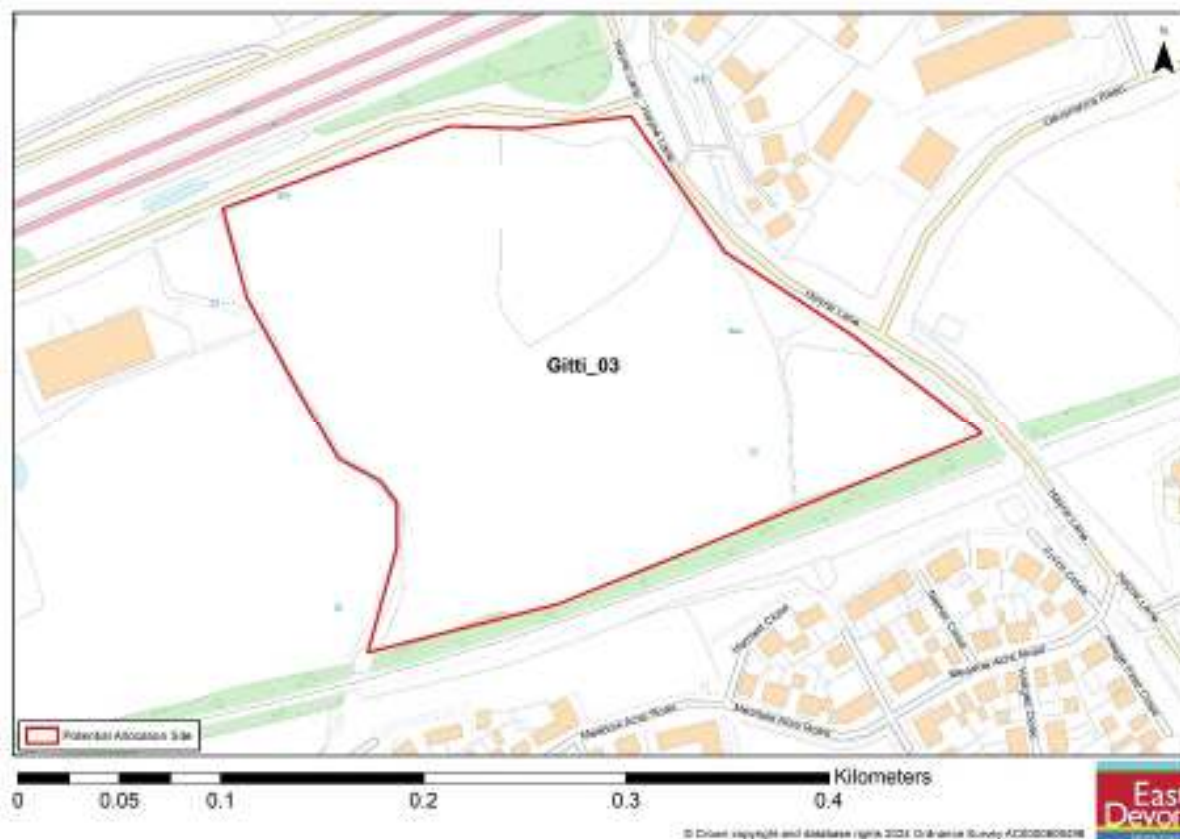
Reference number: Gitti_03

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

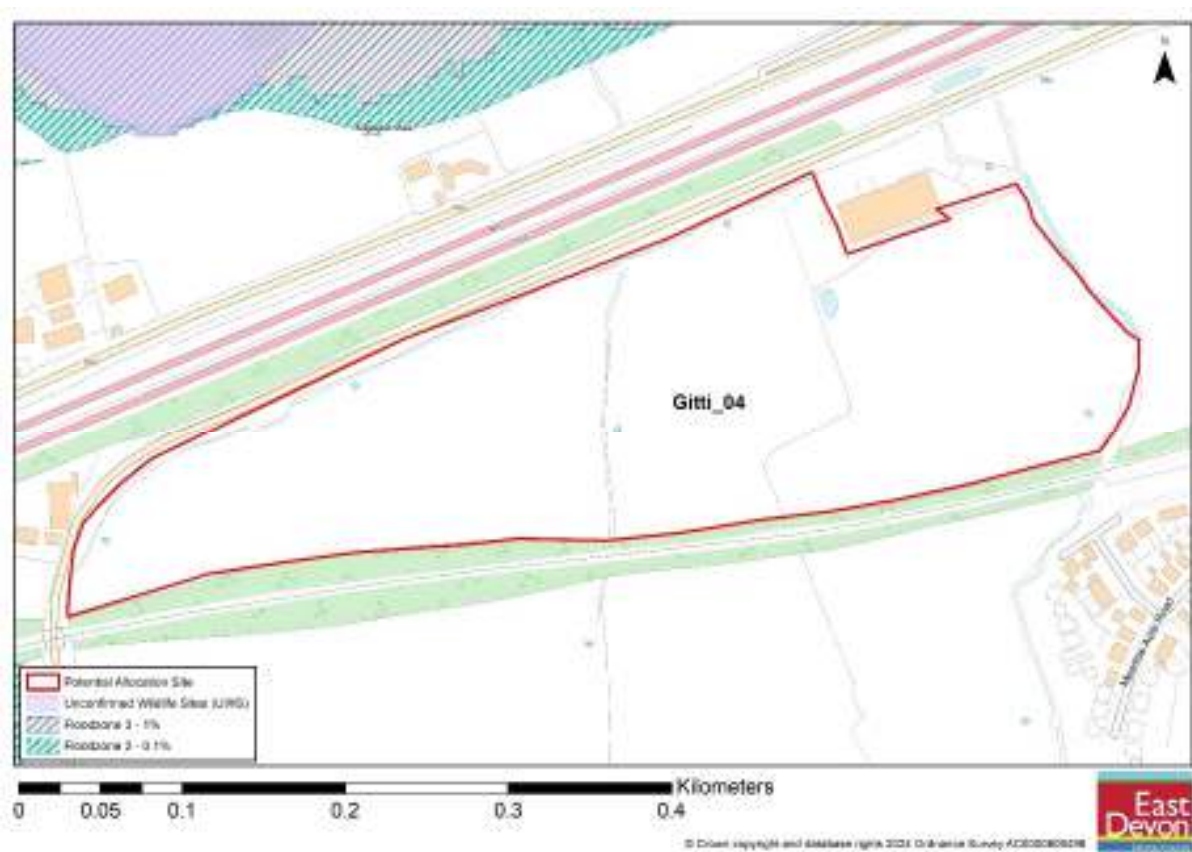
Reference number: Gitti_04

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

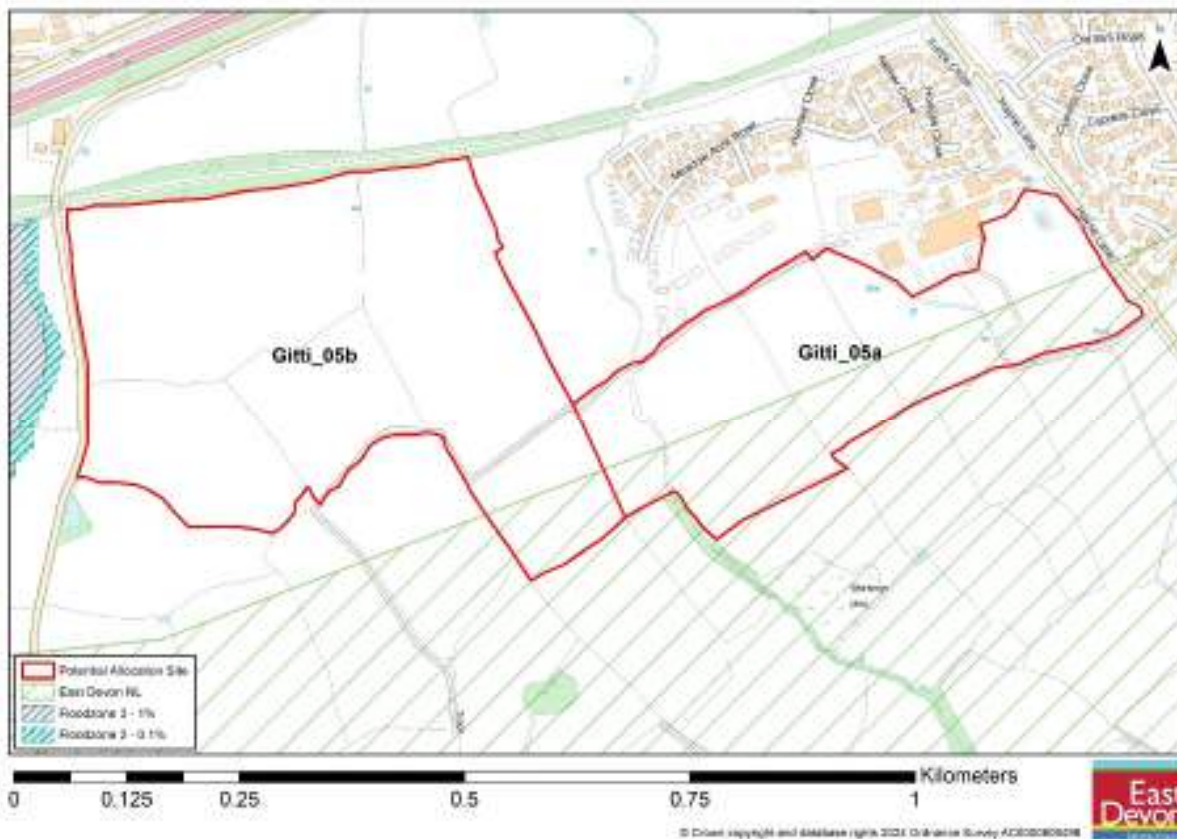
Reference number: Gitti_05

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

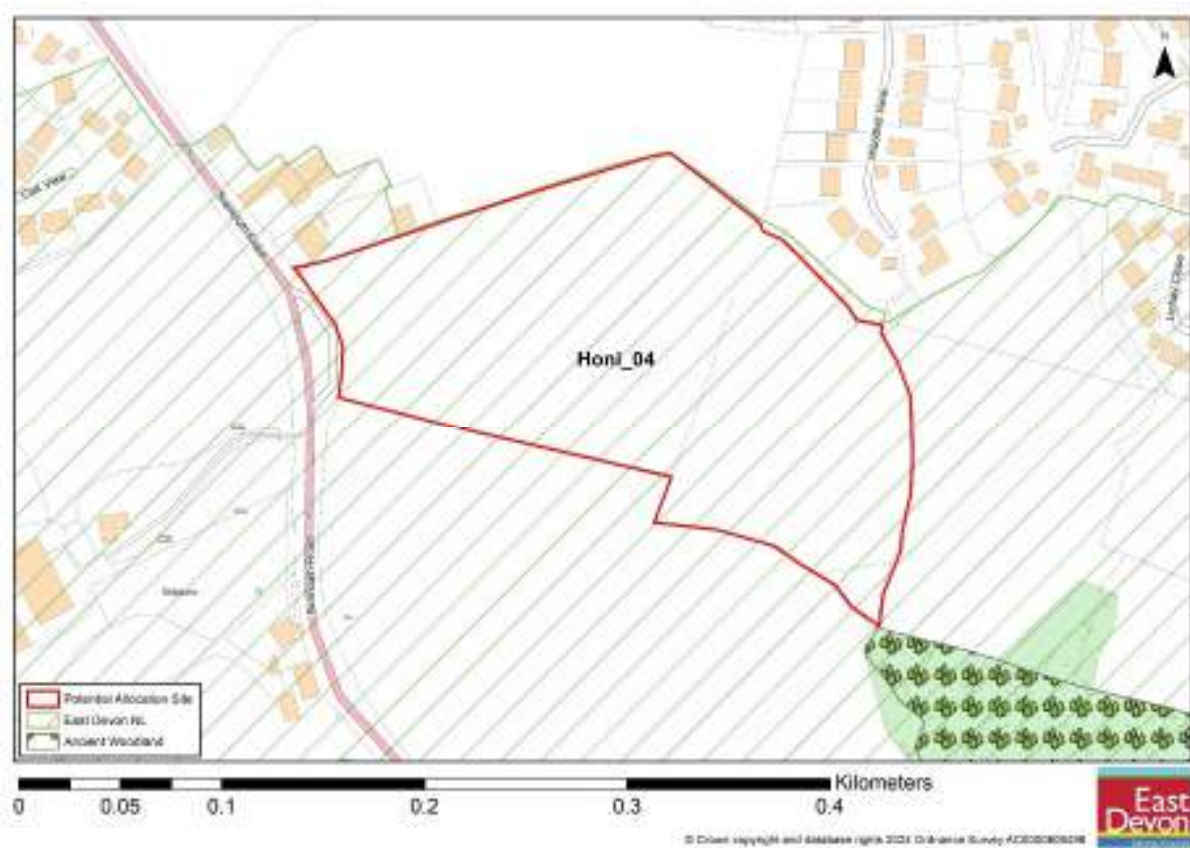
Reference number: Honi_04

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

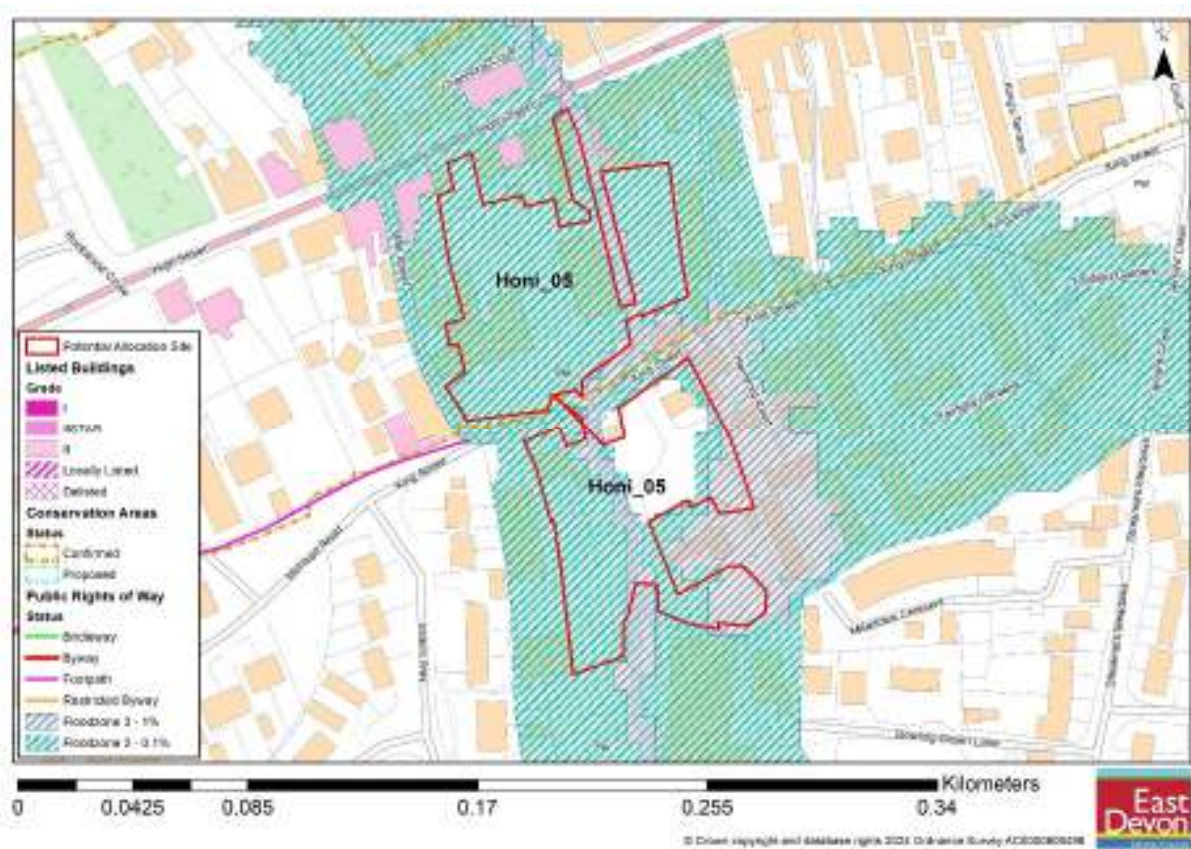
Reference number: Honi_05

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

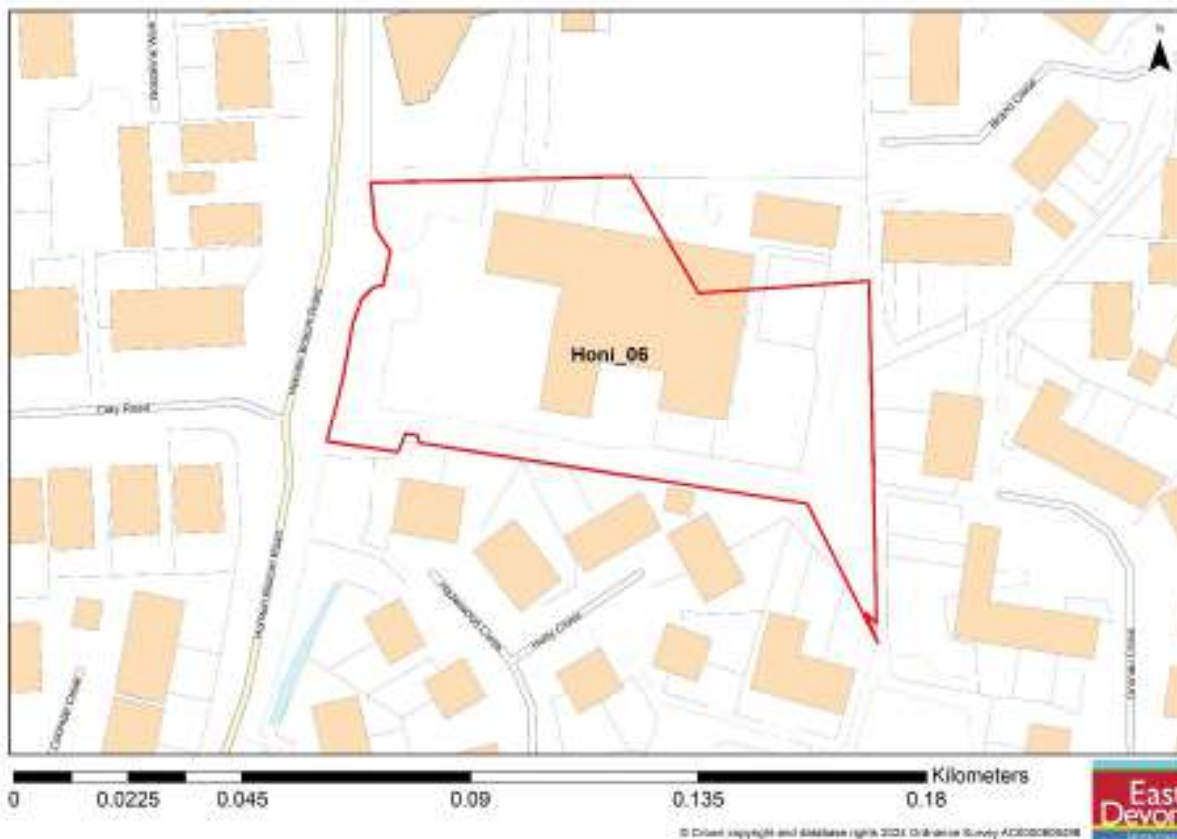
Reference number: Honi_06

Site area (ha): 0.52

Address: Former Millwater School, Honiton Bottom Road, Littletown, 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

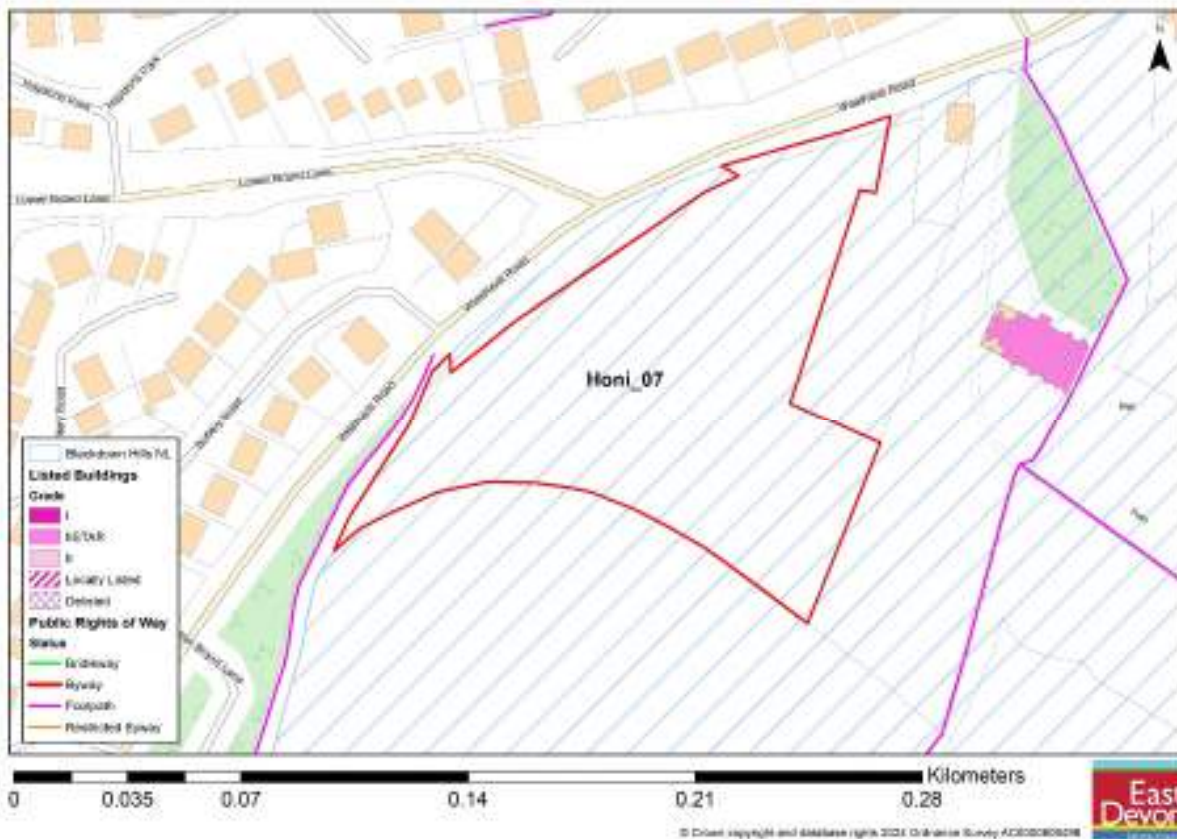
Reference number: Honi_07

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

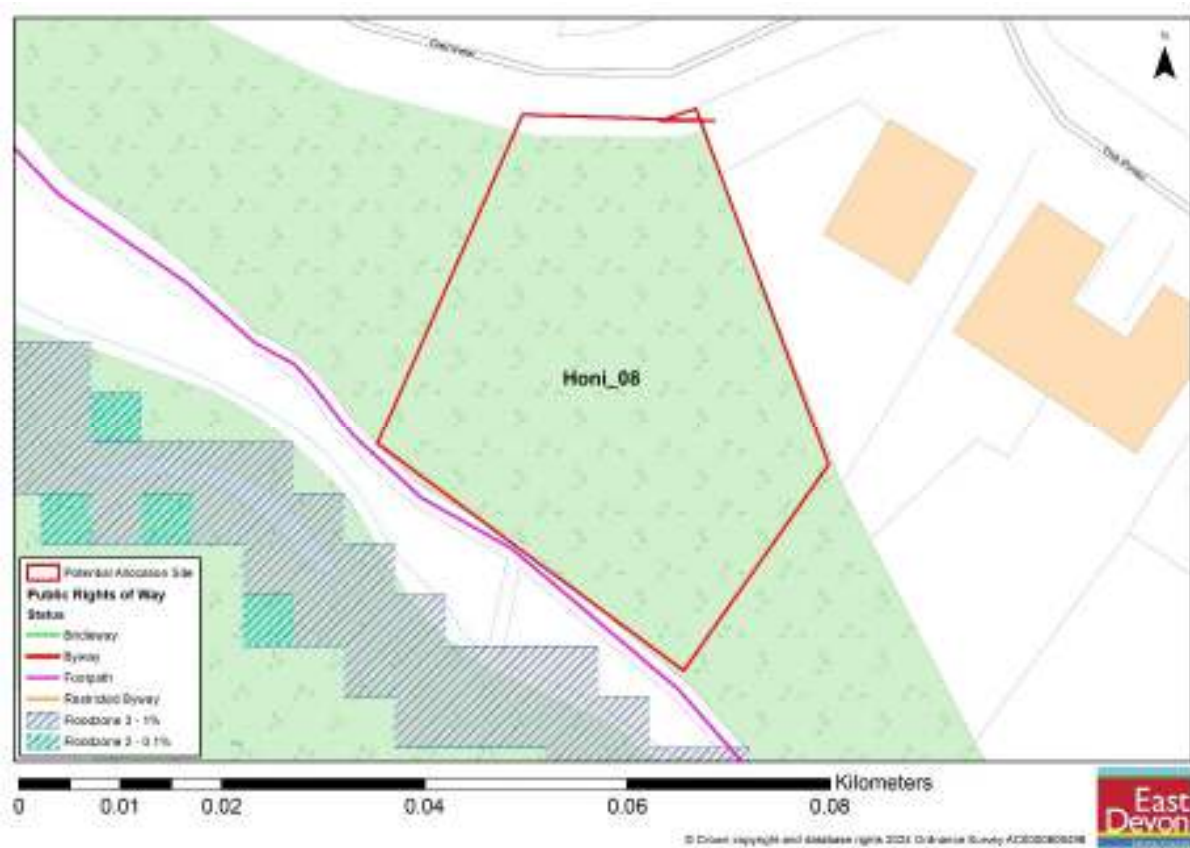
Reference number: Honi_08

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

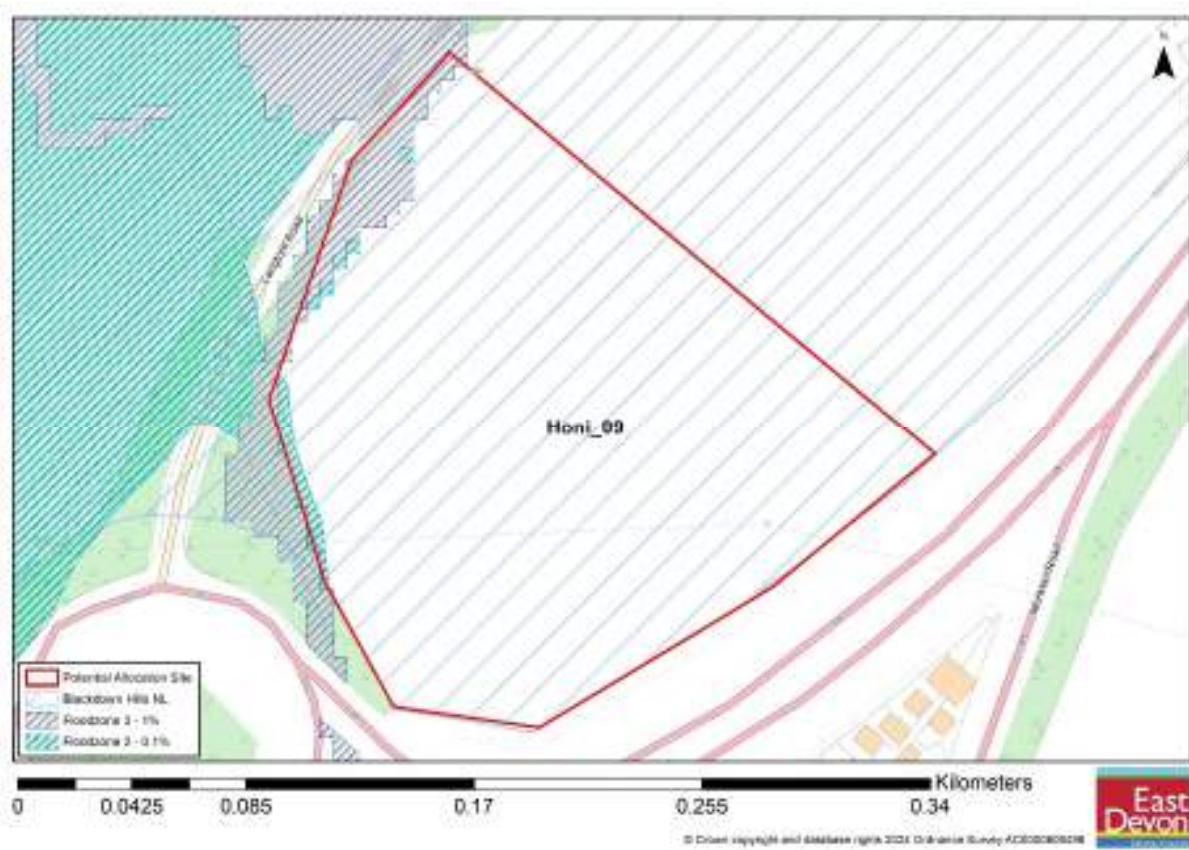
Reference number: Honi_09

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

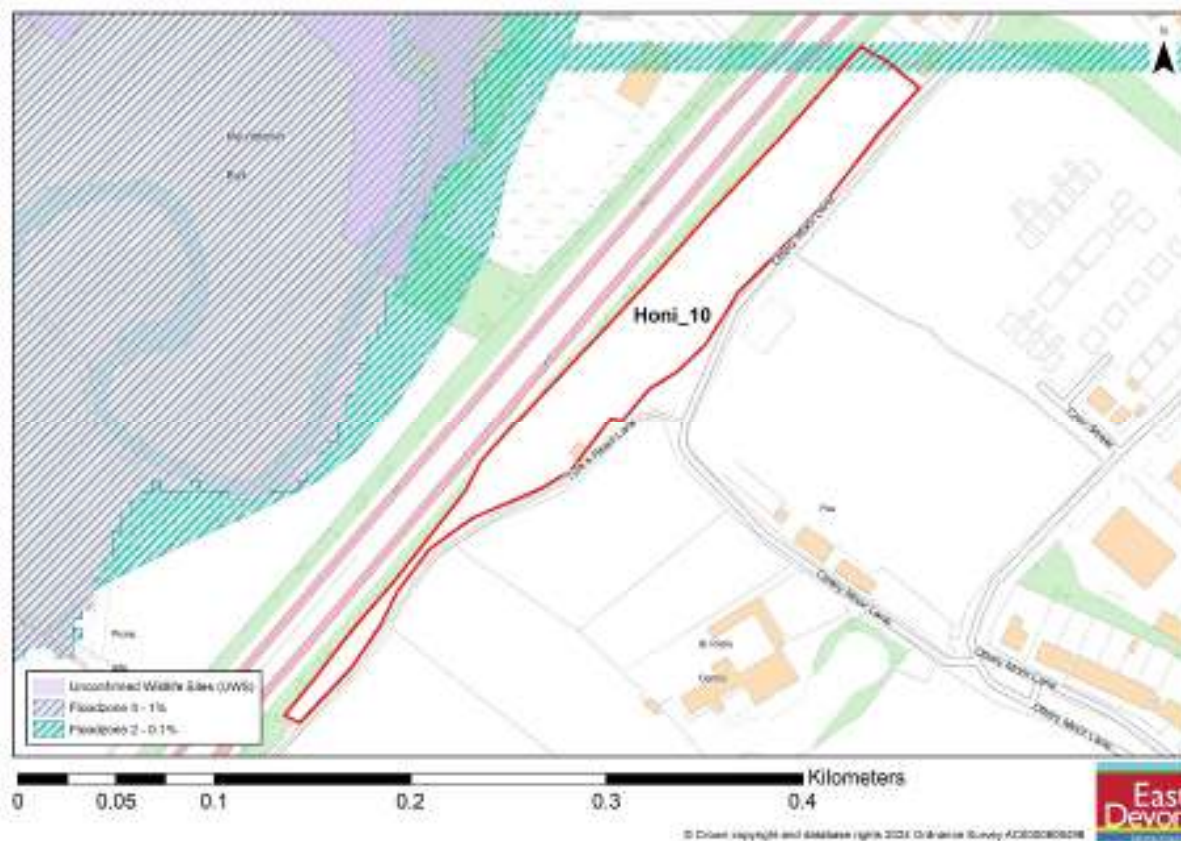
Reference number: Honi_10

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

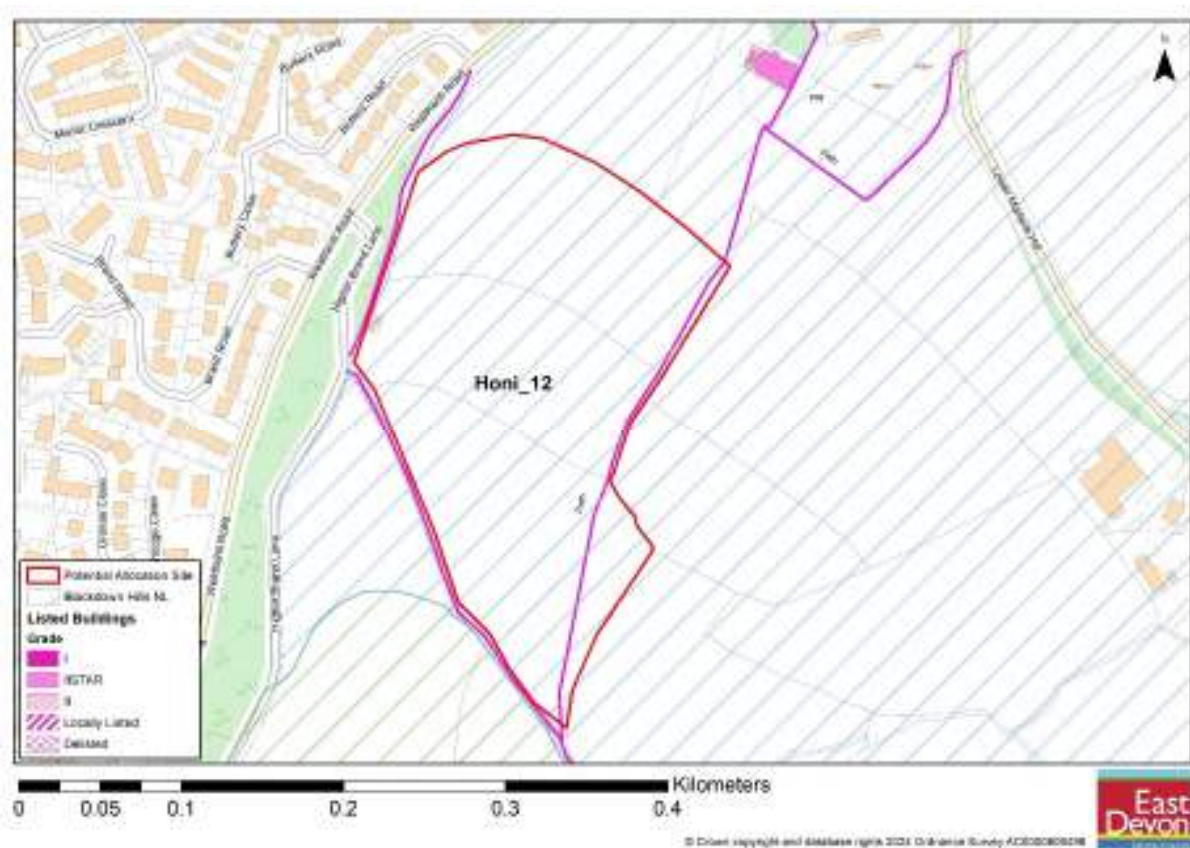
Reference number: Honi_12

Site area (ha): 4.75

Address: land on the south-east side of Cuckoo Down Lane, Honiton and land at Lower Marlpits 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

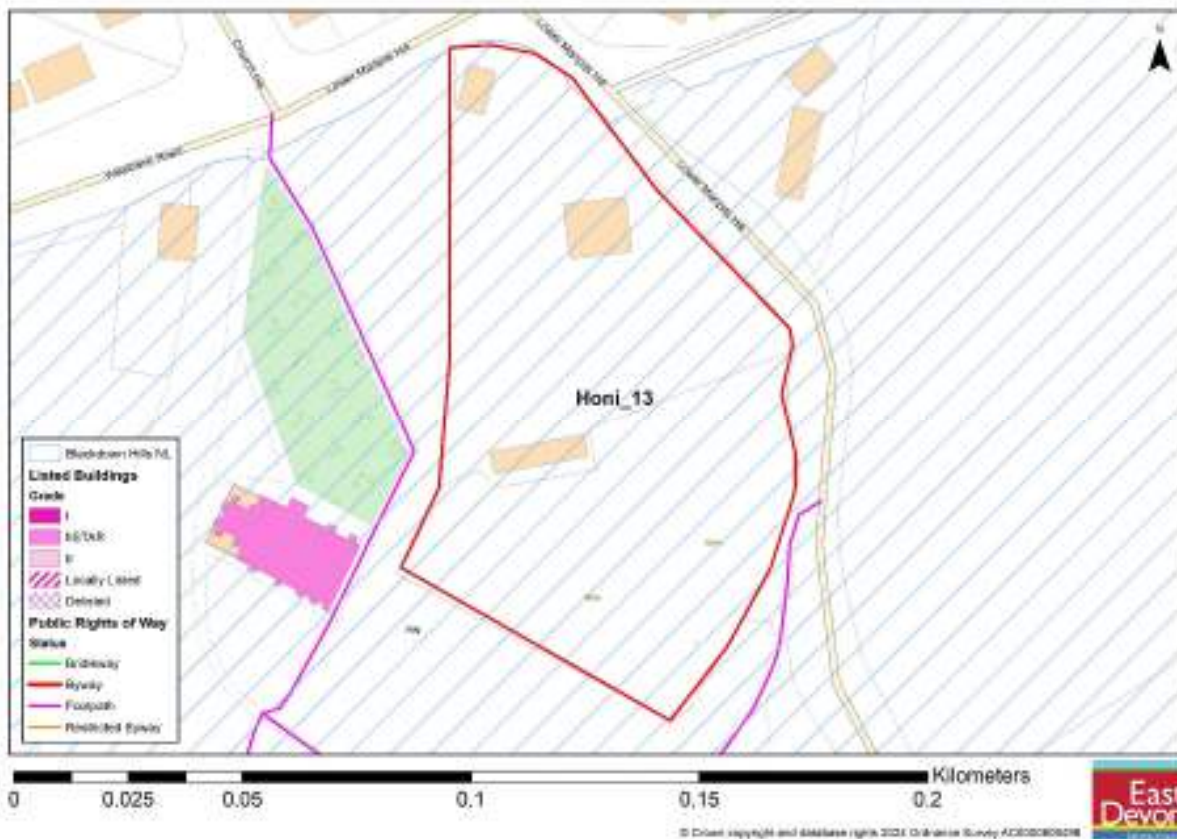
Reference number: Honi_13

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 Marlpits Hill



Existing dwellings and garden view from Lower Marlpits 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

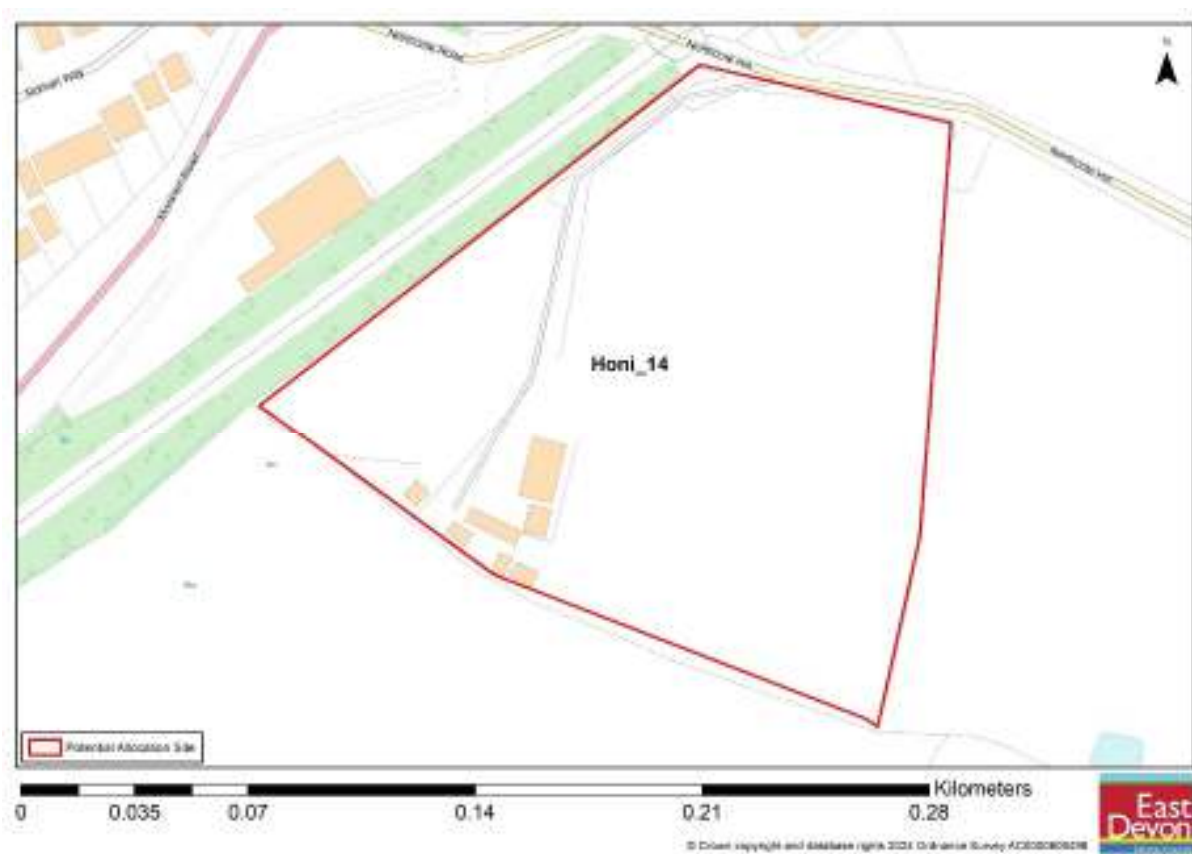
Reference number: Honi_14

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

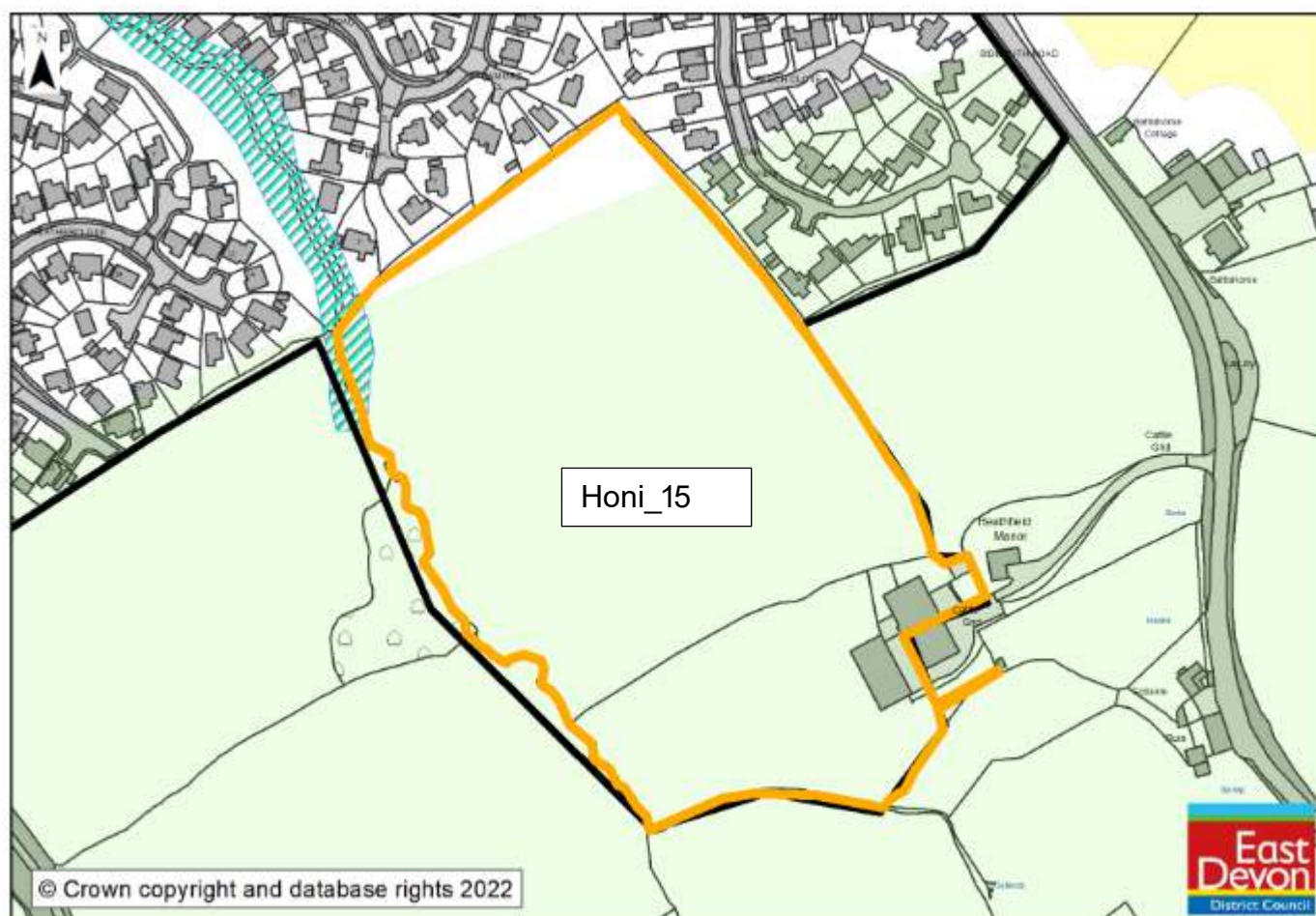
Reference number: Honi_15

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)

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

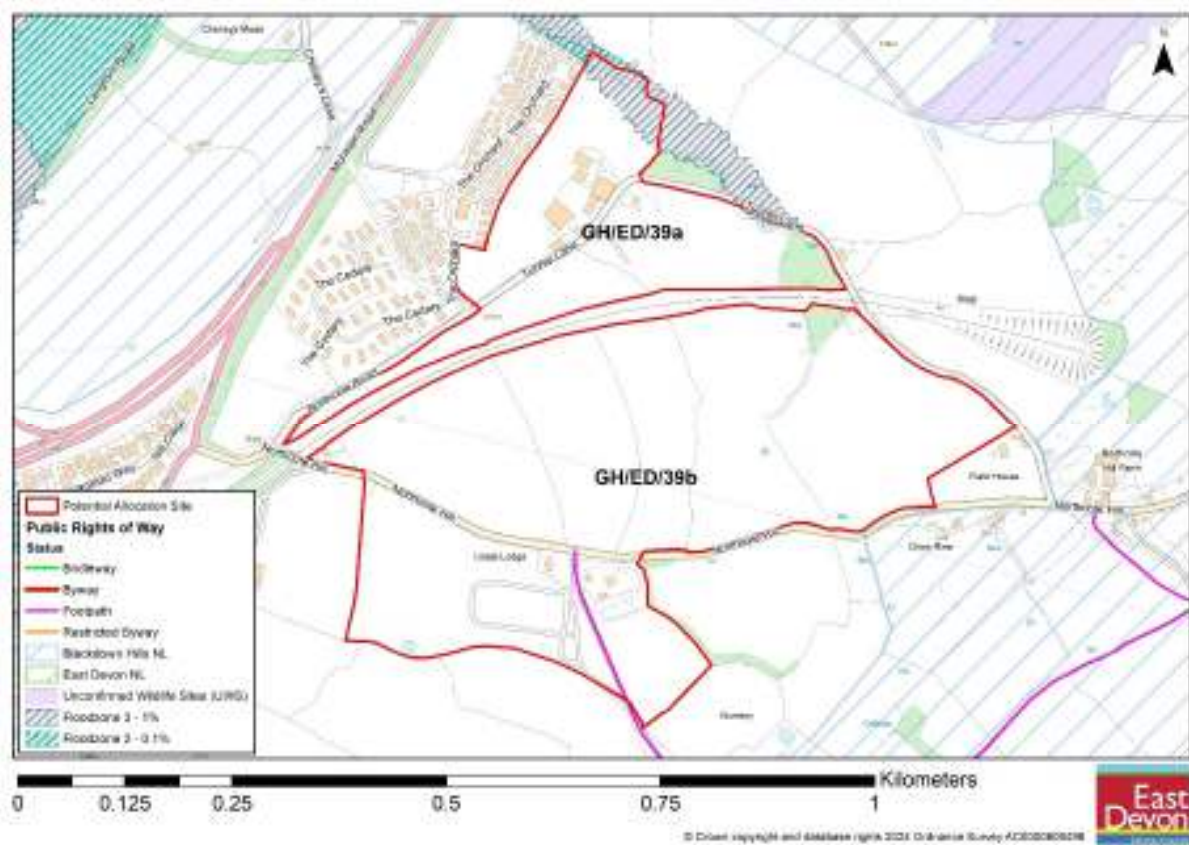
Reference number: GH/ED/39

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 .