

**Agenda for consultative meeting of the
Strategic Planning Committee
Tuesday, 6th September, 2022, 9.30 am**



Members of Strategic Planning Committee

Councillors P Arnott (Chair), O Davey (Vice-Chair),
M Allen, J Bailey, K Blakey, S Chamberlain,
P Hayward, M Howe, B Ingham, R Lawrence,
D Ledger, A Moulding, G Pratt, E Rylance and
P Skinner

East Devon District Council
Blackdown House
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Venue: online via the zoom app

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Issued: Friday, 26 August 2022; Reissued: Thursday, 1 September 2022

**Important - this meeting will be conducted online and recorded by Zoom only.
Please do not attend Blackdown House.
Members are asked to follow the [Protocol for Remote Meetings](#)**

This meeting is being recorded by EDDC for subsequent publication on the Council's website and will be streamed live to the Council's Youtube Channel at <https://www.youtube.com/channel/UCmNHQruge3LVl4hcgRnbwBw>

Public speakers are now required to register to speak – for more information please use the following link: <https://eastdevon.gov.uk/council-and-democracy/have-your-say-at-meetings/all-other-public-meetings/#article-content>

Until 31st October 2022, the Council has delegated much of the decision making to officers. Any officer decisions arising from recommendations from this consultative meeting will be published on the webpage for this meeting in due course. All meetings held can be found via the [Browse Meetings](#) webpage.

1 Public speaking

Information on [public speaking](#) is available online

2 Minutes of the previous meeting (Pages 3 - 17)

3 Apologies

4 Declarations of interest

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

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 UPDATE REPORT: Site selection for the emerging East Devon Local Plan 2020 to 2040 - interim findings at Tier 1 and Tier 2 settlements (Pages 18 - 338)

This report follows on from Members consideration of the site assessment work at the Tier 1 and Tier 2 settlements.

[Decision making and equalities](#)

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

EAST DEVON DISTRICT COUNCIL**Minutes of the consultative meeting of Strategic Planning Committee held at Online via the zoom app on 9 August 2022****Attendance list at end of document**

The meeting started at 9.30 am and ended at 4.50 pm. The meeting was briefly adjourned at 11.30am and reconvened at 11.35am and adjourned again at 2.10pm and reconvened at 2.45pm.

16 Public speaking

Councillor Ian Barlow, on behalf of Sidmouth Town Council, welcomed the council's approach to consulting and listening. He acknowledged the council's difficulty in meeting the Government's expectations for housing allocations and hoped that the proposed allocations for the towns had been done practically rather than each town having to take a share. He advised that Sidmouth Town Council objected to all the suggested sites as they fell within the AONB and said that under national policy development should only be considered if it cannot be developed elsewhere. Strong objection was expressed for Sidm_06 at Sidford as not only was it within the AONB but was protected under Policy 3 of the Sid Valley Neighbourhood Plan and he urged Members to look again for potential new sites. On a personal point of view Councillor Barlow welcomed the new administration and hoped they would listen and act for the good of the people and make the right decisions and not just the easy ones.

Councillor Roger Giles, on behalf of Ottery St Mary Town Council, offered his condolences for the loss of Councillor Val Ranger. He said she was a lovely exceptional councillor and will be missed very much. On behalf of Ottery St Mary Town Council he expressed concern for the level of housing and sites proposed and reminded Members that Ottery St Mary had already seen 25% more development than any other town in the current Local Plan and that the town was less sustainable than others. He referred to Exmouth advising that it was ten times the size of Ottery St Mary and had only been allocated a growth of less than 2%. He strongly opposed the inclusion of Otry_09 (GH/ED/28) which the Planning Committee had previously refused stating that the reason for refusal was that the proposed development was located in the countryside, outside of the built up area boundary with no planning policy support for residential development in this location.

Andy Roberts, on behalf of the North East Exmouth Residents Group, spoke about Lymp_10 and Lymp_15 expressing concern that the sites were unsustainable as they were a long way from almost all facilities and he did not understand how any footpath could be provided from the site down Hulham Road. He advised that the North East Exmouth Residents Group acknowledged the issues Members faced regarding constraints and restrictions but could not understand about the lack of strategic thinking and focus that would help reduce building more houses in Exmouth. He urged Members to focus on providing additional homes through development at the proposed new town near Hill Barton with a much higher target number of dwellings in the plan period. He also urged Members to look harder at brownfield sites and encouraging landowners in Exmouth town centre to develop affordable houses that were sustainable.

Margaret Leppard, on behalf of the Seaton Flood Working Group, asked that in light of recent extensive flooding in Seaton and adolescent sustainable drainage technology in new builds would the Strategic Planning Committee apply the precautionary principle and

consider innovative ways of liberating and using existing housing stock. She advised the geology of Seaton was unchanged since 2010 and that South West Water advised that the soil in Seaton impedes drainage, raising concerns that the current planning guidance only uses basic calculations for water attenuation over a development site and therefore urged Members to be extremely cautious about further housing development in Seaton.

Michael Searle, a resident of Seaton referred to Seat_03 and Seat_05 – East and west of Harepath Road Seaton and sought clarification about why it was being considered to build in the Green Wedge space that has been protected by the Local Plan, when planning permission had been refused four times in the past. He raised the following concerns

- Lack of infrastructure in the town as well as the already stretched schools, doctors and dentists.
- Flooding in Harepath Road, Seaton Wetlands and Buttercup Close and sought clarification about flood prevention.
- The dangerous Colyford to Seaton road and asked whether Members had considered whether exits onto this winding and narrow road was acceptable.
- There were multiple brownfield sites in Seaton that had been allowed to stand empty for years.
- Seaton Wetlands are important for tourism, people and wildlife including the flight path of the Bechstien's bats.

The Chair thanked the public speakers and acknowledged all their concerns raised advising these would seriously be taken into consideration.

Councillor Geoff Jung, Ward Member for Woodbury & Lympstone advised that residents living close to the 'Lympstone and Exmouth gap' had concerns especially for Hulham Road which was a green gateway into Exmouth. The Lympstone and Exmouth gap must be preserved at all cost.

Councillor Marianne Rixson, Ward Member for Sidmouth and Sidmouth Town Councillor advised that Sidmouth had no sites suitable for development and felt that sites that were in the pipeline or likely to happen should take precedence over any pink level sites.

Councillor Phil Twiss, Ward Member for Honiton acknowledged that Honiton needed to take its share on houses and favoured a designation for key worker accommodation.

Councillor Dan Ledger, Ward Member for Seaton who was a neighbouring resident to Seat_02 spoke about this site not being deliverable from evidence through the HELAA process and highlighted three key issues as to why it was not, drainage, deliverability and access. He also raised a concern that this was the main flight path for the protected bats from the Beer Quarry Caves which had been discussed at the last meeting.

Councillor Fred Caygill, Ward Member for Exmouth sought clarification about sewage pipes and whether the council could take South West Water or the developers to task if new pipes being fitted into old pipes were not fit for purpose. In response the Service Lead – Planning Strategy and Development Management advised that serious conversations were needed with South West Water and other infrastructure providers but before these conversations can happen we first need to understand where to accommodate growth. In terms of planning applications South West Water will be consulted and any concerns will be addressed.

Members accepted the minutes of the consultative Strategic Planning Committee on 12 July 2022.

18 **Declarations of interest**

Minute 21. Presentations from invited developers and agents promoting major sites at Tier 1 & 2 settlements which are recommended for allocation or as second choice sites for allocation by officers.

Councillor Jess Bailey, Affects Non-registerable Interest, As a Devon County Councillor, as Devon County Council will be presenting a site in Ottery St Mary.

Minute 21. Presentations from invited developers and agents promoting major sites at Tier 1 & 2 settlements which are recommended for allocation or as second choice sites for allocation by officers.

Councillor Paul Hayward, Affects Non-registerable Interest, Employed by Axminster Town Council; site GH/ED/83 is immediately adjacent to the estate where I live.

Minute 22. Site selection for the emerging East Devon Local Plan 2020 - 2040 - interim findings at Tier 1 & 2 settlements.

Councillor Dan Ledger, Affects and prejudicial Non-registerable Interest, Neighbouring resident for site Seat_02 and during the course of the meeting withdrew Affects and prejudicial Non-registerable Interest after review of map originally declared for Axmi_07 father rents land from Axminster Carpets.

Minute 22. Site selection for the emerging East Devon Local Plan 2020 - 2040 - interim findings at Tier 1 & 2 settlements.

Councillor Jess Bailey, Affects Non-registerable Interest, As a Devon County Councillor, Devon County Council's site in Ottery St Mary will be part of discussions.

Minute 22. Site selection for the emerging East Devon Local Plan 2020 - 2040 - interim findings at Tier 1 & 2 settlements.

Councillor Olly Davey, Affects Non-registerable Interest, Resident of Exmouth.

Minute 22. Site selection for the emerging East Devon Local Plan 2020 - 2040 - interim findings at Tier 1 & 2 settlements.

Councillor Paul Hayward, Affects Non-registerable Interest, Employed by Axminster Town Council.

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Minute 22. Site selection for the emerging East Devon Local Plan 2020 - 2040 - interim findings at Tier 1 & 2 settlements.

Councillor Philip Skinner, Affects Non-registerable Interest, Exmo_Local Plan Rep Site - Land north east of Old Bystock Drive.

Minute 22. Site selection for the emerging East Devon Local Plan 2020 - 2040 - interim findings at Tier 1 & 2 settlements.

Councillor Philip Skinner, Affects and prejudicial Non-registerable Interest, Exmo_07 - Bystock Court, Old Bystock Drive.

Non-Committee Member

Minute 21. Presentations from invited developers and agents promoting major sites at Tier 1 & 2 settlements which are recommended for allocation or as second choice sites for allocation by officers.

Councillor Sarah Jackson, Affects Non-registerable Interest, Interest withheld under Section 32 of the Localism Act 2011.

Minute 22. Site selection for the emerging East Devon Local Plan 2020 - 2040 - interim findings at Tier 1 & 2 settlements.

Councillor Sarah Jackson, Affects Non-registerable Interest, Interest withheld under Section 32 of the Localism Act 2011.

19 **Matters of urgency**

There were no matters of urgency.

20 **Confidential/exempt item(s)**

There were no confidential/exempt items.

21 **Presentations from invited developers and agents promoting major sites at Tier 1 & 2 settlements which are recommended for allocation or as second choice sites for allocation by officers**

The Chair welcomed everyone to the meeting and announced that as Chair he was proposing to amend the first recommendation for the proposed site allocations to read as following:

That the Strategic Planning Committee recommend that the proposed site allocations in this committee report may proceed to consultation.

The following presentations were presented to Members.

Coral Curtis, Grass Roots Planning

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

- Site boundary is 8.46 hectares (21 acres) of agricultural land;
- Existing access to football club from A358;
- River Axe on northern boundary and railway line on western boundary;
- Hedgerows dividing the site;
- Pedestrian footpath within site boundaries provides easy access to town centre and train station;
- Main constraints include:
 - The site slopes downwards north and west into the River Axe;
 - Access from the A358 with additional points for connectivity from the site into the existing footpath;
 - Two existing Pill Boxes on the site;
 - Weycroft Hall Grade I and Weycroft Manor Grade II Listed Buildings located off site;

- Proposal for 150 dwellings including affordable in a highly accessible and sustainable location;
- Pedestrian links to existing footpaths;
- Proposed access from the A358/Chard Road will provide new access to football club and new floodlights and ball stop fencing proposed for the club;
- Biodiversity net gain of 35% habitat units and 10% hedgerow units.

Questions raised by Members included:

- Clarification sought about why the proposal was for 150 dwellings when the emerging Plan states 100 homes and employment land. In response Ms Curtis advised it was on the assumption it would be a residential led scheme but sought advice from Members about whether there was a need for employment land.
- Clarification sought about whether the permissive path leading from Weycroft to Millwey Rise would be retained. In response it was confirmed the path on the eastern side would be retained.
- Clarification sought on the length of time to establish a wetlands mitigation site adjacent to the proposed site. Ms Curtis advised it would be delivered at the same time as the development and the mitigation would incorporate a reed bed matting system which would take effect immediately.
- Clarification sought on what percentage of affordable housing would be delivered and whether there would be a travel plan. Ms Curtis advised the percentage would be determined by the Local Plan viability assessment.
- Clarification sought about whether there would be sufficient funds for other infrastructure after installing the wetlands mitigation. Ms Curtis advised that calculations show that the infrastructure requirements can be delivered.
- Clarification sought about whether there were plans to turn the permissive path down to Weycroft Bridge into a pavement. Ms Curtis advised this could be taken into consideration.

Sarah R Smith, Rapleys & Charlotte Sythes, The Crown Estate (TCE)

GH/ED/80 – Land east of Axminster

- Proposal for up to 300 dwellings served off a shared access from Lyme Road extending over Sector Lane to deliver 75 homes on Persimmon land and 225 on TCE land to south of Mill Brook;
- Green infrastructure, publically accessible open space and new pedestrian/cycle links;
- Opportunity to provide significant biodiversity net gain and carbon offsetting land;
- A route for a link road can be safeguarded within TCE land should the Council secure funding to deliver a north/south link road in the future;
- Opportunity to provide on-site mitigation for the phosphate nutrient issue through wetland planting scheme.

Questions raised by Members included:

- Clarification sought on the density per acre figure for the area where the two attenuation points had been moved. In response Ms Smith advised they were looking to achieve somewhere between 30 to 35 homes per hectare.
- Clarification sought on whether the mitigation measures proposed would ensure development on the eastern side of the site. Ms Smith advised that current work done by a renowned phosphate mitigation consultant shows that the design for the relief road can be maintained whilst still having sufficient land to deal with the proposed mitigations.

- Clarification sought on what are the proposed plans for the mitigations and how long will this take. Ms Sythes could not specify how long it would take but assured Members it would be brought forward in advance of any development.
- Clarification sought on the flood risk that will affect the rest of Axminster. Ms Sythes advised that they would be proposing a mixture of integrated wetlands.
- Clarification sought about whether there would be sufficient funds for other infrastructure after installing the wetlands mitigation. Ms Smith advised that through looking at different viability assessments they were comfortable they could deliver a policy compliant scheme which included affordable housing.
- Clarification sought on the phosphate statistics and increase in density calculations from the original plan. Ms Smith advised that the original density was approximately 25 to 30 houses per hectare which is a marginal increase and if the site was to go forward for development then additional information would be provided.

Simon Collier, Collier Planning & Graham Hutton, Baker Estates

Gitti 06 – Hayne Farm, Hayne Lane, Honiton

- The site comprises of a complex of redundant farm buildings and concrete hard standing;
- Adjoins land which is currently under development by Baker Estates;
- Within walking distance of the services, facilities and employment opportunities;
- Proposal for up to 37 dwellings including affordable housing and open space;
- Vehicular access can be gained from the adjoining development;
- Infrastructure is already being provided on the adjacent site which is under construction.

Questions raised by Members included:

- Clarification sought on whether there would be contamination issues with the moving of the farm buildings. In response Mr Hutton advised that all risks would be managed and acknowledged the site investigation report did identify asbestos which would be dealt with in the proper manner but no other contaminants had been identified that would pose a risk to residents.
- Clarification sought whether it was outside the AONB and if it is would it affect the appearance of the AONB. Mr Hutton advised it did sit outside the AONB with no impact on the appearance.
- Clarification sought about why the access route went onto a busy road. Mr Hutton advised that the access route went through the existing development and not onto Hayne Lane.

Jon Williams, DCC

Otry 09 (including GH/ED/28) – Land at Thorne Farm, Ottery St Mary

- The site can deliver up to 150 residential units and substantial open space and wildlife area;
- The site needs to provide a primary school and expansion space for Kings School;
- The Neighbourhood Plan identifies an area of 2.99 hectares to be preserved for community use and education;
- The proposed draft working Local Plan encapsulates an area of 10.3 hectares including 20 residential units, community and education uses;
- Proposal to deliver 3.4 hectares of space for education and community use;
- DCC wish to absolutely preserve a site for a future primary school of between 210 and 420 places;
- In excess of 600 primary school aged children in Ottery St Mary and only 420 school places;

- Future of Tipton St John Primary School still in jeopardy;
- Limiting the amount of development to circa 20 houses severely impacts on funding that can be brought forward to fund a primary school;
- Allocation to neighbouring land on the south side of the site could produce up to 200 houses;
- The site is accessible with direct access to the A30;
- Incorporates new footpath/cycleway connections to town centre without crossing major roads;
- Provides additional open space and wildlife site;

Questions raised by Members included:

- Strategy 24 and Policy 25 of the Local Plan defines housing on that site. In response Mr Williams advised that the provision of a primary school could only be funded by the houses as there is currently no DFE funding available.
- Clarification sought on how many houses were proposed on the site. Mr Williams advised that the Local Plan currently suggest 20 houses but it would be useful to have up to 150 houses in order to provide the school.
- Clarification sought on a contribution to the expansion of health facilities. Mr Williams advised DCC were happy to have discussions with the NHS in terms of a contribution.
- Clarification sought on how DCC would address the landscape impact that the Planning Committee had previously refused planning permission on. It was advised that DCC would consider screening with tree planting.
- Clarification sought on DFE funding. In response Mr Williams advised there had been a long history of trying to get DFE funding without success for 10 years.
- Clarification sought on the flood risk. Mr Williams confirmed that Tipton School was in flood zone 3 and had flooded five times and that the Environmental Agency had contacted them to advise that the risk of flash flooding would cause serious harm or death to children.

Jon Williams, DCC

Honi 06 – Former Millwater School, Honiton

- Current building is in poor condition and cannot be re-used;
- DoE have provided consent for the majority of the site to be released from education use;
- Part of the site will be transferred to Littleton Primary School to be used as play area but is also suitable for future school expansion;
- The current access would be re-used and improved.

Questions raised by Members' included:

- Clarification sought on whether DCC have had discussions with the council's Housing Task Force about a joint partnership development. Mr Williams advised that DCC were happy to have discussions but as permission had only come through from the Department of Education in the last few weeks nothing had been done with this site.
- Clarification sought on how materials will be recycled following demolition. Mr Williams said there would be some possibilities of recycling including wood but in terms of plastics and roofing there would be limited ability.

Jozie Bannister, Tetrattech & Jake Sprague, Taylor Wimpey

Honi 10 – Land at Ottery Moor Lane, Honiton

- All noise impacts can be mitigated to acceptable levels by:
 - orientation of dwellings to ensure amenity space shielded

- internal layout
- double glazing
- mechanical ventilation
- Access through Mountbatten Mews;
- Ahead only junction to avoid Ottery Moor Lane;
- Strong active travel connections;
- No impact on road network and travel plan prepared;
- Proposal for 21 houses including 8 x 3-bed 7 x 4-bed and 6 affordable homes with a mix of 2-bed and 3-bed);
- Provision of a public open space;
- 10% biodiversity net gain with retention of existing trees and hedgerows;
- No amenity impact on existing residents.

Questions from Members included:

- Concerns raised about the noise levels and clarification sought on the maximum number of decibels that is allowed for people to enjoy the outside spaces. Ms Bannister acknowledged the proximity of the A30 and advised that through noise consultants they had designed the houses with gardens behind to minimise road noise and were happy acceptable noise levels would be achieved through the layout.

Richard Grant, Origin3 & Zoe Knott, Gleeson Land

Honi_01 – Land at Heathfield, East of Hayne Lane, Honiton

- Two access options from Sidmouth Road and Honeysuckle Drive;
- In easy reach of the train station and the town centre with Tesco located approximately 500 metres away;
- The main constraint is that it is within the AONB and previous planning permission had been refused on that basis;
- Opportunity to enhance screening of existing residential areas through new tree planting on the northern boundary;
- Important natural features should be retained within the new landscape framework;
- Opportunities for strengthening native planting along the southern boundary to create a transition zone with countryside to the south;
- Retained hedgerows to maintain field structure;
- The site is available and deliverable;
- Gleeson are committed to undertaking a landscape led approach to developing a scheme which will have no significant impact on the AONB and for this reason potential layouts or number of homes have not been proposed. These will be set by the landscape analysis to be undertaken if the site proceeds to a draft allocation.

Questions raised by Members included:

- Clarification sought as to why this development should go ahead when previous permissions had been refused. Mr Grant advised that it was fair to say that the previous applications did not try to address the AONB landscape constraints. If this allocation was successful Gleeson would be very much committed to produce a scheme which responds to this.

Amy Roberts, Bell Cornwell

Exmo_17 (including Exmo_09 and Exmo_15) – Land south of Salterton Road, Exmouth

- The site is located on the eastern side of Exmouth with a long road frontage directly onto Salterton Road with good public transport links;
- Liverton Business Park is opposite the site to the north;
- In close proximity is Tesco Superstore and Lidl and other retail accessible by existing pedestrian routes;
- Site boundary is 30.85 hectares with a potential residential development area of 14.55 hectares and potential employment development area of 1.76 hectares;
- Within the AONB but can be managed;
- Potential to accommodate 400 to 450 dwellings comfortably with substantial areas of landscaping infrastructure green space of approximately 15 hectares;
- Delivery of biodiversity net gain;
- Opportunity to alleviate Sandy Bay Caravan Park traffic by providing a new direct link up to Salterton Road;
- Possibility for a new access off Castle Lane;
- Potential pedestrian and cycle routes.

Questions raised by Members included:

- Reassurance that a traffic consultant had been sought to address all the additional traffic and the biggest pinch point by McDonalds. In response Ms Roberts advised that at this stage the analysis done was high level and acknowledged more detailed advice was needed from other consultants and Clinton Devon Estates would be working alongside Transport Consultants.
- Clarification sought on how many houses will be affordable. In response Ms Roberts advised that Clinton Devon Estates were happy to discuss this with EDDC in a very pragmatic way.
- Reassurance was sought about whether the infrastructure would be suitable for the number of houses proposed. It was advised that once it was understood the development worked technically all other detail would be worked out in due course.
- Clarification sought about the traffic issue and whether Clinton Devon Estates would be willing to meet with Exmouth Town Council, East Devon District Council and Devon County Council to maximise the potential for cycle connectivity. Ms Roberts confirmed that Clinton Devon Estates acknowledged this was an important issue and would be willing to engage.
- Would the developer consider providing a park and ride scheme? In response Ms Roberts advised she would raise this with Clinton Devon Estates.

David Seaton, PCL Planning

Exmo 20 – Land at St Johns, Exmouth

- Proposal for delivery of circa 75 dwellings in an initial phase of development with a latter phase to deliver a further phase of a similar size;
- The proposed development will have no, or negligible impact on the AONB;
- The site is well related to the existing Liverton Business Park, visually well contained and has no negative impact upon the setting of St Johns Church;
- The site is suitable for a discreet residential development, well linked to nearby employment uses;
- Close proximity to schools, recreation space and local facilities;
- The improved pedestrian and cycle linkage between Bystock and St Johns to the Salterton Road employment area would be beneficial for existing as well as new residents;
- Access from the southern boundary of the site can be achieved via the existing residential estate roads of Southern Wood and Meadowview Road;

- No significant trees will be impacted with the creation of the proposed access route;
- A secondary emergency access could be achieved via the existing access track to St Johns Road with potential for secondary pedestrian and cycle access.

Questions raised by Members included:

- Clarification sought on the number of affordable houses. Mr Seaton advised it would be in line with the council's policy on affordable housing.
- Clarification sought on whether the developers would be open to the development being done in a different way. In response Mr Seaton advised they would be delighted to further discussions to bring forward a mix of houses that everybody wants to see.

David Seaton, PCL Planning

Lymp 14 – Coles Field, Hulham Road, Exmouth

- The Coles site is well defined with existing field boundaries containing the areas proposed for development;
- Proposal for 59 dwellings;
- It can be accessed from the existing Goodmore's Farm site so no new road junctions onto the primary road network need to be created;
- Four existing oak trees can be retained as part of the development;
- There are no infrastructure or other constraints;
- It can deliver a policy compliant level of affordable housing provision;
- 10% biodiversity net gain.

The following question was raised by a Non-Committee Member:

- Clarification sought on why this land had been put forward as previously it had been deemed unsuitable due to impact on the natural environment and wildlife. Mr Seaton referred to the Goodmore's Farm being consented but was not aware that the Coles Field was part of that scheme at the time. He advised that initial assessments relating to that site have been completed and all the trees will be retained and are prominently positioned within the development. It was advised there was no heritage impact stemming from the development on any listed buildings or the setting.

David Seaton, PCL Planning

Land west of Hulham Road (South east of Point in View)

- The site lies to the west of Hulham Road (to the north of Woodlands Drive and to the south of Summer Lane);
- The site is well suited for residential development and will complement the existing dwellings to the east of Hulham Road;
- The existing field access provides good visibility in both northerly and southerly directions;
- Widening of this existing access would provide a suitable access to the site;
- The site is well insulated from its neighbouring fields with hedgerows at the shared boundaries;

Questions raised by Members included:

- Clarification sought on whether the footpath running directly across the southern edge would be provided with screening. It was confirmed screening would be provided.
- Clarification sought on whether the developers would be willing to go above the minimum level of affordable housing. In response Mr Seaton advised he could not

answer the question at this stage until the exact policy compliant figures were known.

Jamie Grant, Persimmon Homes
GH/ED/79 & Sidm_01

- The site measures 17.5 acres and is situated within the north west of Sidmouth, just off the A3052;
- The potential for approximately 150 houses;
- Existing hedgerows will be retained and incorporated into the design where possible with a 2m management strip of grassland outside of the curtilage of property owners;
- Loss of arable land will need to be compensated for by planting of species rich grassland which should be achieved in Public Open Space and hedgerow management strips on site;
- A buffer zone could potentially be part of the flood alleviation scheme and will include a Devon hedgebank, trees or mature scrub running north west to south east at 10m away from the boundary;
- A drainage feature should be replanted with mixed scrub wherever possible;
- Freehold ownership;
- Open market, first homes and affordable homes;
- Opportunity to enhance biodiversity;
- Provision of a comprehensive drainage strategy which could alleviate existing flooding issue.

Questions raised by Members included:

- Clarification sought on the size of the proposed dwellings and whether Persimmon Homes would be prepared to exceed the minimum 25% of affordable homes. In response to the sizes of the mixed units Mr Grant advised that Persimmon Homes would focus on the smaller units and was confident about meeting local needs. In terms of the number of affordable homes Mr Grant advised it would depend on viability and whether there would be areas of concern but for a starting point the number of houses would be policy compliant;
- Clarification sought about whether it would be possible to have air source heat pumps powered by solar panels. It was advised that ground source provision was being considered.
- A concern was raised about the flooding in the area and clarification was sought on the drainage ditches and where would the discharge go to. In response Mr Grant advised that it was the velocity that was the issue so providing the bunds and mechanisms would slow the rate of the water into the brook and not divert them as suggested.

22 **Site selection for the emerging East Devon Local Plan 2020 - 2040 - interim findings at Tier 1 & 2 settlements**

Before introducing Ed Freeman, Service Lead – Planning Strategy and Development Management to present his report the Chair reminded Members of his proposal to change the first recommendation in fear that Members would not be ready to endorse the preferred sites.

The first recommendation would read as follows:

That Strategic Planning Committee recommend that the proposed site allocations in this committee report may proceed to consultation.

The Committee considered a report from the Service Lead – Planning Strategy and Development Management that provided Members with further detail on the process for considering which sites should be allocated for housing development in the emerging Local Plan.

He addressed the morning's developer presentations and acknowledged Members key concerns were about landscape designations, environmental impacts, infrastructure provision and the delivery of affordable housing and advised these would need to be mitigated through the planning process and the Community Infrastructure Levy. A further key concern was about the Areas of Outstanding Natural Beauty and how much weight should be given. He acknowledged this important issue and referred Members to the reference in the national planning policy framework on page 14 of the agenda.

Members were reminded at the last meeting the Service Lead – Planning Strategy and Development Management advised there had been a significant shortfall in housing delivery. He referred to the net housing supply forecast table in paragraph 5.3 and advised that following further officer assessments of the towns this figure had now doubled and emphasised the need for Members to be flexible when considering the sites in each of the towns.

The Chair addressed the Committee about today's meeting and asked Members for a direction of travel and suggested the following recommendations:

That Strategic Planning Committee:

1. Recommend that the proposed site allocations in this committee report may proceed to consultation, including the second best sites;
2. Notes that the sites are not agreed by the Council at this stage but are suitable for consultation

The majority of Members endorsed the proposed recommendations advising it was important to try and get as many sites as possible at this stage before considering tiers 3 and 4 which had less facilities.

Members' comments included:

- Frustration was expressed about the urban capacity study that lacked the attention needed to the major town centres where value, economy and homes could be delivered;
- A suggestion was made to look at compulsory purchases;
- There was a need to have discussions on individual towns before going out to consultation;
- From the morning's presentations a concern was raised about the extent of urban sprawl of greenfield development;
- Concern was raised about inaccuracies in the calculations for the 20 minutes neighbourhood. It was suggested they should be based on 800 metres to take into account 10 minutes to walk into town and 10 minutes to walk back and not 1600 metres as stated;
- The Chair sought clarification from the Service Lead – Planning Strategy and Development Management about the consultation stage of the Local Plan. He advised there could be a number of ways of engaging with the public and suggested it could potentially be done as a series of preferred allocations or perhaps the responses for the sites could be collated on an online mapping system which could be viewed by location. All other allocations would sit in a

separate document so as not to overwhelm members of the public wanting to comment. This would then be fed back to Members by a detailed collated report early next spring;

- A suggestion was made in addition to the recommendation to have a clear statement about the council's principles of giving greater weight to conserving Areas of Outstanding Natural Beauty;
- The new town needs to be considered properly;
- A suggestion was made to go with officer's advice on preferred sites and second choice allocations as detailed in the appendices but to also give further consideration to the remaining sites. Taking Axminster as an example in the appendix officers had selected Axmi_01, GH/ED/81 and GH/ED/82 as sites not to be allocated - it would be these sites that Members would further consider and if merited would be put in the 'yes' pile and all others discounted.

The Chair, acknowledging that discussing each town would be a time consuming process and raising concerns about delaying the consultation stage sought advice from the Service Lead – Planning Strategy and Development Management about whether scheduling an additional meeting early September would leave enough time for the consultation in October. In response he advised it was possible but would be tight as there was still a huge amount of work still to be done.

The Chair invited Members to comment on whether they agreed with the current rejected for site selections for Axminster or whether they could have potential.

Comments included:

- Axmi_01 – Land off Musbury Road, Axminster
Agree with officers advice that the site should not be allocated for housing but part of the site used for employment;
- Axmi_09 – Great Jackleigh Farm, Axminster
Currently listed as a 2nd best allocation but could come forward to a preferred allocation (issues with an ancient monument and accessibility);
- Axmi_10 – Scott Rowe Building, Axminster Hospital, Chard Street
Extra care housing could be considered for this site;
- GH/ED/81 – Land east of Axminster – Site 2
Agree with officer advice that the site should not be allocated.
- GH/ED/82 – Land east of Axminster – Site 3
As this land sits behind the industrial estate this land had previously been suggested for employment sites with a buffer to protect Weycroft Manor from noise;
- GH/ED/83 – Land at Chard Road, Axminster
Concerns about flooding and the retention of the permissive path;

Further comments included:

- Axminster had already seen a 30% of growth and is at breaking point. It is the smallest town and is expected to take the biggest hit with a further 1,115 houses. Axminster cannot cope with the volume of houses without a relief road and other infrastructure to support it.
- There is a need to focus on employment as well as housing;
- Clarification sought on whether sites would go out for consultation without the landscape sensitivity completed. The Service Lead – Planning Strategy and Development Management acknowledged some landscape sensitivity summaries had not been completed but confirmed they all would be completed before going out to consultation;

- Clarification sought on the accessibility assessment and whether being within 1600 metres of services and facilities was correct. It was advised that the 1600 metres was agreed as part of the methodology of the HELAA and was an accurate measure;
- Clarification sought about inconsistent housing numbers proposed between the council and developers. It was advised the council's numbers were calculated on HELAA methodology and some developers had probably calculated their numbers on the basis that infrastructure or mitigation would have been accommodated off-site;
- There were inconsistencies in the assessments. GH/ED/82 should be used for industrial space for businesses to expand but was turned down due to its proximity to Weycroft but GH/ED/83 was acceptable even though it was closer to Weycroft;
- A suggestion was made for the Service Lead – Planning Strategy and Development Management to bring forward to the next meeting a brief on the new town. The Service Lead – Planning Strategy and Development Management advised he was happy to provide a verbal update on the new town as well as a verbal update on brownfield sites within town centres.

Councillor Mike Allen and seconded by Councillor Mike Howe proposed the officers' recommendations for Axminster to go out to consultation including the addition for site GH/ED/82 to be considered for employment purposes.

The Planning Barrister reminded Members to take the vote as a straw poll for each town and that when all the sites had been discussed Members would vote again incorporating all the straw polls.

The majority of Members were in support of recommending the officers' recommendations for Axminster to go out to consultation including the addition for site GH/ED/82 to be considered for employment purposes.

The meeting was adjourned.

Attendance List

Councillors present (for some or all the meeting)

P Arnott (Chair)
O Davey (Vice-Chair)
M Allen
J Bailey
K Blakey
P Hayward
M Howe
B Ingham
R Lawrence
D Ledger
A Moulding
G Pratt
P Skinner

Councillors also present (for some or all the meeting)

M Armstrong

F Caygill
M Chapman
B De Saram
P Faithfull
M Hartnell
N Hookway
S Jackson
G Jung
J Loudoun
P Millar
M Rixson
P Twiss
E Wragg

Officers in attendance:

Ed Freeman, Service Lead Planning Strategy and Development Management
Shirley Shaw, Planning Barrister
Wendy Harris, Democratic Services Officer
Damian Hunter, Planning Solicitor
Debbie Meakin, Democratic Services Officer

Councillor apologies:

S Chamberlain
E Rylance

Chairman

Date:



Report to: Strategic Planning Committee

Date of Meeting Tuesday 6 September 2022

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

UPDATE REPORT

Site Selection for the emerging East Devon Local Plan 2020 to 2040 – interim findings at Tier One and Tier Two settlements

Report summary:

This update report follows on from Members consideration of the site assessment work at the Tier 1 and Tier 2 settlements at their meeting of the 9th August. This report seeks to respond to Members queries raised at that meeting about the role of any proposed new community in addressing the identified shortfall in housing sites and a request for an update on work on the new community proposals. Members also sought advice on the role that redevelopment of Exmouth town centre may play in addressing the shortfall as well. The report concludes that neither of these options could materially boost housing supply from that set out in the report to the 9th August meeting.

This report acts as an update to the report to 9th August meeting an updated version of which is appended. This updated version seeks to address a couple of updates in light of additional information that has now come forward and should be used instead of that published in the agenda for the 9th August meeting which is now superseded.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

1. That Strategic Planning Committee recommend endorsement of the sites proposed as preferred allocations for development in this committee report.
2. That Strategic Planning Committee note the likely shortfall in housing sites identified within this committee report.
3. That Strategic Planning Committee identify which additional sites that have currently been assessed as '2nd best' sites they consider would be appropriate to include as preferred allocations in the draft Local Plan for consultation.
4. That Strategic Planning Committee advise of their views on the options for addressing the housing shortfall as set out at Paragraph 5.24 of the report.

Reason for recommendation:

To ensure that members provide clarity over the preferred approach that they wish to see taken in the proposed consultation draft of the plan. The consultation draft plan, officers would recommend, should set out a policy approach that ensures that sufficient land allocations are proposed to meet (and preferably exceed) the minimum levels of housing that the local plan should be seeking to accommodate. This approach can be refined through future consultation and

engagement before being finalised as the Council's proposed approach in the publication draft Local Plan in 2023.

Officer: Ed Freeman, Service Lead – Planning Strategy and Development Management, e-mail – 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
- Democracy, Transparency and Communications
- Economy and Assets
- Finance
- Strategic Planning
- Sustainable Homes and Communities
- Tourism, Sports, Leisure and Culture

Equalities impact Low Impact

Climate change High Impact

Risk: Low Risk;

Links to background information Item 8 of [Agenda for Strategic Planning Committee on Tuesday, 9th August, 2022, 9.30 am - East Devon](#)

Link to [Council Plan](#)

Priorities (check which apply)

- Better homes and communities for all
 - A greener East Devon
 - A resilient economy
-

Report in full

1. Background

- 1.1 Members have received and will have reviewed various reports in recent weeks that have highlighted and assessed potential housing sites across East Devon. These reference a 2nd new town, an urban extension north of Topsham and development at Tier 1 to 4 settlements.
- 1.2 In the local plan report to committee on 9th August 2022 members were alerted to the housing need numbers that are generated applying the Government methodology and the challenges that are faced in finding sufficient land to allocate for development to meet the quantified levels/need. In considering that report Members identified the significance of the role of a new community in meeting housing needs, the potential to bolster supply at any new community and sought an update on progress in considering options for a new community. An option of making better use of brownfield land in and around Exmouth town centre was also identified and officer's views were sought on this option. This report seeks to respond to these requests and highlights some updates to the site assessment work reported to the 9th August meeting.

2. New Community Update

- 2.1 As Members will be aware a group of consultants led by CBRE have been appointed to among other things assess the options for a new community in the western part of the district. This work has been progressing with various assessments and evidence gathering taking place including transport modelling to understand the implications for the road network, investigations into utilities and infrastructure capacity, landscape sensitivity assessment work and landscape capacity assessments. In addition consultants have led a workshop with Members to understand aspirations for any new community and develop a criteria against which the options can be assessed.
- 2.2 The commission requires reporting on the consultant's findings and a recommendation of a favoured option for a new community in September. At the time of writing a draft report is expected shortly and a meeting has been arranged to discuss initial conclusions with officers. A further Members workshop is also being arranged. The consultant's report will form part of the evidence base to support the new Local Plan and a recommendation will be included within the draft plan for consultation on a preferred option for a new community for consultation.
- 2.3 At their meeting of the 9th August some Members questioned whether more homes could be delivered at a new community within the plan period to help to address the shortfall in housing sites identified in the report. In proposing the allocation of land to develop a second new community we have indicated that up to 2040 we might expect to see around 2,500 new homes built with further development happening after 2040 taking the size of the new town up to 8,000 new homes.
- 2.4 Experience at Cranbrook shows that there can be expected to be a lengthy time period between the early stages of plan preparation and germination of development ideas, to when actual local plans are adopted, planning applications are submitted, approvals are granted, infrastructure works are started and houses are completed. The picture is further complicated where multiple land owners are involved (as we will probably have for our new town) and even more so if the Council, and/or some other public body, wish to take a pro-active role in the delivery of the scheme. This is an approach the Council are positively exploring and should Members be minded to promote a new community through the draft Local Plan then considering delivery vehicles options forms a further part of the work that CBRE have been commissioned to undertake.
- 2.5 Given the 'lead in' challenges we might reasonably expect to see the first homes built in the year running from 1 April 2030 to 31 March 2031. This is less than nine years from now and experience from Cranbrook suggests this could be a realistic albeit quite challenging time scale. In the first year it might be expected that development starts comparatively slowly, we suggest a figure of 100 new homes being completed. Thereafter development rates can be expected to build up and drawing on experience from Cranbrook the delivery of 300 homes a year on average, for eight years from 1 April 2031 to 31 March 2040 is seen as a reasonable and realistic estimate. Figures for one year (2030 to 2031) at 100 new homes and eight years (2031 to 2040) at 300 new homes per year generates a total delivery of 2,500 new homes.
- 2.6 These figures seek to strike a balance between being ambitious and realistic as well as being mindful of experience elsewhere and what can reasonably be defended at the examination of the plan. It is considered that it would not be realistic or defensible to suggest that more than 2,500 homes could be delivered at a new community within the plan period. Indeed Members

are reminded that delays in the delivery of Cranbrook compared with projections at the time of the 2007 Local Plan led to the Council not having a 5 year housing land supply for a period in the early 2010's. Setting unrealistic projections now could have similar consequences later on.

3. Other options for accommodating housing growth

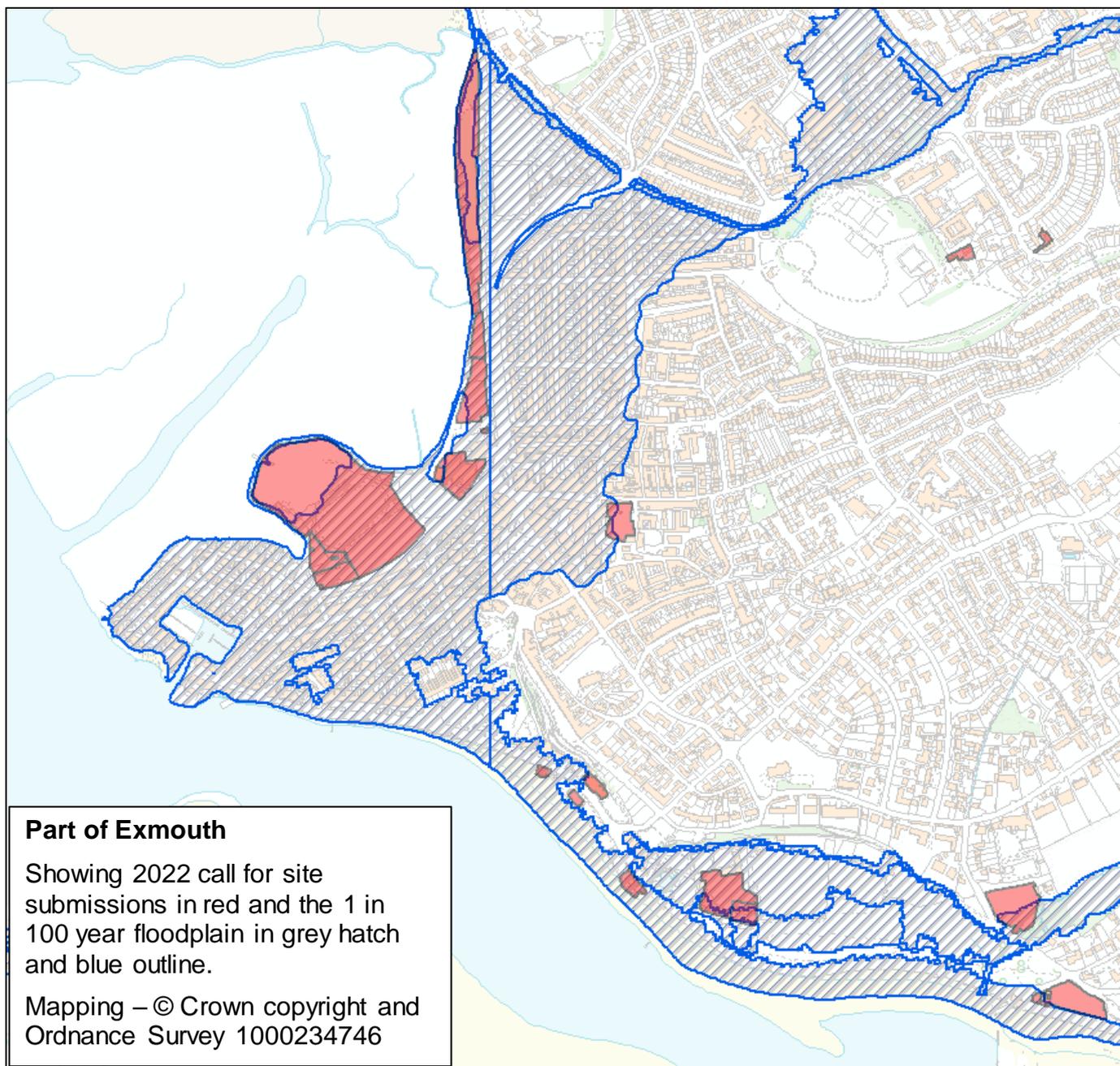
3.1 In the Committee report to the 9 August we identified, at Paragraph 5.24, a series of Options to address the potential shortfall in housing numbers. Options 1, 2 and 3 were:

- Option 1 - Allocate additional '2nd best' sites at Tier 1 and 2 settlements;
- Option 2 – Provide for modest additional housing at Tier 3 and 4 settlements;
- Option 3 – Focus strategic scale development at selected Tier 3 and 4 settlements.
- Option 4 suggested looking to increased housing densities.

We address these through earlier commentary in this report.

3.2 Option 5 advised of looking again at urban intensification options and Members at the 9th August Committee meeting specifically identified Exmouth Town Centre as a potential opportunity to achieve this. In part we have started to address this through work undertaken in looking at submissions made through the 2022 Call for Sites. Though it should be noted that many of the submissions made were either not new sites (i.e. they had already been submitted) and/or they were not urban sites – many are Greenfield sites on the edge of settlements. Work undertaken for the urban capacity study and the brownfield register also give us a good awareness of available land within urban areas including Exmouth.

3.3 It should be noted that quite a number of the newly submitted sites from the 2022 Call for Sites pose some major challenges to development, not the least in respect of flooding. To illustrate the point the map below shows the south western side of Exmouth, centred on the town centre and surroundings and shows new call for sites in red. The 1 in 100 year floodplain is shown in hatched grey with a blue outline.



3.4 The map clearly shows that many of the new 2022 call for site submissions in Exmouth (most in Exmouth fall on this map extract) are partly or fully in the floodplain. This places considerable challenges on securing a residential planning permission and justifying a local plan land allocation. For such sites to come forward we would need to establish that reasonable alternative options do not exist, our site assessment suggests this is not the case. In any event allocating land for housing that is at significant risk of flooding does not sit with addressing climate change and the impacts of climate change. It is also worth noting, as shown on the map, that many of the submitted sites are small and if they do come forward for housing growth, specifically those outside the floodplain, they will make limited contribution to housing development.

3.5 It is also worth noting that there has been wider discussion around possible regeneration options on land that has not come forward through the call for sites. Regeneration or redevelopment options might typically apply in town centre or edge of centre locations. But as the map of Exmouth shows, for Exmouth at least, flooding considerations are a significant constraint. Suggestions, for example, such as redeveloping the Magnolia Centre with new

housing provision incorporated would 'fall foul' of flooding concerns as the whole of the Magnolia centre falls in the floodplain. This specific planning observation ignores, of course, what this or any land owners aspirations may be. If Members wished to take a proactive approach to redevelopment of brownfield sites and use powers such as compulsory purchase then Members need to be aware that these are very resource intensive, time consuming and costly with no guarantee of success. There are however very limited opportunities within Exmouth town centre with or without a willing land owner due to the flooding issues.

- 3.6 Notwithstanding the above comments looking further at the above options would not be impossible, but it would most likely delay plan production, it would need time, skills and expertise that goes beyond that of the planning policy team and it far from assured that it would deliver useful or meaningful outputs.

4. Updates to 9th August Site Selection Report

- 4.1 Following the 9 August 2022 committee report the assessment work presented at that meeting has been updated to reflect further information that came forward at that meeting and subsequently. Appended to this report is the updated version of the work but for Members information the updates relate to the following:

- a) At Exmouth we suggested that Site Exmo_20 (as well as GH/ED/76), land on the eastern side of Exmouth, should feature as a 2nd Best allocation for development for 750 homes. After the agenda was published, and at the committee meeting, we heard a presentation from agents acting for the/a land owner advocating a much more modest scheme of one field for 75 dwellings though with potential to also build in an adjoining field to take the total to 150 homes. We have to adjust 2nd Best potential capacity down to 150 dwellings to reflect the land owner's submission. This impacts on the Exmouth total.
- b) Also at Exmouth we highlighted the potential for Land west of Hulham Road (South East of Point in View), from the 2022 Call for Sites, to be allocated. However, on closer assessment it is clear that this site falls within and not adjacent to a designated Historic Park and Garden and as such recommendation is now that it should not be allocated, 15 homes are removed from the preferred site total.
- c) For land North of Topsham we have previously noted potential to potentially accommodate up to 850 new homes and this figure featured in past calculations. However, being more prudent and conservative, and unless evidence comes forward to the contrary, we would suggest the capacity figure should be reduced to 650 to accord with HELAA assessment calculations.
- d) On the Sidmouth Map we showed site Sidm_13. Officers did not provide formal commentary on the potential suitability of this site for residential development as it was deemed too remote from the built up parts of Sidmouth to warrant formal assessment. The person proposing development (new houses and a hotel) on the site shown on the map to committee as Sidm_13 has raised concerns, however, that this is not the full extent of the site submission. The full extent of land submitted featured in a 2017 call for site submissions, the site shown as Sidm_13 was assumed to be the extent of a 2021 call for site submission and in assessment work this was assumed to have

superseded the 2017 submission. The land owner has now provided clarification that Council officer interpretation of matters did not align with submission intent and expectation. HELAA records are to be adjusted to rectify the situation. The full extent of Sidm_13 extends closer to the built up area of the town than previously and so a detailed assessment of the site is now included in the report.

- e) The housing figures quoted in the report have been updated to reflect the above mentioned changes.

Report to: **Strategic Planning Committee**

Date of Meeting Tuesday 9 August 2022

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A



Site Selection for the emerging East Devon Local Plan 2020 to 2040 – interim findings at Tier One and Tier Two settlements

Report summary:

Following on from the Strategic Planning Committee held on 12th July 2022, this report provides further detail on the process for considering which sites should be allocated for housing development in the emerging Local Plan. The emphasis on the work undertaken is for housing provision, but also references are made to some non-housing uses where a mixed use development would be appropriate. Non-housing development and land allocations will be addressed in subsequent reports to committee.

A methodology explains how sites are identified, assessed, and proposed to be selected for allocation, or not. The interim findings for Tier One and Tier Two settlements contains the assessment of sites at these places, detailing those sites which are preferred to allocate in the Local Plan, and those that are not, with reasons why. However, these preferred sites alone (taking into account assumptions about development elsewhere in the District) will not be sufficient to meet overall housing requirements and this report highlights options for allocating additional land at towns (on what we term '2nd best' sites) that could address the shortfall. Finally, the report outlines related work on considering sites to allocate elsewhere in East Devon over the coming weeks.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

1. That Strategic Planning Committee recommend endorsement of the sites proposed as preferred allocations for development in this committee report.
2. That Strategic Planning Committee note the likely shortfall in housing sites identified within this committee report.

3. That Strategic Planning Committee identify which additional sites that have currently been assessed as '2nd best' sites they consider would be appropriate to include as preferred allocations in the draft Local Plan for consultation.
4. That Strategic Planning Committee advise of their views on the options for addressing the housing shortfall as set out at Paragraph 5.24 of the report.

Reason for recommendation:

To ensure that members provide clarity over the preferred approach that they wish to see taken in the proposed consultation draft of the plan. The consultation draft plan, officers would recommend, should set out a policy approach that ensures that sufficient land allocations are proposed to meet (and preferably exceed) the minimum levels of housing that the local plan should be seeking to accommodate. This approach can be refined through future consultation and engagement before being finalised as the Council's proposed approach in the publication draft Local Plan in 2023.

Officer: Ed Freeman, Service Lead – Planning Strategy and Development Management, e-mail – 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
- Democracy, Transparency and Communications
- Economy and Assets
- Finance
- Strategic Planning
- Sustainable Homes and Communities
- Tourism, Sports, Leisure and Culture

Equalities impact Low Impact

Climate change High Impact

Risk: Low Risk;

Links to background information [East Devon Local Plan – Update on timetable for production, SPC report 12.07.22](#) [Item 112, 2022 East Devon HELAA, SPC 03.05.22](#) [The Role and Function of Settlements – Final Draft, October 2021](#)

Link to [Council Plan](#)

Priorities (check which apply)

- Better homes and communities for all
- A greener East Devon
- A resilient economy

Report in full

1. Background

- 1.1 One of the most important aspects of producing a Local Plan is allocating sites for new development. Members will recall that the last Strategic Planning Committee (12th July)

discussed a report on the timetable for production of the East Devon Local Plan, which included an overview on how potential development sites are being assessed, along with a timetable for considering possible site allocations at future SPC meetings. The report recommended that findings for the six main towns (Tier One and Two, excluding Cranbrook) are presented at SPC on 9th August, the small towns and villages (Tiers Three and Four) at SPC on 6th September, and finally the proposed new settlement and sites close to Exeter at SPC on 4th October alongside the Draft Local Plan itself. This recommendation was endorsed though noting that the volume of overall work may necessitate additional committee meetings in September. The opportunity for developers and site promoters to make presentations on their sites was also agreed to form part of these meetings.

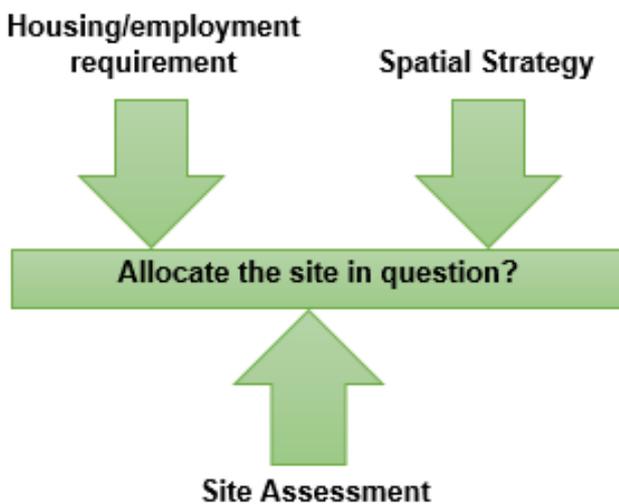
- 1.2 This report presents further detail on the methodology for selecting sites for allocation and, consistent with the timetable outlined above, contains the initial site findings for the six main towns (i.e. Tier One and Two, excluding Cranbrook as development here is being considered through the emerging Cranbrook Plan).

2. Methodology

- 2.2 A Site Selection Methodology has been prepared and this forms Appendix 1 to this report. The methodology provides further detail on the process followed for identifying, assessing and selecting sites to be allocated in the Local Plan. There are four stages in this process, as outlined below:

- Stage 1: 'Site identification' is where a 'long list' of potential sites is collated. The Housing and Employment Land Availability Assessment (HELAA) is the main source of sites to be considered for potential inclusion in the Local Plan, though other sources include the Urban Capacity Study, Brownfield Land Register, sites that may have been submitted through consultation exercises and current Local Plan allocations where a planning application has not been submitted (often these other sources feature as HELAA submissions).
- Stage 2: 'Site sifting' takes the long list of sites identified in Stage 1, and applies sifting criteria to ensure that only 'reasonable alternatives' are considered further. These criteria include the site must have been assessed as 'suitable, available and achievable' in the HELAA (excluding Cranbrook which is subject to its own Plan); is located within or adjacent to settlements in Tiers One to Four in the settlement hierarchy; and do not already have planning permission. It should be noted that a small number of sites that did not pass this test have been included in the assessment if or where it was considered there could be potential to overcome constraints noted by the panel.
- Stage 3: 'Site assessment' will be undertaken for all sites that make it through the sifting stage. This assesses each site against a range of planning issues, such as landscape, historic environment, ecology considerations, access to jobs and services and relevant planning history.
- Stage 4: 'Site selection' considers which sites to allocate in the Local Plan. This stage balances top-down strategic issues relating to the Local Plan district-wide housing/employment requirement and the spatial strategy for the distribution of development, with the specific factors in the site assessments – summarised in the following diagram.

Figure 1: Site selection process



- 2.3 Sites that perform well against these three interlinking factors should be allocated for development; whilst sites that do not perform as well as others should not be selected for allocation.
- 2.4 We are working towards a full Site Selection report which will explain whether each site should be allocated, or not, with reasons why, based upon the housing/employment requirement, spatial strategy and site assessment. This committee report sets out current findings on all those sites assessed at stage 3 of the above methodology and a few that did not pass stage 2 but where constraints could potentially be overcome. The emphasis is currently on housing allocations albeit reference is made in some cases to where a mixed use development would be appropriate or where an existing employment site is being considered reference may be made to its retention. A further report will, however, be brought to Members in due course focusing on employment land and considering employment only allocations and how employment and other uses are incorporated into mixed use allocations.
- 3. Agent/owners presentations**
- 3.1 Members will recall that at the previous committee meeting it was agreed to invite agents and site promoters/owners to present on major sites of 10 or more dwellings that form an officer's preferred allocation or are considered by officers to be a "maybe" site that is not preferred but could potentially be acceptable. For this new work relevant parties will be invited to present and a schedule drawn up of presentations which will be published alongside this agenda in due course. At the time of writing invitations have been sent out to those who qualify for a presentation slot and a schedule of presentations will be published prior to the meeting.
- 4. Site Selection report – Interim findings at Tier One and Tier Two settlements**
- 4.2 Appendix 2 of the report contains the assessment of each site at Tier 1 and 2 settlements, and identifies those which are preferred for allocation in the Local Plan, alongside those that are recommended not to be allocated, with reasons why. However it should be noted that we have also included in this committee report a further category which we term '2nd best' allocation choices. These are sites that typically will have some clear and significant constraints or limitations to development which mean that they do not form a preferred option. They are however highlighted as sites where the issues are not necessarily absolutes and where allocating them may be justified in the absence of better sites or more appropriately located sites to meet the housing need.
- 4.3 If there were sufficient sites that officers consider to be clearly appropriate for allocation then we would not be suggesting that we look to potentially allocate these '2nd best' site options. But we do not have this luxury and as such we highlight such potential allocations in order to

address possible housing shortfalls though we do also, further in in this report, highlight other options (if selected most likely in conjunction with additional allocations) that might address housing shortfalls.

4.4 This work is described as 'interim' for the following reasons:

- i. As explained in the May SPC report for HELAA part 1 (see background information link above), the HELAA part 2 needs to be completed. This will consider new sites submitted in the 2022 'call for sites', employment sites from 2017 and 2021, and sites from other sources (e.g. Urban Capacity Study, current Local Plan allocations not yet delivered). We show 2022 call for sites in maps in this report but they have not yet been given unique reference numbers. When the HELAA is completed, we will have a 'full' list of sites that are 'suitable, available and achievable' and can therefore be considered at Stages 1 and 2 of the Site Selection process. In this report we make comment on the potential for allocating new site submissions for development, for example from the 2022 call for sites, but observations are made in the absence of complete information and without the benefit of Panel consideration of sites. Perhaps of most importance is the absence of commentary from Devon County Council, as the relevant Highway Authority (for most sites) on whether an acceptable highway access to the site can be secured.
- ii. A key factor in knowing whether to allocate a site is the district-wide housing requirement. The Local Plan should meet objectively assessed needs for development, and site allocations are an important way of doing this. Of course, we will not know whether we have identified sufficient allocations to help meet needs until all settlements in Tiers One to Four (plus those in a new community and on the western side of the District) have been assessed, though in this report we do make some working assumptions based on the working draft local plan that was first considered by committee late last year.

4.5 Stage 1 of the site selection process considered over 550 sites, the majority sourced from the East Devon HELAA part 1 (May 2022) but some (83 sites) from the GESP HELAA. This long list was then 'sifted' at Stage 2, resulting in around 240 sites that are considered to be reasonable alternatives with a prospect of being allocated for development at Tiers One to Four of the settlement hierarchy, adjoining a business park, on the edge of Exeter, or with potential to help deliver a new settlement. Of this total around 80 sites are located in Tiers One and Two, and are presented in the appended 'Site Selection – interim findings at Tier One and Tier Two settlements'. The key findings i.e. proposed site allocations, along with those not currently favoured as allocations and those seen as '2nd best' choices are set out by settlement below with the full assessment of each site by town available in Appendix 2.

4.6 For each town in Tiers 1 and 2 (set out further on in this committee report) we provide some general introductory commentary in respect of the town including around matters of potential strategic suitability for development as well as highlighting some of the major constraints, especially environmental, that exist. In terms of suggesting '2nd best' sites as possible allocations we have taken account of potential strategic suitability for development at a town as well as levels of housing proposed more generally on preferred sites. Therefore '2nd best' site choices at some towns may, if taken on site characteristics alone, differ in development suitability compared to sites in other towns. However taking strategic planning considerations into account may 'elevate' or potentially 'demote' sites in terms of their potential suitability for development.

4.7 Amongst the environmental constraints the AONBs in East Devon are particularly significant. To respond to strategic planning considerations, in respect of suitability of some towns for development (especially bearing in mind limitations on preferred sites), we have suggested a number of '2nd best' allocation choices (some of a larger scale) that fall within AONB boundaries. We do so in recognition of the challenges this presents and would specifically highlight the National Planning Policy Framework (the overarching Government policy for planning) which states at paragraph 174:

'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.'

- 4.8 Potential development sites in the AONB should be carefully considered with regard to this guidance. Some '2nd best' sites identified are extremely challenging in this context and would only be appropriate if Members felt that sufficient growth in a town or the District could not be achieved without their allocation or that allocation is so significant, in locational or other terms, that it outweighs negative impacts.

Exmouth

- 4.9 Exmouth is by some way the largest town in East Devon and contains more services and facilities than any other East Devon town. It is the only town that attains the Tier 1 status. There may be felt to be a strategic case for higher levels of development in Exmouth though it is also recognised that the town is environmentally constrained, specifically including by the proximity of the East Devon AONB and by nationally important biodiversity designations (the Pebblebed Heaths and the Exe Estuary). Also the coast and Exe estuary to the south and west constrain scope to grow in these directions. Preferred site allocations in Exmouth would provide only a comparatively limited number of new homes. However, given the strategic relevance of Exmouth we have identified potential for allocation of additional '2nd best' sites in the town that could accommodate a substantially greater number of new homes, though these sites are not without challenges.
- 4.10 Sites submitted at Exmouth are shown on the map on the following page along with tabulated commentary that follows.
- 4.11 The assessment work reveals that of the sites that were assessed 8 are identified as preferred allocations for development and these have the capacity to accommodate approximately 302 new homes. This is a very small number of extra dwellings to be secured through allocations given the overall size of Exmouth, the range of facilities it supports and its status as the only Tier 1 settlement in the emerging local plan settlement hierarchy.
- 4.12 Given the significance of Exmouth committee may regard it as a strategically sensible and desirable location to accommodate additional development through extra allocations. Although they are sites with clear constraints there were a number of sites in the town that are identified as Potential '2nd best' Allocation choices and committee may wish to look to these as possible allocation choices to help address the housing shortfall that has been identified. The identified '2nd best' choice sites would accommodate an additional 1,346 new homes. Beyond that, to increase provision, there would be a diminishing number of further possible site choices and it would result in development in increasingly sensitive locations or use of sites with significant constraints.

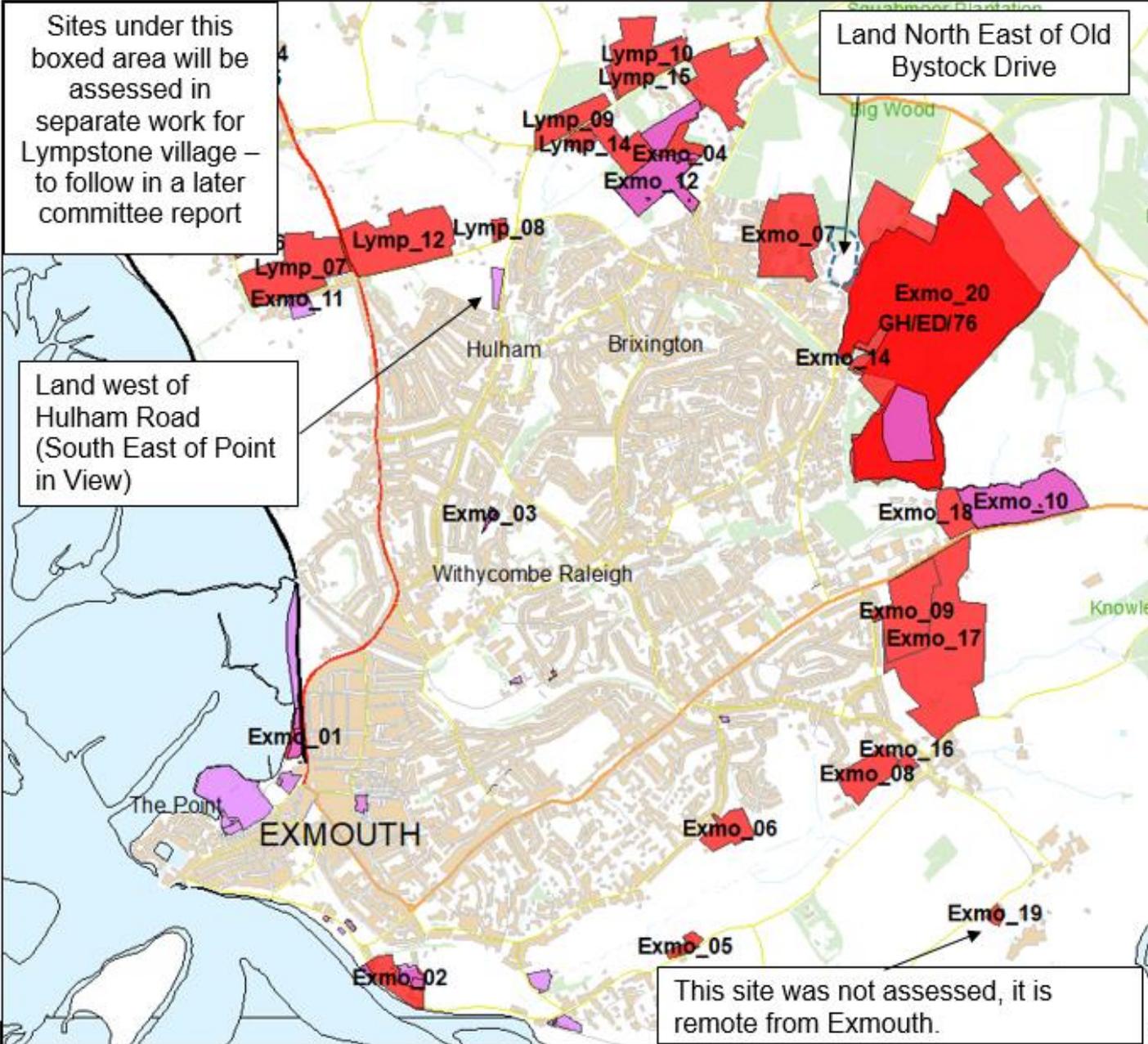
Site assessment map for Exmouth

Sites coloured in Red (with some minor shading variations) are from calls for sites from 2017 and 2021.

Sites coloured in Purple are from the new Call for Sites from 2022.

It should be noted that there are a number of cases where submission sites overlay one another and there have been some re-submissions at various points. Mapping limitations mean that not all site specific boundaries are explicitly clear and Appendix 2 to this committee report should be referred to for a complete picture.

Mapping:
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Sites under this boxed area will be assessed in separate work for Lympstone village – to follow in a later committee report

Land North East of Old Bystock Drive

Land west of Hulham Road (South East of Point in View)

This site was not assessed, it is remote from Exmouth.

A number of sites coloured in purple on this Exmouth map (though not all, the smallest ones, are fully legible) were submitted in the 2022 call for sites. New sites along the Exmouth waterfront, including a number of larger sites, have not been fully assessed though it is clear that many fall on land that is vulnerable to flooding and as such would not be favoured locations for residential development. To sustain an allocation for housing development on such sites we would need to undertake an exercise called a sequential test which would need to demonstrate that there are no alternative sites that could be developed that would be at a lesser risk of flooding. The expectation is that this would be very difficult to prove. There are also a number of smaller sites that have not yet been assessed but from a preliminary review may offer some though limited additional scope for housing development. One comparatively large site that was submitted, Land west of Hulham Road, is referenced in the table below. It should be noted that some 2022 call for site submissions overlay or fall within sites that have already been submitted in previous call for sites.

Table of sites assessed at Exmouth

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	Potential '2 nd Best' Allocation - Homes
Exmo_01 – Estuary side	This site falls within a floodplain and is rejected as offering scope for residential development.	0	0
Exmo_02 - Queen's Drive, Exmouth, EX82AY	This site falls within a floodplain and is rejected as offering scope for residential development. Assessment has not been taken forward.	0	0
Exmo_03 - Land at bottom of Bapton Lane	This site has been identified as forming part of the Exmouth Valley Park and is rejected as a potential allocation for housing.	0	0
Exmo_04 - Land at Marley Drive	Northern parts of this site are within the Pebblebed Heaths 400 m exclusion zone, within which new residential development is not permitted, Southern parts of this site are, however, beyond the exclusion zone and as such may offer some qualified scope for new housing. It should be noted that this site also overlays a separate smaller site, Exmo_12 and overlays a new call for sites 2022 submission, the separate sites are not separately assessed. In biodiversity terms the site is very sensitive (due to the narrow size of field parcels and presence of several habitats of principle importance) and due to the ecological sensitivities the site is considered to be a '2nd best' allocation. If it were ultimately allocated for development then it is suggested that the site is combined with adjoining areas for a housing and mixed use development.	0	70

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	Potential '2 nd Best' Allocation - Homes
Exmo_05 - Buildings and land at Maer Farm (and also Exmo_13)	This site has a permission for development and assessment is not undertaken and no additional scope for development is identified.	0	0
Exmo_06 - Douglas Gardens	The site provides a good opportunity for development. Some care will be needed to avoid and limit possible adverse landscape impacts and to protect boundary hedges.	44	0
Exmo_07 - Bystock Court	The site is very sensitive in respect of heritage and nature conservation matters and as such is not proposed as an allocation for development.	0	0
Exmo_08 - Littleham Fields	There are some heritage and landscape impact concerns associated with this site. It is suggested as a preferred allocation though the capacity of the site may warrant some moderation in respect of future more detailed work.	40	0
Exmo_09 - Land to the east of Capel Lane	This site falls within Site Exmo_17. See Exmo_17 (below) for site commentary.	0	0
Exmo_10 - Land to the north of Salterton Road	The site is not regarded as appropriate for allocation for development. It is quite open and exposed in landscape terms and large parts have a rural rather than urban fringe character. Easterly parts of the site, in particular, are remote from services and facilities and if the site were developed it would form quite a large 'tongue of development' projecting into open countryside with visual impacts on areas of open countryside.	0	0
Exmo_11 - Land to the South of Courtlands lane	This site, as effectively extended by a new/amended site in the 2022 call for sites, is sensitive in landscape terms and close to heritage assets. It is not a preferred site for allocation, but constraints are not regarded as an absolute and it might be seen as a '2 nd best' choice for allocation.	0	12
Exmo_12 - Land off Marley Road	Site not assessed as it falls within the boundaries of a larger assessed site Exmo_04. See Exmo_04 for comments.	0	0
Exmo_14 - Land at South Lodge	This site was regarded as too small (single dwelling size) to warrant assessment.	0	0
Exmo_15 - Land off Capel Lane	Site not assessed as it falls within the boundaries of a larger assessed site Exmo_17. See Exmo_17 for comments.	0	0

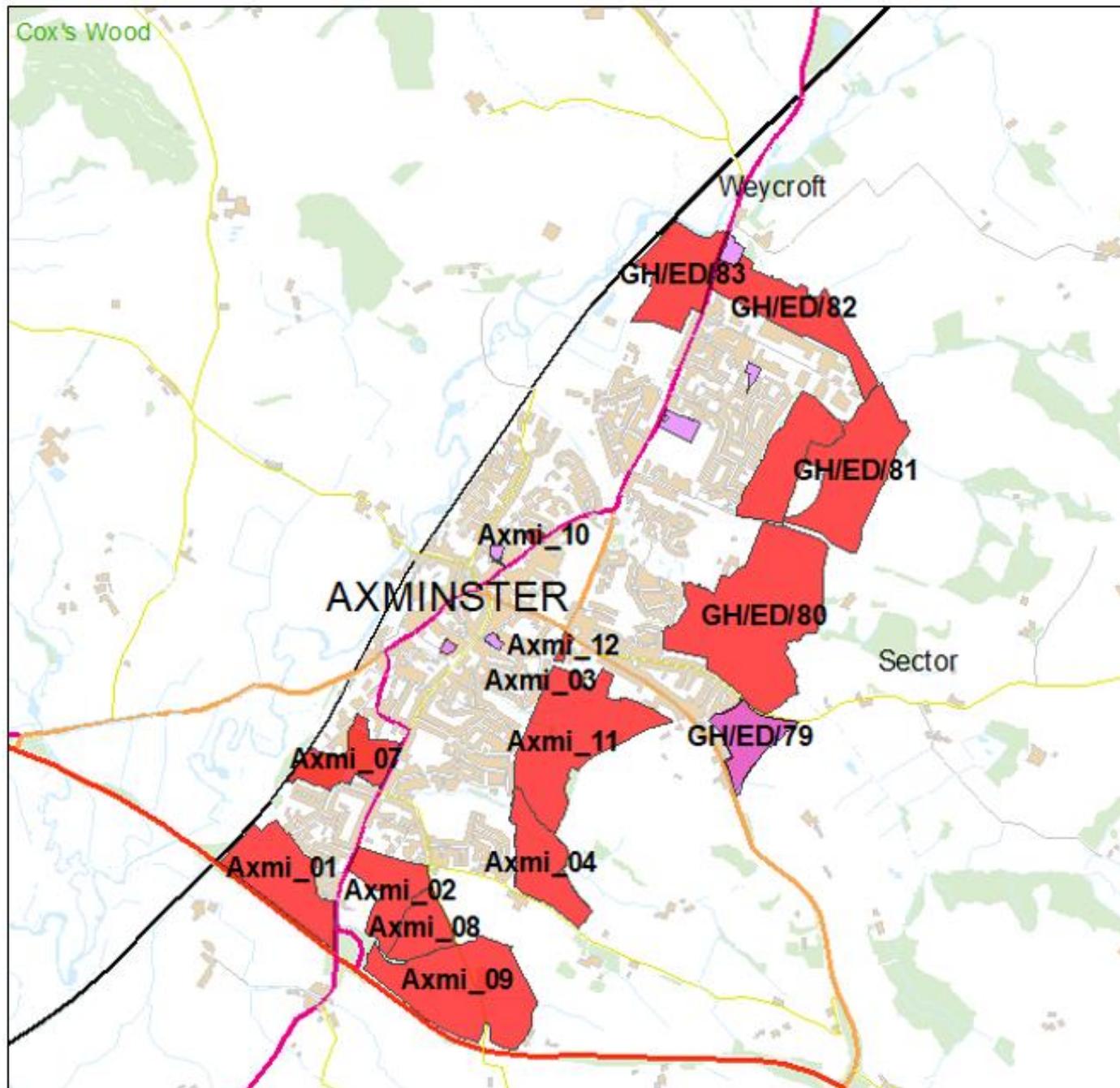
Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	Potential '2 nd Best' Allocation - Homes
Exmo_16 - Land to the rear of Elm Lane	The site provides a good opportunity for development, though this would be particularly so if highway access were achieved from land to the north-west of the site, via Exmo_08, should it also be allocated for development.	5	0
Exmo_17 - Land to the South of Littleham	Taken as a whole the site would be a quite poor choice for allocation for development. It predominantly forms an open countryside site inside the East Devon AONB. However a small part of the site, with reference number Exmo_15, falls within Exmo_17, and it would make a realistic choice for allocation but with capacity for around about 10 dwellings. Notwithstanding the limitations of the site it is suggested as a '2 nd best' option for allocation, but in so doing it would raise significant issues about the suitability or desirability of accommodating large scale development in the AONB. The site is favourable from an ecological perspective, with predicted minimal ecological impacts, though there will undoubtedly some localised areas of value.	10	400
Exmo_18 - Land directly to the east of Liverton Business Park	The site is allocated in the existing local plan for employment uses and rolling this allocation over into the new plan would be appropriate. The site lies adjacent to an existing successful business and employment park and benefits from good road access. No provision is recommended for housing development.	0	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	Potential '2 nd Best' Allocation - Homes
Exmo_20 - Land at St. John's (also has ref GH/ED/76)	<p>The site is large scale and as such could meet a lot of the overall housing needs. It is also well screened and so long as development is predominantly in central and southerly parts of the site then building work should be comparatively unobtrusive (especially noting the overall scale of what could be accommodated). However, there are built heritage sensitivities associated with the site and more significantly there are significant local levels of biodiversity interest at the site that could be adversely affected by development. A site promoter shows highway access to the south of the site coming through lengths of Unconfirmed Wildlife Site, which would clearly cause destruction and landscape scale severance of what could be high value habitats (deciduous woodland). In addition this access road would use existing residential roads that suffer from localised congestion. The possible highway suitability would require more detailed and fine grained assessment should proposals progress. The precise scale of housing that may be achievable will need more refined assessment. The figure quoted is on the high side and may need to come down in order to ensure possible adverse ecological impacts are avoided and mitigated against. The site is not identified as a preferred site but it is suggested that it may be a possible '2nd best' choice, though noting significant challenges that the site presents.</p> <p>At the Committee meeting a presentation from agents acting for the/a land owner advocating a much more modest scheme of one field for 75 dwellings though with potential to also build in an adjoining field to take the total to 150 homes. We have adjusted 2nd Best potential capacity down to 150 dwellings to reflect the land owner's submission.</p>	0	150 Based on the reduced site area now being promoted based on the presentation to the 9 th August meeting.
Lymp_07 - Land at Courtland Cross	There are heritage and landscape impact concerns associated with this site. It is not a preferred site for allocation, but constraints are not regarded as an absolute and it might be seen as a '2 nd best' choice for allocation. Any development, if allocated, should avoid more sensitive western parts of the site.	0	100

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	Potential '2 nd Best' Allocation - Homes
Lymp_08 - Land off Summer Lane	The site is relatively remote from facilities in Exmouth and is of some openness in longer term views. It has a countryside character. It is not a preferred site for allocation, but constraints are not regarded as an absolute and it might be seen as a '2nd best' choice for allocation.	0	14
Lymp_09 – Land at Hulham Road	This site is identified as a preferred allocation for residential development. Impacts on the adjacent deciduous woodland would need to be avoided through sensitive site design, e.g., leaving a suitable buffer between the development and the woodland.	54	0
Lymp_10 - Land off Hulham Road	The lower three fields of this site are identified as a preferred allocation for residential development. It is suggested that the site is combined with adjoining areas for a housing and mixed use allocation. It should be noted that another submission Lymp_15 overlays part of this submission but it is not separately assessed.	75	0
Lymp_12 – Land north of Summer Lane	Potential for significant adverse heritage impacts at this site, should development go ahead, and this is a major consideration. Allied to this are concerns around adverse landscape impacts from development.	0	0
Lymp_13 - Kings Garden & Leisure, Higher Hulham Road	This site is in an existing job generating use and is not proposed as an allocation for residential development.	0	0
Lymp_14 - Coles Field, Hulham Road	This site is identified as a preferred allocation for residential development. It is suggested that the site is combined with adjoining areas for a housing and mixed use allocation.	59	0
Land west of Hulham Road (South East of Point in View)	On the face of it the site would appear to be a reasonable allocation for development however, on closer assessment it is clear that this site falls within a designated Historic Park and Garden and as such recommendation is now that it should not be allocated.	0	0
Land North East of Old Bystock Drive	This site came forward outside of the SHLAA process and was identified in the Working Draft Local Plan for development. However, on closer examination it is considered that biodiversity impacts at and around the site are significant and they are deemed to rule out reasonable scope for house building.	0	0
	Totals	287	746

Axminster

- 4.13 Axminster has a good range of services and facilities including a railway station. AONB boundaries are away from the town but there are visible connections from large parts of the town and from many sites being promoted for development. Given its medium population level (compared to East Devon towns overall) Axminster supports a large number of jobs and has seen comparatively high levels of growth in recent years.
- 4.14 Members will be aware that the River Axe is subject to guidance from Natural England with regard to us only being able to permit developments within the catchment of the River that can be demonstrated to be nutrient neutral i.e. they will not add to phosphate discharge into the River Axe. Work is on-going to deliver a mitigation strategy to deliver the necessary mitigation and a working assumption is that this will be in place prior to adoption of the Local Plan and that we will have sufficient certainty that mitigation will be available for plan examination. On this basis it is recommended that we continue to plan for growth in Axminster at this time.
- 4.15 15 sites were assessed at Axminster, with a further seven sites in close proximity to the town being submitted in response to the 2022 Call for Sites, shown in purple on the map. Of these later 7 sites, Land East of Chard Road and South of Weycroft Brook were discounted due to being detached from the town and, being located on a north facing slope, having no visual relationship with the urban area either, and land at Lyme Road has already been submitted under reference GH/ED/79. The remaining sites from 2022 are relatively small sites located within the town and will be assessed at a later date. See over the page for map and table for Axminster.
- 4.16 Members will be aware that the currently adopted local plan allocates a strategic site to the east of the town as an urban extension and this includes provision for an Axminster relief road. A masterplan envisaged the delivery of up to 850 houses, a school, employment land and a distributor road, utilising (all or most of) sites GH/ED/79-82. However, there are very significant viability issues concerning the delivery of the relief road which would require in the region of £15million of public money to deliver. It is very unlikely that such funding will become available in the foreseeable future and satisfying the tests that sites must be viable and deliverable would be difficult (if not impossible) to prove at plan examination. It is not recommended that the new local plan includes policy for a relief road to the east of Axminster, we simply do not see how it can be realistically implemented, though there are some land areas in the southern part of the previously suggested overall development that could be appropriate for new homes.
- 4.17 In this assessment work we have suggested the allocation of sites that would accommodate a substantial number of new homes in the town on preferred sites, a figure of 745. This high level of growth follows the high strategic growth expectations that exists in the existing local plan, it assumes such aspirations still exist even though there seems little chance for relief road delivery.



Site assessment map for Axminster

Sites coloured in Red are from calls for sites from 2017 and 2021.

Sites coloured in Purple are from the new Call for Sites from 2022.

It should be noted that there are a number of cases where submission sites overlay one another and there have been some re-submissions at various points. Mapping limitations mean that not all site specific boundaries are explicitly clear and Appendix 2 to this committee report should be referred to for a complete picture.

Mapping:

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Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	Potential '2 nd Best' Allocation - Homes
GH/ED/79 Land east of Axminster	The site lies on an eastern side of Axminster and is identified as a good site for housing growth. The site formed the southernmost part of the previously allocated urban extension with access from Lyme Road. The endorsed masterplan for the urban extension provides guidance for how this site should come forward and a planning application for it is already under consideration. The extent to which the development would need to safeguard the route of a potential future relief road and access to GH/ED/80 would need to be determined.	93	0
GH/ED/80 Prestaller Farm, Beavor Lane, Axminster	The site lies on an eastern side of Axminster and is identified as a good site for housing growth. This area also formed part of the previously allocated urban extension and is covered under the endorsed masterplan. The main challenges with developing this site are the site levels which drop steeply into the central part of the site around Mill Brook such that only the part of the site south of Mill Brook could realistically come forward and this would necessitate access via GH/ED/79.	200	0
GH/ED/81 Land east of Axminster	Given that securing a relief road is not considered to be a viable proposition there would not appear to be a credible or viable option to secure acceptable highway access to serve this site. It is not proposed as an allocation for development.	0	0
GH/ED/82 Land east of Axminster	This site lies close to a range of heritage assets with the potential for adverse impacts, it is also of some landscape sensitivity. It is not proposed as an allocation for development.	0	0

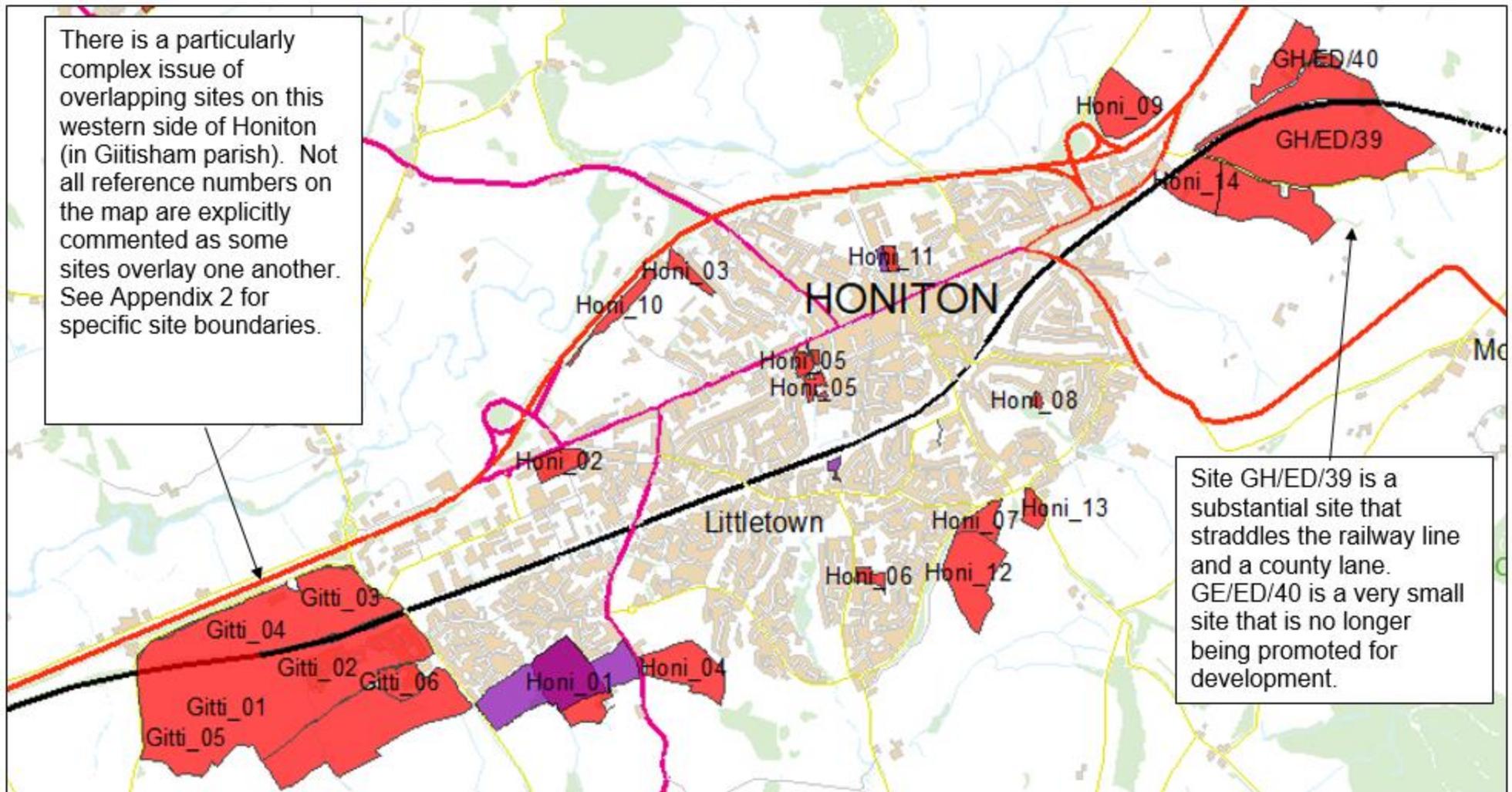
Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	Potential '2 nd Best' Allocation - Homes
Axmi_01 Land off Musbury Road, Axminster	Axmi_01 is well related to an excellent range of services and facilities within Axminster. However, it is heavily constrained by a range of issues that are likely to significantly reduce the development potential of the site for residential use. These include flood zones 2 and 3 running through a large proportion of the middle of the site and the A35 Trunk Road on the south western boundary. Access to and within the site may be affected by flooding issues and most of the site is within the East Devon AONB. The close proximity of the site to the River Axe SPA and SSSI mean that there is potential for significant major adverse impacts. There may be significant archaeological features and artefacts in the site. Site constraints severely limit the potential of the site to be developed for housing. However, development of the southern part of the site for employment purposes may be acceptable, subject to landscape appraisal, provision of suitable access and other considerations.	0	0
Axmi_02 Land North of Shoals, Musbury Road, Axminster	Axmi_02 is well related to an excellent range of services and facilities within Axminster. However, it forms part of the attractive landscape to the south of Axminster and adjacent to a Scheduled Ancient Monument. There may be significant archaeological remains within the site. The site borders a tributary to the River Axe and development has the potential to affect an internationally recognised site of conservation importance.	100	0
Axmi_07 Axminster Carpets Factory Site, Woodmead Road, Axminster	Redevelopment of Axmi_07 for a mix of housing and employment generating uses, whilst safeguarding the existing industrial use, has the potential to improve this part of the town and utilise a brownfield site. Benefits of a comprehensive masterplan for the area could include environmental improvements with new housing in a highly sustainable location and better pedestrian links. Parts of the site are however subject to flooding and could therefore only be used for employment purposes and hence the housing capacity of the site is quite low compared to the site area.	50	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	Potential '2 nd Best' Allocation - Homes
Axmi_08 Land off Wyke Lane, Axminster	Axmi_08 is quite well related to an excellent range of services and facilities within Axminster. However, it forms part of the attractive landscape to the south of Axminster and adjacent to a Scheduled Ancient Monument. There may be significant archaeological remains within the site. The site borders a tributary to the River Axe and development has the potential to affect an internationally recognised site of conservation importance.	68	0
Axmi_09 Great Jackleigh Farm, Axminster	Axmi_09 is fairly well related to an excellent range of services and facilities within Axminster. However, it forms part of the attractive landscape to the south of Axminster and adjacent to a Scheduled Ancient Monument. There may be significant archaeological remains within the site. The site borders a tributary to the River Axe and development has the potential to affect an internationally recognised site of conservation importance. The A35 trunk road to the south is a potential source of noise pollution. The potential number of homes that this site may accommodate would need to be subject to finer grained assessment in response to possible constraints, specifically including arch logical interests.	0	270
Axmi_10 Scott Rowe Building, Axminster Hospital, Chard Street, Axminster	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 albeit it would lead to a loss of land used for community purposes. Good opportunity for redevelopment for housing, possibly relatively high density apartment style dwellings on a sustainable brownfield site. Axmi_10 could be allocated for residential redevelopment alongside the Axminster Masterplan eastern extension, if pursued.	10	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	Potential '2 nd Best' Allocation - Homes
Axmi_11 inc. Axmi_04 Land on the south east side of Axminster	Axmi_11 is well related to an excellent range of services and facilities within Axminster. However, it forms part of the attractive landscape to the east of Axminster and parts of the site are quite steeply sloped. It is not clear that satisfactory highway access could be achieved for the level of development that could be accommodated on the whole site. The southern part of the site is on the other side of a lane from a Scheduled Ancient Monument. There may be significant archaeological remains within the site. The site borders a tributary to the River Axe and development has the potential to affect an internationally recognised site of conservation importance.	0	100
Axmi_12 Land at Lea Combe, Field End, Axminster	Axmi_12 is well related to an excellent range of services and facilities in Axminster. It is already within the Built-up Area Boundary defined in the adopted Local Plan and it is not clear what has prevented the site from being developed as yet, although there are some constraints, including a Tree Preservation Order on part of the site. Axmi_11 is well related to the excellent range of services and facilities in Axminster and, given the limited site capacity and urban location, could be allocated for residential redevelopment alongside the Axminster Masterplan eastern extension, if pursued.	9	0
GH/ED/83 Land at Chard Road, Axminster	GH/ED/83 is quite well related to an excellent range of services and facilities within Axminster. The site borders the River Axe and development has the potential to affect an internationally recognised site of conservation importance. Further work is required to assess the impact of development on nearby heritage assets.	215	0
	Totals	745	370

Honiton

- 4.18 Honiton is located in a central part of East Devon District, it supports a wide range of services and facilities and it is an important employment centre for East Devon. In transport terms the town is well served by a railway station and the A30 Trunk road giving easy road access to the M5 Motorway and Exeter. There are clear strategic reasons that suggest Honiton is a good location to accommodate larger scale levels of growth, however there are significant environmental constraints at the town. The Blackdown Hills AONB lies to the north of the town, as does the River Otter and its floodplain whilst the East Devon AONB lies to the south. These environmental constraints are significant and major promoted site options predominantly fall to the west and east of the town. In respect of the westerly options, in particular, they are some distance from the town centre which forms a focal point for services and facilities.
- 4.19 Sites submitted at Honiton are shown on the map over the page along with tabulated commentary that follows. A total of 22 original sites, plus 3 new sites from the 2022 call for sites were identified at Honiton in stage 1.
- 4.20 In addition, three sites were submitted at Honiton in the 2022 call for sites. One of these partly overlaps with Honi_01; the key issue appears to be landscape impact as the site largely falls in the AONB. Silver Street Long stay car park was submitted, which is adjoining Honi_11. They share the same concerns on heritage impact and are located on the edge of the Honiton conservation area. The remaining new site is a small existing garage on Livermore Road. Key constraints to highlight are its location close to the existing neighbourhood and a small proportion of the site falling in flood zone 3.
- 4.21 The assessment work in Honiton reveals that of the sites that were assessed four are identified as preferred allocations for development and these have the capacity to accommodate approximately 182 new homes and approximately 14.5ha of employment land.
- 4.22 Although they are sites with clear constraints there were seven sites in Honiton that were identified as Potential '2nd Best' Allocation choices and committee may wish to look to these as possible allocation choices to address the housing shortfall that has been identified. The identified '2nd best' choice sites would accommodate an additional 306 new homes.



Site assessment map for Honiton

Sites coloured in Red (with some minor shading variations) are from calls for sites from 2017 and 2021. Sites coloured in Purple are from the new Call for Sites from 2022. It should be noted that there are a number of cases where submission sites overlay one another and there have been some re-submissions at various points. Mapping limitations mean that not all site specific boundaries are explicitly clear and Appendix 2 to this committee report should be referred to for a complete picture.

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Table of sites assessed at Honiton

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	Potential '2 nd Best' Allocation - Homes
Gitti_03 Land on the western side of Hayne Lane, Gittisham, Honiton	The site is allocated in the existing local plan for employment uses, located on the edge of Honiton. It has minor heritage and ecological impact and medium landscape sensitivity as it is close to AONB. The loss of employment land make this site unacceptable for housing but an employment site allocation should be maintained.	0	0
Gitti_04 Land to the West of Combe Garden Centre, Gittisham, Honiton	The site is allocated in the existing local plan for employment uses, located on the edge of Honiton. Adjoining the Garden centre and new residential development in south east. It has minor heritage and ecological impact and medium-high landscape sensitivity as it is close to AONB. The loss of employment land make this site unacceptable for housing but an employment site allocation should be maintained.	0	0
Gitti_05 Land to west of Hayne Lane, Honiton	Development of the site, taken as a whole, would have a high landscape impact, as the site is quite substantial and southerly parts of the site fall within the AONB with high inter-visibility, this would be a significant constraint in development. However, as a '2 nd best' choice 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 AONB impacts.	0	100
Gitti_06 Hayne Farm, Hayne Lane, Honiton	The site is made up of the existing Hayne farm buildings. The site adjoins existing and new residential development in the North, and Gitti_05. Development of the site may have a medium landscape impact as the site is located close to the AONB (within 100m), as well as minor heritage and ecological impact. The scale of development (31 max yield) on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy.	31	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	Potential '2 nd Best' Allocation - Homes
Honi_01 Land at Heathfield, East Of Hayne Lane, Honiton	Development of the site (79 max yield) would have a high landscape impact, as the site is within AONB with medium-high visibility, minor heritage and ecological impacts might be expected. It should be noted that in the 2022 call for sites a larger area incorporating Site Honi_01 and fields to the west and east was submitted. Whilst the site is sensitive, the site could potentially be a '2 nd best' choice option for some development, though with particular care given the AONB status of the site. Taking into account the 2022 call for sites the yield may be adjusted upward, but the AONB status of the site could become a moderating consideration impacting on capacity.	0	79
Honi_02 Land at Blackdown House, Honiton	The western portion of this site has been redeveloped for EDDC offices and has no additional scope for development. The eastern portion is existing employment land and should be retained for such purposes particularly given its relationship with adjoining employment uses.	0	0
Honi_04 Land lying to the North East of Heathfield Manor Farm, Honiton	Development of the site (56 max yield) would have a high landscape impact, as the site is within an AONB with medium-high visibility, minor impacts on heritage and ecological.	0	0
Honi_05 Land to the north and south of King Street, including former Foundry Yard, Honiton	Development of the site (40 max yield) would have a high heritage impact as part of the site is in the Honiton conservation area, parts fall in Flood zone 3 and the majority is in Flood zone 2. However, it is a brownfield site that is scruffy in appearance and a high quality development scheme may be possible positive option, as such it is identified as a possible '2 nd best' choice, albeit there would need to be satisfaction that flooding concerns would not be relevant or could be overcome.	0	40
Honi_06 Former Millwater School, Honiton Bottom Road, Littleton, Honiton	Brownfield site, former Millwater School site. Development of the site would have minor heritage, ecological and landscape impact. Good access to facilities and employment. The scale of development (30 max yield) on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy.	30	0

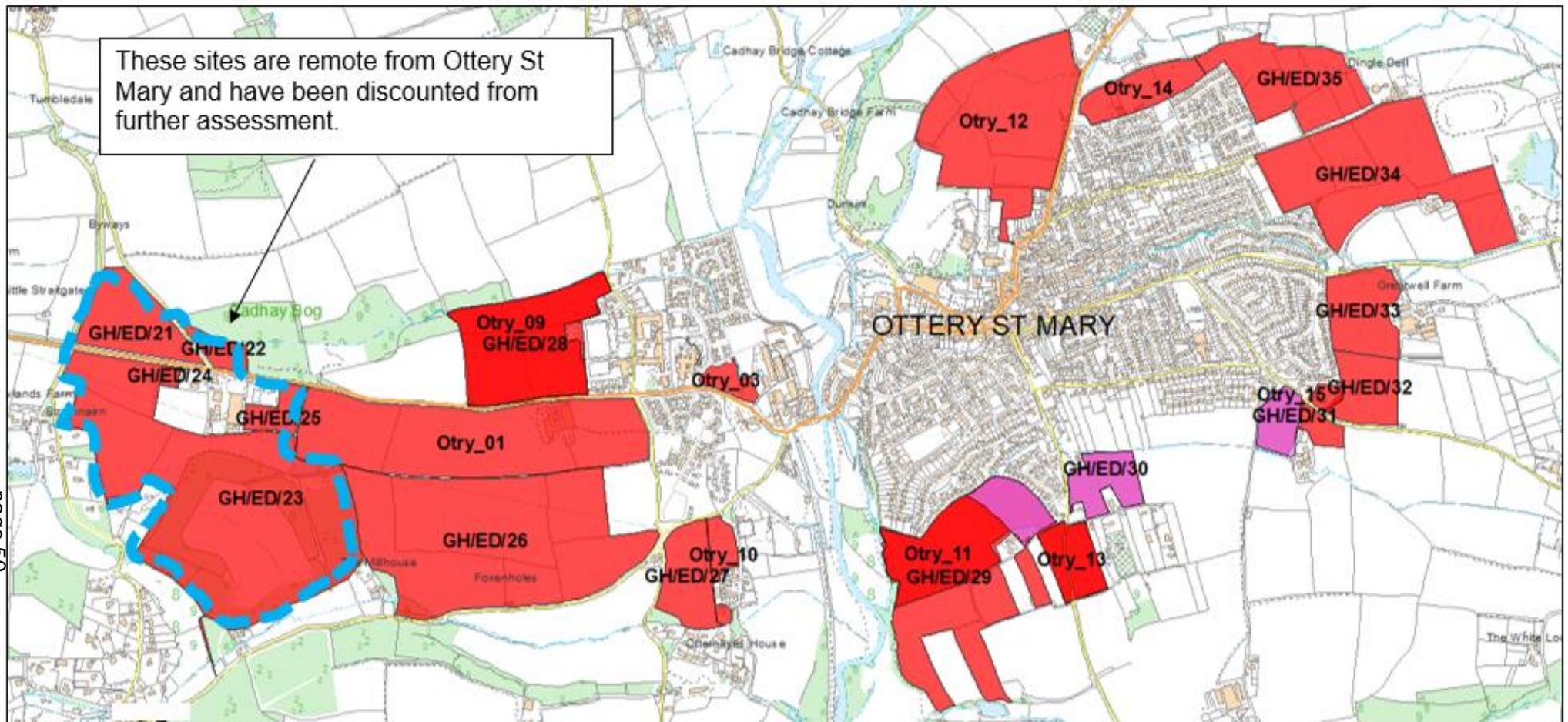
Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	Potential '2 nd Best' Allocation - Homes
Honi_07 Land adjacent to St Michaels Church, Honiton	This elevated greenfield site, in agricultural use, lies adjacent to the Church of St Michaels and it falls in an AONB. Development of the site (30 max yield) would have high impacts on landscape and heritage. However it is suggested as a '2nd best' choice option, despite AONB designation, though it would be appropriate to look at capacity levels in some more detail.	0	30
Honi_08 Land at the South Side of The Glenn Honiton	This greenfield site, with extensive vegetation cover, falls in an easterly part of Honiton above the Glen in an existing residential area. Development of the site could have a medium impact on landscape due to the connection with the Glen. Minor heritage impact with good access road. 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 from its potential to provide only a limited number of units (6 max yield). This site is therefore not proposed for allocation.	0	0
Honi_09 Former Honiton Showground, Langford Road, Honiton	This site is separated from the town by the A30. The site falls in the AONB with wide open views to and from surrounding countryside, development of it would have a high impact on the landscape. Minor heritage and ecological impacts could also be expected.	0	0
Honi_10 Land at Ottery Moor Lane	This site forms a narrow strip of Greenfield land on the northern side of Honiton. The site is screened but lies close to the A30, and a new residential development site. Vehicle noise impacts would have impacts on development suitability. In other respects, the site appears well placed for development.	21	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	Potential '2 nd Best' Allocation - Homes
Honi_11 Honiton Cattle Market, Silver Street, Honiton	The cattle market site lies in a central part of Honiton, it is located on the edge of the conservation area, and close to a number of listed buildings in the conservation area. Development would have an impact on the historic environment. However, a planning permission has very recently be granted at this site at appeal for a flatted elderly person's home. For current number accounting purposes we have included it as a '2nd best' choice for allocation, but we will account for this element of housing delivery in future housing number assessments and would not envisage this site featuring in final consultation documents as a possible allocation.	0	57
Honi_12 land on the south-east side of Cuckoo Down Lane, Honiton and land at Lower Marlpits Farm, Honiton	This site falls in an AONB 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 hedgerow and trees. Development of the site (71 max yield) would have high impacts on landscape and heritage. The site is on rising land that juts outward from the existing built form of Honiton.	0	0
Honi_13 Middle Hill, Church Hill, Honiton	This site falls in an AONB and adjoining to 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 hedgerow and trees. Development of the site (10 max yield) would have impacts on heritage and medium impact on landscape. However it is suggested as a '2nd best' choice option, despite AONB designation.	0	10
Honi_14 Hurlakes, Northcote Hill, Honiton	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 AONB and isolated from existing development at Honiton and thus, remote from facilities. Development of the site would have some adverse landscape impacts. It is however, suggested as a '2 nd best' choice for allocation.	0	30

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	Potential '2 nd Best' Allocation - Homes
GH/ED/39 Land south of Northcote Hill, Honiton	<p>Whilst this site did not pass stage 2 HELAA Panel assessment it was deemed as appropriate to appraise it given known developer interest in the site and potential that is felt to exist to overcome possible 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.</p> <p>South of the railway the land rises quite steeply and the site is divorced from the built up edges of Honiton. At this stage of work the area south of the railway line is not considered suitable for allocation.</p>	<p>100</p> <p>On land to the north of the railway line.</p>	<p>0</p>
	Totals	182	306

Ottery St Mary

- 4.23 Ottery St Mary is the smallest of the five East Devon towns that fall with the Tier 2 settlement classification. Of the six Tier 1 and 2 towns (excluding Cranbrook) it is, however, the one that is furthest away from designated AONBs and in this respect is less constrained by this national level landscape designation, though there is some inter-visibility between parts of the town and some site options on the edges of the town and AONB land to the east. The town has a good range of services and facilities, though less than some bigger towns, and western parts of the town have good road access, going westward, to the M5 Motorway and Exeter. Tight road layouts can, however, lead to localised areas of congestion in the town, especially in the town centre. Localised highway constraints are noted for a number of potential development sites around the town.
- 4.24 Sites submitted at Ottery St Mary are shown on the maps on the following pages along with tabulated commentary that follows. 13 potentially suitable sites were assessed (and appear in the table below) with other sites being discounted as being too far from the town. The 2022 Call for Sites resulted in three potentially suitable, edge of settlement sites being put forward but, as these overlapped sites already in the system which appear in the assessment table, they have not been separately considered.
- 4.25 The assessment work reveals that of the sites that were assessed five are identified as preferred allocations for development and these have the capacity to accommodate approximately 248 new homes and at least 1.25ha of employment land. Given the location of Ottery St Mary close to Exeter and the A30, the range of facilities it supports and its status as a Tier 2 settlement in the emerging local plan settlement hierarchy, committee may regard it as a strategically sensible location to accommodate additional development. However, members will be mindful of the access constraints arising from the historic layout of the town centre and network of narrow lanes on three sides and the wide floodplain which bisects the town, making pedestrian and cycle access to facilities more difficult.
- 4.26 Although they are sites with clear constraints there were sites in the town that were identified as Potential '2nd best' allocation choices and committee may wish to look to these as possible allocation choices to address the housing shortfall that has been identified. It should be noted however that '2nd best' allocations require further technical work to determine if they are suitable for allocation.



Site assessment map for Ottery St Mary

Sites coloured in Red (with some minor shading variations) are from calls for sites from 2017 and 2021. Sites coloured in Purple are from the new Call for Sites from 2022. It should be noted that there are a number of cases where submission sites overlay one another and there have been some re-submissions at various points. Mapping limitations mean that not all site specific boundaries are explicitly clear and Appendix 2 to this committee report should be referred to for a complete picture.

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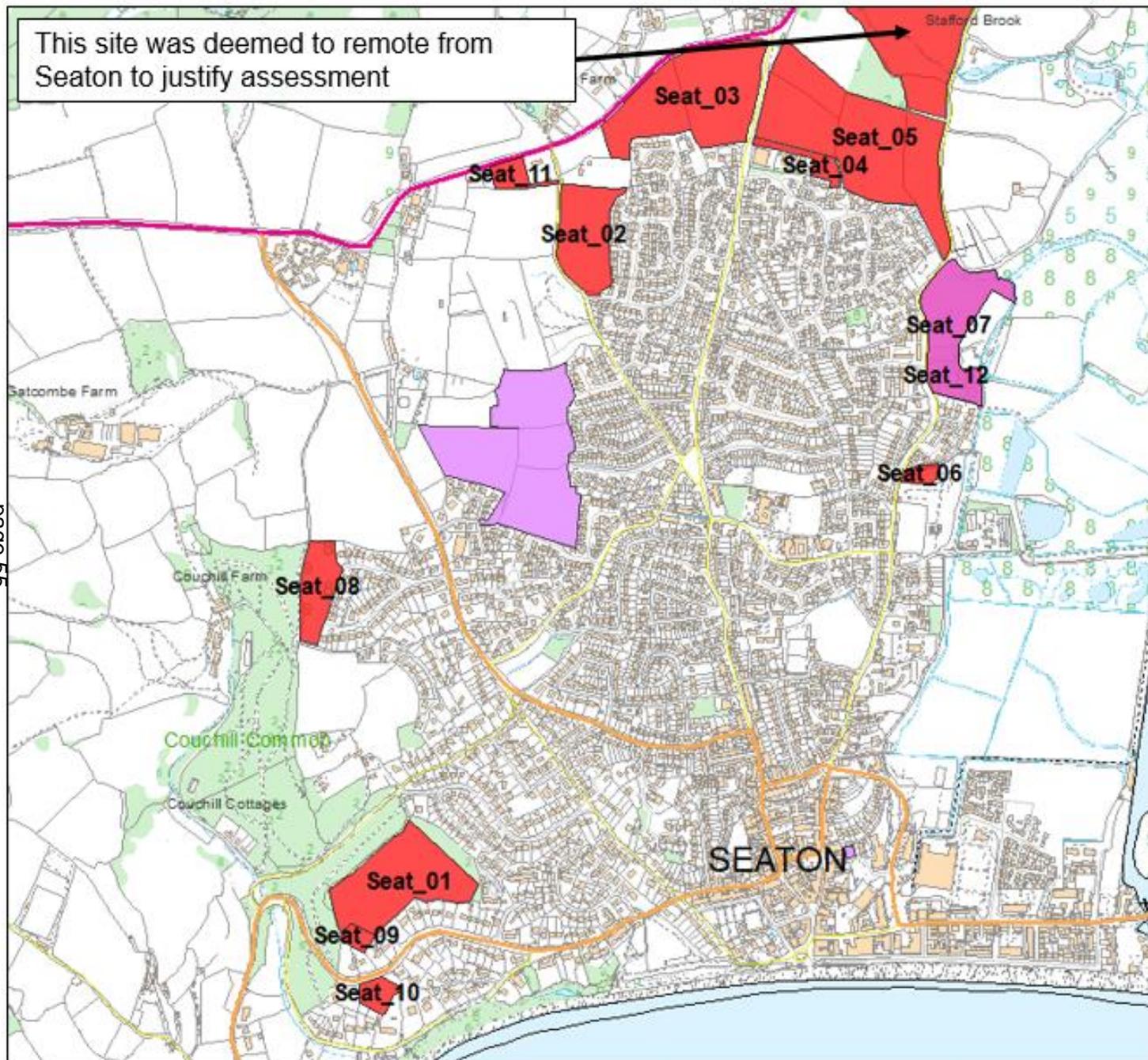
Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	Potential '2 nd Best' Allocation - Homes
Otry_01 Barrack Farm, Ottery St. Mary	A small eastern section of this site (5.1ha) is considered suitable for mixed use development, for at least 1.25ha of employment and up to 70 dwellings. This would be subject to Devon County Council Highways agreeing a suitable access, an archaeological assessment being undertaken and careful design to minimise visual obtrusiveness. There are ecology, heritage and landscape impacts with the remainder of the site. This site is part of an area identified in the adopted neighbourhood plan where development should be restricted to prevent settlement coalescence however it is considered that developing part of this site will not significantly undermine this aim.	70	0
Otry_09 Land at Thorne Farm, Exeter Road, Ottery St Mary	There are medium landscape and significant ecology concerns associated with this site and these increase to the north and west. Eastern and southern parts of the site could be most favourable to development. Devon County Council Highways advise that a new roundabout is required for access to the site and this may prove to be expensive. Part of the site is protected in the current Local Plan and Neighbourhood Plan for education use and DCC advise that there is a shortage of primary and secondary pupil places in the town noting that they have previously promoted a new school on part of this site. Given site sensitivities and the potential need to address secondary education needs as well as primary on the site a lower housing yield is suggested compared to past proposals for development of the site.	90	0
Otry_10 Land to North and South of Salston Barton, Ottery St Mary	The site is discrete and self-contained, on the edge of the settlement. The northern section of the site (outside the floodplain) could be allocated but the density should reflect the need to protect existing trees/hedgerows, avoid the sloping section of the site and accommodate the cycle/footpath through the site.	20	0
Otry_15 Land at Bylands, Slade Road, Ottery St Mary	This site is a large garden on the eastern edge of the town. It has minimal ecological, landscape or heritage impacts, although the yield is slightly reduced to minimise the impact on mature boundary trees. Access is via a country lane and safe pedestrian access would need to be achieved. The lane cannot accommodate large numbers of extra cars. This site would 'round off' development.	8	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	Potential '2 nd Best' Allocation - Homes
GH/ED/26 Land west of Cadhay Lane, Ottery St Mary	This site does not abut the town and wholly extends into open countryside. There are heritage, ecology and visual impact concerns. This site is part of an area identified in the adopted neighbourhood plan where development should be restricted to prevent settlement coalescence.	0	0
GH/ED/27 Land south of Strawberry Lane, Ottery St Mary	The site is on the southern periphery of the settlement and has a semi-rural character. It could be considered to round off this part of the town. Tree planting is required to reduce visual impact	60	0
GH/ED/29 Gerway Farm, Ottery St Mary	This is a large site with large variation in character and constraints. Part of the site (adjoining existing development at Claremont Field and Gerway Close) could be allocated for development, and could provide benefits in the form of a footpath link between the two estates and a band of tree planting to minimise visual impact from the south. Allocation would need to be subject to satisfactory highways and archaeological/heritage assessment as the smaller section would need to be accessed through an existing estate and it is very sensitive in heritage terms, being a historic field enclosure with pre-historic and medieval finds nearby,	0	40
GH/ED/30 Sidmouth Road J/W Gerway Lane, Ottery St Mary	Greenfield site which relates well to the built up area, highly sensitive in heritage terms, unable to achieve satisfactory access and pavement (this site has a history of refused planning permissions)	0	0
GH/ED/31 Slade Farm, Ottery St Mary	Site is a greenfield site on the eastern side of the town which would extend into open countryside. Development would be visible from a considerable distance. Concerns regarding insufficient highway capacity	0	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	Potential '2 nd Best' Allocation - Homes
GH/ED/32 Church Path Field, land east of Chineway Gardens, Ottery St Mary	Parts of the site are sensitive in landscape terms. Slade Road is unsuitable to accommodate additional vehicles, especially if Otry_15 is developed. Developing part of the site is not appropriate as development would extend into the countryside beyond the natural form of the town.	0	0
GH/ED/33 Land adjacent Great Well Farm, Ottery St Mary	Parts of the site are sensitive in landscape terms. Chineway Road is unsuitable to accommodate strategic level traffic. Developing part of the site is not appropriate as development would extend into the countryside beyond the natural form of the town.	0	0
GH/ED/34 Land at Littlewell, Ottery St Mary	Parts of this site are highly visible in the landscape but the main concern is the lack of suitable access. Current access is via a single width dirt track extending beyond the surfaced road of Higher Ridgeway. The site could only be developed if the road were extended and widened along this track (which is unlikely to be possible), or if access were taken via Chineway Road to the south of the site. However, access onto Chineway Road would require removal of a species-rich hedgebank and mature trees and the potential access point is located at least 450m along a country lane, beyond the built form of the town and with no obvious way to provide a pavement to the town. In either case, access into and through the town is constrained by narrow roads and a single route through the town centre.	0	0
GH/ED/35 Land at Ridgeway, Ottery St Mary	Parts of the site are highly visible in long range views. Current access is via a single width dirt track extending beyond the surfaced road of Higher Ridgeway. The site could only be developed if the road were extended and widened along this track (which is unlikely to be possible), or if access were taken via the "Butts Road" development which adjoins the site to the west. However, in either case, access into and through the town is constrained by narrow roads and a single route through the town centre.	0	0
	Totals	248	40

Seaton

- 4.27 Seaton lies in a south easterly part of East Devon some distance from major urban centres, it is the East Devon town that is most remote from Exeter as well as bigger centres in Somerset and Dorset and the town does not support a large number of jobs. The East Devon AONB falls very close to the town and there are strong visual links between much of the town, sites on its edges and parts of the AONB itself. The estuary of the River Axe, on the town's eastern side, is an important wildlife reserve. The town has a reasonable range of services and facilities, but is the only Tier 1 or 2 settlement that lacks a secondary school (the academically selective Colyton Grammar school is close to the town in neighbouring Colyford).
- 4.28 A total of 12 original sites were identified at Seaton in Stage 1. These are shown on the map over the page. In addition, three sites were submitted at Seaton in the recent (2022) call for sites. One of these is the same as Seat_07 which had previously been submitted. Seaton Town Hall long stay car park at Jubilee Mews (0.5 ha) was submitted and forms an accessible town centre location, with no significant constraints – the key issue appears to be the conservation area running through the western part of the site. The remaining new site is a large 8.4 ha site on the west edge of Seaton, adjoining Axeview Road and rising up towards Seaton Down Hill. Key constraints to highlight are its location almost entirely within the Honeyditches Roman settlement which forms a Scheduled Ancient Monument. There are also concerns about its landscape impact given its prominent position. These additional sites require further assessment and so are not included in the table below or appendix 2 but Seaton Town Hall car park is the only one with significant potential if Members are accepting of the loss of the car park.
- 4.29 Further detail on Stages 3 and 4 for the Seaton sites is contained in the appended 'Site Selection – interim findings at Tier One and Tier Two settlements', but the key reasons for allocating or not follow below.
- 4.30 The assessment work reveals that of the sites that were assessed 3 are identified as preferred allocations for development and these have the capacity to accommodate approximately 147 new homes. Given the scale of existing development at Seaton and the services and facilities available in the town this would be a modest level of growth for a town of this scale. However the town is highly constrained both ecologically and in terms of the landscape and so there are limited choices identified at this stage for '2nd best' sites to bolster supply in this location and further to this there is a basis to question the degree to which increasing housing supply in Seaton (at least further increasing it by a substantial degree) would promote good and positive strategic outcomes



Site assessment map for Seaton

Sites coloured in Red (with some minor shading variations) are from calls for sites from 2017 and 2021.

Sites coloured in Purple are from the new Call for Sites from 2022.

It should be noted that there are a number of cases where submission sites overlay one another and there have been some re-submissions at various points. Mapping limitations mean that not all site specific boundaries are explicitly clear and Appendix 2 to this committee report should be referred to for a complete picture.

Mapping:

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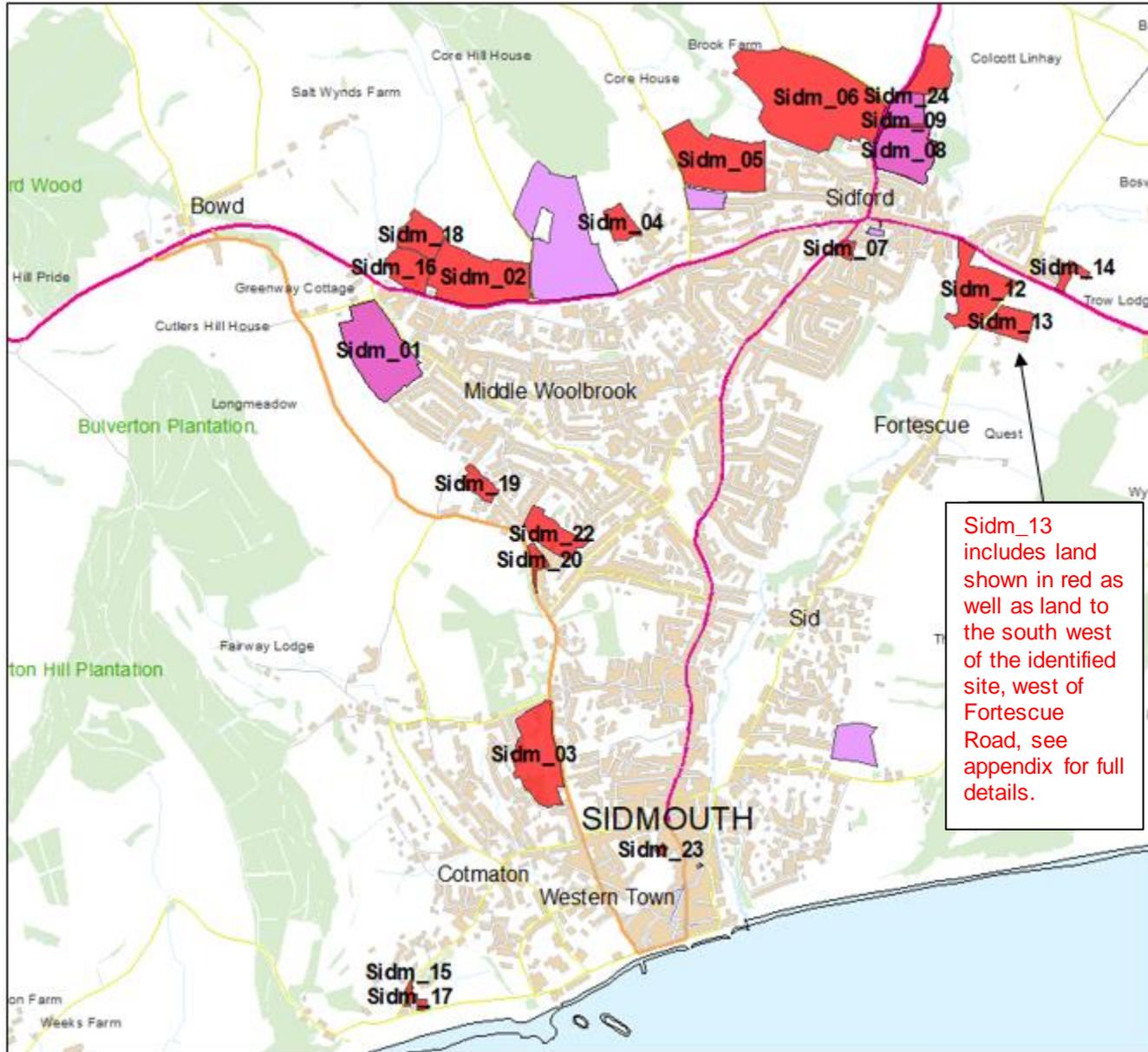
Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	Potential '2 nd Best' Allocation - Homes
Seat_01 Clay Common, Seaton	Although the scale of development on this site would be consistent with the spatial strategy, the site assessment identifies adverse impacts, particularly relating to landscape, which means that it should not be allocated.	0	0
Seat_02 Land at Barnards Hill Lane, Seaton	The scale of development on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. Good access to facilities and employment, medium landscape sensitivity, but ecological impacts relating to use by Beer Quarry and Caves SAC bats will need to be addressed in bringing the site forward, specifically that of avoiding constriction of the bat pinchpoint between the northern edge of Seaton and Colyford. The development of the entire site is unlikely to be acceptable from a Habitats Regulation Assessment (HRA) standpoint. This means that reducing the developable area and avoiding development of the northern edge of the site, which may further reduce the total number of units which can be delivered on this site.	40	0
Seat_03 Land to the South of Harepath Hill, Colyford	The scale of development on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. Good access to facilities and employment, but high/medium landscape sensitivity, moderate heritage impact, and adverse ecological impacts relating to bats associated with Beer Quarry and Caves SAC. A smaller part of the site, along the southern and/or eastern boundary would have less landscape impact, and this could be considered further. On this basis the site is suggested as a '2 nd best' choice site with a suggested possible capacity of 70 new homes. This figure is at the lower end of the capacity identified by the site promoter.	0	70

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	Potential '2 nd Best' Allocation - Homes
Seat_05 Land off Harepath Road, Seaton, Devon	The scale of development on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. Good access to facilities and employment, medium landscape sensitivity, and minor heritage impact. Significant ecological impacts relating to bats will need to be addressed in bringing the site forward - specifically, the constriction of the bat pinch point located between the northern edge of Seaton and Colyford. The development of the entire site is unlikely to be acceptable from a Habitats Regulation Assessment (HRA) standpoint, but a smaller part of the site, along the southern and/or eastern boundary, would have less of an ecological and landscape impact, and could be considered further. In order to ensure no adverse effect on the integrity of the Beer Quarry Caves SAC, suitable avoidance/ mitigation/ compensation measures would need to be identified. At this preliminary stage, it is considered that these would consist of a sensitive lighting plan (including sensitive site design, to ensure light levels of no more than 0.5 lux at the northern development boundary) and compensatory bat foraging and commuting habitat within the remainder of the proposed allocation site (to secure and enhance the pinch point in perpetuity)..	100	0
Seat_06 Former Depot, Colyford Road, Seaton	Already has planning permission for business units. An allocation for housing would lead to a loss of employment space contrary to the objectives of the plan.	0	0
Seat_07 Inc. Seat_12 Land at Colyford Road, Seaton	Southern part is outside flood zone 3 (high risk), but is affected by surface water flood risk. The site consists of optimal foraging habitat for Beer Quarry and Caves SAC bats and any losses of habitat would be required to be adequately compensated for within the Habitats Regulations Assessment (HRA) process. The owner of the site also owns the adjacent fields in the floodplain, which could be enhanced and managed in perpetuity for bats in order to compensate for bat habitat losses within HRA. At this stage there is insufficient assurance that flooding and ecological issues can be mitigated.	0	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	Potential '2 nd Best' Allocation - Homes
Seat_08 Land Between Churston Rise and Couchill Copse, Seaton	The scale of development on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. Reasonably good access to facilities and employment, but adverse landscape impact is principal reason for not allocating this site. The site also contains large amounts of rank grassland, scrub and encroaching woodland, which are valuable habitats for foraging and commuting bats associated with the Beer Quarry and Caves SAC, as well as other ecological receptors.	0	0
Seat_09 Land at Clay Common (Little Paddock), Seaton	The scale of development on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. The site would contribute towards 10% of requirement on smaller sites. Reasonably good access to facilities and employment, medium/low landscape sensitivity, and minor heritage impact.	7	0
Seat_10 Land south of Beer Road, Seaton	The scale of development on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. The site would contribute towards 10% of requirement on smaller sites. Reasonably good access to facilities and employment, but adverse landscape impact is principal reason for not allocating this site.	0	0
	Totals	147	70

Sidmouth

- 4.31 Sidmouth has a very good range of services and facilities and a comparatively high number of jobs. There may be seen to be good strategic planning reasons to accommodate higher development levels in the town. However, the town is very highly constrained with the East Devon AONB abutting the urban edges of the town in many places and northern parts of the town (around the Waitrose supermarket) actually fall in the AONB. Apart from the beach (and sea) on the southern side of the town the one substantive part of Sidmouth that does not abut the AONB is the part that lies along the open parkland and spaces of the Byes, a cherished and valued open space area.
- 4.32 A total of 21 original sites, plus four new sites from the 2022 call for sites were identified at Sidmouth in Stage 1. These are shown on the map over the page. To note, other sites within adjacent lower Tier settlements use the site reference 'Sidm' therefore numbering is not sequential. These sites outside of the town / Tier 2 area will be considered in the next round of assessments.
- 4.33 In addition to the previously submitted sites, ten sites were submitted at Sidmouth in the recent (2022) call for sites. Five of these sites wholly overlap a number of the 21 original sites. The five remaining sites have not been fully assessed and may offer potential for development. The five sites include Kingdom Hall, Mill Street; Church Street Carpark, Sidford; Redwood Road, Sidmouth; Land at SY 12740 90095, North of Cornfields, Sidford; and a large residential site on land north of Sidford High Street to the east of site reference Sidm_02.
- 4.34 This results in Sidmouth show that three sites are proposed for allocation in the Local Plan at the current time: Sidm_01 (127 dwellings), Sidm_06 (30 dwellings) and Sidm_17 (11 dwellings).



Site assessment map for Sidmouth

Sites coloured in Red (with some minor shading variations) are from calls for sites from 2017 and 2021.

Sites coloured in Purple are from the new Call for Sites from 2022.

It should be noted that there are a number of cases where submission sites overlay one another and there have been some re-submissions at various points. Mapping limitations mean that not all site specific boundaries are explicitly clear and Appendix 2 to this committee report should be referred to for a complete picture.

Sidm_13 includes land shown in red as well as land to the south west of the identified site, west of Fortescue Road, see appendix for full details.

Mapping:

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Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	Potential '2 nd Best' Allocation - Homes
Sidm_01 Land south west of Woolbrook Road, Sidmouth	The scale of development (127 max yield) on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. Good access to facilities and employment, high/medium landscape sensitivity (Located entirely within East Devon AONB however set in the context of modern residential development), and minor heritage impact. Ecological impacts relating to the unconfirmed wildlife site, nature recovery network area, and the site's location within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone will need to be addressed in bringing the site forward, which may reduce the number of units that can be delivered on this site.	127	0
Sidm_02 Land at Sidford High Street, Sidmouth	Development of the site (124 max yield) would have a high landscape impact (Site within AONB with high intervisibility), no heritage impact but a significant adverse effect on ecology. There is good access to facilities and employment but poor existing access via a narrow lane onto the A3052. Adjacent site to east has come forward as part of call for sites (2022). The combination of Sidm_02 and the newly submitted 'land north of Sidford High Street to the east of site reference Sidm_02' has potential for significant delivery of housing, however it would require an improved access to A3052, and appropriate ecological mitigation. The impact on the landscape of the AONB is however a significant concern.	0	0
Sidm_04 Land to the east of The Lookout Coreway Sidford	Development of the site (30 max yield) would have a high landscape impact (Site within AONB with high intervisibility), minor heritage impact, minor adverse effect on ecology. Good access to facilities and employment.	0	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	Potential '2 nd Best' Allocation - Homes
Sidm_06 Land west of Two Bridges Road, Sidford	Development of the site (268 max yield) would have a high landscape impact (Site within AONB with high intervisibility), major heritage impact, significant moderate adverse effect on ecology. Good access to facilities and employment. It is considered that the eastern side of this site could make a reasonable development option though at a much lower capacity than the site promoter is suggesting.	30	0
Sidm_12 The Hams, Fortescue Road, Sidford	Development of the site (62 max yield) would have a high landscape impact (Site within Byes, adjacent to PROW / river Sid), major heritage impact, significant moderate adverse effect on ecology. Good access to facilities and employment.	0	0
Sidm_13 (and larger area as submitted in the 2017 Call for Sites) - Land adjoining Fortescue Road, Sidmouth	Land shown as Sidm_13 on the map is proposed in submission for 43 homes and a hotel. Allied to this built development proposal the submission advises, on the land to the south west and west of Fortescue Road (south of sit Sidm_12) the proposed use and provision of land for a range of community, amenity and public access uses to include new paths and cycle links with a bridge over the River Sid, allotments, tree planting, a nature reserve and a new lake. It is assumed that the various uses would form a package of development that the landowner/HELLA submitter would wish to see coming forward together with the built development. In respect of the housing and hotel aspect of the proposal the site is very sensitive in landscape terms, falling in the East Devon AONB on rising land that is visually prominent from a wide range of public viewpoints. Allocation for development is not recommended.	0	0
Sidm_14 Land adj Stevens Cross Close, Sidford	Development of the site (15 max yield) would have a high landscape impact (Site within AONB with high intervisibility), no heritage impact, significant moderate adverse effect on ecology. Good access to facilities and employment. Valued view in Neighbourhood Plan would be impacted.	0	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	Potential '2 nd Best' Allocation - Homes
Sidm_17 Peak Coach House, (Numbers 1-3 Belfry Cottages), Cotmaton Road, Sidmouth, Devon	The scale of development (11 max yield) on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. Development would have a medium landscape impact (Site within AONB however set in the context of existing residential use / presence of sporadic dwellings in vicinity which provide context of limited built form), minor heritage impact (subject to development that conserves / enhances adjacent heritage value), significant moderate adverse effect on ecology. Good access to facilities and employment. Ecological impact relating to the identified features including the site's location within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone will need to be addressed in bringing the site forward.	11	0
Sidm_19 Land at Dark Lane, Sidmouth	Development of the site (26 max yield) would have a high landscape impact (Site within AONB with high intervisibility), major heritage impact, significant moderate adverse effect on ecology (the site consists of a mosaic of scrub, ruderals and semi-mature woodland). Good access to facilities and employment. Poor access with narrow lanes adjacent to heritage.	0	0
Sidm_20 Station Yard, Station Road, Sidmouth	Development of the site (14 max yield) would have a medium / low landscape impact (impact upon AONB across the road (B3176) to west is a constraint), beneficial heritage impact, significant moderate adverse effect on ecology. Good access to facilities and employment. Loss of active employment site is a significant constraint on development.	0	0
Sidm_22 Alexandria Industrial Estate, Alexandria Road, Sidmouth	Development of the site (43 max yield) would have a medium / low landscape impact (impact upon AONB across the road (B3176) to west is a constraint), beneficial heritage impact, significant moderate adverse effect on ecology. Good access to facilities and employment. Loss of active employment site is a significant constraint on development.	0	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	Potential '2 nd Best' Allocation - Homes
Sidm_24 Land east of Two Bridges Road, Sidford	Limited industrial development to east, extant economic development permission on adjacent site to south, and employment allocation of this site in the current Local Plan are highlighted. Residential development of the site would have a high/medium landscape impact (within AONB however set in context of approval to south and limited context of built form including industrial water treatment units to the east), major heritage impact (setting / appearance Sidbury Castle Scheduled Monument), significant moderate adverse effect on ecology. Good access to facilities and employment. Loss of allocated employment site is a significant constraint on mixed use development.	0	0
	Totals	168	0

5. Housing supply assessment and options for addressing the shortfall

5.2 Site assessment work undertaken to date reveals that if we just rely on the best performing and most suitable sites for allocation at the Tier 1 and 2 towns in East Devon, and add this to projections of what may come forward elsewhere based on initial assessments in the working draft local plan, there will be a significant shortfall in housing delivery when measured against Government requirements and the need to evidence flexibility.

Forecast East Devon net housing supply

5.3 The table below provides the latest East Devon housing supply assessment. The housing supply forecast has been produced to provide initial evidence of potential sources of housing supply in the plan period, based on evidence about completions, commitments, windfalls, allocations at Cranbrook and potential allocations in East Devon.

5.4 This is the best estimate of supply at this stage in time but is work in progress. The forecast and analysis will be updated in the future when additional evidence is available such as the Housing Monitoring Update for the 2023 Monitoring Point, further assessment of emerging site allocations in light of responses to the Regulation 18 consultation on the Local Plan, and technical evidence including the Strategic Flood Risk Assessment and the Water Cycle Study.

Table 1: Forecast East Devon net housing supply

Supply Category (dwellings)	Net supply in plan period 1/4/2020 to 31/3/2040 (A)	Net supply after plan period 1/4/2040 onwards (B)	Net total housing supply (A+B)	% of Net supply in plan period (A/18,847 x 100)
Net completions 01/04/2020 to 31/03/2022 #	1,906	0	1,906	10.1
Net commitments at 31/03/2022 * \$	4,423	0	4,423	23.4
Cranbrook DPD Expansion Area Allocations ◆	4,170	0	4,170	22.2
2 nd new town	2,500	5,500	8,000	13.3
Urban extension north of Topsham^	650	0	650	3.5
Tier 1 & 2	1,777	0	1,777	9.4
Tier 3 & 4^	926	0	926	4.9
Windfall allowance ■ 01/04/2022 to 31/03/2040	2,495	0	2,495	13.2
TOTAL	18,847	5,500	24,347	100

Notes:

As at 31/03/2022 (the 2022 Monitoring Point)

Source: HMU Table in para 3.12 Completions 867 (in 2020/21) + 1039 (in2021/22)

* Total net commitments from planning permissions, including Cranbrook, that had not expired 31/03/2022 (excluding completions 01/04/2020 to 31/03/2022)

Source: 2022 HMU Table in para 3.12 Extant permissions = 4160 dwellings (2022 to 2031) and monitoring data shows 263 dwellings forecast for completions from 01/04/2031 onwards)

- § A small number of losses in commitments on small sites have not been deducted at this time, related to 'negative number' dwelling conversions or forecast future lapsed planning permissions on small sites
- ◆ Source: Cranbrook DPD (Main Modifications): Dwellings in Expansion Area (EA) allocations = 4170 dwellings comprising the follow Expansion Areas: Bluehayes EA 960 dws; Treasbeare EA 915 dws; The Cobdens EA 1,495 dws; Grange EA 800 dws. 2,500 dwellings forecast completions by 31/03/2040. After 1 April 2040 further development will continue taking the new town to a capacity of 8,000 new homes
- ^ Working estimate of supply category capacity comprising: up to 650 dws at Topsham; 414 dws at Tier 3 centres and 512 dws at Tier 4 centres (figures to be refined in next supply assessment)
- Windfall supply = 144+ 155 + 142 + (158 x13) = 2,495 dwellings (April 2024 to March 2040)
Source: 2022 HMU Table in para 3.19, plus annual rate of 158 pa 01/04/2031 to 31/03/2040. The windfall allowance is mindful of the need to avoid overlaps with commitments. Currently, future delivery of supply on made Neighbourhood Plan allocations not yet benefitting from planning approval would be counted against this category.

- 5.5 The 1,777 dwellings supply at Tier 1 to 2 settlements shown in Table 1 are the sum of the preferred site allocations set out in this report. The figure **does not** include the dwellings on '2nd best' sites choices identified in this report.
- 5.6 In addition to the allocations at Tier 1 to 2 settlements proposed in this report, Table 1 uses information from the working draft local plan which proposed that provision through land allocations would come forward (up to 2040) at:
- A second new town – 2,500 dwellings (after 2040 further development will occur taking the new town to a capacity of 8,000 new homes;
 - Urban extension north of Topsham – up to 650 dwellings;
 - Provision at Tier 3 settlements – 414 dwellings;
 - Provision at Tier 4 settlements – 512 dwellings
- 5.7 Most of the supply identified in the supply categories would deliver in the plan period. The 2nd new town would deliver housing both in and after the plan period. Table 1 divides the total in each category into forecast supply delivery in the plan period and forecast supply after the plan period.
- 5.8 The following analysis focuses on: housing supply shortfall/surplus and headroom; the supply distribution and spatial strategy; data robustness, and implications of supply surplus/shortfall.

a) **Shortfall/surplus and headroom**

- 5.9 Comparing the forecast supply in the plan period against the housing requirement provides evidence of the amount of forecast supply shortfall or surplus. If the East Devon housing requirement is based on the latest East Devon local housing need (Government's standard method) of 946 pa then the requirement would be 18,920 dwellings for the plan period. That rate is based on the latest ONS statistics published in March 2022, and is higher than the previous figure of 918 pa.
- 5.10 The housing requirement may change in light of future ONS statistics which are published annually. It may also change in light of forthcoming evidence from the Economic Development Needs Assessment (currently work in progress), future evidence of the EDNA's impact on the East Devon Local Housing Need, and Members' consideration of that evidence.
- 5.11 It will also be necessary and critically important to consider the degree of supply 'headroom'. That is the amount of forecast supply in the plan period above the requirement as a percentage of the plan period requirement. Headroom is an indicator of supply flexibility and contingency provision, if some sites do not come forward in the plan period. This is necessary to provide evidence to meet the test of soundness about plan effectiveness. The

table shows that approximately 35% of the plan period supply relates to Cranbrook expansion areas and the 2nd new town. Submission of planning applications is a strong indicator of realistic prospects of delivery of the planned Cranbrook expansion. However, the second new town would equate to 13% of plan period supply and is at such an early stage in the development process, that a robust level of district supply headroom would be needed to mitigate the potential strategic risk of under delivery from this supply category.

- 5.12 A 10% supply headroom equates to a further 1,892 dwellings to be identified as potential supply that can be delivered in the plan period. This would mean evidence to demonstrate a potential supply of about 20,812 dwellings that could be delivered in the plan period. It is important to note that there is likely to be a need for the Sustainability Appraisal to test both a higher and lower headroom percentage to demonstrate the impact of supply headroom, and to demonstrate that the plan's policies on housing requirement and supply are justified.
- 5.13 Table 1 and the preferred site allocations proposed in this report, forecasts that 18,847 dwellings would be completed in East Devon in the plan period 2020 to 2040. A further 5,500 from supply relating to the 2nd new town would be completed after the end of the plan period.
- 5.14 The overall conclusions are that:
- At 18,847, the supply forecast to be delivered in the plan period from supply identified to date would be 73 dwellings below the plan period housing requirement of 18,920 dwellings. This would be just short of what is needed to meet the current Local Housing Need (standard method) and it provides no housing supply headroom. This does not provide evidence of supply flexibility.
 - To meet the housing requirement and demonstrate flexibility through a 10% supply headroom, would mean that a further 1,899 dwellings needs to be identified through additional site allocations that can deliver by 2040. This would bring the total net supply up to 20,812 dwellings (net) in the plan period.
- 5.15 If all the dwellings on '2nd best' sites choices identified in this report were also to be identified as site allocations (plus all the preferred choices), then supply would broadly match the requirement for the plan period (based on latest standard method need) plus a 10% headroom, and offer modest resilience to a potential rise in housing need related to future ONS statistics.

b) Supply distribution and spatial strategy

- 5.16 Approximately 33.3% of the plan period supply is already identified from completions 2020 to 2022 and commitments at the 2022 Monitoring Point in East Devon. Another 13% is accounted for by the plan period district windfall allowance.
- 5.17 Table 1 also provides initial evidence about the distribution of the 53.3% of potential housing supply from allocations, in the context of the emerging spatial strategy, and in particular the settlement hierarchy. Potential supply from allocations in the plan period would comprise:
- Allocations in the western side of the District which are forecast to deliver 39% of plan period supply, comprising:
 - 22% at Cranbrook Expansion Areas
 - 13.3% at the preferred site allocation at the second new town
 - 3.5% at the preferred site allocations in the urban extension north of Topsham
 - 9.4% of plan period supply would be preferred site allocations at Tier 1 and 2 settlements, comprising:
 - 1.5% at the Tier 1 settlement (Exmouth); and
 - 7.9% in total at the Tier 2 settlements

- 4.9% of plan period supply would be from site allocations at Tiers 3 and 4 settlements (work is in progress to identify preferred site allocations).

5.18 Strategic conclusions from the above evidence and analysis are that:

- a) The scale of preferred site allocations in the supply categories is a reasonable fit overall with the settlement hierarchy, with 35.1% of supply at allocations in the new settlements, 9.4% at Tiers 1 and 2 settlements and 4.9% at Tiers 3 and 4 settlements. The urban extension north of Topsham would provide a further 3.5%.
- b) The 15.3% of supply in the plan period from the preferred site allocations in Tiers 1 to 4, are in addition to known supply in those Tiers from completions already delivered in the plan period and commitments yet to be delivered.
- c) There is a reasonable balance between supply certainty and flexibility. That is, about 87% of plan period supply would be from known sources (completions, commitments and preferred site allocations) and the 13% windfall allowance would be from future, as yet unidentified, windfalls.

5.19 Further housing supply identified from the 'second best sites' would change the supply category percentages, and may change some of the above conclusions.

c) Data robustness

5.20 The calculation of forecast housing supply is sufficiently robust at this stage of plan preparation because:

- Tabled data is based on the whole of East Devon District, including Cranbrook. The housing supply forecast is the sum of supply from housing supply categories. The categories are mutually exclusive so there is no overlap in the supply categories and no double-counting.
- The settlement tiers and urban extension north of Topsham are based on the emerging Local Plan settlement hierarchy.
- The latest available data is used for supply from housing completions, commitments from planning permissions, and in calculating an annual windfall allowance. This uses information from the East Devon Housing Monitoring update 2022, based on the 2022 Monitoring Point (i.e. 31 March 2022).
- At this stage of plan-making no sites proposed as potential allocations in the emerging Local Plan benefit from planning permission.
- Housing supply is based on dwellings, on a 'net' basis, accounting for gains and losses of dwellings, unless indicated otherwise.
- For this analysis, a conversion factor of 1.8 is applied to convert bed spaces in Residential Institutions to dwelling equivalents, which are included in the net housing supply in Table 1. This is consistent with the latest Housing Flows Reconciliation Return methodology for national statistics.
- Table 1 does not include Gypsies and Travellers and Travelling Show people pitches. There will be a separate analysis of pitch supply and need when the Gypsy and Traveller Accommodation Assessment evidence is available.

5.21 Work is in progress on the following which will inform refinement of the housing supply forecasts for the Local Plan:

- Tiers 3 and 4 allocations
- Development of the second new town options.

- Finalising the HELAA evidence on supply sources, and the availability and achievability of sites
- Updating site selection to take account of emerging evidence such as the Strategic Flood Risk Assessment and Water Cycle Study.

5.22 Further updates of housing supply will be undertaken when the 2023 Housing Monitoring Update is available and the Local Plan housing trajectory is updated, including its audit trail of engagement with builders/developers and landowners.

d) Implications of supply shortfall/surplus

5.23 Under the assessment set out above based on preferred allocations in the towns, there is an identified housing shortfall to 2040 of **1,899** new homes. Should we ultimately need to set a later plan end date (this might be needed if we are to have an end date that is at least 15 years after adoption) then overall requirements would be expected to go up, mindful that some of the additional requirement would be met by the 2nd new town where development would continue after 31 March 2040.

5.24 The table below shows the full quantum of preferred housing allocations and suggested ‘2nd best’ levels of allocations at the towns of East Devon.

Town	Preferred Allocation - Homes	Potential ‘2 nd Best’ Allocation - Homes	Preferred plus ‘2 nd Best’ Total
Exmouth	287	746	1,033
Axminster	745	370	1,115
Honiton	182	346	528
Ottery St Mary	248	40	288
Seaton	147	70	217
Sidmouth	168	0	168
Totals	1,777	1,572	3,349

5.25 In order to address the shortfall there are a series of suggested options that might be followed and a combination may be appropriate, these are summarised below and members are invited to provide clarity on the appropriate way forward:

Option 1 – Allocate additional ‘2nd best’ sites at Tier 1 and 2 settlements. We have identified ‘2nd best’ sites options as we are of the view that it is unlikely that other options alone (set out below) will be credible choices to make up the total shortfall. Though in addition Committee may wish to look to other town based sites that do not feature as officer favoured or ‘2nd best’ choices as possible allocations in the plan,

Option 2 – Provide for modest additional housing at Tier 3 and 4 settlements. We have drawn on proposed policy in the working draft local plan to identify the housing supply that may come forward outside of Option 1 above. Whilst site options are yet to be tested (as has been undertaken for Tier 1 and 2 settlements in this report and supporting work) there may be some scope to increase housing provision generally across Tier 3 and 4 settlements, but more detailed assessment could also raise concerns about whether the scale of development is credible. It is suggested that if additional capacity could be found then it is unlikely to address the full shortfall. Furthermore the plan is being developed on the basis of directing development to the locations that have the biggest and best range of services and facilities

(the Tier 1 and 2 settlements) or where such facilities can be provided (at a second new town or on sites close to Exeter). Greater levels of development at Tier 3 and 4 settlements would run counter to this strategic approach and would be likely to be less sustainable and have a higher carbon footprint. To look elsewhere in rural areas, beyond Tier 4, would run even further counter to this approach.

Option 3 – Focus strategic scale development at selected Tier 3 and 4 settlements.

Under this option we could look to selected Tier 3 and 4 settlements to accommodate strategic scale development (housing numbers in the 100s rather than, for example, in the 10s). Some Tier 3 and 4 settlements are less environmentally constrained than others and less so than some towns. For example significant land areas have been promoted for development at **Feniton** and **Whimble** and one, other or both of these settlements could accommodate larger scale development schemes. Both of these villages are relatively close to Exeter, they have railway stations and they fall some distance from AONBs and from the highest tier of wildlife sites. Large scale development could help secure extra services and facilities to the benefit of the wider community.

Option 4 – Increase housing density on land allocations. To date we have modelled housing capacity on reasonably typical standard density levels, though in some cases we have adjusted density levels (typically downward) to take into account site specific characteristics. But there could be some scope to look at higher density levels on some sites. Doing so, without causing possible adverse impacts, could address a part of the shortfall, but it is suggested that it is unlikely to meet all needs, or perhaps not even have a significant impact. Furthermore, we have not comprehensively taken account of scope for mixed used developments, specifically including provision of employment land on some development sites. Identifying deliverable employment land to allocate through the local plan presents significant challenges and our expectation is that, to some degree at least, it can be best achieved through mixed use development sites. On larger sites therefore we are likely to recommend mixed use development, it has the attraction of co-locating uses close together, so amongst other objectives reducing need to travel, but it is likely to reduce rather than increase housing yields.

Option 5 – revisit urban intensification options. We undertook a second call for sites, completed earlier in 2022, in part at least in order to understand if there were significant and genuine options to increase redevelopment and urban intensification in East Devon Towns. The call for sites generated some additional site options and these are yet to be fully investigated. However many were small in scale and also some were located in floodplains (notably in Exmouth) or had other significant constraints. From preliminary review extra sites submitted at the Tier 1 and 2 towns may offer some scope for additional new homes, but it is suggested that potential is modest at best and would make limited impact on addressing the unmet need. These conclusions align with work done as part of the urban capacity study where relatively few sites were identified and these were small and would yield few new homes.

There would be an option to comprehensively revisit urban intensification options again – but this would take time and could delay local plan production considerably and it is far from guaranteed that it could generate new significant opportunities or indeed how appropriate, viable or desirable such opportunities may be.

Option 6 – look to expand Cranbrook further. The working draft local plan advocates a policy approach that does not seek to expand Cranbrook any further than provision made

through the Cranbrook Plan. However there could be scope (not recommended) to revisit this approach and expand Cranbrook further and beyond that already committed. However, whether this may actually increase housing delivery is questionable as build rates at Cranbrook will already be informed by market demand and just providing extra sites would not in its own right shift the market demand side of the equation. Ultimately there will be a maximum number of homes that the market could reasonably deliver at Cranbrook and simply allocating more will not necessarily increase supply.

5.26 Summary assessment indicates, based on best available current information, that there is going to be a housing shortfall and officer recommendation is that, to some degree at least, if not a large degree, it will be desirable to seek to allocate some perhaps if not all of the '2nd best' site choices at towns (Tier 1 and 2 settlements) this would be even more appropriate should some of the officer favoured site choices at towns be dismissed by Members and rejected from inclusion in the plan.

5.27 In respect of the desirability for further allocations it is relevant to note that the working draft plan has a hierarchy that places existing towns in the highest bracket. The hierarchy may be read to infer (though does not explicitly state) that the towns are strategically important locations to accommodate greater levels of housing development, but in some towns development levels on preferred sites are comparatively low. Exmouth, as a notable example, accommodates over 20% of the existing residents of East Devon but proposed favoured allocations at the town would account for a significantly lower proportionate level of projected future development. Whilst some site choices in Exmouth (and elsewhere) may be far from ideal the options available do need to be seen within the context of a wider plan strategy. Delivering development to accord with the plan strategy will need to be weighed in the decision making process against and alongside available site options. It can be appropriate to allocate less good sites in given towns or locations if they will help deliver a strategy rather than potentially better sites elsewhere if those sites do not help deliver the strategy.

6. Next steps

6.2 Sites at Tiers 3 and 4 of the settlement hierarchy will be considered for allocation at SPC on September 9 and 14. The proposed new settlement and other sites close to Exeter will be discussed at the same SPC that considers the Preferred Options consultation draft Local Plan, on October 4 2022. As highlighted previously, it is only when all sites across East Devon have been assessed that we will have a full picture as to whether we are allocating sufficient sites to meet development needs. Therefore, the October SPC may see different conclusions for some sites, if subsequent work shows that too few (or even too many) sites are being proposed for allocation or extra information on sites is identified.

6.3 All proposed site allocations, plus the alternative sites that are not currently being proposed to allocate, will then be subject to public consultation on the Preferred Options consultation draft Local Plan, to be held from mid-October to December 2022. The consultation responses will be considered in revising the Local Plan, which could include additional site suggestions or evidence causes us to reconsider the proposed allocations or alternatives.

Financial implications:

There are no specific financial implications impacting upon council finances as a result of the report as it is in line with current budgets. As a council with an HRA, the impact of housing needs is significant both within the general fund, for example in terms of temporary accommodation requirements and primarily within the HRA to meet the need for social and affordable housing. Additionally development in the district also benefits the council financially both through the growth itself in council tax receipts etc. as well as through government incentive schemes such as New Homes Bonus.

Legal implications:

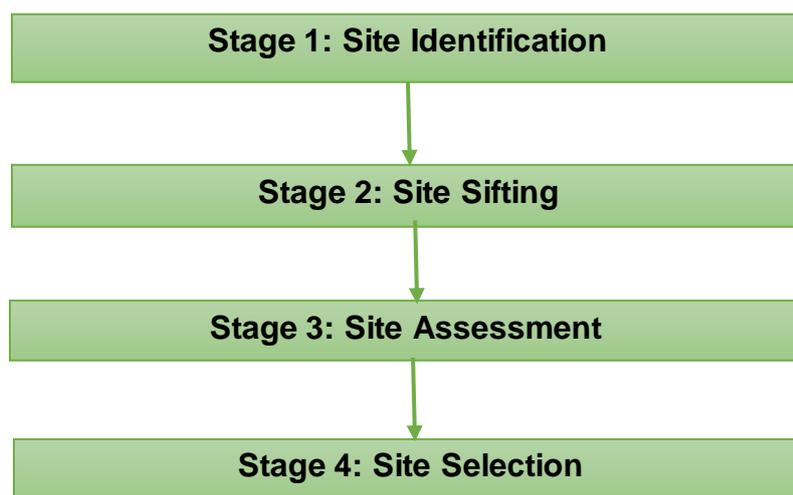
There is no direct comment to be made in relation to this report, each and any individual issue will need to be considered as it arises in respect of each issue as it comes forward.

East Devon Local Plan 2020-2040 – Site Selection Methodology (May 2022)

Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2040 that will allocate sites for development. This site selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not. The process will consider housing and employment allocations.
- 1.2 A separate ‘Site Selection’ report will contain the assessment of sites and identify those which are preferred to allocate, alongside those that are recommended to not be allocated, with reasons why. The purpose of the Site Selection report will be to explain how we have chosen the sites that meet the Local Plan strategy for the distribution of development. The Site Selection report will collate evidence from numerous other sources, rather than create ‘new’ evidence.
- 1.3 It is important to note that, to be considered as ‘sound’, the Local Plan will need to be an appropriate strategy, taking into account reasonable alternatives, and based on proportionate evidence.¹
- 1.4 The process for site selection is shown in the diagram below.

Figure 1: Site selection process



- 1.5 The following sections explain how each of the four stages in the diagram will be carried out.

Stage 1: Site Identification

- 1.6 There are several sources of sites with the potential to be allocated in the Local Plan. The following sources will be considered for the site selection process:
 - Housing and Employment Land Availability Assessment (HELAA)
 - Urban Capacity Study (2021)²

¹ National Planning Policy Framework, paragraph 35b.

² Available at: [300321bpurbancapacitystudyappendix1assessments.pdf](https://www.eastdevon.gov.uk/300321bpurbancapacitystudyappendix1assessments.pdf) ([eastdevon.gov.uk](https://www.eastdevon.gov.uk))

- Brownfield land register³
- Local Plan 2013-2031 allocations where a planning application has not been submitted⁴
- Local Plan 2020-2040 consultation responses⁵

1.7 Incorporating these sources should ensure that all sites where development may be possible are identified for potential inclusion in the Local Plan 2020-2040.

Stage 2: Site Sifting

1.8 Following the 'long list' of sites identified in Stage 1, a 'sifting' process will be carried out to ensure that only 'reasonable alternatives' are considered further. Only sites which meet criteria a), b) and c) are carried forward to Stage 3. These criteria are shown in figure 2 below.

Figure 2: Sifting criteria

Sifting criteria	Reason
a) Site is assessed as 'suitable, available and achievable' in the HELAA ⁶	To ensure only sites of a sufficient size ⁷ in an appropriate location and without significant constraints are considered for potential allocation.
b) Site is located: <ul style="list-style-type: none"> ○ within, or adjacent to, settlements in Tiers 1-4 of the settlement hierarchy (excluding Cranbrook⁸); or ○ adjoining another site that is adjacent to a settlement in Tiers 1-4, and is also well related to that settlement; or ○ as a freestanding new settlement or able to be part of a new settlement⁹; or ○ adjacent to Exeter or other development in the West End; or 	To reflect the settlement strategy in the emerging Local Plan 2020-2040.

³ Published December 2020: [2020eddcbrownfieldlandregister.pdf \(eastdevon.gov.uk\)](https://www.eastdevon.gov.uk/2020eddcbrownfieldlandregister.pdf) Nb. All of 2020 BLR sites are included in the Urban Capacity Study 2021, but future versions of the BLR may identify additional sites.

⁴ Consistent with NPPF paragraph 122.

⁵ Sites in the Urban Capacity Study, Brownfield land register, Local Plan allocations, and consultation responses may also be in the HELAA.

⁶ It is assumed that sites within 400m of the Pebblebed Heaths SAC will be ruled out as being unsuitable in the HELAA but, if not, such sites should be sifted out at Stage 2.

⁷ The HELAA site size thresholds are housing sites that can deliver at least five dwellings (gross) or 0.15 hectares in size; and employment sites of at least 0.25 hectares or 500 sq m of floor space.

⁸ Cranbrook is outside the scope of the Local Plan 2020-2040, as it is being addressed in the emerging Cranbrook Plan.

⁹ Small sites located in 'areas of search' for a new settlement will be taken forward to Stage 3 even if, in isolation, they are not assessed as suitable, available, achievable in the HELAA. This is because such sites may be able to contribute to larger sites that, together, deliver a new settlement.

<ul style="list-style-type: none"> ○ adjacent to an existing business park (if proposed for employment use) 	
<p>c) Sites in criteria a) or b) that already have planning permission will not be considered</p>	<p>The Local Plan will not allocate sites that already have planning permission, as they are assumed to be deliverable.</p>

1.9 There will be cases where the same sites crop up from the different sources at Stage 1, and even within the same source e.g. the HELAA has overlapping sites arising from different ‘call for sites’ submissions. Stage 2 should note sites that overlap completely (i.e. 100% overlap) – these sites will go forward to Stage 3 to avoid assessing the same site twice. Stage 2 should also note sites that partially overlap, with the separate parts of each site subject to assessment at Stage 3.

Stage 3: Site Assessment

1.10 A Site Assessment form will be completed for all sites that make it through the ‘sifting’ stage. This form contains some identifying details relating to the site (address, size, proposed use etc.) and then sets out a series of selection criteria relating to the key planning issues for assessing sites. The yield for each site will use the HELAA as the starting point, amended as appropriate to reflect Local Plan consultation responses, and local character and any opportunities or constraints identified in the site assessment.

1.11 Commentary for each of the selection criteria is contained in the assessment column. Appendix one contains the Site Assessment form – the considerations for each site selection criteria follows below.

Sustainability Appraisal findings

1.12 A Sustainability Appraisal (SA) is being prepared to promote sustainable development by assessing how the Local Plan, when judged against reasonable alternatives, will help to achieve environmental, economic and social objectives. The SA will assess each site that is considered to be a ‘reasonable alternative’, and explain the likely significant effects that are predicted to arise against a series of sustainability objectives. The SA will summarise the effects for each sustainability objective on a range from major positive to major negatives, along with any uncertain or mixed effects.

1.13 The site assessment will record any major positive or major negative effects, as identified in the SA report. It is important to note that the full assessment of effects for each site has been considered, but the purpose of the Site Selection report is to highlight the more significant effects.

Infrastructure implications

1.14 This section will highlight any known infrastructure issues that may arise from developing the site. This will reflect HELAA comments with regards to education and highways made by Devon County Council for each site. Other known infrastructure requirements will also be identified where relevant, such as those relating to flood risk, sport and recreation, community facilities, healthcare, and utilities (including overhead power lines, and whether any HSE major hazard pipelines zones pass through the site).

Landscape sensitivity

1.15 The rural nature of East Devon means that landscape impact is often a key factor when selecting sites for development. This section of the form will summarise the findings of the landscape sensitivity analysis undertaken for each site. This analysis considers a range of criteria relating to landscape and visual sensitivities, and then places the site into the following sensitivity ratings:

- Low
- Low/medium
- Medium
- Medium/high
- High

1.16 If a site has a mixture of landscape sensitivity categories, these are summarised on the form.

Impact on Historic environment

1.17 The impact on heritage assets and their setting has been considered through a separate Historic Environment Site Assessment (HESA) for those sites that make it through to Stage 3. The HESA reflects Historic England (HE) guidance¹⁰ and its methodology for selecting sites, based around five 'steps':

- i. Identify which heritage assets are affected by potential site
- ii. Existing contribution of site to the significance of heritage asset
- iii. Identify impact of the potential allocation on significance of heritage asset
- iv. Maximise enhancements and avoid harm
- v. Determine whether potential allocation is appropriate in light of NPPF tests of soundness`

1.18 The Site Selection report will summarise the findings of the HESA, identifying the impact of allocating the site on the historic environment as either:

- Major: considerable change affecting the special character of assets including their setting, where the significance of those elements is substantially harmed or lost.
- Moderate: change affecting the special character of assets, where elements which contribute to their significance and their setting are harmed.
- Minor: limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.
- Beneficial: elements which contribute to the significance of assets, including their setting, are enhanced or better revealed.
- No change: no change to assets of their settings.

1.19 To identify the key impacts and ensure a proportionate approach is taken, the HESA will consider the impact upon up to five heritage assets most likely to be affected, unless there are exceptional circumstances that warrant consideration of a larger number of heritage assets (e.g. if the site is particularly large, or surrounded by more than five "assets of the highest significance" set out in NPPF paragraph 200b).

¹⁰ Historic England has published guidance on site selection methodology relating to heritage assets: [The Historic Environment and Site Allocations in Local Plans \(historicengland.org.uk\)](https://historicengland.org.uk)

1.20 Site selection (Stage 4 in this methodology) will reflect Step 5 of the HE guidance summarised above.

Ecological impact

1.21 An ecological assessment of each site will be carried out, as detailed in separate guidelines. A desk study based system will rapidly assess the impacts of potential development sites on known designated sites and other habitats and features of nature conservation importance. The desk study results are then validated by a site visit, which also seeks to identify any features of ecological interest that may have been missed throughout the desk study exercise.

1.22 For each site, a likely scale of adverse impact will be identified – either:

- “Minor adverse effect predicted (not significant)” where no features are present either within the site, or within 100m of the site. No known ecological reasons not to allocate the site. Minor adverse effects are likely to be mitigated with relative ease through the planning DM system.
- “Significant moderate adverse effect predicted” where features of regional and county value are present either within the site, or within 100m of the site. Potential to consider not allocating the site due to significant ecological effects, which may be able to be avoided by not allocating the site. Considerable on site avoidance and mitigation measures are likely to be required in order to ensure no impacts on the features present. Compensation may be required as a last resort. Potential to allocate the site with appropriate avoidance/mitigation conditions.
- “Significant major adverse effect predicted” where features of international and national value are present either within the site, or within 100m of the site. Sites in this category should only be allocated where it is proven that no suitable alternatives exist, and that suitable avoidance and mitigation measures could be implemented to ensure no residual impacts on the features affected. Compensation may be required as a last resort. Potential to allocate the site with appropriate avoidance/mitigation conditions.

1.23 Commentary will be provided to explain the scale of the impact.

Accessibility assessment

1.24 National policy states that significant development should be focussed on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. National policy also supports the use of local services. The Local Plan strategy reflects this national policy. Therefore, the assessment of sites considers access to the following community services and facilities along with employment sites:

- Train station
- Hourly or better bus route
- Primary school
- Secondary school
- Convenience store/shop
- Post Office
- Community hall

- Pub
- Open space/allotment
- Children’s play area
- GP
- Employment site (identified in Employment Land Review)

1.25 The site assessment should note the distance to each of these 12 services, facilities and employment sites using information from the HELAA, setting out how many are within 1,600m of the site. This distance represents a 20 minute walk, consistent with the “20 minute neighbourhood” concept being promoted in the Local Plan. As the distances are calculated “as the crow flies”, any physical barriers (e.g. roads, railway lines, built form, topography) should be noted where they would significantly increase the distance for walkers and cyclists.

Other known site constraints

1.26 There are a variety of other factors that are important to consider when assessing sites for potential development. This aspect of the site assessment will record the following other known site constraints:

- Best and most versatile agricultural land
- Noise
- Flood risk
- Water quality
- Minerals and waste impact
- Physical constraints e.g. topography, contamination, adjacent uses
- Loss of important land use e.g. open space, employment site, community facility
- Planning history – highlight issues raised in determined planning applications, planning appeals and/or preparation of the Local Plan 2013-31 that are relevant to the site.

1.27 Clearly, sites will be affected by these constraints to a greater or lesser degree, so constraints will only be identified where relevant to the particular site.

Site opportunities

1.28 Some sites may offer particular opportunities if they are developed, which should be noted in the assessment – such opportunities could include:

- Redeveloping previously developed land
- Potential to deliver higher than average densities (e.g. in close proximity to town centres and other locations well served by public transport)
- Connections into adjacent walking/cycling links and/or green infrastructure networks
- Delivering or contributing to infrastructure that could have wider benefits e.g. school, open space, other community facilities and services
- Continue existing street scene along site frontage

1.29 This section of the assessment will also identify opportunities to reduce the site size to make it more acceptable to develop. This will be relevant for sites where some parts may be unacceptable to develop, but the remaining parts are relatively unconstrained.

Requirement for further work

1.30 The initial assessment may highlight further work that will need to be undertaken, such as a more detailed landscape assessment or in response to evidence that is under production at the time of the assessment (such as the Strategic Flood Risk Assessment).

Yield adjustment

1.31 The yield shown at the start of the site assessment is calculated using the standard HEELA methodology¹¹. Site appraisal work may indicate that this should be reduced, for example to take account of landscape, ecological or historic environment features; or to achieve a higher yield in particularly accessible locations. Where this is the case the yield will be adjusted to ensure that the local plan reflects a realistic site potential, and commentary will highlight parts of the site that are not acceptable to develop.

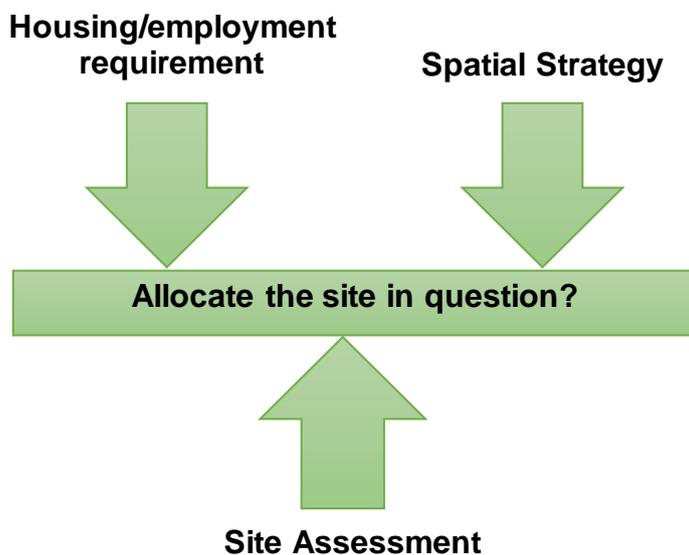
Summary conclusions

1.32 This section provides a brief summary of the key positives and negatives of each site.

Stage 4: Site Selection

1.33 When all sites have been assessed, Stage 4 considers which sites to allocate. The site selection process balances top-down strategic issues relating to the Local Plan district-wide housing requirement and spatial strategy for the distribution of development, with the specific factors in the site assessments – this process is summarised in figure 3 below.

Figure 3: Site selection process



1.34 The following text explains how these three factors will inform the selection of sites.

Housing/employment requirement

¹¹ [Housing and Economic Land Availability Assessment - East Devon](#)

- 1.35 The Local Plan district-wide housing requirement is 918 dwellings per year. The 20 year plan period (2020 – 2040) of the Local Plan means a total requirement for 18,360 dwellings. The Local Plan incorporates supply flexibility of 10% above the requirement, meaning the Local Plan proposes a total of 20,200 dwellings across East Devon.
- 1.36 The Local Plan reflects national policy in stating that at least 10% of the housing requirement should be accommodated on sites no larger than one hectare.
- 1.37 Therefore, the site selection process must ensure sufficient homes are allocated to meet the requirement (minus any windfall allowance); alongside identifying at least 10% of the requirement on sites that are one hectare or smaller.
- 1.38 An Economic Development Needs Assessment is being prepared to justify the level of employment land that is required over the plan period – when complete, this methodology will be updated to include reference to this evidence. Therefore, as with housing, sufficient land should be allocated to meet the employment land requirement (minus any windfall allowance).

Local Plan spatial strategy

- 1.39 The Local Plan directs development towards the most sustainable locations in East Devon, consistent with a spatial strategy to:
- Focus new development on the western side of East Devon, including a new settlement and other major strategic development close to Exeter
 - Promote significant development at the Principal Centre of Exmouth and the Main Centres of Axminster, Honiton, Ottery St Mary, Seaton, and Sidmouth to serve their own needs and that of wider surrounding areas
 - Support development at the Local Centres of Broadclyst, Budleigh Salterton, Colyton, Lympstone, and Woodbury that meets local needs and those in the immediate surrounds
 - Allow limited development to meet local needs at the Service Villages of Beer, Branscombe, Broadhembury, Chardstock, Clyst St Mary, Dunkeswell, East Budleigh, Exton, Feniton, Hawkchurch, Kilmington, Musbury, Newton Popleford, Otterton, Payhembury, Plymtree, Sidbury, Stoke Canon, Tipton St John, Uplyme, Westclyst, West Hill, Whimple.
 - Settlements not listed above are considered to be ‘open countryside’ for the purposes of the Local Plan, where more restrictive planning policies apply.
- 1.40 The site selection process should reflect this spatial strategy when considering whether to allocate the site in question, to ensure an appropriate level of development is proposed at each settlement.
- 1.41 Consistent with the spatial strategy, and to ensure a more nuanced approach, site selection should also consider the availability of jobs, community facilities and services at the settlement in question.¹² This promotes sustainable development by linking growth to the availability of jobs and services in the settlement, which may vary slightly despite being within the same defined ‘tier’ as other settlements, and therefore subject to the same overarching strategy set out above. For example, Seaton and Honiton are both identified as ‘Main Centres’, and proposed to have moderate levels of development. However, Seaton has fewer jobs, lacks some strategic facilities (train

¹² As set out in The Role and Function of Settlements, available at [1a. Role and Function of Settlements report v3 final draft for SPC.pdf \(eastdevon.gov.uk\)](https://www.eastdevon.gov.uk/1a-Role-and-Function-of-Settlements-report-v3-final-draft-for-SPC.pdf)

station, secondary school, swimming pool), and is located in a less accessible location. Therefore, the spatial strategy should direct less development to Seaton than Honiton.

- 1.42 As the Local Plan period began in 2020, dwelling completions or commitments from this year until the base date of the Site Selection report should be included when considering the spatial strategy. There may be settlements where high levels of completions or commitments means that lower levels of 'new' housing are appropriate to ensure consistency with the Local Plan spatial strategy.
- 1.43 This section will also highlight key messages contained in the neighbourhood plan, if there one 'made' in the area.

Site assessment

- 1.44 Stage 3 assesses each site against a series of criteria that considered key planning issues. The site assessment ensures a consistent level of information is available for each site, meaning they can be compared against other sites at the same settlement (or options for freestanding new settlements can be compared with each other) to inform site selection.

Conclusion

- 1.45 The three overriding factors – housing/employment requirement, spatial strategy, and site assessment – should be considered together when deciding which sites to select for allocation in the Local Plan. Site selection will reflect the NPPF paragraph 175 by allocating land with least environmental or amenity value, where consistent with other policies in the NPPF.
- 1.46 The Site Selection form explains whether the site should be allocated, or not, with reasons why, based upon the housing requirement, spatial strategy and site assessment. It follows that sites that perform well against these three interlinking factors should be allocated for development; whilst sites that do not perform as well as other site options should not be selected for allocation.

Appendix One: Site Assessment and Selection Form

Site Details				
Settlement		Tier		Map
Site ref.		Size (ha)		
Proposed use		Yield ¹³		
Address				

¹³ This is the 'standard' yield calculated using the HELAA [methodology](#)

Stage 3 - Site Assessment form	
Site selection criteria	Guidance for the Assessment
Sustainability Appraisal findings	<ul style="list-style-type: none"> Identify 'major positive' or 'major negative' effects from the SA. Full details will be available in the SA report that accompanies the Local Plan.
Infrastructure implications	<ul style="list-style-type: none"> HELAA DCC Education comments HELAA DCC Highway comments Other known infrastructure issues e.g. flood risk, sport and recreation, community facilities, healthcare, and utilities (including overhead power lines, and whether any HSE major hazard pipelines zones pass through the site); and the Infrastructure Delivery Plan 2017
Landscape sensitivity	<ul style="list-style-type: none"> Summarise findings from landscape sensitivity assessment methodology. Identify sensitivity rating of: high; high/medium; medium; medium/low; or low.
Impact on historic environment	<ul style="list-style-type: none"> Summarise findings from Historic Environment Site Assessment. Identify impact as major; moderate; minor; beneficial; no change.
Ecological impact	<ul style="list-style-type: none"> Summarise separate ecological assessment. Identify minor adverse effect; significant moderate adverse effect; or significant major adverse effect.
Accessibility assessment	<ul style="list-style-type: none"> From the HELAA spreadsheet, identify the number of services, facilities and employment sites within 1,600m of the site. Add commentary about accessibility by sustainable travel.
Other known site constraints	<ul style="list-style-type: none"> Best and most versatile agricultural land Noise Flood risk Water quality (in ecological assessment and/or Water Cycle Study) Minerals and waste impact Physical constraints e.g. topography, contamination, adjacent uses Loss of important land use e.g. open space, employment site, community facility Planning history – highlight issues raised in determined planning applications, planning appeals and/or preparation of the Local Plan 2013-31 that are relevant to the site.
Site opportunities	<ul style="list-style-type: none"> Redeveloping previously developed land Deliver higher than average densities Walking/cycling/Green Infrastructure connections Infrastructure benefits Continue existing street scene along site frontage Potential to break down site in to smaller, more acceptable site
Further work required?	<ul style="list-style-type: none"> State Yes or No. Highlight if additional evidence is required to help with the site assessment.

Stage 3 - Site Assessment form	
Site selection criteria	Guidance for the Assessment
Amend yield to reflect site assessment?	<ul style="list-style-type: none"> • State Yes or No. • Based upon the site assessment findings, should the 'standard' yield be amended e.g. reduced to take account of landscape, ecology, or historic environment; or increased in a particularly accessible location? • If Yes, identify parts of site that not acceptable, and insert amended yield.
Summary conclusions	<ul style="list-style-type: none"> • Brief summary of the key positives and negatives of the site.

Stage 4 - Site Selection form	
Less than 1 ha?	Yes or No
Number of completions/commitments 01/04/2020 – 01/04/2022 (by settlement)	Insert
Contribution to spatial strategy	Consider contribution of site to spatial strategy: <ul style="list-style-type: none"> • Is it the only potential site in a settlement? • Are there better alternative sites in the settlement? • Would allocating the site be consistent with the spatial strategy?
Should the site be allocated?	Yes or No
Reasons for allocating or not allocating	Reference: <ul style="list-style-type: none"> • Meeting housing/employment requirement • Meeting 10% of requirement on sites of less than one hectare • Contribution to spatial strategy • Stage 3 summary conclusions
If the site as a whole is not considered suitable for allocation, could a smaller part of the site be allocated?	Yes or No If 'yes' insert map to show land considered suitable for allocation.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

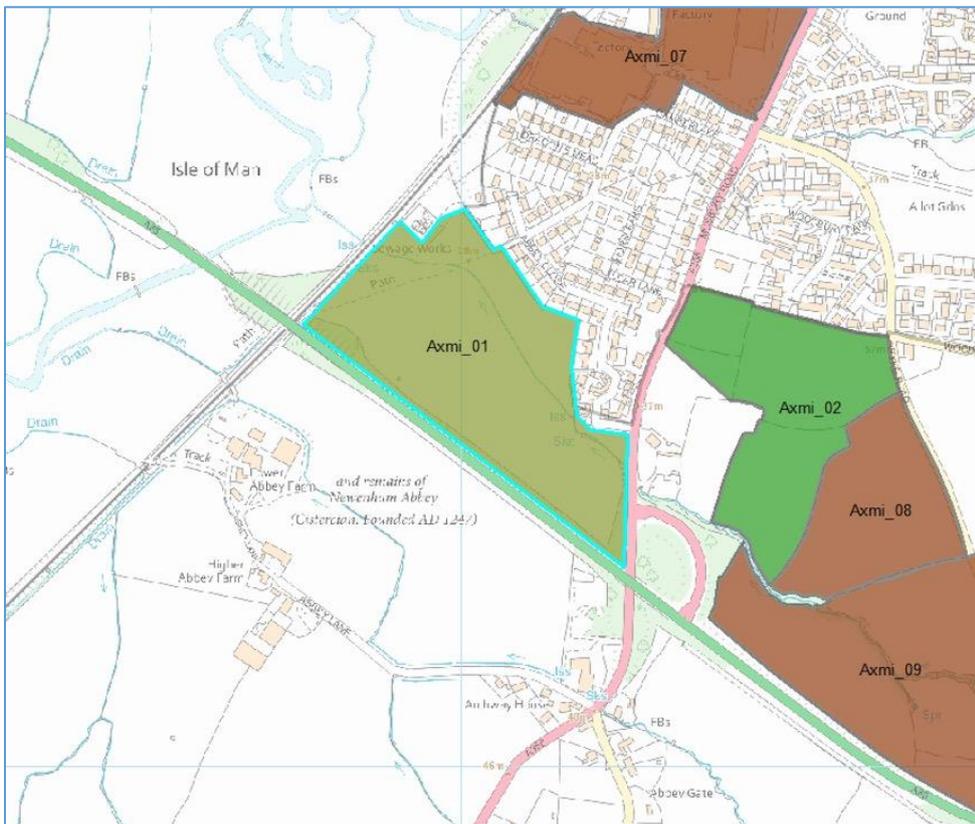
Site Detail:

Settlement: Axminster

Site reference number: Axmi_01

Site Address: Land off Musburry Road, Axminster, Devon

Map of site:



N↑ 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 8.79

Site Assessment Summary:

Infrastructure implications: 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 itself 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 sensitivity - summary of findings: Not yet assessed

Impact on historic environment - summary of findings: Although within 100m of Newenham Abbey (a Scheduled Ancient Monument) and the listed buildings associated with the abbey, Axmi_01 is separated by the A35 and it is not considered that the setting of the designated heritage assets would be affected by development here. However, the Devon Environment Record indicates the potential for the site to contain significant artifacts from Pre-historic times until the mid 20th Century. In particular, there is physical evidence of the importance of Axminster on the Taunton Stop Line in World War 2 in the form of two pill boxes and an anti tank ditch. Further work is required to assess the significance of these non designated heritage assets and implications for any development on Axmi_01.

Ecological impact - summary of findings: 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 a nationally recognised site of conservation importance. Axmi_01 is within the River Axe SAC Nutrient catchment zone (HRA mitigation zone). Further site assessment required.

Accessibility assessment: 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 to the north of the site.

Other known site 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.

Site 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.

Amended Maximum Yield following discounted areas on site: 0

Brief summary of the key positives and negatives of the site: Axmi_01 is well related to an excellent range of services and facilities within Axminster. However, it is heavily constrained by a range of issues that are likely to significantly reduce the development potential of the site for residential use. These include floodzones 2 and 3 running through a large proportion of the middle of the site and A35 Trunk Road on the south western boundary. Access to and within the site may be affected by flooding issues and most of the site is within the East Devon AONB. The close proximity of the site to the River Axe SPA and SSSI mean that there is potential for significant major adverse impacts. There may be significant archaeological features and artefacts in the site.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Site constraints severely limit the potential of the site to be developed for housing. However, development of the southern part of the site for employment purposes may be acceptable, subject to landscape appraisal, provision of suitable access and other considerations.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

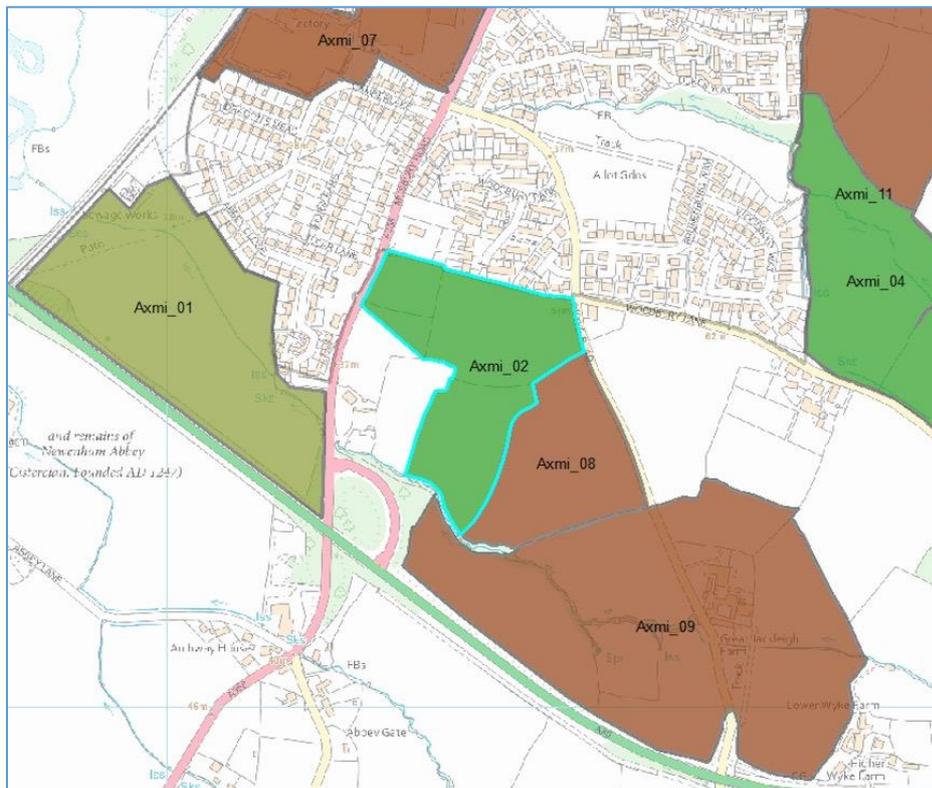
Site Detail:

Settlement: Axminster

Site reference number: Axmi_02

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

Map of site:



N↑ 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 5.61

Site Assessment Summary:

Infrastructure implications: 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 and possibly Wykes Road.

Landscape sensitivity - summary of findings: Not yet assessed

Impact on historic environment - summary of findings: Axmi_02 is located next to a Scheduled Ancient Monument and there is potential for significant archaeological interest in the site associated with a Roman Fort and Romano British settlement protected by the SAM, including a Roman Road between Axminster and Honiton. Additionally in 1940 an anti-tank ditch was excavated through part of the site as part of the fortification of Axminster as a strongpoint on the Taunton Stop Line.

Ecological impact - summary of findings: Axmi_02 is within the River Axe SAC Nutrient catchment zone (HRA mitigation zone). Further site assessment required.

Accessibility assessment: 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 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 through the road network to the north of the site.

Other known site constraints: Axmi_02 comprises 3 quite small fields (an about one third of another 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. Planning permission for the erection of 16 dwellings on part of the north of the site was refused in the 1980's (85/P1535).

Site 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.

Amended Maximum Yield following discounted areas on site: 100

Brief summary of the key positives and negatives of the site: Axmi_02 is well related to an excellent range of services and facilities within Axminster. However, it forms part of the attractive landscape to the south of Axminster and adjacent to a Scheduled Ancient Monument. There may be significant archaeological remains within the site. The site borders a tributary to the River Axe and development has the potential to affect an internationally recognised site of conservation importance.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: Whilst there are constraints associated with the site, and these will need further consideration, the site is identified to be a reasonable choice for allocation.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

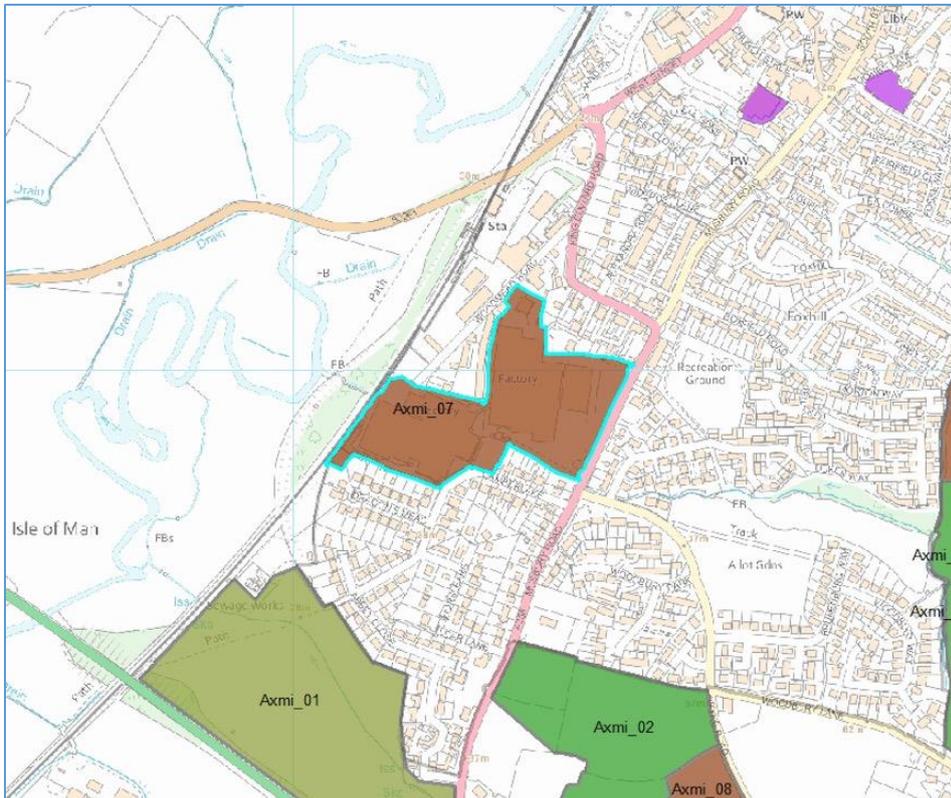
Site Detail:

Settlement: Axminster

Site reference number: Axmi_07

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

Map of site:



N↑ 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 4.99

Site Assessment Summary:

Infrastructure implications: 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 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). Pedcycle links needed.

Landscape sensitivity - summary of findings: Not yet assessed

Impact on historic environment - summary of findings: There are no designated heritage assets within 100 metres of Axmi_07. However, the Historic Environment Record shows a very small part of the site as being along the approximate line of a Roman road (Fosse Way) The whole site is within the area that formed an anti-tank island in WWII. The HER also shows the site of a former workhouse largely beneath more modern industrial buildings. None of the assets identified are likely to be significantly affected by redevelopment of the site, although it is likely that an archaeological recording condition would be necessary given the significance of the potential route of the Roman road.

Ecological impact - summary of findings: 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 on nationally recognised site of conservation importance. Axmi_07 is within the River Axe SAC Nutrient catchment zone (HRA mitigation zone). Further site assessment required.

Accessibility assessment: 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 the east of the site. Woodmead Road lacks pavements.

Other known site constraints: Axmi_07 comprises industrial buildings mainly associated with the carpet factory. Around half of the site lies within floodzone 3b. 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).

Site opportunities: There is potential to redevelop previously developed land in close proximity to the town centre and railway station. Whilst part of the site is unlikely to be suitable for residential development because of flooding, there may be potential to redevelop other parts of the site at higher than average densities to take advantage of the highly accessible location. A scheme that considers the site comprehensively has the potential to retain employment provision while also providing homes and improvements to walking and cycling routes both within the site and linking into neighbouring areas.

Amended Maximum Yield following discounted areas on site: 50

Brief summary of the key positives and negatives of the site: Redevelopment of Axmi_07 for a mix of housing and employment generating uses, whilst safeguarding the existing industrial use, has the potential to improve this part of the town. Benefits of a comprehensive masterplan for the area could include environmental improvements with new housing in a highly sustainable location and better pedestrian links.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: Opportunity for environmental and other improvements through mixed use redevelopment of brownfield site in sustainable location.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

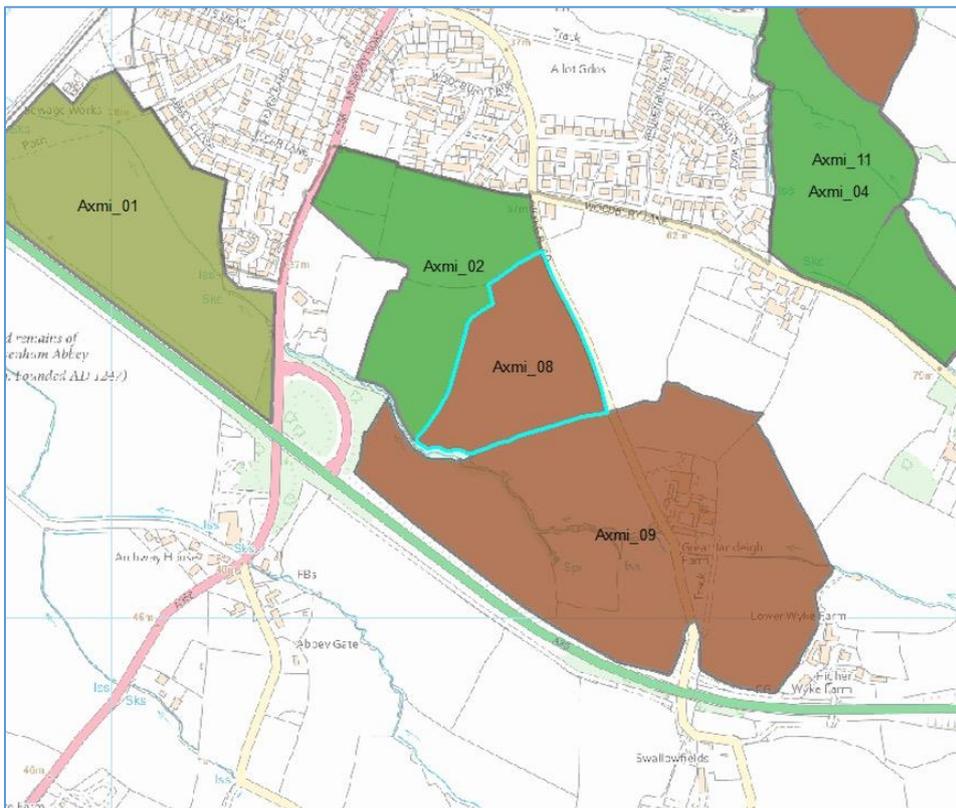
Site Detail:

Settlement: Axminster

Site reference number: Axmi_08

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

Map of site:



NT 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 3.75

Site Assessment Summary:

Infrastructure implications: 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. Access available from Wyke Rd, although this is a single track lane and will require significant improvements to make it suitable for the level of development proposed, including on land in the adjoining site (Axmi_02). Pedcycle links will be needed.

Landscape sensitivity - summary of findings: Not yet assessed

Impact on historic environment - summary of findings: 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.

Ecological impact - summary of findings: Axmi_08 is within 60 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). Further site assessment required.

Accessibility assessment: 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.

Other known site 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.

Site opportunities: none identified

Amended Maximum Yield following discounted areas on site: 68

Brief summary of the key positives and negatives of the site: Axmi_08 is quite well related to an excellent range of services and facilities within Axminster. However, it forms part of the attractive landscape to the south of Axminster and adjacent to a Scheduled Ancient Monument. There may be significant archaeological remains within the site. The site borders a tributary to the River Axe and development has the potential to affect an internationally recognised site of conservation importance.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: Whilst there are constraints associated with the site, and these will need further consideration, the site is considered to be a reasonable choice for allocation.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

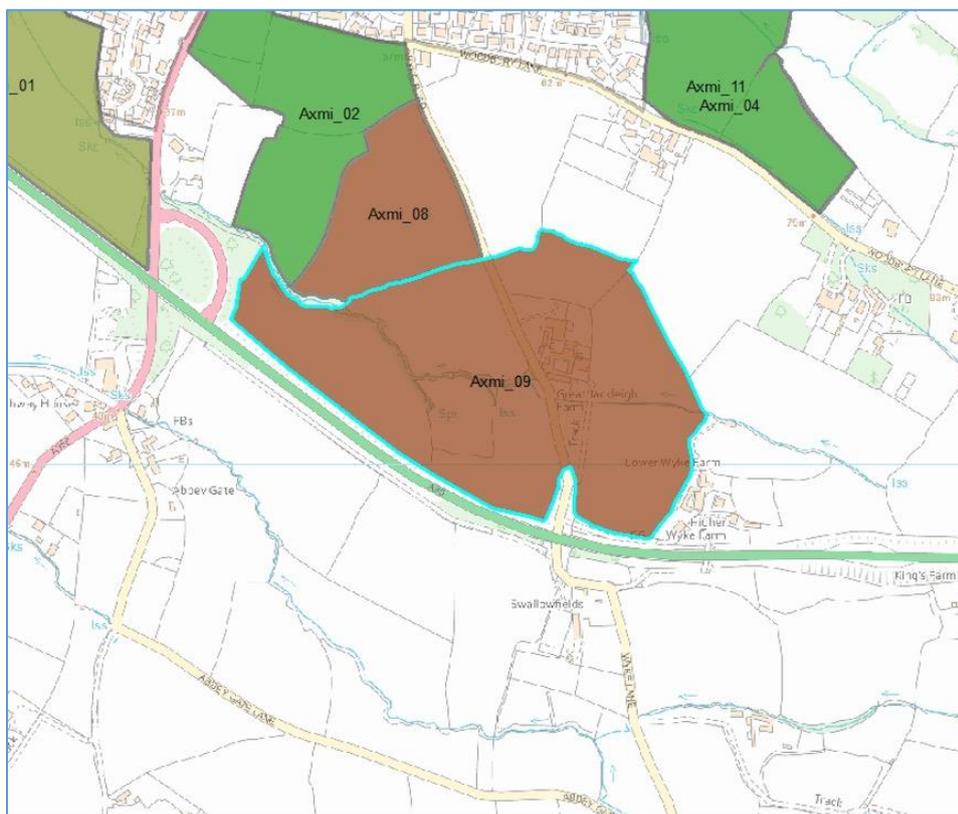
Site Detail:

Settlement: Axminster

Site reference number: Axmi_09

Site Address: GREAT JACKLEIGH FARM, AXMINSTER, EX13 8TN

Map of site:



N↑ 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 15.34

Site Assessment Summary:

Infrastructure implications: 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. Access available from Wyke Rd only, although this is a single track lane and will require significant improvements to make it suitable for the level of development proposed, including on land in the adjoining sites (Axmi_02 and Axmi_08). No access is available from A35. Pedcycle links will be needed.

Landscape sensitivity - summary of findings: Not yet assessed

Impact on historic environment - summary of findings: Axmi_09 is within 40 m of Higher Wyke Farm, Wyke Road, a Grade II Listed Building. Axmi_09 is adjacent to a Roman fort and later Romano-British settlement, which is a Scheduled Ancient Monument, and development of the site may affect significant archaeological remains associated with this.

Ecological impact - summary of findings: 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). Further site assessment required.

Accessibility assessment: 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.

Other known site 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.

Site opportunities: none identified

Amended Maximum Yield following discounted areas on site: 270

Brief summary of the key positives and negatives of the site: Axmi_09 is fairly well related to an excellent range of services and facilities within Axminster. However, it forms part of the attractive landscape to the south of Axminster and adjacent to a Scheduled Ancient Monument. There may be significant archaeological remains within the site. The site borders a tributary to the River Axe and development has the potential to affect an internationally recognised site of conservation importance. The A35 trunk road to the south is a potential source of noise pollution.

Should the site be allocated? Potential 2nd best allocation

Reason(s) for allocating or not allocating: If land to the west of this site is allocated for development it could be a possible site to allocate for development though there are significant sensitivities associated with the site and more detailed assessment would be needed if it is to be pursued.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

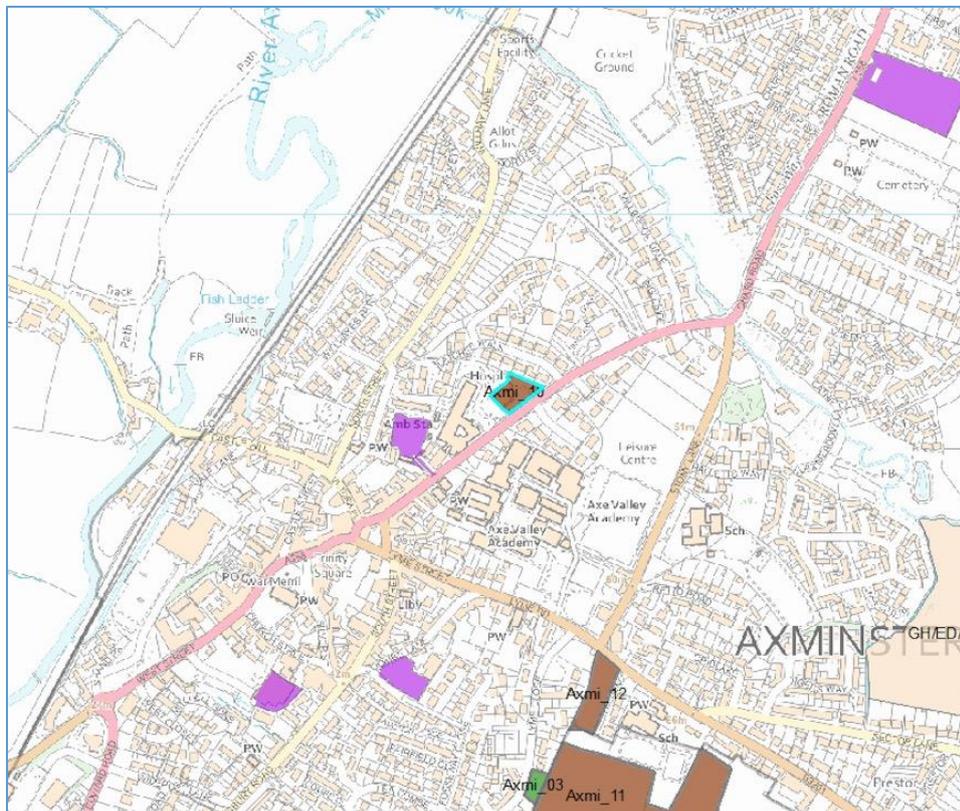
Site Detail:

Settlement: Axminster

Site reference number: Axmi_10

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

Map of site:



N↑ 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 0.18

Site Assessment Summary:

Infrastructure implications: 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 A358 Chard Rd, good ped/cycle links already there.

Landscape sensitivity - summary of findings: Not yet assessed

Impact on historic environment - summary of findings: Oak House, a Grade II* Listed Building is located around 97 metres to the south west of the site along Chard Road. The intervening development of Axminster Hospital shields all views of Oak House from the site and this, together with the other built development in close proximity to Oak House, means that development of the site is highly unlikely to affect this designated heritage asset. The Axminster Conservation Area is also around 100 metres from the site (and extends as far as Oak House), but is not considered to be affected for the same reasons as Oak House. The Historic Environment Record shows the site as being along the approximate line of a Roman road (Fosse Way) and the whole site is within the area that formed an anti-tank island in WWII.

Ecological impact - summary of findings: 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). Further site assessment required.

Accessibility assessment: 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 known site 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. This would however involve the loss of land used for community purposes which could be reused for other community purposes. There is a Tree Preservation Area on the eastern part of the site.

Site opportunities: There is an opportunity to redevelop previously developed land, possibly at higher than average density given the close proximity to Axminster town centre.

Amended Maximum Yield following discounted areas on site: 10

Brief summary of the key positives and negatives of the site: 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.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: Good opportunity for redevelopment for housing, possibly relatively high density apartment style dwellings on sustainable brownfield site.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

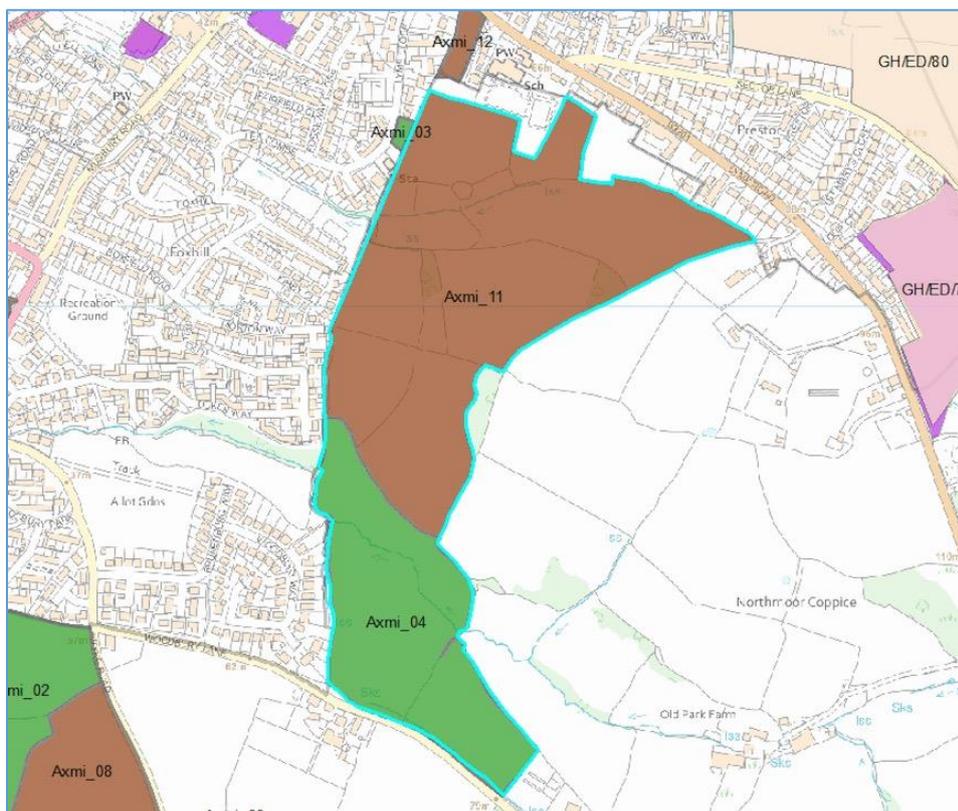
Site Detail:

Settlement: Axminster

Site reference number: Axmi_11

Site Address: Land on the south east side of Axminster,

Map of site:



N↑ 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 21.7

Site Assessment Summary:

Infrastructure implications: 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 sensitivity - summary of findings: Not yet assessed

Impact on historic environment - summary of findings: 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. It is also around 75 metres from Loup House, Lyme Road to the east of the north eastern part of the site. Loup House is a Grade II Listed Building. The Historic Environment Record shows that a large number of Pre-historic artifacts were found when excavating for a pipeline running through the southern part of the site. The western boundary 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. A Medieval holloway, a findspot for Roman coins and historic chalk pits are also shown on the Historic Environment Record.

Ecological impact - summary of findings: Axmi_11 is adjacent to a Nature Recovery Network area - a significant moderate adverse effect is predicted. Axmi_11 is within the River Axe SAC Nutrient catchment zone (HRA mitigation zone). Further site assessment required.

Accessibility assessment: 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 known site 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.

Site opportunities: none identified

Amended Maximum Yield following discounted areas on site: 100

Brief summary of the key positives and negatives of the site: Axmi_11 is well related to an excellent range of services and facilities within Axminster. However, it forms part of the attractive landscape to the east of Axminster and parts of the site are quite steeply sloped. It is not clear that satisfactory highway access could be achieved for the level of development that could be accommodated on the whole site. The southern part of the site is on the other side of a lane from a Scheduled Ancient Monument. There may be significant archaeological remains within the site. The site borders a tributary to the River Axe and development has the potential to affect an internationally recognised site of conservation importance.

Should the site be allocated? Potential 2nd choice allocation

Reason(s) for allocating or not allocating: Subject to further work being undertaken to understand the various constraints the site might have some potential though clear constraints have been identified.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

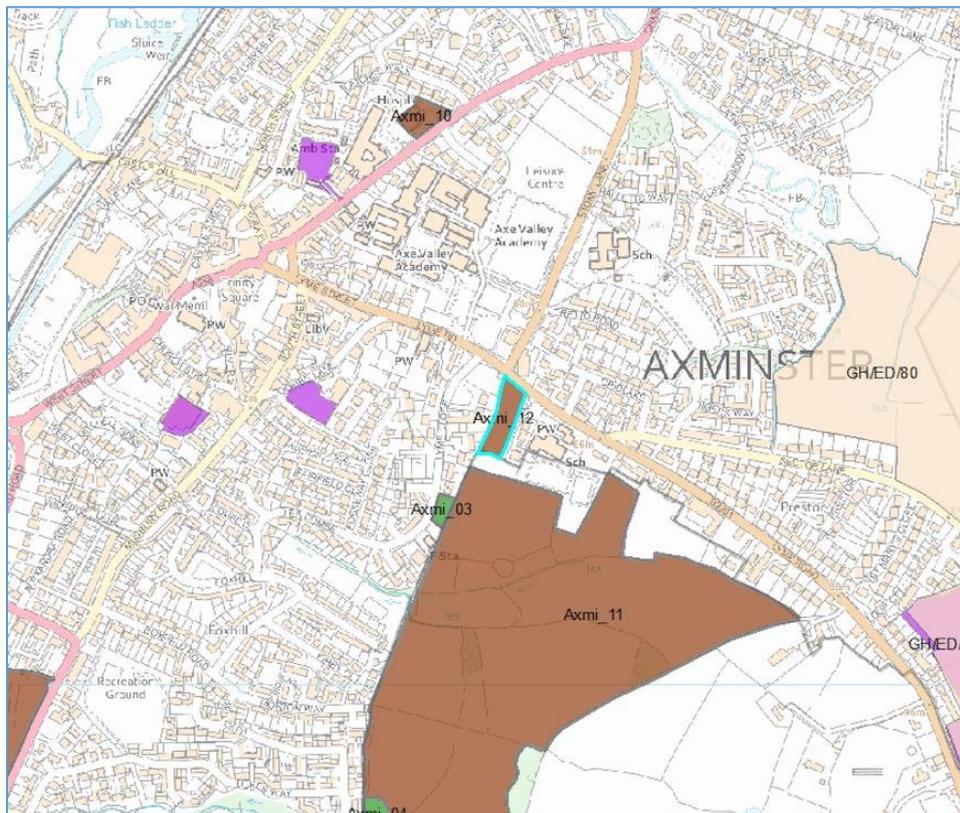
Site Detail:

Settlement: Axminster

Site reference number: Axmi_12

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

Map of site:



N↑ 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 0.31

Site Assessment Summary:

Infrastructure implications: 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 existing access from Lyme Rd is private and would require upgrading of visibility's and footway frontage.

Landscape sensitivity - summary of findings: Not yet assessed

Impact on historic environment - summary of findings: Pippins, a Grade II Listed Building on Lyme Road is around 40 metres to the north of the site and The Laurels, Lyme Road, a Grade II Listed Building is about 70 metres to the west. The Axminster Conservation Area is around 60 metres to the west of the site. Axmi_12 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 the Town Leat at the northern site boundary. This is believed to have been built by the monks of Newenham Abbey and was used to supply water to the town until the 19th century. A former house, Lea Combe (now demolished) is shown on the 1890 Ordnance Survey map in the northern portion of the site. Further heritage assessment work is required on 1. Pippins, Lyme Road, a Grade II Listed Building. 2. The Laurels, Lyme Road, Grade II Listed Building. 3. The Axminster Conservation Area. 4. Anti-tank ditch on east side of Axminster (non designated heritage asset). 5. The Town Leat (non designated heritage asset).

Ecological impact - summary of findings: Axmi_12 is within 25m of a Nature Recovery Network area - a significant moderate adverse effect is predicted. Axmi_12 is within the River Axe SAC Nutrient catchment zone (HRA mitigation zone). Further site assessment required.

Accessibility assessment: 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 known site constraints: There are Tree Preservation Orders along part of the western site boundary.

Site opportunities: none identified

Amended Maximum Yield following discounted areas on site: 9

Brief summary of the key positives and negatives of the site: Axmi_12 is well related to an excellent range of services and facilities in Axminster. It is already within the Built-up Area Boundary defined in the adopted Local Plan and it is not clear what has prevented the site from being developed as yet, although there are some constraints, including a Tree Preservation Order on part of the site.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: Axmi_12 is well related to the excellent range of services and facilities in Axminster.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

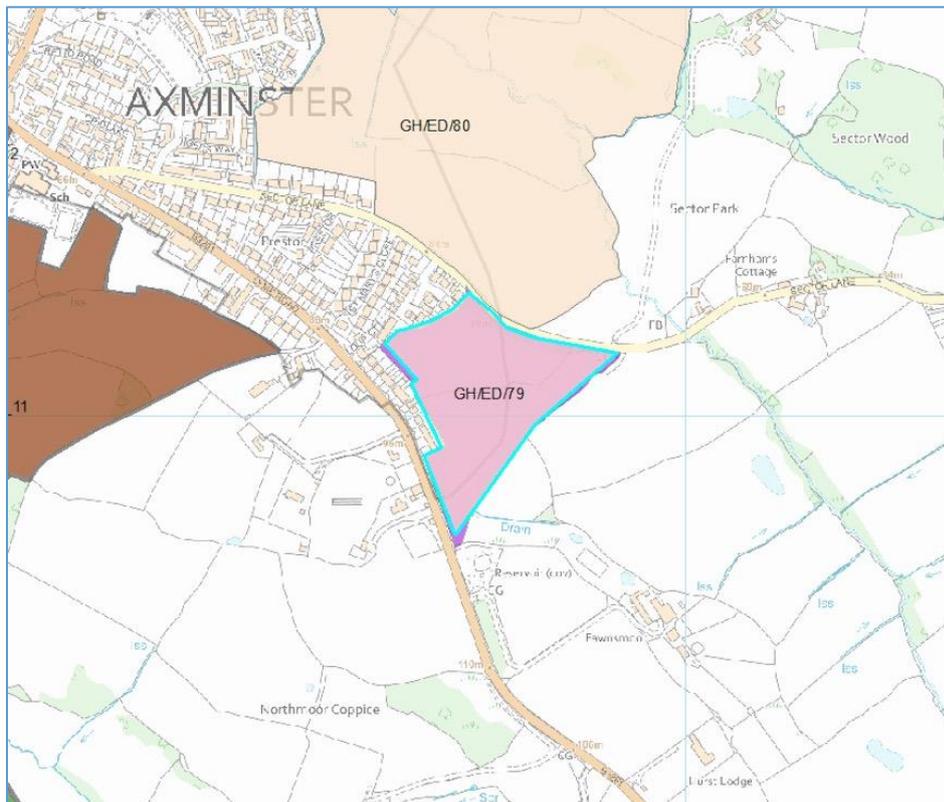
Site Detail:

Settlement: Axminster

Site reference number: GH/ED/79

Site Address: Land east of Axminster

Map of site:



N↑ 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 4.32

Site Assessment Summary:

Infrastructure implications: This site was on the proposed route of the Axminster North-South Relief Road though this is no longer identified as viable. 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. The secondary school can be expanded to accommodate development.

Landscape sensitivity - summary of findings: Not yet assessed

Impact on historic environment - summary of findings: Loup House, Lyme Road, a Grade II Listed Building is around 60 metres to the west of the site. The HER shows the Town Leat to the south of the site. This is believed to have been built by the monks of Newenham Abbey and was used to supply water to the town until the 19th century. A post Medieval extraction pit and possible orchard site are also shown on the HER. Further heritage assessment required for 1. Loup House, a Grade II Listed Building. 2. The Town Leat (non designated heritage asset).

Ecological impact - summary of findings: GH/ED/79 is within the River Axe SAC Nutrient catchment zone (HRA mitigation zone). Further site assessment required.

Accessibility assessment: GH/ED/79 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 known site constraints: GH/ED/79 comprises a medium sized field 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. Planning permission in outline for up to 75 dwellings was refused in 2016 (ref.15/0442/MOUT) for reasons including failure to demonstrate provision of a viable development across the allocation and delivery of a link road, potential impacts on the strategic highway network and insufficient assessment of the impact on the River Axe SAC.

Site opportunities: Development of the site should provide access to potential development land to the north. Consideration needs to be given to whether this needs to safeguard the route of the proposed relief road.

Amended Maximum Yield following discounted areas on site: 93

Brief summary of the key positives and negatives of the site: This site is well related to the excellent range of services and facilities in Axminster. The site is within a Critical Drainage Area.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: The site forms a good choice for allocation for development.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

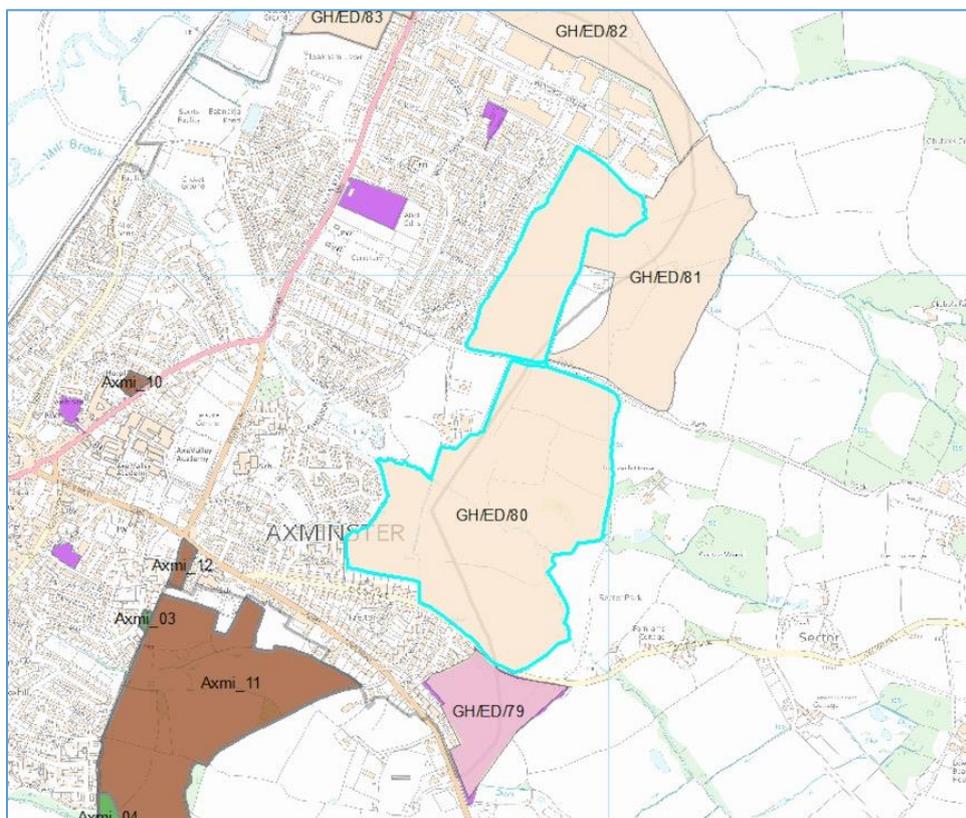
Site Detail:

Settlement: Axminster

Site reference number: GH/ED/80

Site Address: Prestaller Farm, Beavor Lane, Axminster

Map of site:



N↑ 1:12000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 30.96

Site Assessment Summary:

Infrastructure implications: Site bisects Beavor Lane but would most likely be accessed via land to the south and any development it may accommodate. 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. The secondary school can be expanded to accommodate development.

Landscape sensitivity - summary of findings: Not yet assessed

Impact on historic environment - summary of findings: Sector Hall, Sector Lane, a Grade II Listed Building is around 75 metres to the east of the site. The Devon Historic Environment Record show archaeological anomalies relating to ditches, pits, plough marks and deposits. It also shows a possible Bronze Age barrow, some evidence of late prehistoric activity, extractive pits, possible orchard banks, relic field boundaries. Stone foundations of a medieval watermill and a cobbled surface have been discovered.

Ecological impact - summary of findings: GH/ED/80 is within the River Axe SAC Nutrient catchment zone (HRA mitigation zone). Part of the site is adjacent to a nature recovery network. Further site assessment required.

Accessibility assessment: 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 150 metres from a bus route with an hourly service. Pedestrian access to the town centre is possible along Sector Lane. Whilst most of the site is within 1600 metres of the town centre, the northern corner of the site is around 2000 metres from the train station and the eastern side is around 800 metres from an hourly bus route.

Other known site constraints: GH/ED/80 comprises several small and medium sized fields in agricultural use between Sector Lane and Beavour Lane and one large field to the north of Beavour Lane. 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 Beavour 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).

Site opportunities: Development of the site would provide housing in Axminster. Consideration should be given to whether the development would need to safeguard the route of the proposed relief road to enable future provision if funding permits.

Amended Maximum Yield following discounted areas on site: 200

Brief summary of the key positives and negatives of the site: This site is well related to the excellent range of services and facilities in Axminster. The southern part of the site is in a Critical Drainage Area and a stream crosses the site.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: The site is identified as a good choice to allocate for development.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

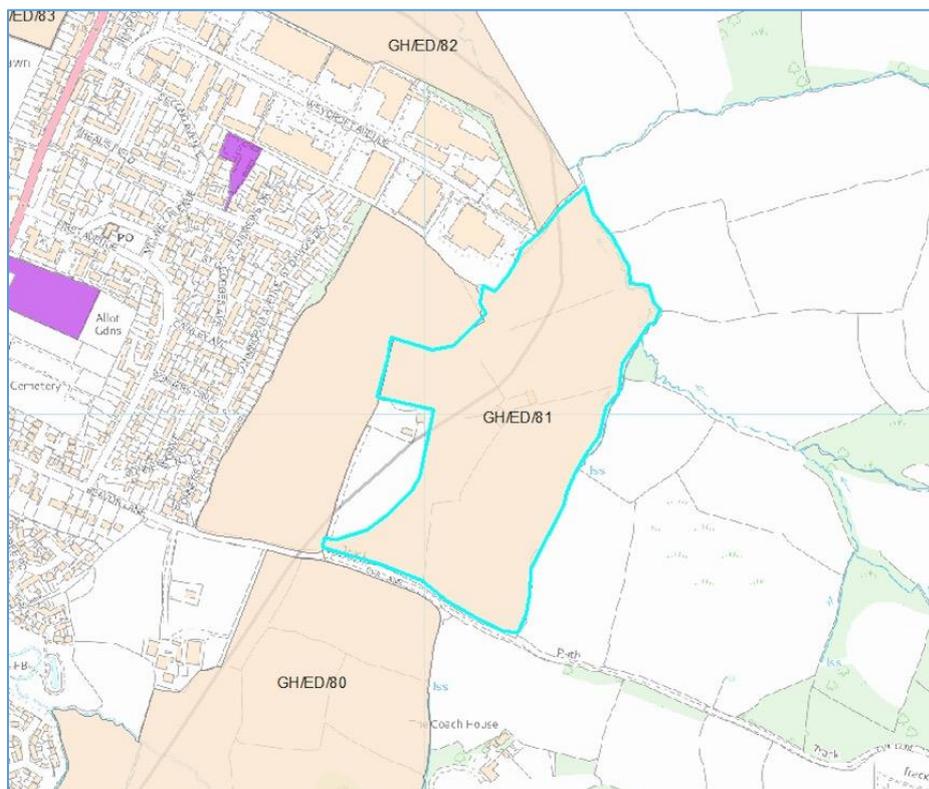
Site Detail:

Settlement: Axminster

Site reference number: GH/ED/81

Site Address: Land east of Axminster - Site 2

Map of site:



N↑ 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 12.3

Site Assessment Summary:

Infrastructure implications: In the absence of the formerly proposed North-South Relief Road there is no identified highway access potential to this site. Beavor Lane could offer pedestrian and cycle connection to the town centre. Additional primary school capacity can be delivered at existing schools to accommodate the development proposed in the current local plan. The secondary school can be expanded to accommodate development.

Landscape sensitivity - summary of findings: Not yet assessed

Impact on historic environment - summary of findings: The Devon Historic Environment Record indicates relic field boundaries, ditches, a possible catchmeadow, raised trackway, former lime kiln and quarry.

Ecological impact - summary of findings: GH/ED/81 is within the River Axe SAC Nutrient catchment zone (HRA mitigation zone). Further site assessment required.

Accessibility assessment: GH/ED/81 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 1700 metres and the site is 250 metres from a bus route with an hourly service. Pedestrian access to the town centre is possible along Beavour Lane. Whilst southern two thirds of the site is within 1600 metres of the town centre, the northern corner of the site is around 2240 metres from the train station and the eastern side is around 650 metres from an hourly bus route.

Other known site constraints: GH/ED/81 comprises several small and medium sized fields in agricultural use and some farm buildings. A narrow strip of land along the northern 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. Floodzone 3 skirts the eastern site boundary. A narrow strip to the southern boundary lies in 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 small area of potentially contaminated land to the north of the site. A planning application (ref.19/0108/MOUT) on sites GH/ED/81 and 82 for residential and employment use together with construction of part of the North South relief road is currently pending a decision.

Site opportunities: no specific opportunities are identified..

Amended Maximum Yield following discounted areas on site: 223

Brief summary of the key positives and negatives of the site: This site is quite well related to the excellent range of services and facilities in Axminster, although the northern section is more remote. There is a current planning application pending (ref.19/0108/MOUT).

Should the site be allocated? No

Reason(s) for allocating or not allocating: The relief road is now considered non viable. As a 'standalone' site the assessment shows a low suitability for development and allocation would not be appropriate.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

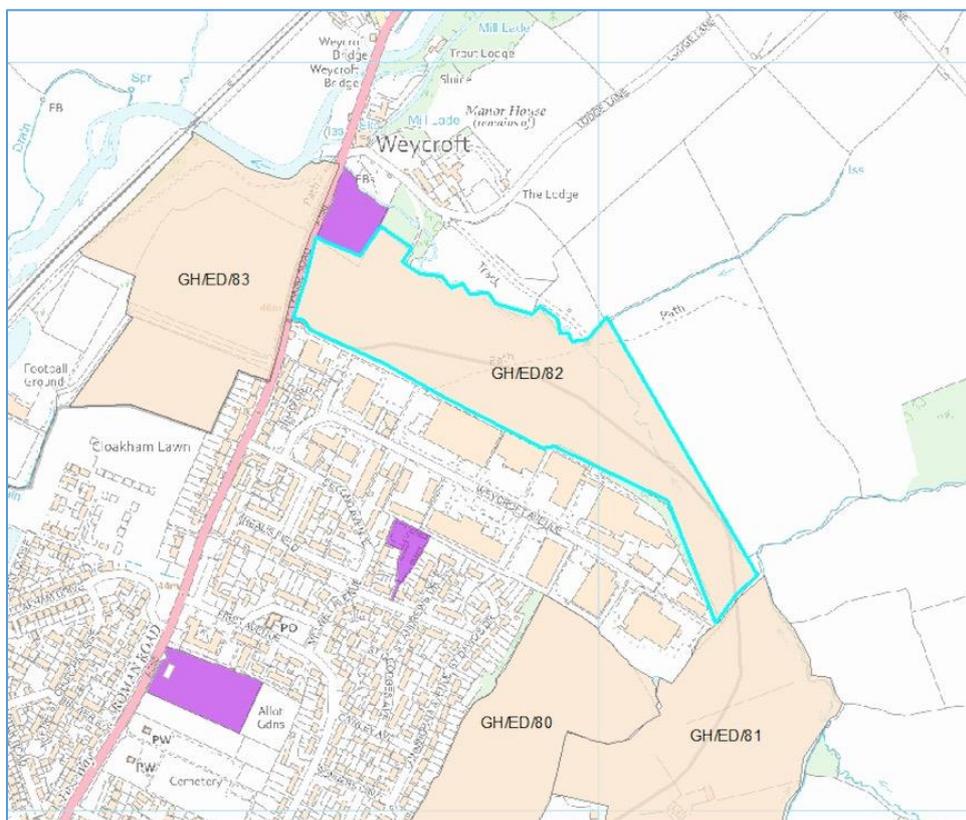
Site Detail:

Settlement: Axminster

Site reference number: GH/ED/82

Site Address: Land east of Axminster - Site 3

Map of site:



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Site Area: 8.87

Site Assessment Summary:

Infrastructure implications: Additional primary school capacity can be delivered at existing schools to accommodate the development proposed in the current local plan. The secondary school can be expanded to accommodate development.

Landscape sensitivity - summary of findings: Not yet assessed

Impact on historic environment - summary of findings: A very significant group of Listed Buildings are located to the north of the site between 60 metres and 120 metres away from the northern boundary. These comprise Weycroft Hall, Grade I, Weycroft Manor, Grade II* and Weycroft Hall Cottage, Grade II. A Grade II listed water mill is also around 110 metres to the north and Weycroft Bridge, also Grade II listed around 200 metres to the north. Development of the site could cause significant harm to the setting of these heritage assets. The Devon Historic Environment Record indicates a possible mill dam associated with the medieval mills at Weycroft. Part of the site is within the Weycroft defended area, which was part of the Taunton Stop Line.

Ecological impact - summary of findings: GH/ED/82 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. GH/ED/82 is within the River Axe SAC Nutrient catchment zone (HRA mitigation zone). Part of the site is adjacent to a nature recovery network. Further site assessment required.

Accessibility assessment: GH/ED/82 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 2000 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 known site constraints: GH/ED/82 comprises a large field in agricultural use and some farm buildings. A narrow strip of land along the southern part of the site running east to west has an agricultural land classification of 3 (strategic level) with the remainder of the site being Grade 4. Floodzone 3 skirts the northern site boundary. A planning application (ref.19/0108/MOUT) on sites GH/ED/81 and 82 for residential and employment use together with construction of part of the North South relief road is currently pending a decision. There is an area of potentially contaminated land on a separate site to the east.

Site opportunities: No specific opportunities are identified.

Amended Maximum Yield following discounted areas on site: 0

Brief summary of the key positives and negatives of the site: This site is close to important heritage assets and potential for adverse impacts from development are explicitly noted.

Should the site be allocated? No

Reason(s) for allocating or not allocating: The relief road is now considered non viable. As a 'standalone' site the assessment shows a low suitability for development and allocation would not be appropriate.

Infrastructure implications: This 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 Chard Road. Additional primary school capacity can be delivered at existing schools to accommodate the development proposed in the current local plan. The secondary school can be expanded to accommodate development.

Landscape sensitivity - summary of findings: Not yet assessed

Impact on historic environment - summary of findings: A very significant group of Listed Buildings are located to the north of the site between 100 metres and 150 metres away from the north eastern boundary. These comprise Weycroft Hall, Grade I, Weycroft Manor, Grade II* and Weycroft Hall Cottage, Grade II. A Grade II listed water mill is even closer (around 30 metres to the north and Weycroft Bridge, also Grade II listed around 140 metres to the north. Development of the site could cause significant harm to the setting of these heritage assets. The Historic Environment Record shows the site as being along the approximate line of a Roman road (Fosse Way). A post medieval extractive pit is also shown on part of the site. Most of the site is within the Weycroft defended area, which was part of the Taunton Stop Line, which also runs through the site.

Ecological impact - summary of findings: GH/ED/83 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. GH/ED/83 is within the River Axe SAC Nutrient catchment zone (HRA mitigation zone). Part of the site is adjacent to a nature recovery network. Further site assessment required.

Accessibility assessment: 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 known site 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 floodzone 2.

Site opportunities: none identified at this point.

Amended Maximum Yield following discounted areas on site: 215

Brief summary of the key positives and negatives of the site: GH/ED/83 is quite well related to an excellent range of services and facilities within Axminster. The site borders the River Axe and development has the potential to affect an internationally recognised site of conservation importance. Further work is required to assess the impact of development on nearby heritage assets.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: The site performs well and is a good choice for allocation for development.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

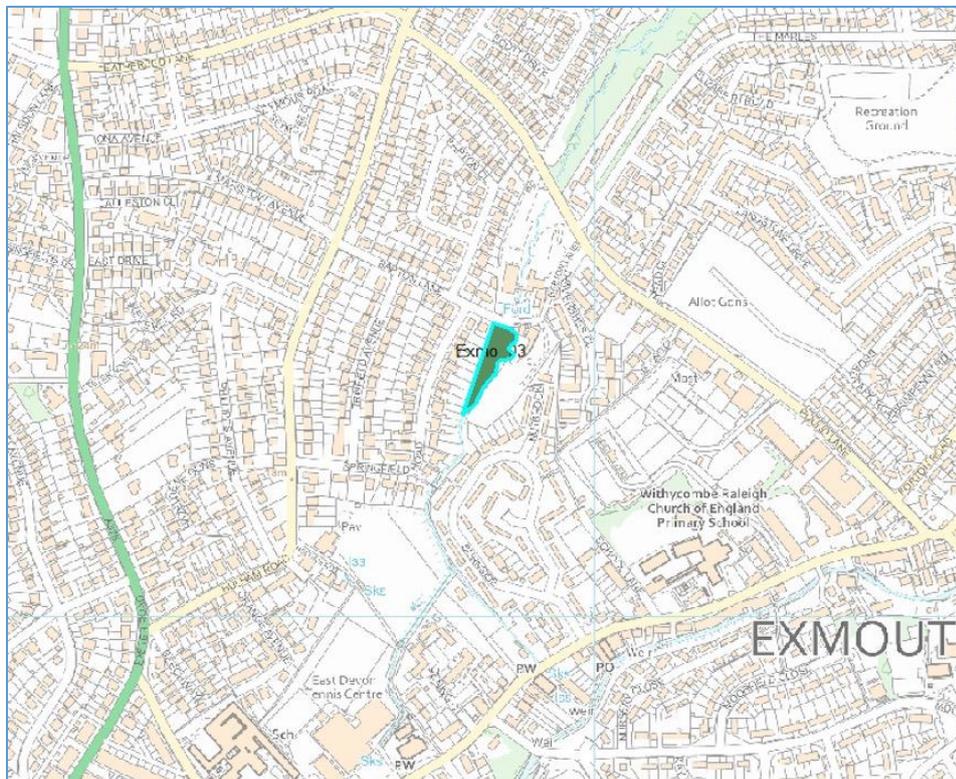
Site Detail:

Settlement: Exmouth

Site reference number: Exmo_03

Site Address: Land at bottom of Bapton Lane, Exmouth between 14 Bapton Lane EX8 3JT and Cats Motel Bapton Farm EX8 3JT

Map of site:



N↑ 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 0.24

Site Assessment Summary:

Infrastructure implications: No infrastructure concerns are identified at this site.

Landscape sensitivity - summary of findings: This is a green space site within the urban setting of Exmouth. The site is undeveloped, bar what would appear to be some sheds or lightweight structures within it, and it is or at least appears to be, a non publically accessible space. The green space of the site provides an attractive contrast with the largely 20th century housing development within which it sits. The site needs to be seen within a wider policy context where it is proposed as part of the Valley Parks in Exmouth and is specifically addressed by Policy EN2 of the adopted East Devon Local Plan and referenced in the Exmouth Neighbourhood Plan.

Impact on historic environment - summary of findings: There are no designated heritage assets in close proximity of the site so no scope for adverse heritage impacts from development are identified.

Ecological impact - summary of findings: There are Mature trees within the site and the Bapton Brook runs along the eastern site boundary. So whilst the site is remote from designated wildlife sites there are features locally that could be expected to be of some wildlife importance.

Accessibility assessment: The site is within 1,600 metres of a range of services and facilities.

Other known site constraints: No other constraints are identified or noted.

Site opportunities: There are no specific identified opportunities that site development might help deliver.

Amended Maximum Yield following discounted areas on site: 3

Brief summary of the key positives and negatives of the site: The site is proposed as part of the Valley Parks and in the Working draft Local Plan (Nov 2021) is explicitly identified as a suggested area of Land of Local Amenity Importance that is proposed for protection from development. Given policy aspirations development would be inappropriate.

Should the site be allocated? No

Reason(s) for allocating or not allocating: The site is not regarded as appropriate for residential development as it is contrary to Valley Park aspirations and existing plan policy. However, should Valley Park considerations change (should the land be deemed not appropriate to include in the park) then there could be grounds to revisit assessment of potential for housing development.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

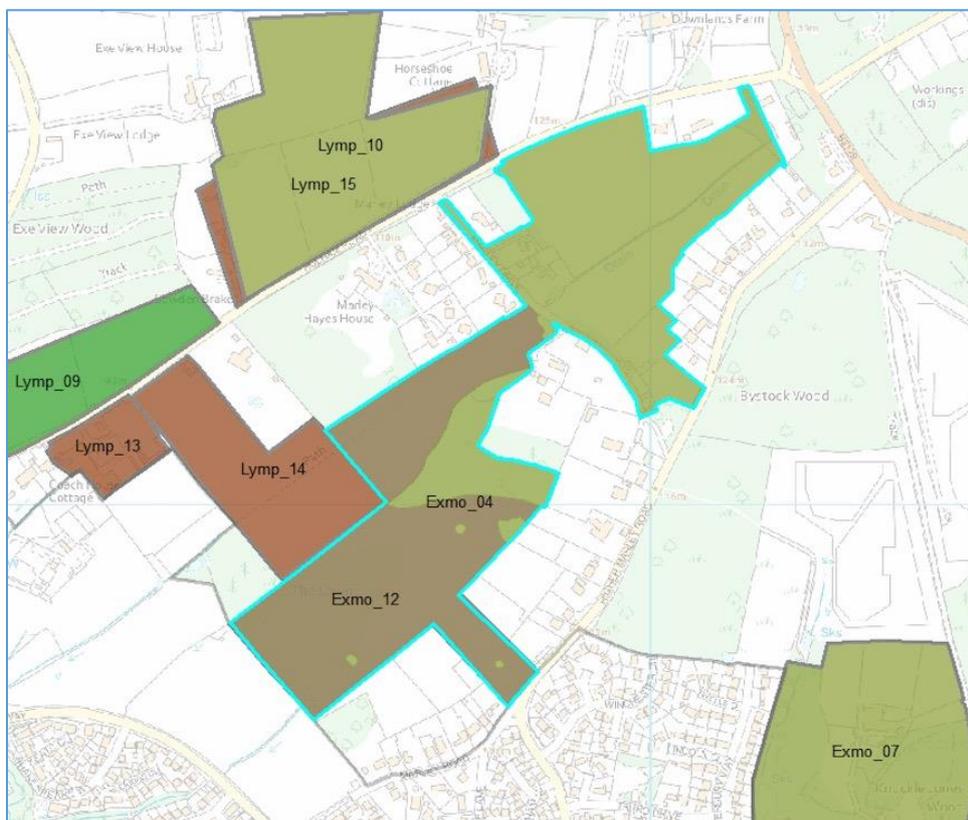
Site Detail:

Settlement: Exmouth

Site reference number: Exmo_04

Site Address: Land at Marley Drive, Lympstone, Exmouth,

Map of site:



N↑ 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 18.16

Site Assessment Summary:

Infrastructure implications: No specific infrastructure constraints are identified.

Landscape sensitivity - summary of findings: This extensive greenfield site, which incorporates farmed fields and wooded areas, lies on the northern edge of Exmouth. It slopes gently upwards from the south east to the north west, with slightly flatter land to the north west. Taken as a whole the site has an enclosed character, parts are intimate in nature and feel. There are few viewpoints from publicly accessible land or paths/roads into the site or outward to the wider countryside. There are mature hedgerows and trees to site boundaries as well a number of residential properties, mostly set in large mature gardens, that border the site and front roads around the site. The site sits on the northern urban edge of Exmouth and it exhibits an urban fringe character, all be it one with a low density residential character that blends into the more open countryside.

Impact on historic environment - summary of findings: There are no designated heritage assets in close proximity of the site.

Ecological impact - summary of findings: The 400 metre Pebblebed Heaths exclusion zone covers most of the two fields that make up the north easterly part of the site. This exclusion zone, given predation patterns of domestic cats (assuming the predation zone policy is carried forward) would rule out development in this part of the site and as such this would have a significant impact in overall housing development capacity. Some limited development could potentially be secured on the north side of Marley Drive, with dwellings/gardens running up to the exclusion zone boundary but this is a private road and it is not known if access could be secured. In the absence of another route in Marley drive may therefore be seen as the northern limits to development at site Exmo_04. Within the net remaining area of land that makes up the site there are to areas of wooded/tree planted land that are seen to offer limited or nil scope for development on account the biodiversity (as well as amenity and screening) value of trees. This reduces further the net levels of residual development land and it is important to note that two county wildlife sites abut southerly site boundaries and more generally there are mature hedgerows within the site and further additional trees along site boundaries. Taking these constraints into account reduces developable capacity down to around 6.6 hectares of land. It should be noted that this reduced area is roughly similar, though a little smaller, than a new submission made in the most recent 2022 call for sites. This Exmo_04 site also sweeps over much of a further call for sites submission Exmo_12.

Accessibility assessment: The site falls within 1,600 metres of a range of services and facilities. However, the relatively remote location of the site on the northern edge of Exmouth means that many services are toward the upper rather than lower end of this distance with busy roads also present.

Other known site constraints: No other significant constraints are noted.

Site opportunities: No specific opportunities are identified.

Amended Maximum Yield following discounted areas on site: 70

Brief summary of the key positives and negatives of the site: Site Exmo_04 is of a significant scale though substantial parts are excluded from areas that offer reasonable scope for development on account of ecological value and worth. The residual areas that show reasonable scope for development are also constrained by features and assets of biodiversity value. However the extensive planting at and around the site limits views in and out, but does make for a quite intimate landscape quality. There are no designated heritage assets close by.

Should the site be allocated? Yes, but as a '2nd best' choice noting site constraints.

Reason(s) for allocating or not allocating: Although there are clear and significant constraints there are possible developable areas within the site but further more detailed assessment would be required..

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

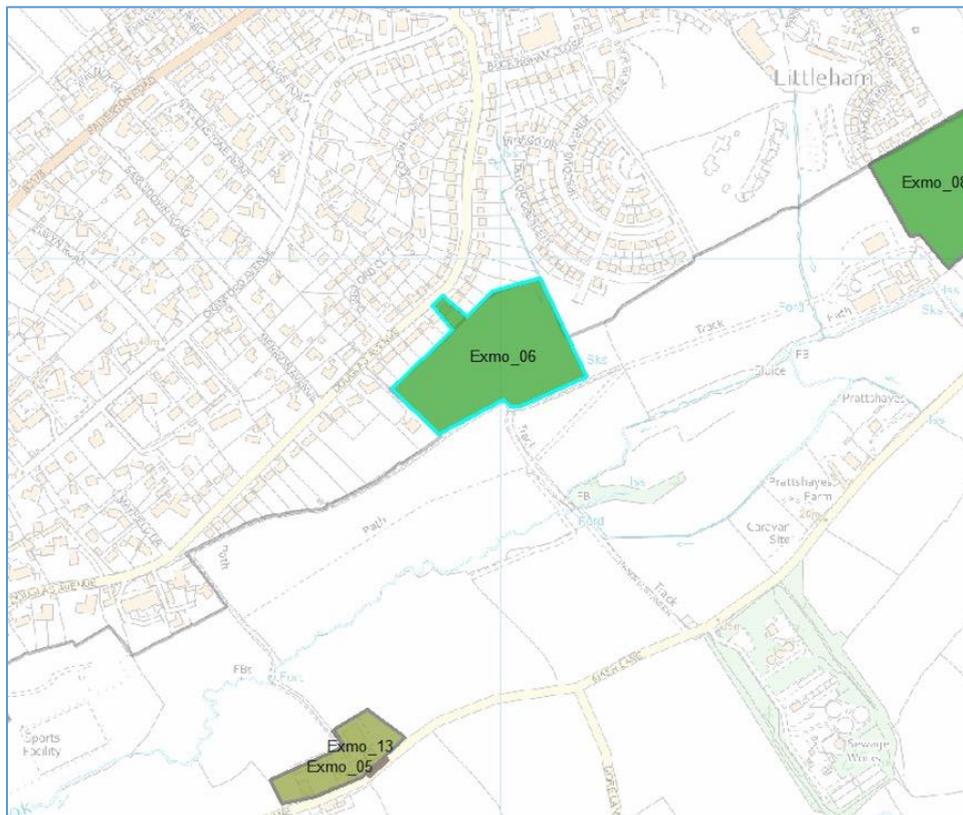
Site Detail:

Settlement: Exmouth

Site reference number: Exmo_06

Site Address: Douglas Gardens, Exmouth,

Map of site:



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Site Area: 2.92

Site Assessment Summary:

Infrastructure implications: No direct infrastructure concerns are specifically noted for this site.

Landscape sensitivity - summary of findings: The site is of some visual prominence when viewed from the south and there are views outward from the site (and in to it) from parts of the East Devon AONB. However, visibility concerns need to be seen in the context of the site abutting and sitting below built up parts of Exmouth.

Impact on historic environment - summary of findings: There are very few assets of historic heritage importance in this part of Exmouth and no significant concerns are identified.

Ecological impact - summary of findings: The site is assumed to be of low ecological importance though hedgerows and trees around the site may be of more value and should be protected if development were to go ahead.

Accessibility assessment: The site falls within 1,600 metres of a range of facilities and close to a frequent bus service.

Other known site constraints: There are no other known constraints at the site though the site was subject to a past planning application for residential development that was refused at appeal - 15/0753/MOUT.

Site opportunities: There are no particular extra opportunities that development at this site might be expected to deliver.

Amended Maximum Yield following discounted areas on site: 44

Brief summary of the key positives and negatives of the site: The site provides a good opportunity for development. Some care will be needed to avoid and limit possible adverse landscape impacts and to protect boundary hedges. There are limited biodiversity or heritage concerns in respect of site development.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: The site provides a good opportunity for development. Some care will be needed to avoid and limit possible adverse landscape impacts and to protect boundary hedges. There are limited biodiversity or heritage concerns in respect of site development.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

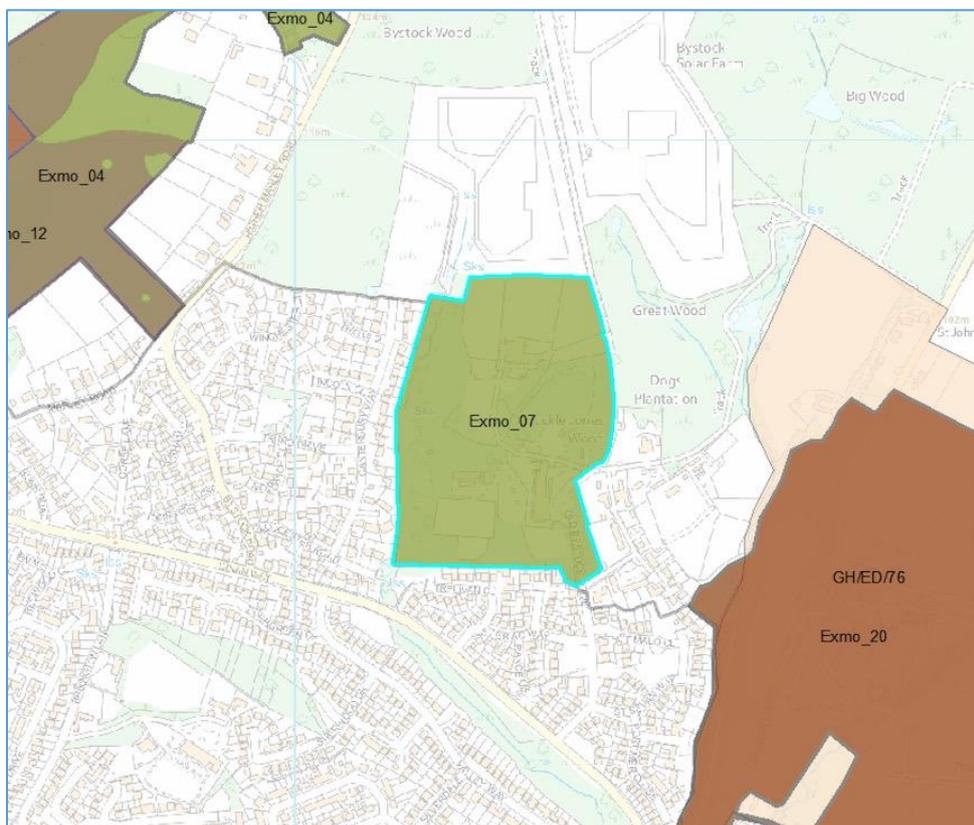
Site Detail:

Settlement: Exmouth

Site reference number: Exmo_07

Site Address: Bystock Court, Old Bystock Drive, Exmouth, EX8 5EQ

Map of site:



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Site Area: 9.7

Site Assessment Summary:

Infrastructure implications: No direct infrastructure concerns are specifically noted for this site, though it is accessed via a private road that is accessed through a residential housing area. The private drive could impact on (reduce) potential yield.

Landscape sensitivity - summary of findings: The site contains a large number of mature trees and extensive vegetation cover. This planting and extensive blocks of tree cover at and beyond site boundaries ensures that there is very little inter-visibility between the site and surrounding areas. The planting at the site ensures that it has an intimate feel and for large parts of the site a sense of separation from physically close by urban edges of Exmouth. The only moderately substantial part of the site that is not mostly coverage by trees/tree canopies lies in the northern part of the site. On assumption that tree cover should remain this modest northern site part might (in theory at least) have capacity for a small number of dwellings

Impact on historic environment - summary of findings: The Grade II listed Bystock Court falls within the southern part of the site and it forms a significant heritage asset that has a direct impact on potential scope for accommodating residential development. The formal grounds and setting of the house are identified as ruling out potential for new development in the southern part of the site. Northern parts of the site perhaps offer more potential given that tree cover reduces inter-visibility between potentially developable land and open grassed areas of the site. However, any development of land to the north of the listed house would serve to intensify urban activity and vehicle movements which in its own right could adversely impact on heritage value as could other aspects of urbanisation.

Ecological impact - summary of findings: An Unconfirmed County Wildlife site covers most of the site and also extends to cover adjoining areas of land. Within the site and beyond this designation there is also further extensive tree coverage. Taken overall the site can be seen to be of wildlife importance and value. Some land in the northern part of the site is, however, open grassland that in its own right is likely to be of lesser wildlife value.

Accessibility assessment: The site falls within 1,600 metres of a range of facilities and close to a frequent bus service.

Other known site constraints: No additional constraints are noted.

Site opportunities: There are no particular extra opportunities that development at this site might be expected to deliver.

Amended Maximum Yield following discounted areas on site: 10

Brief summary of the key positives and negatives of the site: The site is very sensitive in respect of heritage and nature conservation considerations and as such is not proposed as an allocation for development. The less sensitive part of the site is in a northern area though in this position it is somewhat divorced from built-up areas of the town and further from services and facilities.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Significant concerns identified in respect of potential adverse heritage and nature conservation impacts.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

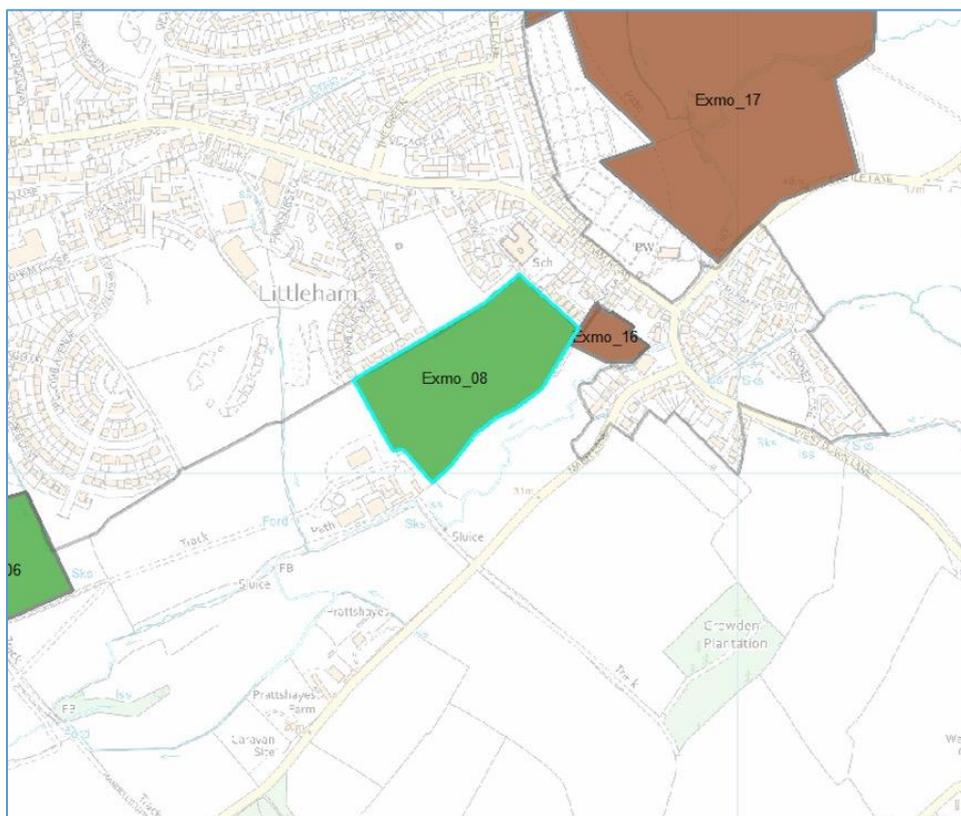
Site Detail:

Settlement: Exmouth

Site reference number: Exmo_08

Site Address: Littleham Fields, Exmouth,

Map of site:



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Site Area: 3.99

Site Assessment Summary:

Infrastructure implications: No direct infrastructure concerns are specifically noted for this site

Landscape sensitivity - summary of findings: The site is of some visual prominence in longer distance views from the south and west including inter visibility with an area of the East Devon AONB. However visibility concerns need to be seen in the context of the site abutting built up parts of Exmouth with new housing sitting above the site.

Impact on historic environment - summary of findings: A listed farmhouse lies immediately to the west of the site. Development could adversely impact on the setting and as such should development go ahead it would need to be sensitively undertaken in this area and ideally open space would be retained on land to the east of the farmhouse and/or very sensitive design work would need to ensure potential for adverse impacts was removed.

Ecological impact - summary of findings: The site is likely to be of low ecological importance though hedgerows around the site, especially on the south-east edge may be of more value and should be protected if development were to go ahead.

Accessibility assessment: The site falls within 1,600 metres of a range of facilities and close to a frequent bus service. Littleham village is close to the site.

Other known site constraints: There are no other known constraints at the site though a floodplain falls beyond and to the south east of the site.

Site opportunities: There are no particular extra opportunities that development at this site might be expected to deliver.

Amended Maximum Yield following discounted areas on site: 40

Brief summary of the key positives and negatives of the site: The site provides a reasonable opportunity for development. Some care will be needed to avoid and limit possible adverse landscape impacts and to protect boundary hedges. More importantly particular care will be needed to avoid adverse impacts on the listed farmhouse to the west of the site.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: Whilst noting concerns raised the site is a reasonable choice for allocation for development.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

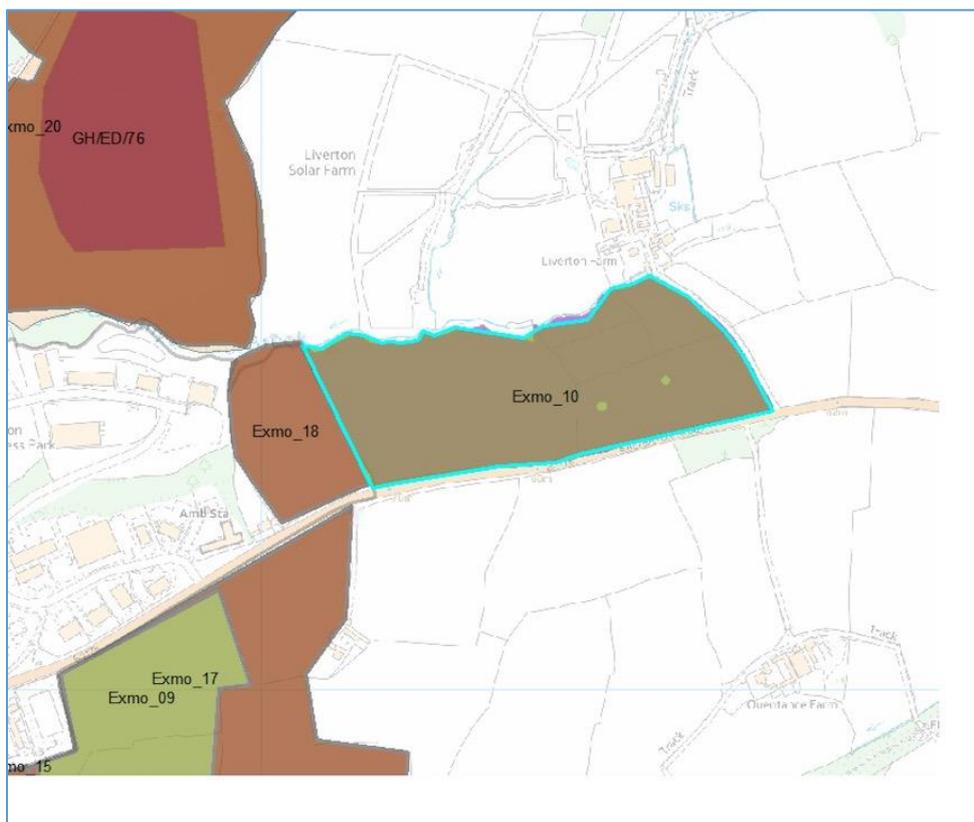
Site Detail:

Settlement: Exmouth

Site reference number: Exmo_10

Site Address: Land to the north of Salterton Road, Exmouth,

Map of site:



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Site Area: 9.89

Site Assessment Summary:

Infrastructure implications: No specific infrastructure concerns are currently identified for this site. Road access would appear to be possible from Salterton Road.

Landscape sensitivity - summary of findings: The site lies just to the north of the East Devon AONB, separated from it by the east-west running Salterton Road. There is, however, comparatively limited inter-visibility between the ANOB to the south (at least so for westerly parts of the site) and the site itself. In views from the north the site is more open and exposed, including from longer distance AONB views. The site has a rural feel for large areas, rather than an urban edge of Exmouth feel, with higher land in western parts of the site blocking views to urban built up areas. However a solar farm to the north of the site does compromise the sense of site tranquillity to some degree.

Impact on historic environment - summary of findings: There are no designated heritage assets in close proximity of the site.

Ecological impact - summary of findings: The site comprises of a series of fields of improved grassland. It has hedgerow boundaries with these supporting a number of mature trees. To much of the northern edge of the site the planting is particularly mature. The hedgerows and some trees within and around the site can be expected to be of some local wildlife interest.

Accessibility assessment: Parts of the site fall within 1,600 metres of a range of facilities. However many of the facilities, even for the closer westerly parts of the site, are towards the upper end of this distance range and for easterly parts of the site walking distances to some services and facilities would be beyond this distance range.

Other known site constraints: There are no significant site constraints noted.

Site opportunities: There are no specific identified opportunities that site development might help deliver.

Amended Maximum Yield following discounted areas on site: 148

Brief summary of the key positives and negatives of the site: The site is not regarded as appropriate for allocation for development. It is quite open and exposed

in landscape terms and large parts have a rural rather than urban fringe character. Easterly parts of the site, in particular, are remote from services and facilities and if the site were developed it would form a quite large 'tongue of development' projecting into open countryside with visual impacts on areas of open countryside and designated AONB.

Should the site be allocated? No

Reason(s) for allocating or not allocating: On account of potential for adverse impacts the site is not recommended as an allocation for development.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

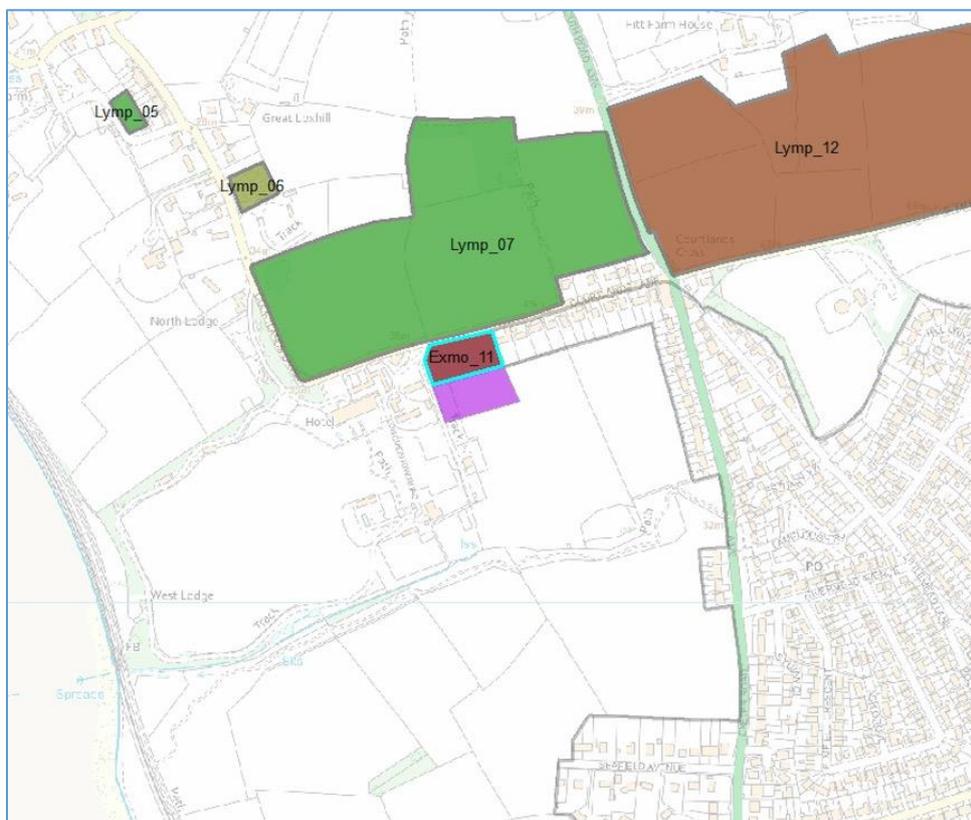
Site Detail:

Settlement: Exmouth

Site reference number: Exmo_11

Site Address: Land to the South of Courtlands lane, Exmouth, EX8 3NZ

Map of site:



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Site Area: 0.47

Site Assessment Summary:

Infrastructure implications: No direct infrastructure constraints are identified.

Landscape sensitivity - summary of findings: The site comprises of a small paddock, the northerly part, and a roughly equally sized part of a field to the south. The site sits towards the top of a ridge line on an area of land that slopes gently down to the south. There is built development to the east and west of the site, the easterly being more prominent on the ridge line. The site, therefore, forms an open non-developed gap (around 100 metres long) on the ridgeline. The site has an open character with an urban fringe feel though development at the site would extend the built form of Exmouth effectively linking two separated areas of buildings.

Impact on historic environment - summary of findings: To the west of the site and close by (around 70 metres away) is the Grade II listed Courtlands House. Inter-visibility between the house and the site is, however, compromised to some degree by more recent development, though glimpses can be seen through. Closer to the site, to the north west, is the Grade II listed Garden Wall to Courtlands House.

Ecological impact - summary of findings: The site comprises of improved agricultural land with some hedgerow boundary planting. Limited local wildlife interest would be expected to be associated with the site.

Accessibility assessment: The site falls within 1,600 metres of a range of services and facilities. However, the relatively remote location of the site on the northern edge of Exmouth means that many services are toward the upper rather than lower end of this distance. Although it is being assessed as a site at Exmouth, because it abuts an edge (the last house) in the town, it is closer to many of the facilities of Lympstone village, even though it is separated from the village.

Other known site constraints: No other constraints are identified.

Site opportunities: No specific opportunities are identified.

Amended Maximum Yield following discounted areas on site: 12

Brief summary of the key positives and negatives of the site: The site is particularly sensitive in respect of landscape and heritage constraints.

Should the site be allocated? Potential 2nd best choice allocation

Reason(s) for allocating or not allocating: On account of matters to include landscape and heritage constraints the site is not identified as a preferred allocation for development. It would however be read in the context of other development on Courtlands Lane and with services reasonably accessible may be considered better than some other alternatives.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

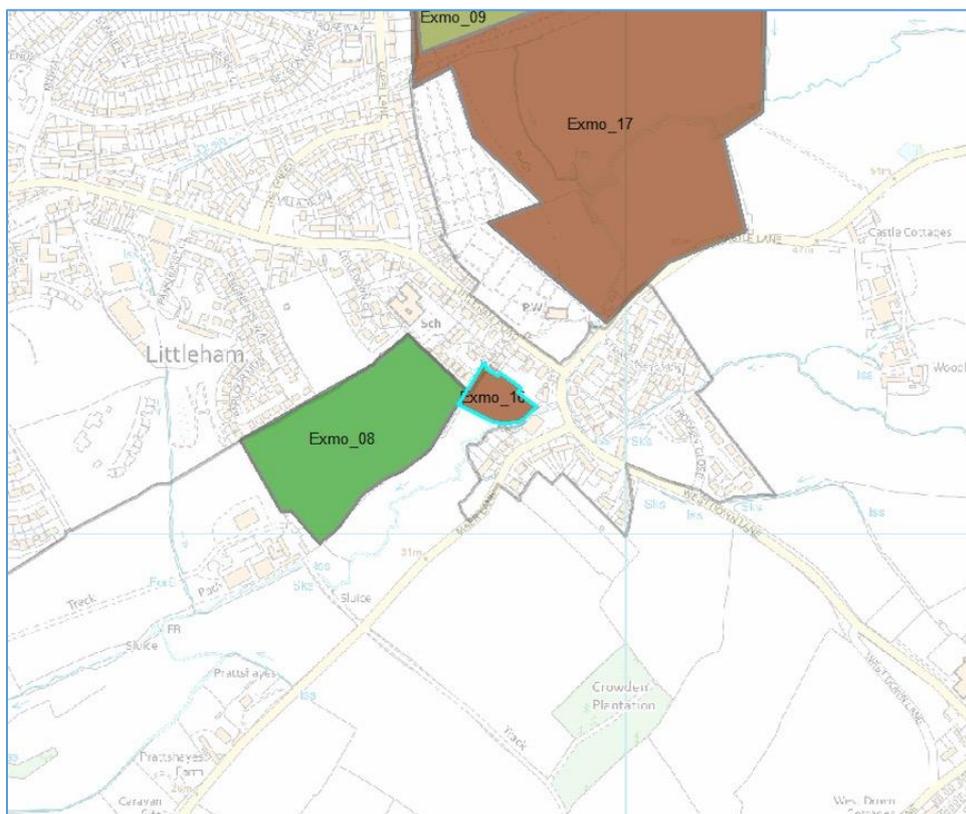
Site Detail:

Settlement: Exmouth

Site reference number: Exmo_16

Site Address: Land to the rear of Elm Lane, Exmouth,

Map of site:



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Site Area: 0.47

Site Assessment Summary:

Infrastructure implications: No direct infrastructure concerns are specifically noted for this site. However securing a workable highway access may cause some challenges.

Landscape sensitivity - summary of findings: The site is of little visual prominence despite proximity to the AONB.

Impact on historic environment - summary of findings: There are listed assets relatively close to the site though there is very little visual connectivity and as such there is the likelihood of nil or minimal adverse impacts.

Ecological impact - summary of findings: The site itself is of low ecological importance though hedgerows around parts of the site and the stream to the south are likely to be of more value and should be protected if development were to go ahead. The footpath to the northern site boundary is flanked by mature hedgerows on either side and these will be of local wildlife importance (and the path and hedgerows are visually attractive). If site Exmo_16 were developed it would be desirable for road access to be secured from Site Exmo_08 to the north-west, should Exmo_08 also be allocated for development. Road access from the north, via Elm Lane may be technically acceptable from a highway perspective but would result in loss of a greater amount of hedgerow and as such would be ecologically more destructive (and visually/aesthetically negative as well).

Accessibility assessment: The site falls within 1,600 metres of a range of facilities and close to a frequent bus service. Littleham village is close to the site.

Other known site constraints: There are no other known constraints at the site other than a small part falling in a floodplain.

Site opportunities: There are no particular extra opportunities that development at this site might be expected to deliver.

Amended Maximum Yield following discounted areas on site: 5

Brief summary of the key positives and negatives of the site: The site provides a good opportunity for development, though this would be particularly so if highway access were achieved from land to the north-west of the site, Site Exmo_08, should it also be allocated for development.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: The site forms a reasonable area of land to accommodate development.

Infrastructure implications: No direct infrastructure concerns are specifically noted for this site. But if developed there would be large scale infrastructure needs.

Landscape sensitivity - summary of findings: The site, especially taken as a whole, is very sensitive in landscape terms. The whole site is in an AONB and there are extensive views into and out of the site, including from/to AONB areas. The south of the site has a particular tranquillity quality where as the higher northerly parts are more stark.

Impact on historic environment - summary of findings: The listed church to the south west of the site is of prominence in views and setting for southerly parts of the site. Much of the site is, however remote from the church. There are no other identified designated heritage features that would impact on the site.

Ecological impact - summary of findings: Whilst significant designated features do not fall on the site there are many local features of interest, notably many mature hedgerows which will be of importance to and support wildlife interests. The site is favourable from an ecological perspective, with predicted minimal ecological impacts due to the presence of large field parcels containing habitats of low ecological value.

Accessibility assessment: Parts of the site fall within 1,600 metres of a range of facilities and parts of the site are close to a frequent bus service. Littleham village is to the south of the site and an industrial/ business/ retail estate to the north, though it is across a busy main road.

Other known site constraints: There are no significant site constraints noted. Though given the overall site size there would be expected to be localised constraining considerations within the site.

Site opportunities: Being a large scale site, if allocated for development as a whole (or even just large parts), it would be expected that mixed use development could deliver a range of positive outcomes.

Amended Maximum Yield following discounted areas on site: 0

Brief summary of the key positives and negatives of the site: Taken as a whole the site would be a poor choice for allocation for development. It should be noted, however, that within the site are two smaller site areas. In a north-easterly part of the

site is Exmo_09, occupying around 30% of the overall site Exmo_17, it is however also a poor site choice. But a much smaller site, Exmo_15, falls within Exmo_17, and could be a realistic choice for allocation but with capacity for just around about 10 dwellings.

Should the site be allocated? Yes in terms of Exmo_15. The wider site is considered to be a potential 2nd best choice allocation.

Reason(s) for allocating or not allocating: Taken as a whole the site would be a quite poor choice for allocation for development. It predominantly forms an open countryside site inside the East Devon AONB. However a small part of the site, with reference Exmo_15, falls within Exmo_17, and it would make a realistic choice for allocation but with capacity for just around about 10 dwellings. Notwithstanding the limitations of the site it is suggested as a 2nd best option for allocation, but in so doing it would raise significant issues about the suitability or desirability of accommodating large scale development in the AONB. The site is favourable from an ecological perspective, with predicted minimal ecological impacts due to the presence of large field parcels containing habitats of low ecological value.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

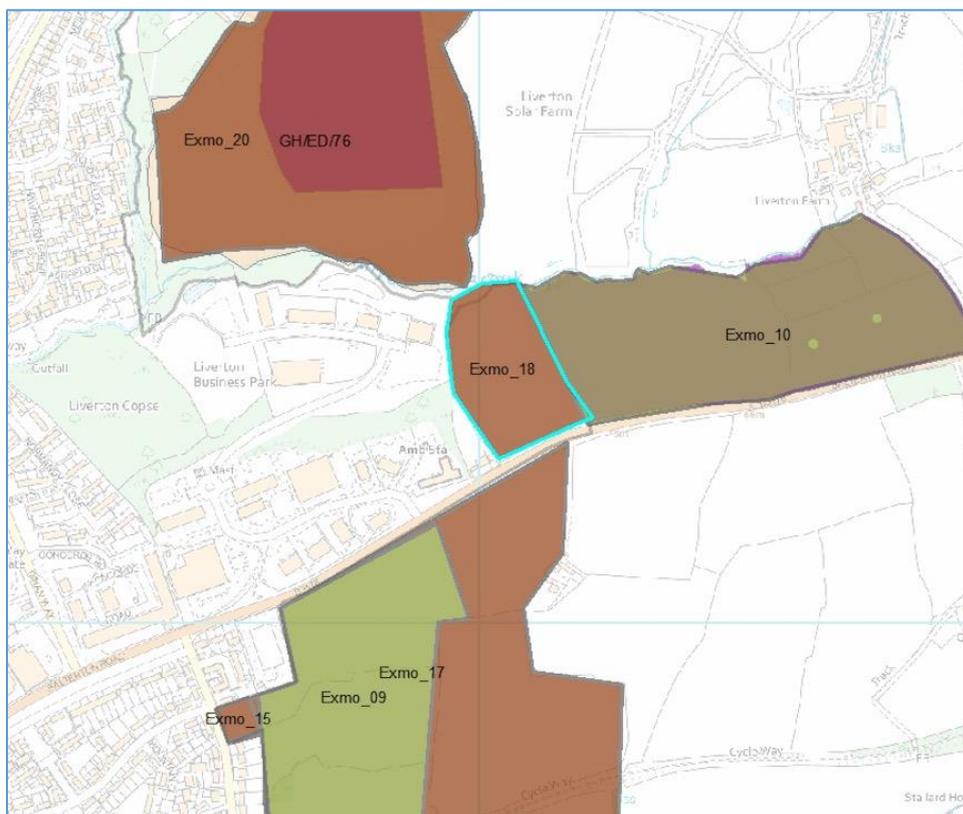
Site Detail:

Settlement: Exmouth

Site reference number: Exmo_18

Site Address: Land directly to the east of Liverton Business Park, Exmouth,

Map of site:



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Site Area: 2.8

Site Assessment Summary:

Infrastructure implications: No specific infrastructure concerns are currently identified for this site. Road access would appear to be possible from Salterton Road and/or from within the northern part of the existing Liverton Business Park.

Landscape sensitivity - summary of findings: The site lies just to the north of the East Devon AONB, separated from it by the east-west running Salterton Road. There is, however, comparatively limited inter-visibility between the AONB to the south and the site. In views from the north the site is more open and exposed, including from longer distance AONB views.

Impact on historic environment - summary of findings: There are no designated heritage assets in close proximity of the site.

Ecological impact - summary of findings: The site comprises of a rectangular shaped field of improved grassland. It has hedgerow boundaries on all sides with these being quite mature and densely planted on the northern and western boundaries. The hedgerows can be expected to be of some local wildlife interest as can wooded areas at and beyond the site boundaries to the north and west,

Accessibility assessment: The site falls within 1,600 metres of a range of facilities, though this consideration is more relevant to housing sites rather than for employment uses that this site is being promoted for.

Other known site constraints: There are no significant site constraints noted.

Site opportunities: There are no specific identified opportunities that site development might help deliver.

Amended Maximum Yield following discounted areas on site: 0

Brief summary of the key positives and negatives of the site: The site is allocated in the existing local plan for employment uses and rolling this allocation over into the new plan would be appropriate. The site lies adjacent to an existing successful business and employment park and benefits from good road access. There is some sensitivity in landscape terms and local biodiversity interests to site boundaries. These considerations will need to be taken into account should development proposals be carried forward.

Should the site be allocated? No

Reason(s) for allocating or not allocating: The site should be retained as an employment allocation. Its allocation for housing would undermine employment provision in the area.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

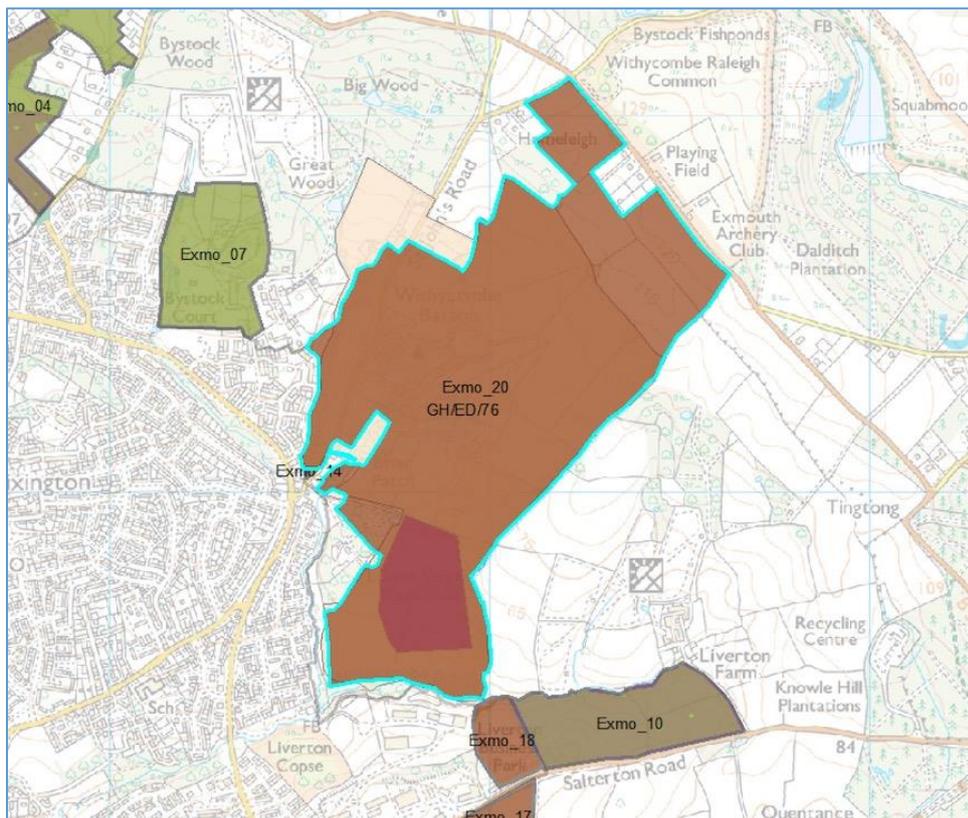
Site Detail:

Settlement: Exmouth

Site reference number: Exmo_20, but also new 2022 call for sites site Exmo_46 that falls within Exmo_20 and by default a larger 2017 submission, site GH/ED/76.

Site Address: Land at St. John's, Exmouth,

Map of site:



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Site Area: 85.46 hectares for site Exmo_20 submitted in the 2021 Call for Sites.

Exmo_20 is very similar to though slightly smaller than the area of site GH/ED/76 that was submitted in the 2017 call for sites.

However, in the 2022 call for sites a much smaller area, extending to around 5.3 hectares was submitted and this has been given reference number Exmo_46.

The plan above shows Exmo_20 coloured in brown and edged in blue. The parts of GH/ED/76 that do not align with the Exmo_20 boundary are coloured in pink and are on the north western edge and western edge of Exmo_20.

Site Exmo_46 is in the southern part of Exmo_20 with an approximate location shown by the lighter coloured roughly rectangular block. It should be noted that mapping records are currently inaccurate and will need to be refined. The boundary of the submission site actually coincides with the boundary of the field in the south west corner of the larger site Exmo_20 (ie the lighter colored block will need to be moved down and to the left a little). This newly submitted site formed the bulk of the land that agents made a presentation on to Strategic Planning Committee on 9 August 2022. Though in the presentation the agents did also refer to the scope for accommodating further development on the field directly to the east of the submission site.

The assessment text below majors on the larger submission site of Exmo_20 but in doing so references are made to differing parts of the site and these have a direct relevance to the 2022 call for sites Exmo_46 (and the field to the east of Exmo_46), and, by default, commentary has a direct relevance to submission site GH/ED/76.

Site Assessment Summary:

Infrastructure implications: if developed (specifically Exmo_26) there would be large scale infrastructure needs on site and there may be challenges in respect to securing site road access. Indicative masterplans show new highway access through an existing residential area and through an Unconfirmed County Wildlife Site. This would be the highway access (or at least the main one) in to Exmo_46 and also it would serve Exmo_20. However promoters in the past of Exmo_20 also showed highway access coming in from the north.

Landscape sensitivity - summary of findings: Given its overall size Exmo_26 is well screened with comparatively limited views in or out of the site on a local scale. More northerly parts of the site are higher and more prominent and visually open, but in indicative plans development other than an access road is kept clear of these areas. Southern parts of the site are particularly well screened by dense tree coverage, this specifically applies to site Exmo_46 (and land to the east if it).

Impact on historic environment - summary of findings: There are a small number of heritage assets in and around the site. Of most importance is the Grade II Star listed St John in the Wilderness church. Any possible site development would

need to fully take into account the setting, specifically including sense of remoteness, of the church and the sensitivities associated with other assets. However, it is recognised that given the large size of Exmo_20 there is scope to consider overall layouts and to potentially leave appropriate buffers undeveloped. Potential adverse heritage impacts from development of site Exmo_46 would be nil or minimal given the distance of the site from the heritage assets.

Ecological impact - summary of findings: The site has a number of areas of extensive woodland to and within southern and western boundaries. Most of the wooded areas, and these are mostly centred around or close to Exmo_46, have Unconfirmed County Wildlife Site status and as such will be of local wildlife importance. Indicative master plans show that development is predominantly proposed on improved farmland but there is woodland loss of an Unconfirmed County Wildlife site to secure highway access and the close proximity of new development to sensitive sites and features could have adverse impacts. The Pebblebed Heaths, which are of international nature conservation importance, lie close by and to the north of the site, though proximity concerns are far less applicable to the southerly site part of Exmo_46.

Accessibility assessment: Large parts of site Exmo_20, especially southerly parts, are within 1,600 metres of good range of services and facilities. Though few facilities are within very easy reach of the actual site boundary areas. It should be noted, however, that with a site of the size of Exmo_20 on-site provision of facilities would be expected and through the 2021 site submission agents for the site showed new provision on indicative master planning work. The much smaller site Exmo_46 would generate limited scope to secure any new facilities, though taken as a whole it has greater proximity to existing facilities than much of the larger submission.

Other known site constraints: There are no other known constraints at the site but detailed assessment work by Council officers has not been undertaken at what could be expected to be a site with some challenges, specifically so for Exmo_20.

Site opportunities: There are no particular extra opportunities that development at this site might be expected to deliver. However, as a large site, should development be seen as a possible credible option, the potential should be looked at in more detail.

Amended Maximum Yield following discounted areas on site: 0

Brief summary of the key positives and negatives of the site: The site, Exmo_20, is a large scale and as such could meet a lot of the overall housing needs. It is also well screened and so long as development is predominantly in central and southerly site parts building work should be comparatively unobtrusive (especially noting the overall scale of what could be accommodated). However, there are built heritage sensitivities associated with the site and more significantly there are significant local levels of biodiversity interest at the site that could be adversely affected by development. The site promoter shows highway access to the south of the site coming through a length of Unconfirmed County Wildlife Site, which would clearly cause damage. In addition this access road would use existing residential roads that from none-technical assessment already appeared to show localised congestion. The possible highway suitability would require more detailed and finer grained assessment should proposals progress.

Should the site be allocated? Potential 2nd choice allocation, though following presentation at Committee by agents this is specifically so for Exmo_46. At this stage of plan making work (August 2022) it is not known if all of Exmo_20 is actually now being promoted by the land owner or owners for development but given the presentation to committee and the new call for site submissions we are assuming that active promotion of most of site Exmo_20 is not now occurring.

Reason(s) for allocating or not allocating: The Exmo_20 site is large scale and as such could meet a lot of the overall housing needs. It is also well screened and so long as development is predominantly in central and southerly parts of the site then building work should be comparatively unobtrusive (especially noting overall scale of what could be accommodated). However, there are built heritage sensitivities associated with the site and more significantly there are significant local levels of biodiversity interest at the site that could be adversely affected by development. The site promoter's shows highway accesses to the south of the site coming through lengths of Unconfirmed Wildlife Site, which would clearly cause destruction and landscape scale severance of high value habitats (deciduous woodland). In addition this access road would use existing residential roads that appear to suffer from localised congestion. The possible highway suitability would require more detailed and fine grained assessment should proposals progress. The precise scale of housing that may be achievable will need more refined assessment.

Infrastructure implications: The HELAA work advises that the site is dependent on a new junction onto Exeter Road. This new layout would have to allow sufficient space for the Dinan Way Roundabout scheme to be built.

Landscape sensitivity - summary of findings: The site comprises of four agricultural fields on the north eastern side of Exmouth between the town and Lympstone village. The site is nearly flat gently sloping down in an east to west direction. The site has an open character comprising of large fields that are particularly visible in views from the north and west. It is notable that the site is located within the existing green wedge in the current East Devon Local Plan and any development would erode the physical separation between Exmouth and Lympstone. The site itself has a mixture of an urban fringe and countryside feel with development to southern and western boundaries. The development of the site would extend the built form of Exmouth into open countryside areas.

Impact on historic environment - summary of findings: To the south west of the site and close by (around 50 metres to the southern side boundary) is the Grade II listed Courtlands House. Inter-visibility between the house and the site is, however, compromised to some degree by more recent development and also by the lie of the land with Courtland Lane, which runs along the southern edge of the site, sitting on a minor ridgeline. Much closer to the site, on the southern side of Courtlands Lane, is the Grade II listed Garden Wall to Courtlands House. There is a clear visual interconnection between this wall and western parts of the site and the listed Chaterpark also lies close by and to the west of the site. In submission the prospective developer has shown open space uses on the western parts of the site. The Grade I listed A la Ronde is further from the site, to the east, with no apparent direct inter-visibility from the building itself.

Ecological impact - summary of findings: The site comprises of improved agricultural fields with some mature hedgerow boundaries and areas of scrub vegetation. There can be expected to be some local wildlife interest associated with the site though there are no designated sites on or in the immediate vicinity of the site.

Accessibility assessment: The site falls within 1,600 metres of a range of services and facilities. However, the relatively remote location of the site on the northern edge of Exmouth means that many services are toward the upper rather than lower end of this distance. Although it is being assessed as a site at Exmouth, because it just abuts a part of the town, it is closer to many of the facilities of Lympstone village, even though it is separated from the village by green fields.

Other known site constraints: No other constraints are identified.

Site opportunities: No specific opportunities are identified.

Amended Maximum Yield following discounted areas on site: 100

Brief summary of the key positives and negatives of the site: The site is particularly sensitive in respect of landscape and heritage constraints. If suitable for allocation it is suggested that a yield below higher capacity estimates would be appropriate.

Should the site be allocated? Potential 2nd choice allocation

Reason(s) for allocating or not allocating: There are heritage and landscape impact concerns associated with this site. It is not a preferred site for allocation, but constraints are not regarded as an absolute and it might be seen as a '2nd best choice' for allocation. Any development, if allocated, should avoid more sensitive western parts of the site.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

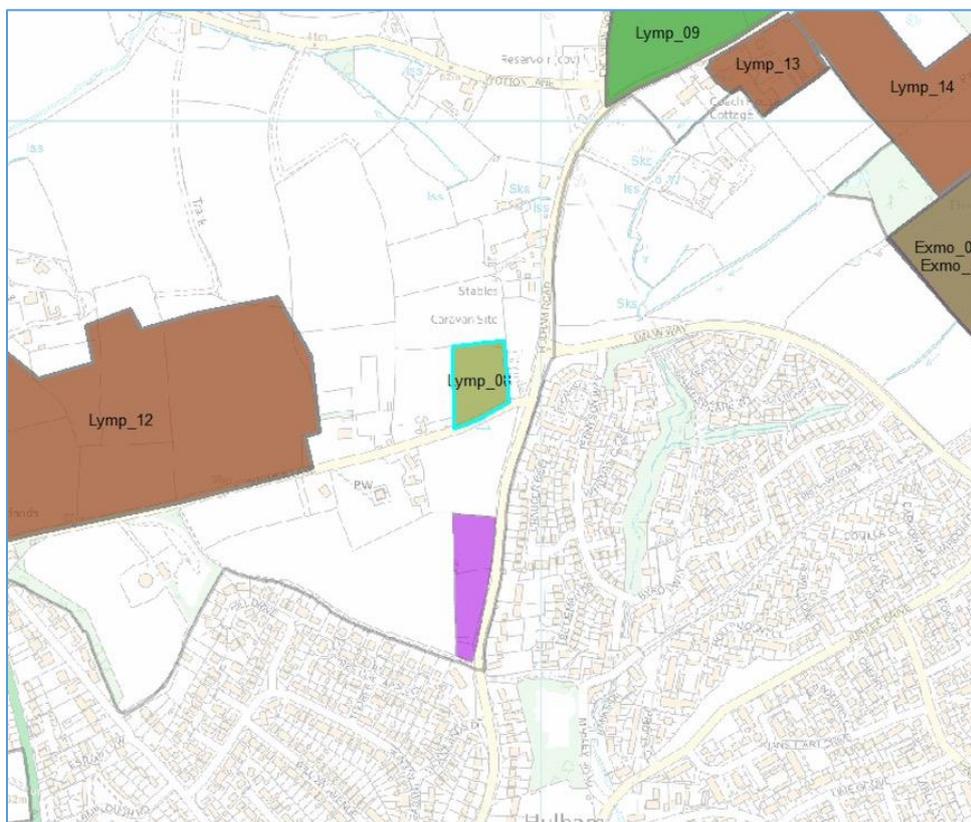
Site Detail:

Settlement: Exmouth

Site reference number: Lymp_08

Site Address: Land off Summer Lane, Exmouth, EX8 5SL

Map of site:



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Site Area: 0.7

Site Assessment Summary:

Infrastructure implications: The proposed route of the Dinan Way extension lies to the north of the site and this could impact on highway access options to the site.

Landscape sensitivity - summary of findings: The site currently forms part of a small paddock complex used for grazing horses. The site is elevated, towards the top of localised high spot, and slopes gently from its higher southern side towards its lower northern side. There are though mature hedgerows and a number of larger trees to and close by but beyond site boundaries that limit views into the site. The exception is, however, in respect of views from the north of the site where the site is more open and is not seen against the backdrop of the built-up urban edges of the town. In this respect, despite the proximity of some Exmouth related urban development the site has a countryside feel though one that is somewhat compromised by the close by main road.

Impact on historic environment - summary of findings: The closest listed building to the site, around 80 metres to the south west, is the Grade I listed Manse and 40 Metres beyond this (and roughly in a straight line beyond) is the Grade I listed Point in View. Despite relative proximity there is, however, limited obvious inter-visibility between the site and its direct setting and these heritage assets, though their Grade I listing does highlight their overall importance.

Ecological impact - summary of findings: There are no designated wildlife sites at or in close proximity of the site. The site itself is grazed land that is not likely to be of direct wildlife importance but trees and hedgerows to some site boundaries may be of some localised wildlife benefit.

Accessibility assessment: The site falls within 1,600 metres of a range of services and facilities. However, the relatively remote location of the site on the northern edge of Exmouth means that many services are toward the upper rather than lower end of this distance with busy roads also present.

Other known site constraints: No other constraints to development are known.

Site opportunities: None are specifically identified.

Amended Maximum Yield following discounted areas on site: 14

Brief summary of the key positives and negatives of the site: The site is relatively remote from facilities in Exmouth and is of some openness in longer term views. It has a countryside character.

Should the site be allocated? Potential 2nd choice allocation

Reason(s) for allocating or not allocating: The site is relatively remote from facilities in Exmouth and is of some openness in longer term views. It has a countryside character. It is not a preferred site for allocation, but constraints are not regarded as an absolute and it might be seen as a '2nd best choice' for allocation.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

Site Detail:

Settlement: Exmouth

Site reference number: Lymp_09

Site Address: 9.2 acres fronting Hulham Road, Exmouth,

Map of site:



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Site Area: 3.61

Site Assessment Summary:

Infrastructure implications: No direct infrastructure concerns are noted although highway access will need some consideration given the busy Hulham Road on the southern site boundary.

Landscape sensitivity - summary of findings: The site comprises of two large gently sloping (from east, higher, to west, lower) fields that are currently in agricultural use. There are mature hedgerow boundaries, with a number of trees within, which provides a relatively enclosed character to the site, an enclosure which is emphasised by the dense area of woodland to the north of the site. There are some more open views to the west, though with relatively little inter-visibility between most of the site and surrounding countryside. The busy Hulham Road with some development along it to the south, including a busy garden, centre, gives the rural site an element of an urban fringe feel.

Impact on historic environment - summary of findings: There are no designated heritage assets in close proximity to the site.

Ecological impact - summary of findings: There are no designated wildlife sites within the site though the large block of woodland forming a boundary and to the north of the site is an Unconfirmed County Wildlife site and it will be of local nature conservation importance. The existing mature hedgerow vegetation around and within the site will also be of some local wildlife value. The fields that make up the site are, however, improved grassland. There is clearly some wildlife sensitivity that will need to be taken into account should development go ahead. Impacts on the adjacent deciduous woodland would need to be avoided through sensitive site design, e.g., leaving a suitable buffer between the development and the woodland.

Accessibility assessment: The site falls within 1,600 metres of a range of services and facilities. However, the relatively remote location of the site on the northern edge of Exmouth means that many services are toward the upper rather than lower end of this distance with busy roads also present.

Other known site constraints: There are no other significant constraints identified.

Site opportunities: The site would appear most credible as an allocation for development if land to the south was also developed (and done so before this site).

Amended Maximum Yield following discounted areas on site: 54

Brief summary of the key positives and negatives of the site: Whilst there is site sensitivity associated with the site, specifically given local wildlife interest and some possible landscape impact concerns, the site is identified as a reasonable location to accommodate development.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: The site forms a reasonable area of land to accommodate development.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

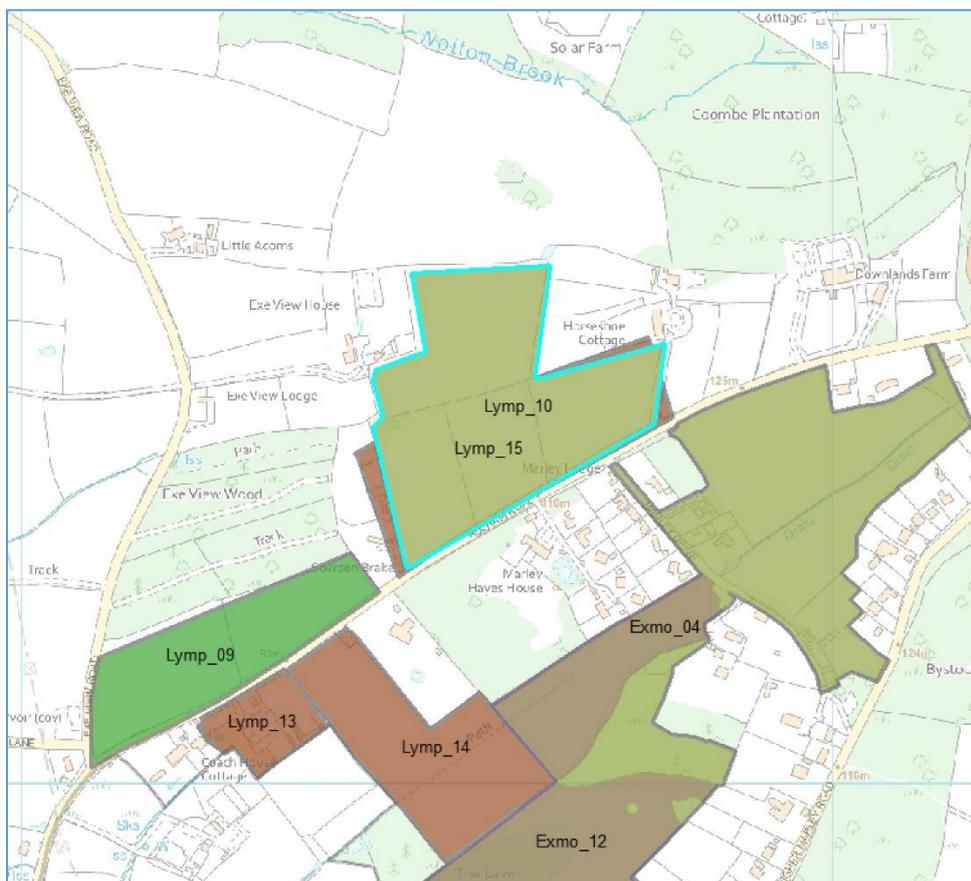
Site Detail:

Settlement: Exmouth

Site reference number: Lymp_10

Site Address: Land off Hulham Road, Lympstone, EX8 5DZ

Map of site:



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Site Area: 7.57

Site Assessment Summary:

Infrastructure implications: There would need to be a new access road to get into this site. The road would result in the loss of one or more trees that are on the southern site boundary that fronts onto Hulham Road. The trees are subject to a Tree Preservation Order so there would be adverse impacts in this respect from development.

Landscape sensitivity - summary of findings: The site comprises of four gently sloping (from east, higher, to west, lower) fields that are currently in agricultural use. Mature hedgerow boundaries, with a number of trees within, provide an enclosed character to the site (though less so for the most northerly of the four fields) and the sense of enclosure is further emphasised by wooded area beyond the site boundaries. There is relatively little inter-visibility between most of the site and surrounding countryside. As seen at present the site feels relatively remote from the more densely developed edges of Exmouth, though the busy Hulham Road with some development along it, and nearby, does provide a degree of an urban fringe feel.

Impact on historic environment - summary of findings: The only designated heritage asset in close proximity of the site is the Grade II listed Exe View House which lies to the north west of the site at its closest point around 25 metres away. There are some buildings and mature vegetation between this listed property and the site but the open countryside setting of the property would be adversely impacted on by close by development.

Ecological impact - summary of findings: There are no designated wildlife sites within the site though the 400 metre buffer around the Pebblebed Heaths just touches the eastern side of the site. The existing mature hedgerow vegetation in the site will be of some local wildlife value and areas of close by woodland to the south and west of the site are Unconfirmed County Wildlife Sites. The fields that make up the site are, however, improved grassland. There is clearly some wildlife sensitivity that will need to be taken into account should development go ahead.

Accessibility assessment: The site falls within 1,600 metres of a range of services and facilities. However, the relatively remote location of the site on the northern edge of Exmouth means that many services are toward the upper rather than lower end of this distance with busy roads also present.

Other known site constraints: There are no other significant constraints identified.

Site opportunities: The site would only appear credible as an allocation for development if land to the south was also developed (and done so before this site).

Amended Maximum Yield following discounted areas on site: 75

Brief summary of the key positives and negatives of the site: The site is clearly of some sensitivity but large parts are well screened. It is suggested that the southerly three fields at the site are allocated for development but the more open northern field, the one closest to the listed building but most remote from Exmouth is not. It should be noted that this assessment applies to the whole of the HELAA site Lymp_10. However a smaller HELAA site, Lymp_15, lies within the larger site and it excludes the northerly field of Lymp_15. The land area proposed for allocation coincides with Lmp_15.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: The site, southern three fields only, would form a logical allocation for development. But this would only be so if fields to the south were also developed. It is highlighted, however, that the HELAA panel recorded that the site is "Probably unachievable due to TPO coverage limiting necessary improvement to Hulham Road – to provide improved pedestrian access to this site". The recommendation for allocation is written on the strength that HELAA identified constraints can be overcome but matters raised will warrant further investigation.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

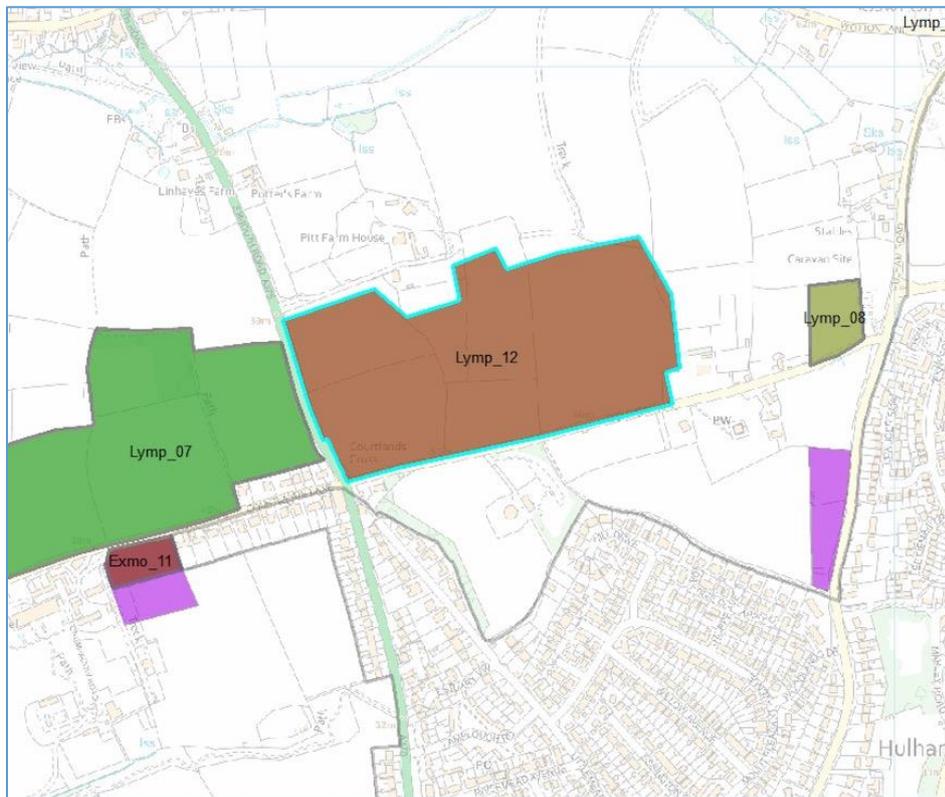
Site Detail:

Settlement: Exmouth

Site reference number: Lymp_12

Site Address: approximately 30.5 acres fronting A376 and Summer Lane, Exmouth,

Map of site:



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Site Area: 11.6

Site Assessment Summary:

Infrastructure implications: The Dinan Way link between Hulham Road and Exmouth Road the A376 passes through this site and has planning permission. Should the development of this site go ahead then it should do so in the context of this section of the road scheme.

Landscape sensitivity - summary of findings: This site comprises of six open and mostly large fields on the northern side of Exmouth. The southern and western parts of the site are comparatively flat, however, in the north eastern part of the site there are more pronounced southerly slopes. Overall the site has an open countryside character and a feel and a sense of separation from the built form of Exmouth development to the south, a separation emphasised by open green spaces between the site and the built form of the town. There are some close up views from public vantage points into the site from the south but more significant longer distance open views of and into the site are seen from the north and west where the site is not seen within the urban context of Exmouth.

Impact on historic environment - summary of findings: There are significant heritage interests in close proximity of the site. The Grade I listed property, A la Ronde and the Grade II historic park, lie to the south of the site. To the south-east of the site is the Grade I listed Point in View and the Manse properties. Heritage considerations associated with the potential development of this site are, therefore, significant and were a major concern in respect of the planning application, now approved, for the extension and completion of Dinan Way, from Hulham Road to Exmouth Road. For the Dinan Way scheme an officer report noted inevitable (adverse) impacts resulting in some harm. Impacts from housing and/or other forms of development at this site can also be expected to have similar and quite possibly more adverse impacts.

Ecological impact - summary of findings: The site comprises of agriculturally improved grass fields and there are no designated wildlife areas on the site itself though a County Wildlife Site lies around the A la Ronde property that lies directly to the south of the site. Within and on the edges of the site there are a number of hedgerows of varying scales of maturity and within these there are some larger trees. There can, therefore, be expected to be some but probably limited local wildlife interest at the site.

Accessibility assessment: The site falls within 1,600 metres of a range of services and facilities. However, the relatively remote location of the site on the northern edge of Exmouth means that many services are toward the upper rather than lower end of this distance with busy roads also present.

Other known site constraints: No other constraints to development are identified.

Site opportunities: No specific additional opportunities are identified.

Amended Maximum Yield following discounted areas on site: 174

Brief summary of the key positives and negatives of the site: Potential for adverse heritage impacts at this site, should development go ahead, can be expected to be significant and this is a major consideration. Allied to this are concerns around adverse landscape impacts from development.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Adverse impacts from development are identified as a major concern in respect of development of this site.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

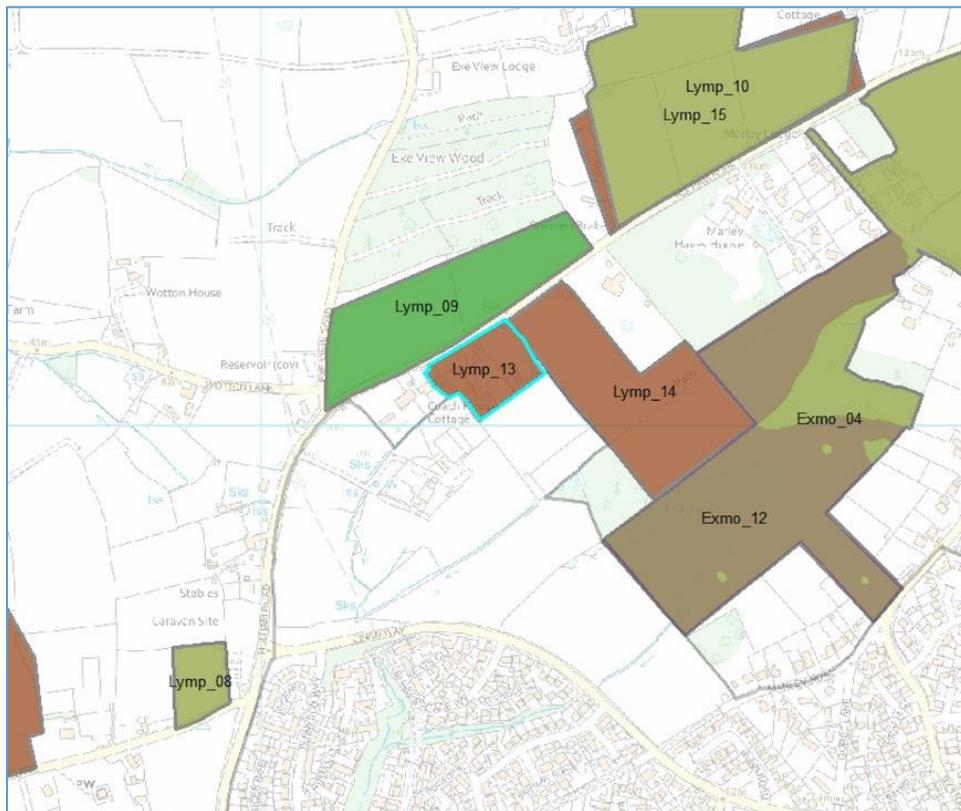
Site Detail:

Settlement: Exmouth

Site reference number: Lymp_13

Site Address: Kings Garden & Leisure, Higher Hulham Road, Exmouth, EX8 5DZ

Map of site:



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Site Area: 1.1

Site Assessment Summary:

Infrastructure implications: No specific infrastructure concerns are noted.

Landscape sensitivity - summary of findings: The site comprises of an existing garden centre with around 20% of the site comprising of buildings, part forming outdoor display and retail areas and most comprising of car parking and hard surfacing. The site is reasonably flat and well screened from surrounding areas, noting also the current ongoing/planned development to the south of the site. The garden centre frontage to Hulham Road to the north is quite prominent from the road.

Impact on historic environment - summary of findings: There are no designated heritage assets in close proximity of the site.

Ecological impact - summary of findings: The site is currently developed land, a garden centre, comprising mostly of car parking and hard standing and as such it has low ecological value. There are, however, some areas of local wildlife importance in relative close proximity of the site.

Accessibility assessment: The site falls within 1,600 metres of a range of services and facilities. However, the relatively remote location of the site on the northern edge of Exmouth means that many services are toward the upper rather than lower end of this distance with busy roads also present.

Other known site constraints: A small section of the site to the west is at high risk of flooding from surface water runoff.

Site opportunities: No specific matters are identified.

Amended Maximum Yield following discounted areas on site: 25

Brief summary of the key positives and negatives of the site: The site is in current productive developed use and whilst redevelopment for residential or other purposes would be likely to have minimal adverse landscape, heritage or wildlife interest a redevelopment scheme for housing (or lower density employment uses) would result in job losses. Given its current productive use it is suggested that the site should be retained for employment/job generating uses and not allocated for residential purposes. Furthermore, in assessing the site the HELAA panel advised "Probably unachievable if the site is for a net additional 2200 sqm of development

i.e. additional to the existing retail floorspace. Possibly achievable if the site is for a replacement 2200sqm".

Should the site be allocated? No

Reason(s) for allocating or not allocating: Allocation for housing is not proposed as the site is in a current active employment use.

Infrastructure implications: No specific infrastructure concerns are noted.

Landscape sensitivity - summary of findings: The site comprises of an attractive enclosed area of grassland that is well screened, in respect of visual connectedness, from surrounding areas. The site has a quiet and quite remote countryside feel, in part because of maturity of surrounding vegetation, despite relative proximity to some built development on the northern edge of Exmouth. Most notable in this respect is the garden centre to the south of the site. There are a number of fine specimen trees standing within the fields which would need to be retained and adequately buffered.

Impact on historic environment - summary of findings: There are no designated heritage assets in close proximity of the site.

Ecological impact - summary of findings: The site comprises of a large field of what would appear to be non-improved grassland. As such there is likely to be some local wildlife value directly associated with the site, noting as well that there are mature trees within the site boundary. The actual boundary of the site is made up of mature hedgerows supporting a number of large trees and to and beyond site boundaries are a number of wooded areas with an Unconfirmed County Wildlife Site touching one part of the site boundary.

Accessibility assessment: The site falls within 1,600 metres of a range of services and facilities. However, the relatively remote location of the site on the northern edge of Exmouth means that many services are toward the upper rather than lower end of this distance with busy roads also present.

Other known site constraints: No significant constraints are identified though HELAA panel work noted "A small strip of the site through its centre is at low risk of flooding from surface water runoff. It may contain some grade 3 agricultural land."

Site opportunities: No specific matters are identified.

Amended Maximum Yield following discounted areas on site: 59

Brief summary of the key positives and negatives of the site: Whilst the site has some nature conservation constraints and has an enclosed attractive feel in landscape terms it is seen as a reasonable site for allocation for development.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: The site is seen as a reasonable allocation for development, though noting there are some site sensitivities.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

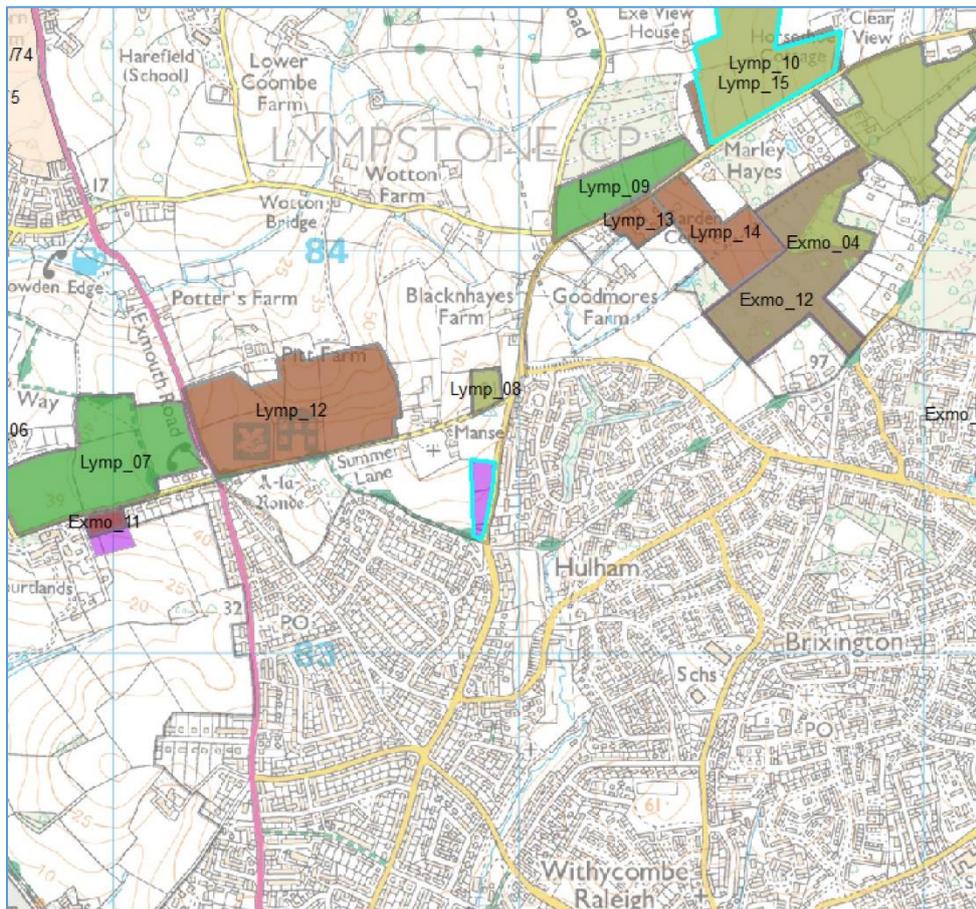
Site Detail:

Settlement: Exmouth

Site reference number: Exmo_2022 site submission

Site Address: Land west of Hulham Road(South East of Point in View)

Map of site:



NT 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area:

Site Assessment Summary:

Infrastructure implications: This is a 2022 call for sites submission. The site has not been assessed by the HELAA Panel and specifically has not be commented on by Devon County Council from a highway access perspective. Further assessment of the site is undertaken on assumption that a highway access could be secured but in due course this will need to be tested.

Landscape sensitivity - summary of findings: The site is sloping, downward from north to south, and has hedgerow boundaries with some mature trees within to site boundaries. The site has an urban fringe character with modern built development that is quite prominent to the east and south, to the east is also the busy Hulham Road. Whilst the site is likely to be visible in longer views from the south it would be seen against and within an urban edge of Exmouth context and it is assumed in longer term views development would fall below the ridgeline to the north.

Impact on historic environment - summary of findings: Most of the site falls within the A LA RONDE, and THE POINT-IN-VIEW Grade II registered park and garden, see: [A LA RONDE, and THE POINT-IN-VIEW, Exmouth - 1000686 | Historic England](#). This heritage designations identified to be if such scope to rule out scope for development. The closest listed building to the site to the site are the Grade I listed Manse (around 60 metres from northern site boundary) and the Grade I listed Point in View (around 80 metres from northern site boundary). These buildings are on land elevated above the site and whilst on the ground assessment has not been undertaken there is likely to be some degree of inter-visibility between the buildings and their immediate setting and the site itself. Views south westward from the listed buildings that are into or over the site would however show the site within the context and backdrop of the town of Exmouth. To lessen the possibility of adverse impacts it could be appropriate to reduce development or have no development in the northern parts of the site, this may also be helpful in terms of lessening any possible adverse wider landscape impacts form site development.

Ecological impact - summary of findings: There are no designated wildlife sites at or in close proximity of the site. The site itself is grazed land that is not likely to be of direct wildlife importance but trees and hedgerows to some site boundaries may be of some localised wildlife benefit. There is also some scrub vegetation over in the site that may also be of some local interest.

Accessibility assessment: The site falls within 1,600 metres of a range of services and facilities and next to a main bus route.

Other known site constraints: No additional constraints are noted.

Site opportunities: No specific opportunities are noted.

Amended Maximum Yield following discounted areas on site: 15

Brief summary of the key positives and negatives of the site: From desk based assessment, explicitly noting the historic park and garden designation, the site would not be a reasonable allocation for development.

Should the site be allocated? No

Reason(s) for allocating or not allocating: The site is not seen as a reasonable allocation for development.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

Site Detail:

Settlement: Exmouth

Site reference number: Exmo_Local Plan Rep Site

Site Address: Land North East of Old Bystock Drive

Map of site:

Mapping not available. Site not mapped.

Site Area:

Site Assessment Summary:

Infrastructure implications: This site has been promoted for development but has not been recorded as a HELAA submission site. It has not, therefore, been assessed by the Panel and specifically not by Devon County Council in respect of highway access considerations. The site would require access over a private road that in itself is accessed through a residential development. It is not clear that highway access could be secured though the site was suggested as a proposed allocation in the working draft local plan.

Landscape sensitivity - summary of findings: The site slopes gently from north to south and the northern half of the site is densely wooded. This wooded part is dismissed as offering potential for development. The remaining non-wooded area is bounded on most sides by woods and tree coverage and non-wooded boundaries still contain extensive tree coverage. The site is, therefore well screened and has a secluded character. Views into and out of the site are limited and where they exist will be local in nature, as opposed to long distance.

Impact on historic environment - summary of findings: The nearest Listed Buildings to the potentially developable parts of the site are over 100 metres away, The Grade II Bystock House, Grade II Barton House and Grade II Star Church of St

John in the Wilderness. There is no visibility connections between the site and the buildings on account of intervening buildings and tree coverage.

Ecological impact - summary of findings: The woodland areas surrounding the site will be of important wildlife interest and a part of the 'developable area' and surrounding woodland is an Unconfirmed County Wildlife Site. Discounting this wildlife value areas identified from desk based assessment and mapping records leaves a residual area that might be capable and acceptable to accommodate development that is limited in size, at around 0.4 hectare and a part of this may present challenges in respect of securing highway access. Overall it is concluded that the site is likely to have potentially significant wildlife importance.

Accessibility assessment: The site falls within 1,600 metres of a range of services and facilities.

Other known site constraints: No additional constraints are noted.

Site opportunities: No specific opportunities are noted.

Amended Maximum Yield following discounted areas on site: 10

Brief summary of the key positives and negatives of the site: From desk based assessment, and as a refinement on the working draft local plan, the site would not appear to be a reasonable allocation for development.

Should the site be allocated? No

Reason(s) for allocating or not allocating: There are significant nature conservation constraints associated with this site that are deemed to make it a poor choice for allocation for development.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

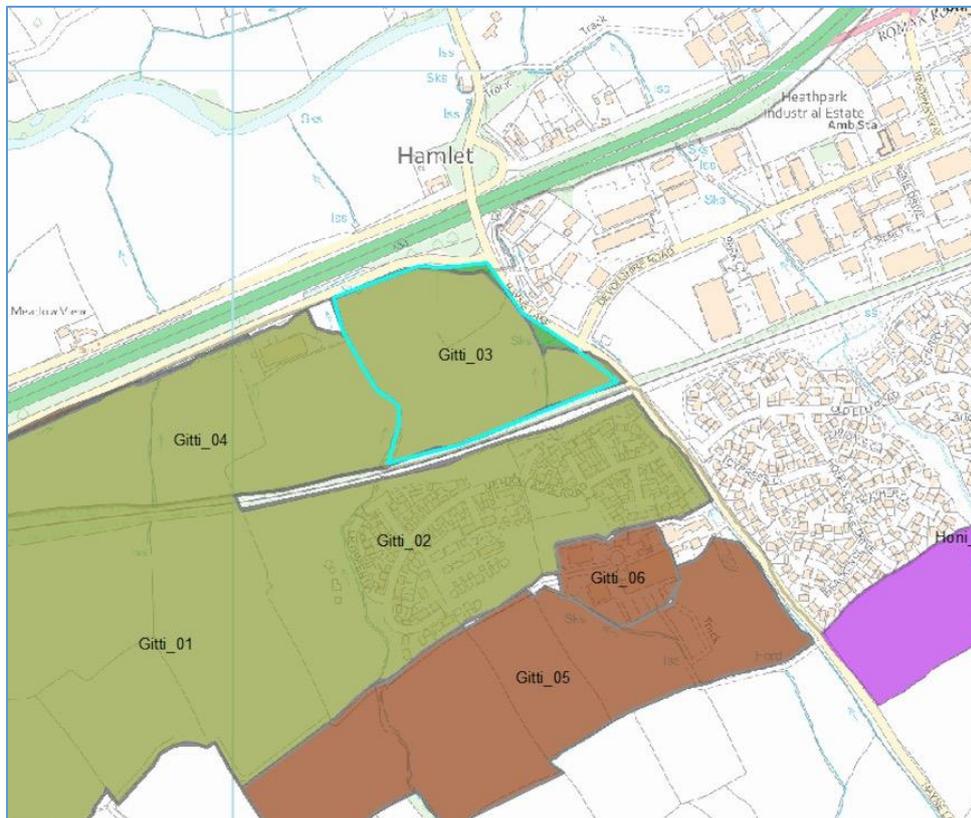
Site Detail:

Settlement: Honiton

Site reference number: Gitti_03

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

Map of site:



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Site Area: 5.5

Site Assessment Summary:

Infrastructure implications: DCC -highways: Suitable access off Hayne Lane with a 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 level of development proposed additional new capacity required (new primary school). Need to assess in conjunction with proposed sites at Dunkerswell/ Honiton. Safe walking routes required to primary / secondary schools. No capacity at Honiton CC or Kings School or Feniton Primary. Additional capacity to be funded by development.

Landscape sensitivity - summary of findings: The site sheltered by trees, next to A30 Road. Adjoining to the heathpark industrial estate and new residential development, this site has medium landscape sensitivity.

Impact on historic environment - summary of findings: The site located in the edge of Honiton, no designated heritage asset within 100m and the nearest heritage asset in the other side of A30, which does not have impact.

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

Accessibility assessment: 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 known site constraints: There are limited watercourses running through the site with some potentially minor flooding concerns noted

Site opportunities: Gitti_03 & Gitti_04 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.

Amended Maximum Yield following discounted areas on site: 83

Brief summary of the key positives and negatives of the site: Positives: good access road and adjacent to the A30, good access to existing and new residential dwellings and facilities. Limited impact upon the historic environment and minor ecological impact. Negatives: existing bus service limited, limited pedestrian and cycle links into Honiton town, medium landscape sensitivity, located close to AONB.

Should the site be allocated? Yes but only as employment land

Reason(s) for allocating or not allocating: Employment site, with no major adverse impact, have access road and existing Garden centre in between Gitti_03&Gitti_04. close to A30 which would have noise impact, Gitti_03 & Gitti_04 could be the link with existing heathpark industrial estate on the west and the new residential development on the south.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

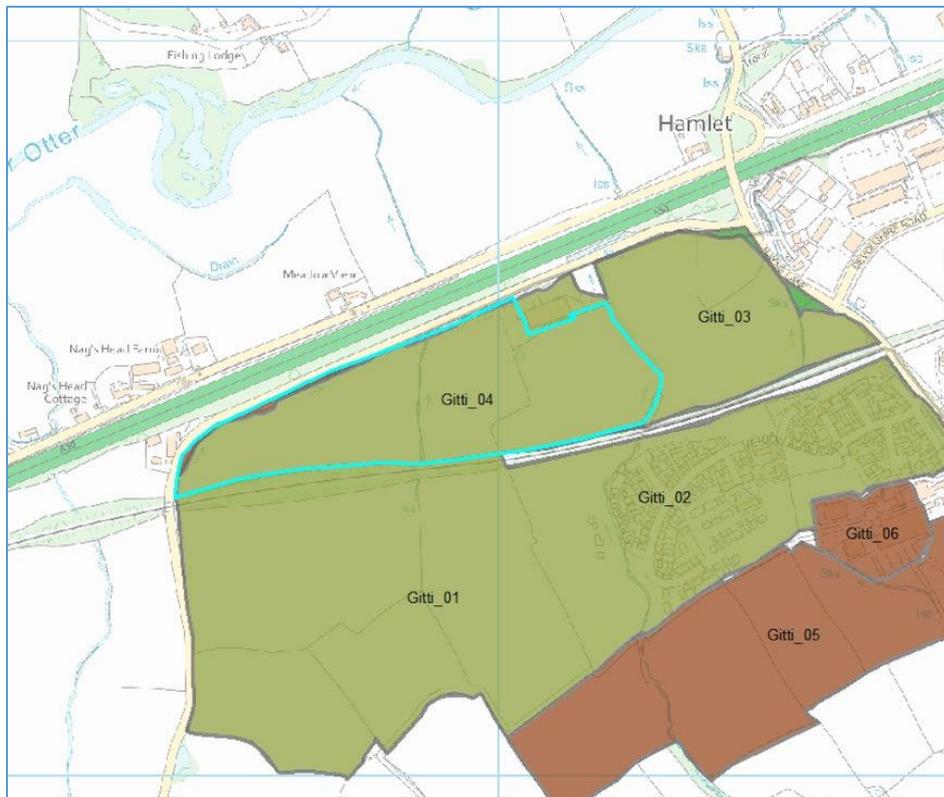
Site Detail:

Settlement: Honiton

Site reference number: Gitti_04

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

Map of site:



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Site Area: 9.1

Site Assessment Summary:

Infrastructure implications: DCC -highways: Suitable access off Hayne Lane with a 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 level of development proposed additional new capacity required (new primary school). Need to assess in conjunction with proposed sites at Dunkerswell/ Honiton. Safe walking routes required to primary / secondary schools. No capacity at Honiton CC or Kings School or Feniton Primary. Additional capacity to be funded by development.

Landscape sensitivity - summary of findings: The site sheltered by trees, next to A30 Road. Adjoining to the Garden centre and new residential development in south east. The western of the site might have visual impact to the AONB, however the trees and hedgerows would reduce the impact. The site has medium-high landscape sensitivity.

Impact on historic environment - summary of findings: The site located in the edge of Honiton, no designated heritage asset within 100m and the nearest heritage asset in the other side of A30, which does not have impact.

Ecological impact - summary of findings: The site adjoining A30 and Hayne Lane, a relatively busy road. The site 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 assessment: 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 known site constraints: There are limited watercourses running through the site with some potentially minor flooding concerns noted

Site opportunities: Gitti_03 & Gitti_04 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 about the completed, the site should have certain opportunities as employment land in the area.

Amended Maximum Yield following discounted areas on site: 137

Brief summary of the key positives and negatives of the site: Positives: good access road and adjacent to the A30, good access to existing and new residential dwellings and facilities. Limited impact upon the historic environment and minor ecological impact. Negatives: existing bus service limited, limited pedestrian and cycle links into Honiton town, medium landscape sensitivity, located close to AONB.

Should the site be allocated? Yes but for employment purposes only.

Reason(s) for allocating or not allocating: Employment site, with no major adverse impact, have access road and existing Garden centre in between Gitti_03&Gitti_04. close to A30 which would have noise impact, Gitti_03 & Gitti_04 could be the link with existing heathpark industrial estate on the west and the new residential development on the south.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

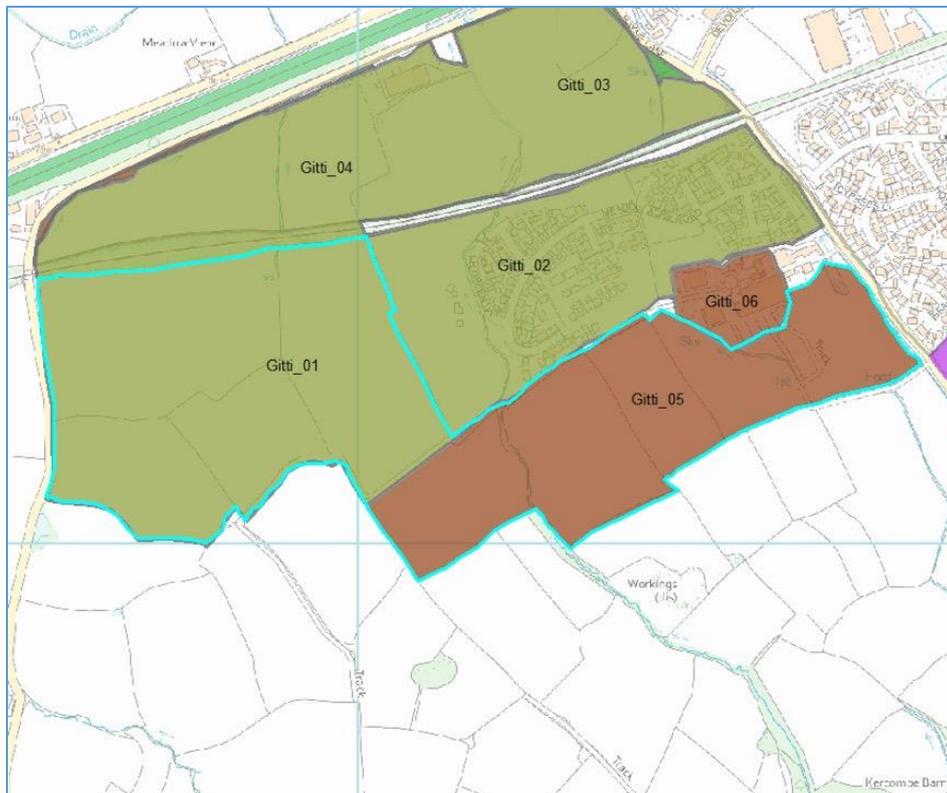
Site Detail:

Settlement: Honiton

Site reference number: Gitti_05

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

Map of site:



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Site Area: 28.88

Site Assessment Summary:

Infrastructure implications: 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 level of development proposed additional new capacity required (new primary school). Need to assess in conjunction with proposed sites at Dunkerswell/ Honiton. Safe walking routes required to primary / secondary schools. No capacity at Honiton CC or Kings School or Feniton Primary. Additional capacity to be funded by development.

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

Impact on historic environment - summary of findings: The site located in the edge of Honiton, no designated heritage asset within 100m and the nearest heritage asset in the other side of A30, which does not have impact.

Ecological impact - summary of findings: The site 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 site. Significant moderate adverse effect predicted.

Accessibility assessment: 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 known site constraints: There are limited watercourses running through the site with some potentially minor flooding concerns noted

Site opportunities:

Amended Maximum Yield following discounted areas on site: 433

Brief summary of the key positives and negatives of the site: Positives: good access road and adjacent to the A30, good access to employment opportunities and facilities. Limited impact upon the historic environment. Negatives: The site has medium-high landscape sensitivity, a quite substantial southerly part of the site falls within the East Devon AONB, Pebblebed Heaths SAC HRA mitigation zone and

Section 41 (S41) Habitat of Principle Importance within 100m of site. Significant moderate adverse effect on ecological impact predicted. These would be a significant constraint in development. Existing bus service limited, limited pedestrian and cycle links into Honiton town.

Should the site be allocated? Potential 2nd best allocation

Reason(s) for allocating or not allocating: The site adjoining Gitti_03, Gitti_04 &Gitti_06. The south part of the site fall into AONB and eastern part would have adverse impact on landscape. Development of the site, taken as a whole, would have a high landscape impact, as the site is quite substantial and southerly parts of the site falls within the AONB with high inter-visibility, this would be a significant constraint in development. However, as a 2nd best choice 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 AONB impacts.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

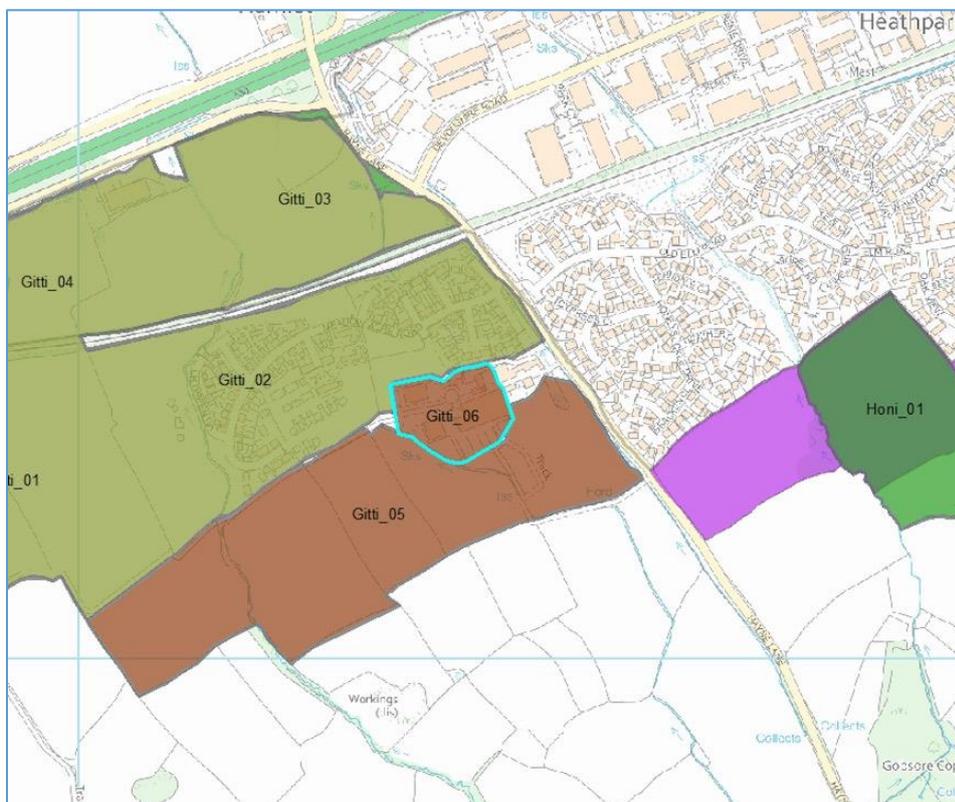
Site Detail:

Settlement: Honiton

Site reference number: Gitti_06

Site Address: Hayne Farm, Hayne Lane, Honiton, EX14 3PD

Map of site:



N↑ 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 1.55

Site Assessment Summary:

Infrastructure implications: 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 level of development proposed additional new capacity required (new primary school). Need to assess in conjunction with proposed sites at Dunkerswell/ Honiton. Safe walking routes required to primary / secondary schools. No capacity at Honiton CC or Kings School or Feniton Primary. Additional capacity to be funded by development.

Landscape sensitivity - summary of findings: The site is existing Hayne farm buildings, have enclosed openness. Adjoining existing and new residential development in the North, and Gitti_05. The site located close to AONB(within 100m). however the trees and hedgerows in both Gitti_05 & Gitti_06 would reduced the impact. The site has low-medium landscape sensitivity.

Impact on historic environment - summary of findings: The site located in the edge of Honiton, no designated heritage asset within 100m and the nearest heritage asset in the other side of A30, which does not have impact.

Ecological impact - summary of findings: The site covered by improved grassland with Trees and vegetation on the edge of the site boundary. No ecological designations within 100m of site. minor adverse effect predicted (not significant)

Accessibility assessment: 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 known site constraints: There is a small surface water flooding area noted at the site.

Site opportunities:

Amended Maximum Yield following discounted areas on site: 31

Brief summary of the key positives and negatives of the site: Positives: good access road and adjacent to the A30, good access to employment opportunities and facilities. Limited impact upon the historic environment. Negatives: The site located close to AONB (within 100m). However the trees and hedgerows in both Gitti_05 &

Gitti_06 would reduce the impact. The site has low-medium landscape sensitivity. Existing bus service limited, limited pedestrian and cycle links into Honiton town.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: Existing Farm field - Hayne Farm, it comprises of a series of substantial modern agriculture buildings at Hayne Farm, to the west of the farm house and traditional barns, residential house on the north and east, new residential developme on the noth west. This allocation could be combined with part Gitti_05 to form a small scale development and leave a good buffer to reduce the adverse landscape for the AONB.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

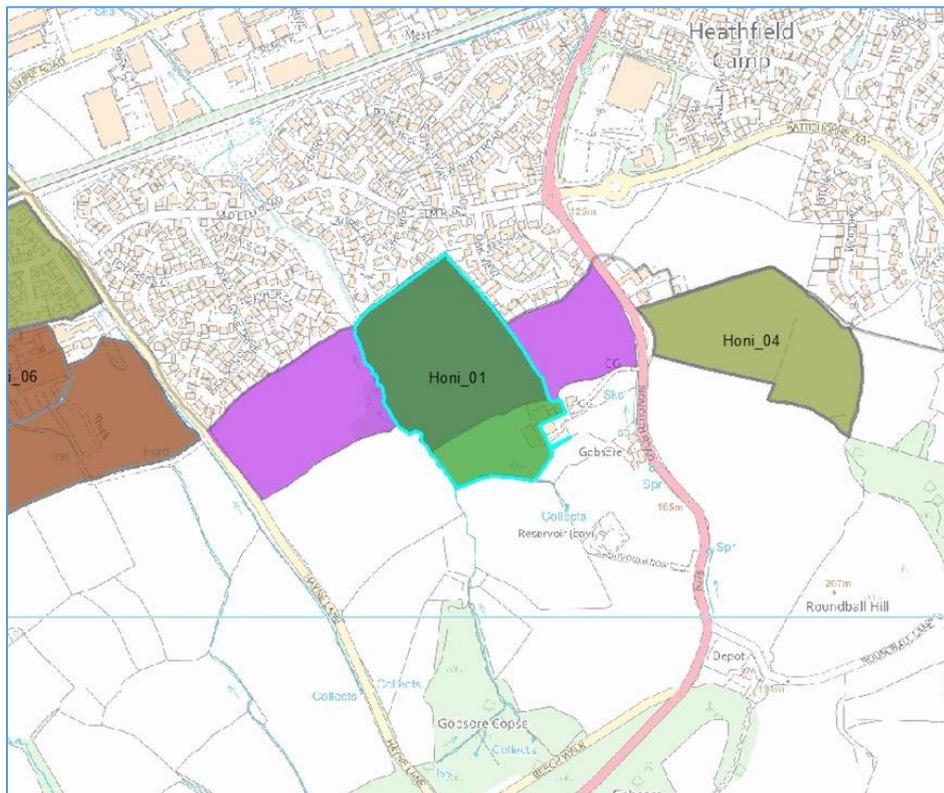
Site Detail:

Settlement: Honiton

Site reference number: Honi_01

Site Address: Land at Heathfield, East Of Hayne Lane, Honiton, EX14 3TX

Map of site:



N↑ 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 5.28

Site Assessment Summary:

Infrastructure implications: DCC - Waste: Half of site extends into WCZ but no WPA objection. DCC - highways: Accessible from A375 Sidmth Rd & Hayne Lane 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 proposed sites at Gittisham and Dunkerswell - possibility that 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 sensitivity - summary of findings: the site falls in the AONB, can be viewed by the existing settlement surrounded, Site is within a designated landscape and has very high landscape value. The site has medium-high landscape sensitivity.

Impact on historic environment - summary of findings: The site located in the edge of Honiton built up area, no designated heritage asset within 100m

Ecological impact - summary of findings: The site covered by improved grassland with Trees and vegetation on the edge of the site boundary. No ecological designations within 100m of site. minor adverse effect predicted (not significant)

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

Other known site constraints: There are potential flooding concerns on the periphery of the site.

Site opportunities:

Amended Maximum Yield following discounted areas on site: 79

Brief summary of the key positives and negatives of the site: Positives: Accessible from A375 Sidmouth Rd & Hayne Lane, good access to existing residential dwellings and facilities. Limited impact upon the historic environment and minor ecological impact. Negatives: The site has medium-high landscape sensitivity, it falls in the AONB, can be viewed by the existing settlement surrounded and it is within a designated landscape and has very high landscape value.

Should the site be allocated? Potential 2nd best allocation

Reason(s) for allocating or not allocating: This site is within AONB and falls on the south west 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, for this site/field and fields to the east and west that was previously refused permission. It should be noted that in the 2022 call for sites a larger area incorporating Site Honi_01 and fields to the west and east was submitted. Whilst the site is sensitive, the site could potentially be a 2nd best choice option for some development, though with particular care given the AONB status of the site. Taking into account the 2022 call for sites the yield may be adjusted upward, but the AONB status of the site could become a moderating consideration impacting in capacity.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

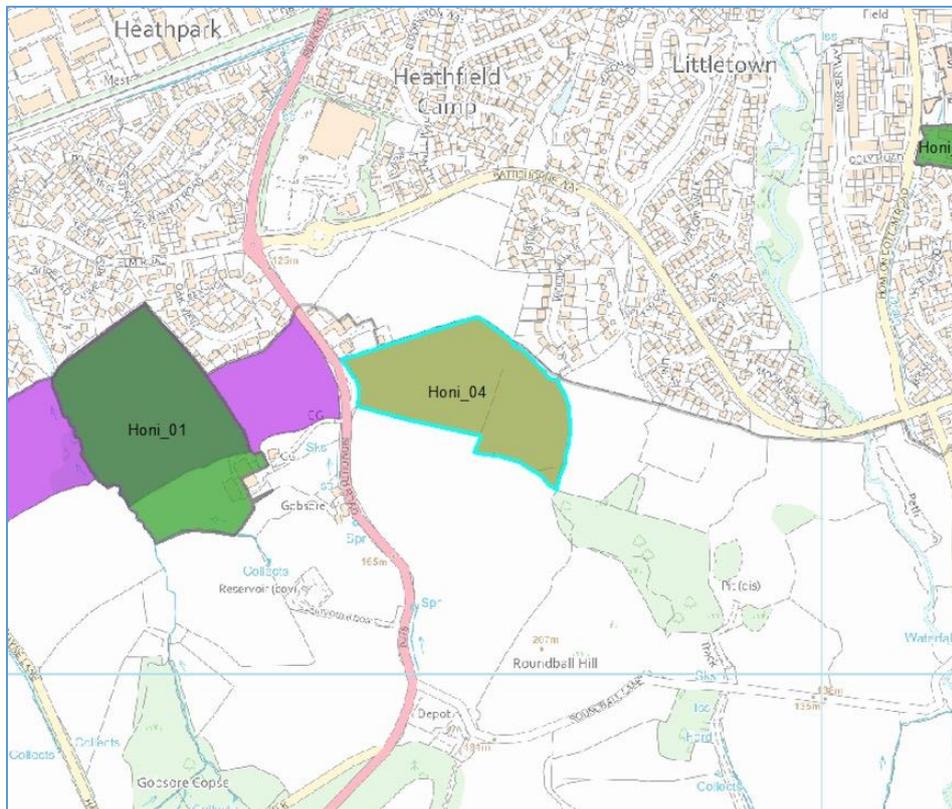
Site Detail:

Settlement: Honiton

Site reference number: Honi_04

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

Map of site:



N↑ 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 3.73

Site Assessment Summary:

Infrastructure implications: DCC - Waste: A very small part of the site extends into the edge of the WCZ but no WPA objection as considerable distance to waste site and various landuses in between (roads, railway, houses, businesses). DCC - highways: Accesible 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 proposed sites at Gittisham and Dunkerswell - possibility that 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 sensitivity - summary of findings: the site falls in the AONB, can be viewed by the exisiting settlement surrounded, Site is within a designated landscape and has very high landscape value.The site has medium-high landscape sensitivity.

Impact on historic environment - summary of findings: The site located in the edge of Honiton built up area, no designated heritage asset within 100m

Ecological impact - summary of findings: The site 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 site. minor adverse effect predicted (not significant)

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

Other known site constraints:

Site opportunities:

Amended Maximum Yield following discounted areas on site: 56

Brief summary of the key positives and negatives of the site: Positives: Accessible from A375 Sidmouth Rd, good access to existing residential dwellings and facilities. Limited impact upon the historic environment and minor ecological impact. Negatives: The site has medium-high landscape sensitivity, it falls in the AONB, can be viewed by the existing settlement surrounded and it is within a designated landscape and has very high landscape value.

Should the site be allocated? No

Reason(s) for allocating or not allocating: This site is within AONB, made up by a number of two fields in agricultural use, lies on the south western side of Honiton. The assessment identifies adverse impacts, particularly relating to landscape.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

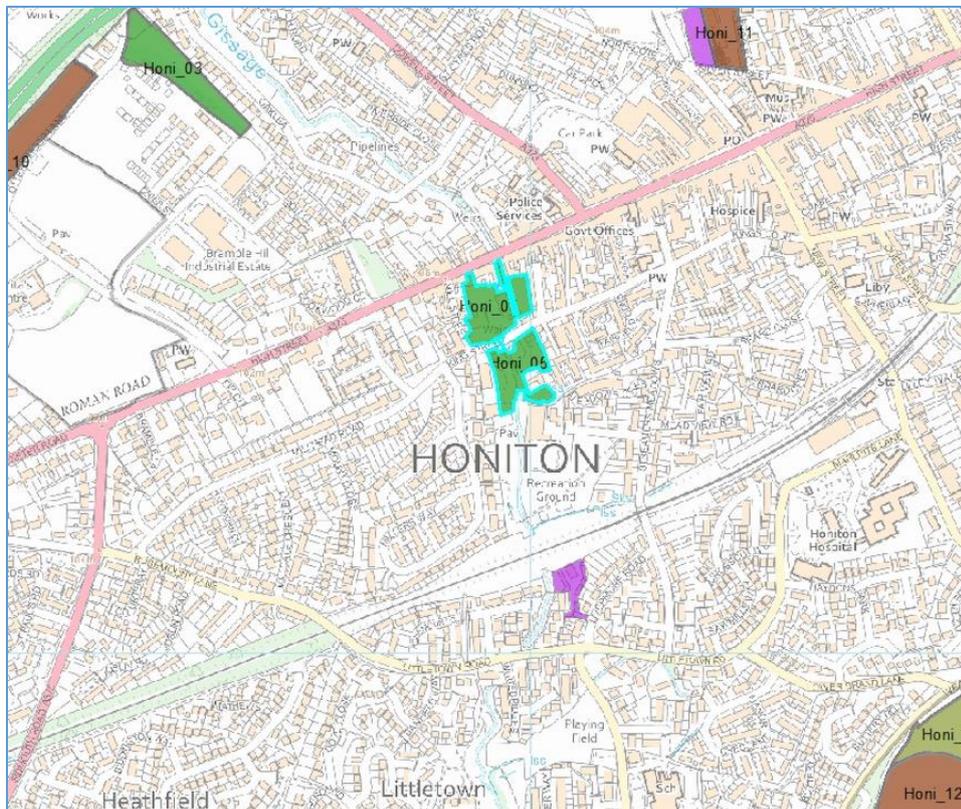
Site Detail:

Settlement: Honiton

Site reference number: Honi_05

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

Map of site:



N↑ 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 1.1

Site Assessment Summary:

Infrastructure implications: 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 proposed sites at Gittisham and Dunkerswell - possibility that 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 sensitivity - summary of findings: Brownfield site in the Honiton centre built area, Site is not within a designated landscape. The site has low landscape sensitivity.

Impact on historic environment - summary of findings: The Brownfield site located inside the conservation area, and numbers of listed building in the conservation area. Development would have major impact on historic environment.

Ecological impact - summary of findings: 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 site. minor adverse effect predicted (not significant)

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

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

Site opportunities:

Amended Maximum Yield following discounted areas on site: 40

Brief summary of the key positives and negatives of the site: Positives: Good access to existing residential dwellings, facilities and employment opportunities. Brownfield site with limited impact on landscape and minor ecological impact. Negatives: The site located inside the conservation area, and numbers of listed building in the conservation area. Development would have major impact on historic environment. A significant constraint in respect of the site is that parts fall in Flood zone 3 and the majority in Flood zone 2.

Should the site be allocated? Yes as a possible '2nd best' choice

Reason(s) for allocating or not allocating: This brownfield sites comprises of two land parcels and the north part of the site is in the conservation area. New development could have adverse impacts in heritage. Both parcels have a history of commercial/storage/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 a planning permission, 02/P1152, for residential development. However, subject to ability to overcome constraints, specifically concerns around flooding, a high quality development scheme might be acceptable.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

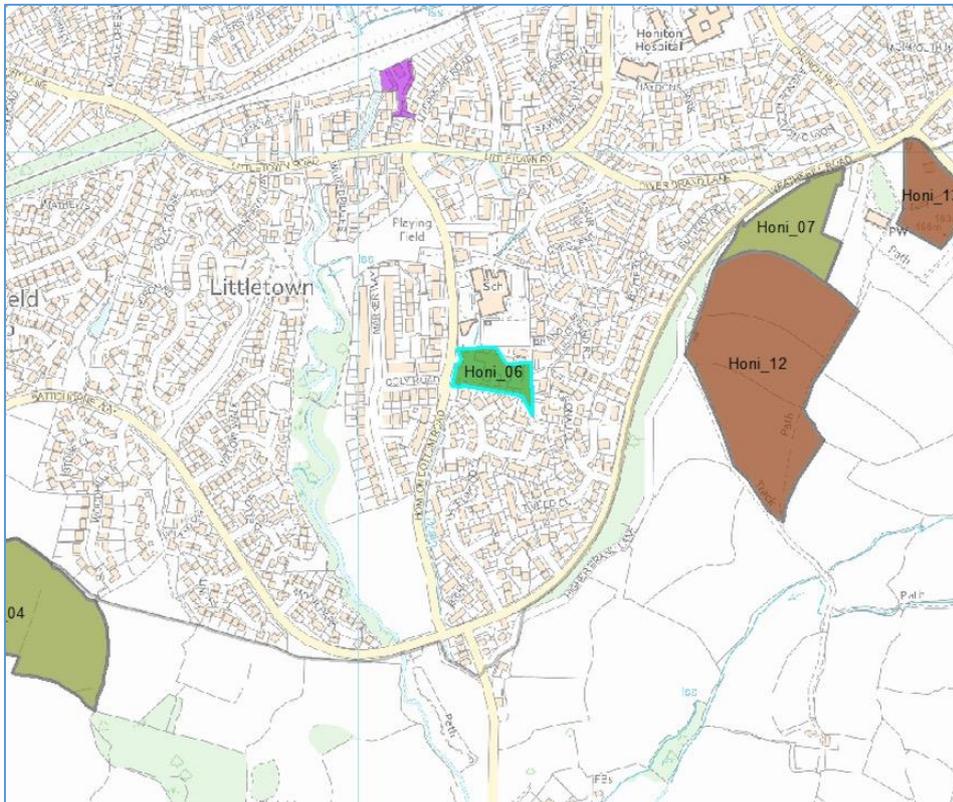
Site Detail:

Settlement: Honiton

Site reference number: Honi_06

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

Map of site:



N↑ 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 0.52

Site Assessment Summary:

Infrastructure implications: 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 proposed sites at Gittisham and Dunkerswell - possibility that 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 sensitivity - summary of findings: The Brownfield site located in Honiton built up area, former Millwater School site. Site is not within a designated landscape. The site has low-medium landscape sensitivity.

Impact on historic environment - summary of findings: The Brownfield site located in Honiton built up area, former Millwater School site. No designated heritage asset within 100m

Ecological impact - summary of findings: Brownfield site in the Honiton centre built area, the site have trees and garden. No ecological designations within 100m of site. minor adverse effect predicted (not significant)

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

Other known site constraints:

Site opportunities:

Amended Maximum Yield following discounted areas on site: 30

Brief summary of the key positives and negatives of the site: Positives: Accessible from Honiton Bottom Rd, good access to existing residential dwellings, facilities and employment opportunities. Brownfield site with limited impact upon the historic environment, limited impact on the landscape and minor ecological impact. Negatives: located inside the existing neighbourhood, would have an impact on the neighbourhood during the construction period.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: Existing brownfield site, former Millwater School site. Surrounded by existing neighbourhood and no major adverse impact identified from the assessment.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

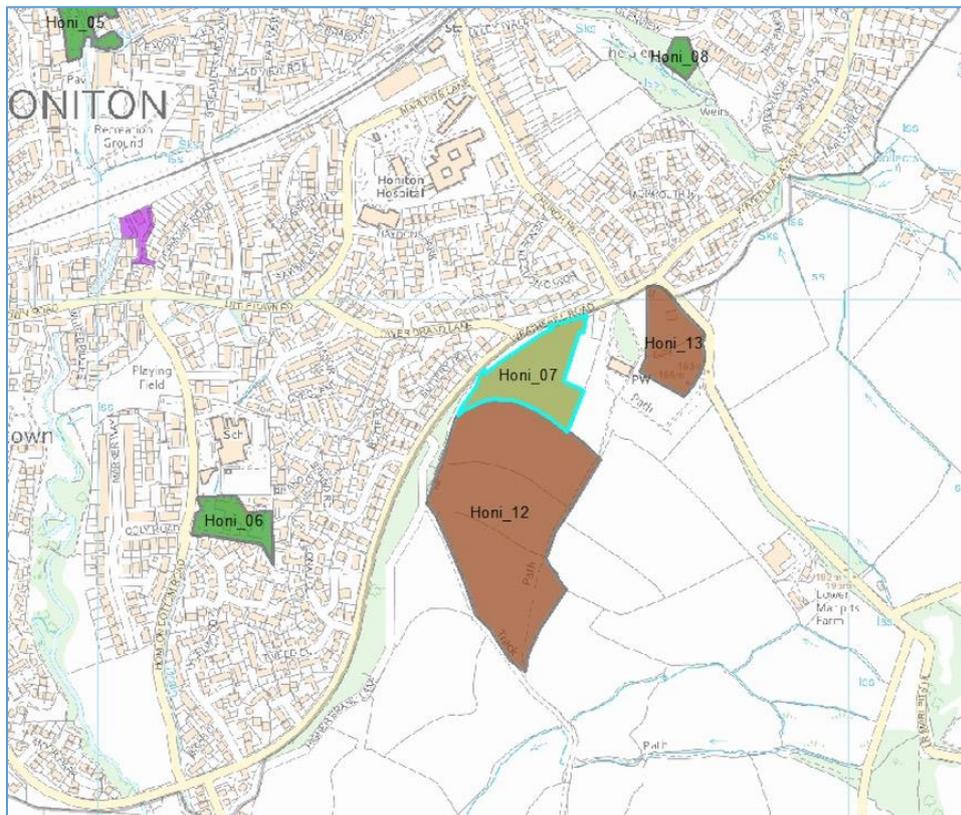
Site Detail:

Settlement: Honiton

Site reference number: Honi_07

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

Map of site:



N↑ 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 1.17

Site Assessment Summary:

Infrastructure implications: 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 proposed sites at Gittisham and Dunkerswell - possibility that 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 sensitivity - summary of findings: the site falls in the AONB, Site is within a designated landscape and has very high landscape value. The site has medium landscape sensitivity.

Impact on historic environment - summary of findings: The site adjoining to 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 hedgerow and trees. Both the site and asset use the same road as main access. Development would have Moderate impact on historic environment.

Ecological impact - summary of findings: The site covered by Unimproved grassland, grazed by sheeps with trees and vegetation on the edge of the site boundary. Section 41 (S41) Habitat of Principle Importance within 100m of site. Minor adverse effect predicted (not significant)

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

Other known site constraints:

Site opportunities:

Amended Maximum Yield following discounted areas on site: 30

Brief summary of the key positives and negatives of the site: Positives: Accessible from Waterleat Avenue, good access to existing residential dwellings and facilities. Minor ecological impact. Negatives: The site has medium-high landscape sensitivity, it falls in the AONB, can be viewed by the existing settlement surrounded and it is within a designated landscape and has very high landscape value.

Development would have Moderate impact on historic environment, the site adjoining to 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 hedgerow and trees.

Should the site be allocated? Potential 2nd choice allocation.

Reason(s) for allocating or not allocating: This elevated greenfield site, in agricultural use, lies adjacent to Church of St Michaels and it falls in a AONB. Development of the site (30 max yield) would have high impacts on landscape and heritage. However it is suggested as a 2nd best choice option, despite AONB designation, though it would be appropriate to look at capacity levels in some more detail.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

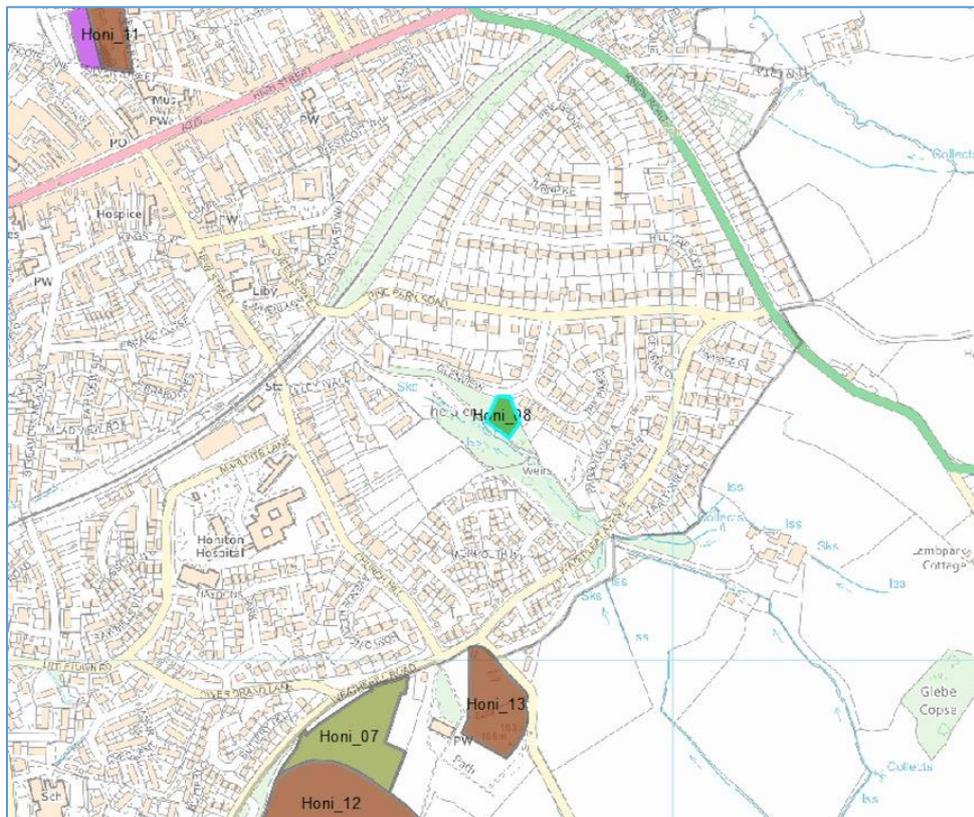
Site Detail:

Settlement: Honiton

Site reference number: Honi_08

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

Map of site:



N↑ 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 0.15

Site Assessment Summary:

Infrastructure implications: DCC - highways: Accessible from Glenview (pos flood issues) ?. 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 proposed sites at Gittisham and Dunkerswell - possibility that 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 sensitivity - summary of findings: The site located in Honiton built up area, residential neighbourhood . Site is not within a designated landscape. However, as the site has strong connection with The Glen, the site has low-medium landscape sensitivity.

Impact on historic environment - summary of findings: The site located in the Honiton built up area, no designated heritage asset within 100m

Ecological impact - summary of findings: The site covered by unimproved grassland with various vegetation and tress, connected with The Glen with large numbers of large trees. Due to the connection with The Glen, development have Significant moderate adverse effect predicted

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

Other known site constraints:

Site opportunities:

Amended Maximum Yield following discounted areas on site: 6

Brief summary of the key positives and negatives of the site: Positives: Accessible from Glenview, good access to existing residential dwellings, facilities and employment opportunities. Limited impact upon the historic environment. Negatives: 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.

Should the site be allocated? No

Reason(s) for allocating or not allocating: This greenfield site with extensive vegetation cover falls in an easterly part of Honiton above the Glen, allocated in the existing residential area. The site slopes sharply to the south. Development of the site would have 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 from its potential to provide only a limited number of units (6 max yield). This site is therefore not proposed for allocation.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

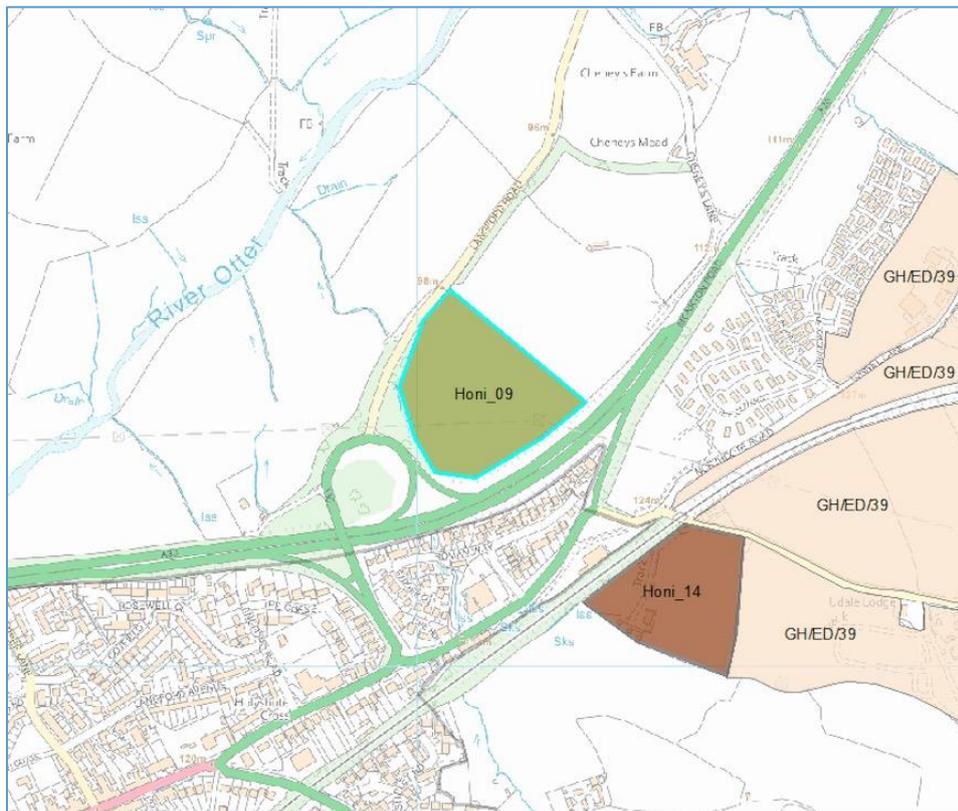
Site Detail:

Settlement: Honiton

Site reference number: Honi_09

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

Map of site:



N↑ 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 3.58

Site Assessment Summary:

Infrastructure implications: DCC - highways: Accessible from Langford Rd NOT A30 or A35 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 proposed sites at Gittisham and Dunkerswell - possibility that 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 sensitivity - summary of findings: the site falls in the AONB, can be viewed by busy A30 A35 ring road. It is in the isolated location, however, it is within a designated landscape and has very high landscape value. The site has medium- high landscape sensitivity.

Impact on historic environment - summary of findings: The site located in the isolated area in Honiton built up area, adjoining busy A30 & A35 road no designated heritage asset within 100m

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

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

Other known site constraints: The small part of the site (north and north west) falls in Floodzone areas.

Site opportunities:

Amended Maximum Yield following discounted areas on site: 50

Brief summary of the key positives and negatives of the site: Positives: Accessible from Langford Rd, adjacent to the A30 and A35. Limited impact upon the historic environment and minor ecological impact. Negatives: The site has medium-high landscape sensitivity, the site falls in the AONB. The small part of the site (north and north west) falls in Flood zone areas.

Should the site be allocated? No

Reason(s) for allocating or not allocating: The site falls in AONB, and Isolated by the ring road, A35. It has an open view, would have adverse impact on the landscape.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

Site Detail:

Settlement: Honiton

Site reference number: Honi_10

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

Map of site:



N↑ 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 1.25

Site Assessment Summary:

Infrastructure implications: 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 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 proposed sites at Gittisham and Dunkerswell - possibility that 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 sensitivity - summary of findings: The site located in Honiton built up area. Site is not within a designated landscape, the site has low landscape sensitivity.

Impact on historic environment - summary of findings: The site located in the Honiton built up area, adjoining A30 busy road. no designated heritage asset within 100m

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

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

Other known site constraints:

Site opportunities:

Amended Maximum Yield following discounted areas on site: 21

Brief summary of the key positives and negatives of the site: Positives: Limited impact upon the historic environment and minor ecological and landscape impact. Negatives: The site is a narrow strip of Greenfield land, it is well screened but lies

close to the A30 and a new residential development site vehicle noise impacts would be the major impact in development suitability.

Should the site be allocated? Yes

Reason(s) 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 in development suitability. In other respects the site appears well placed for development.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

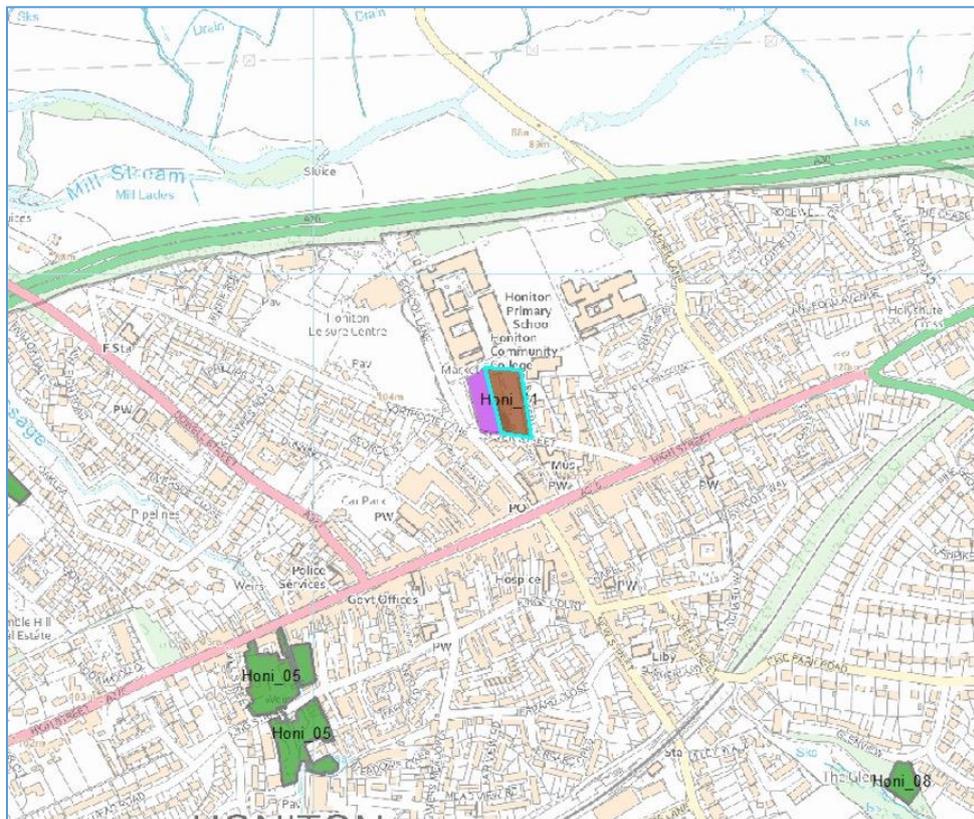
Site Detail:

Settlement: Honiton

Site reference number: Honi_11

Site Address: Honiton Cattle Market, Silver Street, Honiton, EX14 1QN

Map of site:



N↑ 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 0.38

Site Assessment Summary:

Infrastructure implications: DCC - highways: Site already under construction with planning permission, 20/2410/MFUL.. 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 proposed sites at Gittisham and Dunkerswell - possibility that 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 sensitivity - summary of findings: The Brownfield site located in Honiton central area. Site is not within a designated landscape. The site has low landscape sensitivity.

Impact on historic environment - summary of findings: The Brownfield site located on the edge of the conservation area, and numbers of listed building in the conservation area. Development would have major impact on historic environment.

Ecological impact - summary of findings: Brownfield site in the Honiton central area, numbers of isolated trees found in the site. No ecological designations within 100m of site. minor adverse effect predicted (not significant)

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

Other known site constraints:

Site opportunities:

Amended Maximum Yield following discounted areas on site: 57

Brief summary of the key positives and negatives of the site: Positives: Good access to existing residential dwellings, facilities and employment opportunities. Brownfield site with limited impact on landscape and minor ecological impact. Negatives: The site located very close to the conservation area, and numbers of listed building in the conservation area. Development would have major impact on historic environment

Should the site be allocated? Potential 2nd best allocation

Reason(s) for allocating or not allocating: Existing brownfield site, the cattle market site lies in a central part of Honiton. It has minor impact on the landscape, however it is on the edge of Honiton conservation area, which has numbers of listed buildings. Heritage impact would be the major concern if allocating this site. A recent planning appeal for a retirement flats development scheme was lost on this site with loss of employment potential/ opportunities being the critical concern.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

Site Detail:

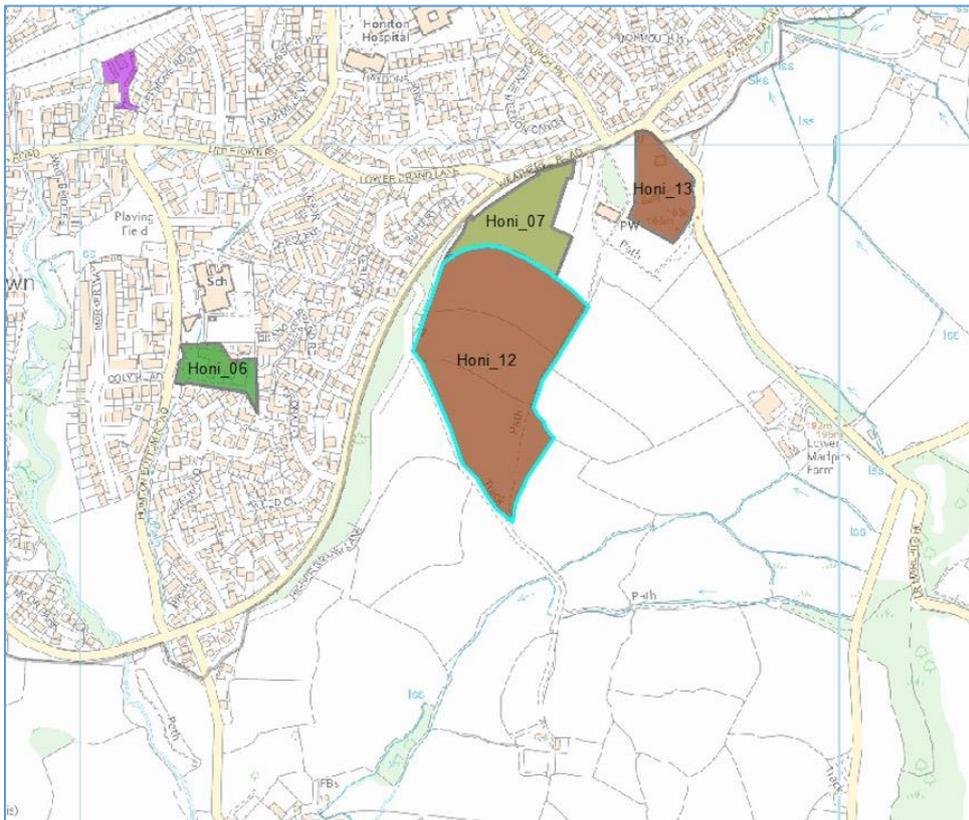
Settlement: Honiton

Site reference number: Honi_12

Site Address: land on the south-east side

of Cuckoo Down Lane, Honiton and land at Lower Marlpits Farm, Honiton
, EX14 9TB

Map of site:



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Site Area: 4.75

Site Assessment Summary:

Infrastructure implications: 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 on 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 proposed sites at Gittisham and Dunkerswell - possibility that 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 sensitivity - summary of findings: the site falls in the AONB, Site is within a designated landscape and has very high landscape value. The site has medium landscape sensitivity.

Impact on historic environment - summary of findings: The site adjoining to 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 hedgerow and trees. Both the site and asset use the same road as main access. Development would have Moderate impact on historic environment.

Ecological impact - summary of findings: The site 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 site. Minor adverse effect predicted (not significant)

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

Other known site constraints:

Site opportunities:

Amended Maximum Yield following discounted areas on site: 71

Brief summary of the key positives and negatives of the site: Positives: Good access to existing residential dwellings and facilities. Minor ecological impact. Negatives: The site has medium-high landscape sensitivity, it falls in the AONB, can be viewed by the existing settlement surrounded and it is within a designated landscape and has very high landscape value. Development would have Moderate impact on historic environment, the site adjoining to 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 hedgerow and trees. 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

Should the site be allocated? No

Reason(s) for allocating or not allocating: This elevated greenfield site, in agricultural use, lies adjacent to Church of St Michaels and it falls in a AONB. Development would have both landscape and heritage adverse impact.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

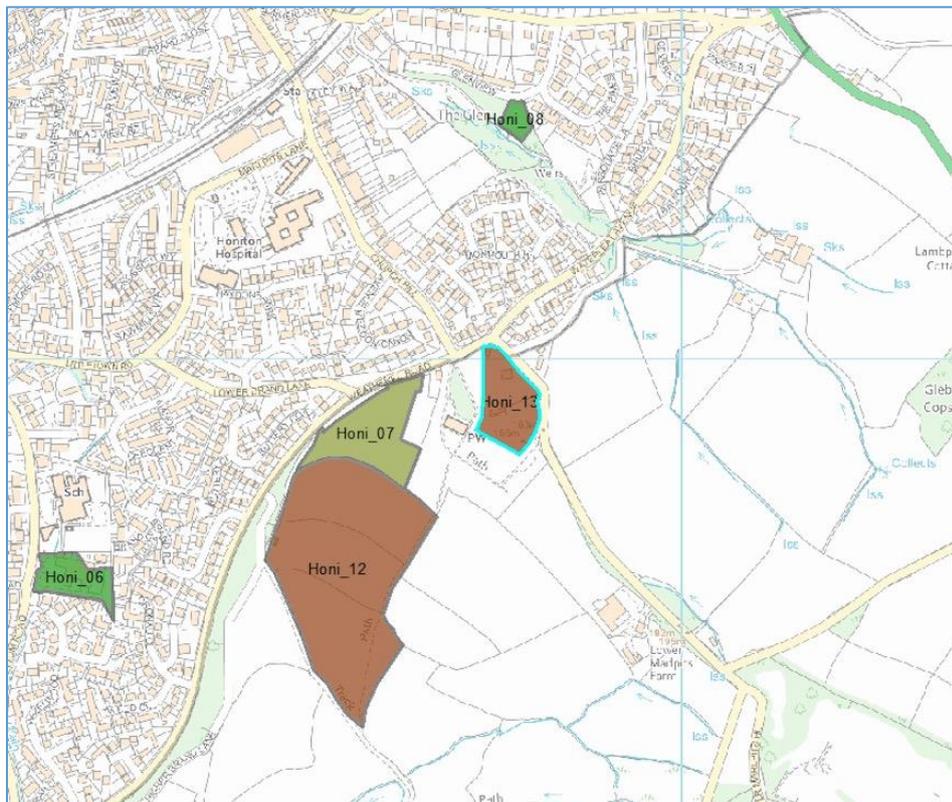
Site Detail:

Settlement: Honiton

Site reference number: Honi_13

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

Map of site:



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Site Area: 0.83

Site Assessment Summary:

Infrastructure implications: 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 proposed sites at Gittisham and Dunkerswell - possibility that 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 sensitivity - summary of findings: the site falls in the AONB, Site is within a designated landscape and has very high landscape value. The site has medium landscape sensitivity.

Impact on historic environment - summary of findings: The site adjoining to 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 hedgerow and trees. Both the site and asset use the same road as main access. Development would have Moderate impact on historic environment.

Ecological impact - summary of findings: 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 site. Minor adverse effect predicted (not significant)

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

Other known site constraints:

Site opportunities:

Amended Maximum Yield following discounted areas on site: 10

Brief summary of the key positives and negatives of the site: Positives: Existing access to the site available, an alternative access could also be provided from the

adjacent rural lane. Good access to existing residential dwellings and facilities. Minor ecological impact. Negatives: The site has medium-high landscape sensitivity, it falls in the AONB, can be viewed by the existing settlement surrounded and it is within a designated landscape and has very high landscape value. Development would have Moderate impact on historic environment, the site adjoining to 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 hedgerow and trees.

Should the site be allocated? Potential 2nd best choice allocation

Reason(s) for allocating or not allocating: This site falls in an AONB and adjoining to 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 hedgerow and trees. Development of the site (10 max yield) would have impacts on heritage and medium impact on landscape. However it is suggested as a 2nd best choice option, despite AONB designation.

Infrastructure implications: 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 proposed sites at Gittisham and Dunkerswell - possibility that 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 sensitivity - summary of findings: The site sheltered by trees and hedgerows, Adjoining to a arable landcover. Site is not within a designated landscape however it might have visual impact to the AONB ,it has medium landscape sensitivity.

Impact on historic environment - summary of findings: The site located in the remote location in Honiton,no designated heritage asset within 100m

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

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

Other known site constraints:

Site opportunities:

Amended Maximum Yield following discounted areas on site: 30

Brief summary of the key positives and negatives of the site: Positives: Limited impact upon the historic environment and minor ecological impact. Negatives: The site has medium landscape sensitivity, it is not within a designated landscape however it might have visual impact to the AONB. It is close to the AONB. Poor pedestrian /cycle links to Honiton, with substandard carriageway width under the railway bridge

Should the site be allocated? Potential 2nd best allocation

Reason(s) 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 AONB and isolated from existing development at Honiton and thus, remote from facilities. Development of the site would have some adverse landscape impacts.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

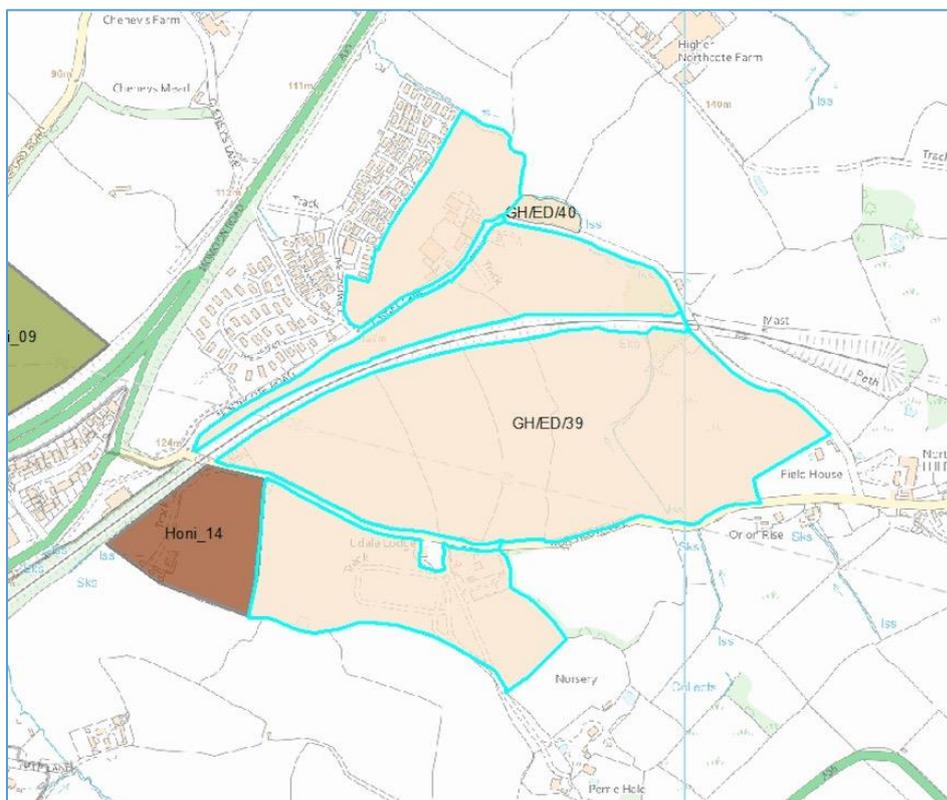
Site Detail:

Settlement: Honiton

Site reference number: GH/ED/39

Site Address: Land south of Northcote Hill, Honiton

Map of site:



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Site Area: 28.3

Site Assessment Summary:

Infrastructure implications: 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. Development has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approx. 1.6km from Honiton train station. The site is not currently served by any bus routes, but Honiton is well connected to regular routes. The Taunton-Dunkeswell-Honiton-Seaton bus runs over the A35/A30 junction (approximately 810m away from the centre of the site) five times a day and the Exeter-Cranbrook-Ottery-Honiton-Axminster bus runs along the A35, which is approx. 945m away from the centre of the site. Either route could potentially be improved to serve the site. Public Rights of Way link the site to Honiton, though the detached nature of the site from the town would raise questions of whether people would actually walk to it. Education: Honiton primary schools have a small amount of capacity left, but not enough to serve the scale of development proposed by the site promoter (550 dwgs). This would also not be sufficient development to support a new primary school. There is potentially capacity for some small expansion at Honiton Community College. Health: Depending on the scale of development there may be a need to provide additional primary health care facilities. Other: Development could potentially help to secure improved sports pitch provision and an eastern by-pass to the town linking the A30 and A35, which are local aspirations. Broadband: Homes/businesses adjacent to the site have access to superfast broadband. It should be relatively easy to roll this out to any new development.

Landscape sensitivity - summary of findings: Landscape sensitivity: High. The site is outside but abuts the Blackdown Hills AONB, which wraps around the eastern end of Honiton and is in close proximity to the East Devon AONB which starts further up Tower Hill. Parts of the site have significant intervisibility with the Blackdown Hills AONB 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 AONB, 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 ProWs 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.

Impact on historic environment - summary of findings: The site is located in a remote location on the edge of Honiton, no designated heritage asset within 100m

Ecological impact - summary of findings: The north of railway site covered by improved grassland with small areas have overgrown grass and grazed by sheep,

and the south of railway site 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 assessment: The site is within 1,600 metres of 9 local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.

Other known site constraints: Flooding: In addition to the area within flood zone 3, a small area (c.0.02ha) on the north side of the site lies within flood zone 2. This area has a medium probability of experiencing fluvial flooding and only has the potential to be developed for residential or economic use if the sequential and exceptions tests set out in the NPPG are adhered to. Any planning application must be accompanied by a Flood Risk Assessment. In addition to the flood zones, a reasonable amount of land is considered to be at risk of surface water flooding in the eastern part of the site. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Assumption would be that this site would have a mains connection and be served by a number of sewerage catchments. Would require confirmation that capacity exists without detriment to current situation, via either the sewage treatment works or via combined storm overflows on infrastructure.

Site opportunities:

Amended Maximum Yield following discounted areas on site: 100

Brief summary of the key positives and negatives of the site: Positives: Limited impact upon the historic environment. Negatives: Access to the majority of the site is constrained by relatively narrow roads under railway bridges. The site has medium-high landscape sensitivity, it is outside but abuts the Blackdown Hills AONB, which wraps around the eastern end of Honiton and is in close proximity to the East Devon AONB which starts further up Tower Hill. Parts of the site have significant intervisibility with the Blackdown Hills AONB 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.

Should the site be allocated? Yes but only elements north of the railway line.

Reason(s) for allocating or not allocating: Whilst This site did not pass stage 2 HELAA Panel assessment it was deemed as 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.

Infrastructure implications: New roundabout required to facilitate access. Lack of secondary or primary education provision.

Landscape sensitivity - summary of findings: Medium sensitivity- The site is semi-rural with some far reaching views. The eastern field closest to the urban area is less remote and less sensitive to change than the fields further west. If the eastern section of the site was developed, tree planting/landscaping in northern edge would help soften boundary edge with the countryside. Similarly, screening of site in the south and east would slightly reduce impact upon AONB. The access roundabout suggested by DCC is likely to be a visually dominant feature. Several mature trees warrant specific protection.

Impact on historic environment - summary of findings: Minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal. Any allocation should include a requirement for archaeological assessment as historic use suggests there is potential subterranean archaeology.

Ecological impact - summary of findings: Minor adverse effect predicted (not significant)

Accessibility assessment: The eastern section of the site is within 1600m of all facilities except a train station. The western end of the site is only within 1600m of a bus stop, secondary school, employment site, play area, hospital/medical centre and Church

Other known site constraints: Site is relatively level, would lose Grade 3 agricultural land. No significant issues relating to flood risk, water quality, minerals or waste. Site lies within the settlement containment policy area in the neighbourhood plan, intended to prevent coalescence with West Hill.

Site opportunities: Development of the eastern field only, adjacent to existing development, would reduce landscape impact. Redevelopment of agricultural buildings for employment use would increase settlement self-containment. Planting of a woodland belt beyond the agricultural buildings would reflect local landscape character, define the settlement extent, reduce visual impact and increase biodiversity and wildlife corridors between important habitat.

Amended Maximum Yield following discounted areas on site: 70 dwellings and 1.25ha of employment land

Brief summary of the key positives and negatives of the site: Positives- The site is well located in terms of accessibility and is adjacent existing built form on two sides. It is of low or medium ecological, heritage and landscape importance. Negatives- Visual impact increases and the importance of the site in settlement containment terms, as you move west through the site.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: The scale of development on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. Good access to facilities, provision of employment within the site, medium landscape and low ecological sensitivity, subject to DCC Highways agreeing a suitable access and an archaeological assessment being undertaken. The site is well located in terms of accessibility and this section of the site relates well to the existing adjacent built form, however careful design is needed to ensure it does not appear obtrusive in distant views. Suggest that 5.1ha is allocated for mixed use, of which at least 1.25ha is for employment use

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

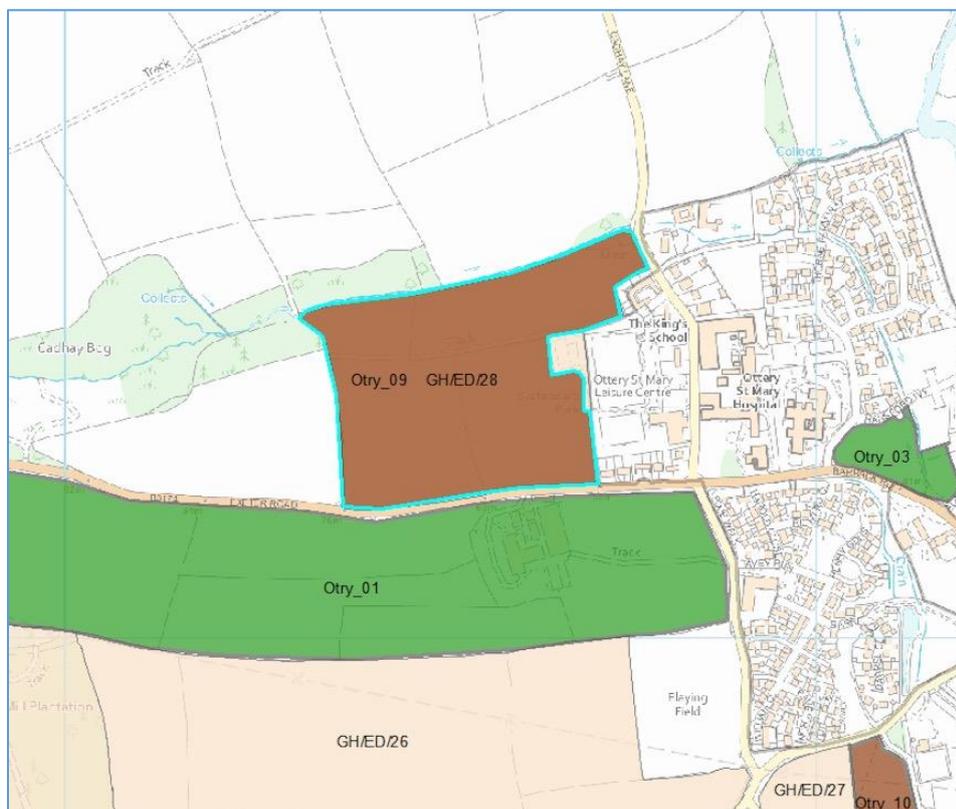
Site Detail:

Settlement: Ottery St Mary

Site reference number: Otry_09

Site Address: Land at Thorne Farm, Exeter Road, Ottery St Mary, EX11 1QZ

Map of site:



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Site Area: 10.3

Site Assessment Summary:

Infrastructure implications: New roundabout required to facilitate access. Lack of secondary or primary education provision.

Landscape sensitivity - summary of findings: Medium sensitivity- The sensitivity varies across the site and increases significantly to the centre and north of the site where the land slopes and development would be visible in far reaching views. Any new residential development should be restricted to the south east corner of the site. Visual impact will be significantly increased if DCC require a roundabout access. The development boundaries should be landscaped with a hedge of native species and a strip of woodland to soften the transition between the urban area and surrounding countryside. Several mature trees warrant specific protection.

Impact on historic environment - summary of findings: Minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.

Ecological impact - summary of findings: Significant moderate adverse effect predicted- Site is adjacent to a County Wildlife Site and ancient woodland.

Accessibility assessment: The site is within 1600m of all facilities except a train station. The primary school is slightly beyond the 1600m limit (although this depends where in the site it is measured from)

Other known site constraints: Site slopes quite steeply in parts, development would lose Grade 3 agricultural land. A section along the northern boundary of the site is liable to flood, No significant issues relating to water quality, minerals or waste. The easternmost section of the site is allocated in the current local plan for community/education use and in the Neighbourhood Plan for a school site. Previous major application for 150 houses, a new primary school and a roundabout was refused interalia on landscape impact grounds

Site opportunities: Some development on the eastern section of the site could be acceptable in landscape and heritage terms.

Amended Maximum Yield following discounted areas on site: 90 dwellings

Brief summary of the key positives and negatives of the site: Positives- The site is well located in terms of accessibility and is adjacent existing built form on one side.

It is of low heritage importance. Negatives- Site is visible in the landscape from a considerable distance and is significant in terms of its ecological value. Visual impact and ecological importance increase very significantly as you move west through the site.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: The scale of development on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. Reasonably good access to facilities, though there could be adverse landscape and ecological impacts. A reduced yield at this site is suggested in allocation.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

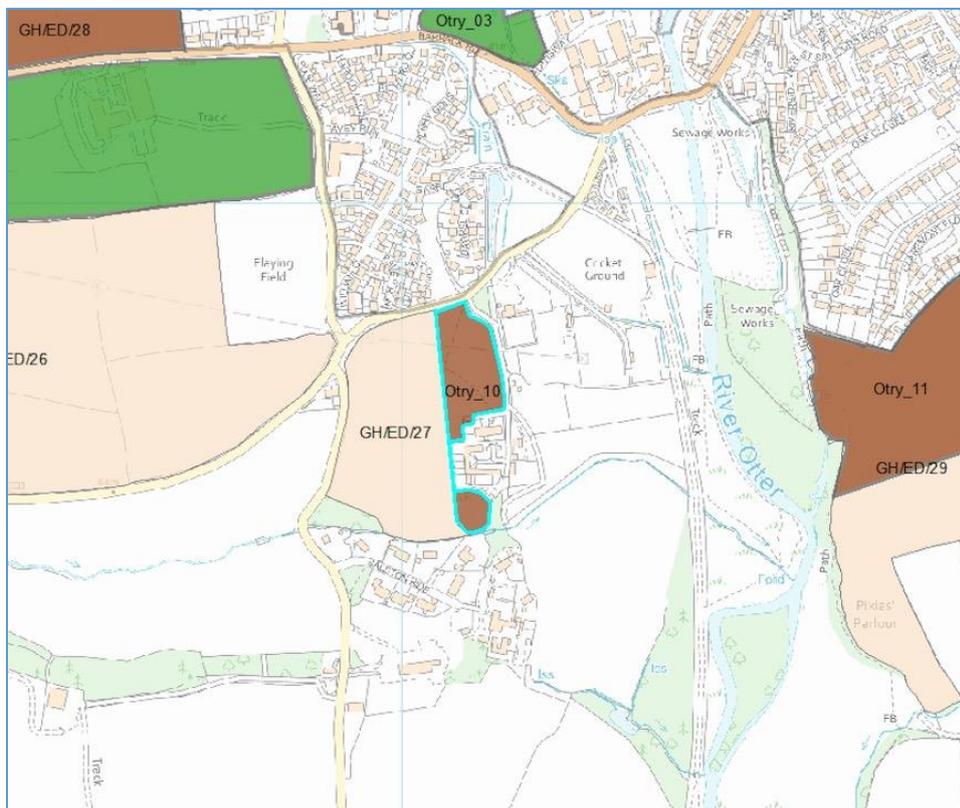
Site Detail:

Settlement: Ottery St Mary

Site reference number: Otry_10

Site Address: Land to North and South of Salston Barton, Ottery St Mary, EX11 1RG

Map of site:



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Site Area: 1.36

Site Assessment Summary:

Infrastructure implications: Lack of secondary or primary education provision. New access will require loss of hedgerow. Opportunity to underground overhead cables. Footpath should be retained.

Landscape sensitivity - summary of findings: Medium- The southern section of the site is discounted due to flooding. The whole site is enclosed with a remote, rural character despite the proximity of new housing. If the northern section of the site is to be developed, the existing hedgerows and protected trees should be retained, with a minimal section removed for access. Tree planting to the western slope of the site would help to break up development when viewed from the lane, and open space should be provided along the footpath to ensure that it retains a (semi)rural character. Overhead wires on site should be undergrounded.

Impact on historic environment - summary of findings: Low heritage impact predicted but further assessment required. Nearby and former land use suggests there may be subterranean archaeology present.

Ecological impact - summary of findings: Minor adverse effect predicted (not significant). Several mature TPO'd trees warrant specific protection.

Accessibility assessment: The site is within 1600m of all facilities except a train station.

Other known site constraints: The southern section, and a band along the eastern boundary, of the site is liable to flood, the western side is sloping and the site is bisected by overhead power lines and a public footpath. Protected trees in the hedgerow will require root protection

Site opportunities: There is an opportunity to underground the overhead power lines and create a public footpath and cyclepath through the site.

Amended Maximum Yield following discounted areas on site: 20

Brief summary of the key positives and negatives of the site: The site is reasonably well located adjacent and opposite development on the periphery of the town. It is accessible to most facilities. Cycle/footpaths would be required along Strawberry Lane but also within the site. It performs well in landscape, ecology and

heritage terms and a reduced density of development would enable existing trees and hedgerows to be retained and additional planting to take place.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: The site is reasonably well located adjacent and opposite development on the periphery of the town. It is accessible to most facilities. Cycle/footpaths would be required along Strawberry Lane but also within the site. It is a discrete, enclosed site (although it could be combined with the adjoining site) and performs well in landscape, ecology and heritage terms and a reduced density of development would enable existing trees and hedgerows to be retained and additional planting to take place.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

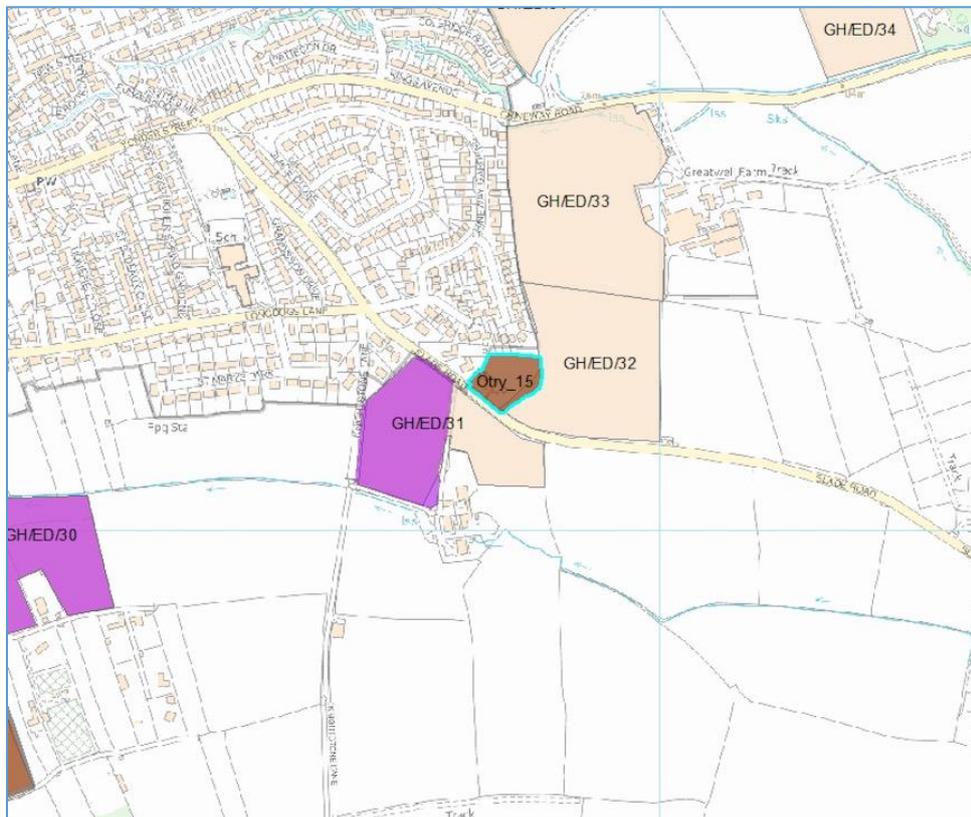
Site Detail:

Settlement: Ottery St Mary

Site reference number: Otry_15

Site Address: Land at Bylands, Slade Road, Ottery St Mary, EX11 1QN

Map of site:



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Site Area: 0.52

Site Assessment Summary:

Infrastructure implications: Lack of secondary or primary education provision. New access will require loss of some hedgerow.

Landscape sensitivity - summary of findings: Low- Residential garden site not visible in public views or from a distance. Low overall impact. If the site was to be developed, access should be from the existing gateway (albeit widened to achieve visibility) to the southern boundary and hedgerow reinstated on this boundary as far as possible. Development should avoid the rootzones of the mature Elm and Oak trees in the hedgerows to the north and east.

Impact on historic environment - summary of findings: Minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.

Ecological impact - summary of findings: Minor adverse effect predicted (not significant)

Accessibility assessment: The site is within 1600m of all facilities except a train station, the secondary school and hospital.

Other known site constraints: Site is a level garden site. No significant issues relating to flood risk, water quality, minerals or waste. Some mature trees bound the site.

Site opportunities: Opportunity to provide a section of footpath along the front of the site and potentially along the front of the adjoining property (owned by same owner)

Amended Maximum Yield following discounted areas on site: 8

Brief summary of the key positives and negatives of the site: Positives- Site is an existing garden with minimal landscape, ecology or heritage impact. Negatives- increased traffic on narrow country lane, loss of hedgerow to facilitate access

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: Site is an existing garden with minimal landscape, ecology or heritage impact.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

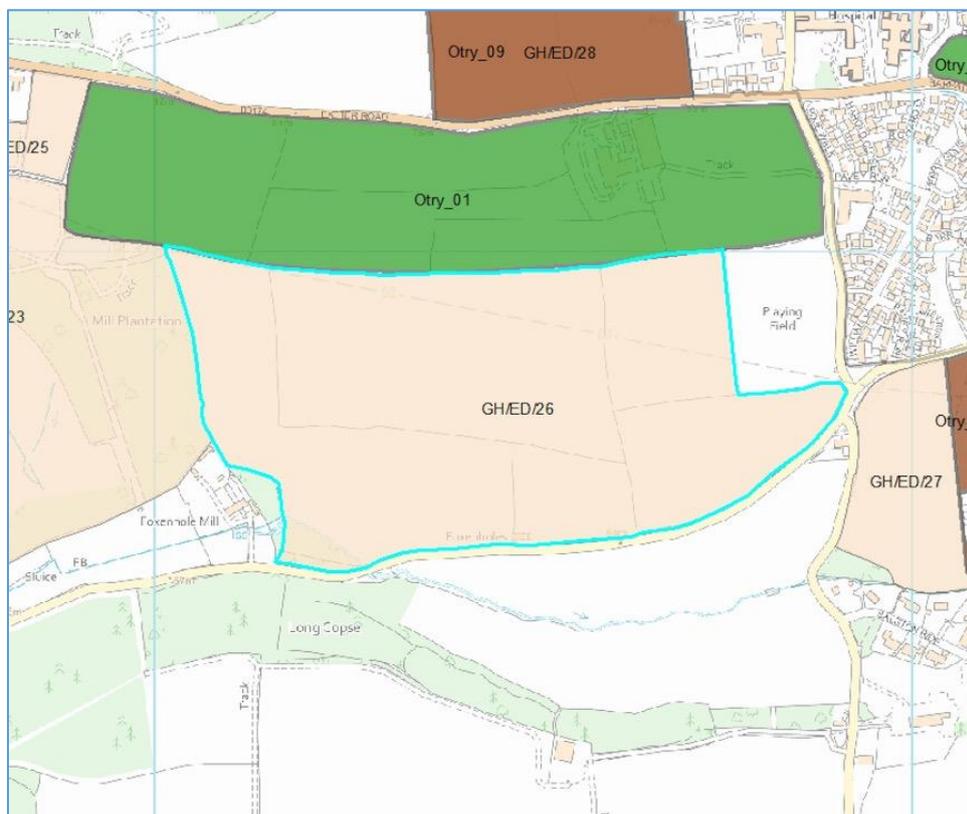
Site Detail:

Settlement: Ottery St Mary

Site reference number: GH/ED/26

Site Address: Land west of Cadhay Lane, Ottery St Mary

Map of site:



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Site Area: 26.53

Site Assessment Summary:

Infrastructure implications: Lack of secondary or primary education provision. Current access is via a number of field gates on West Hill Road, a C-class road heading from Ottery St Mary towards West Hill. However, in most cases, the site is elevated a number of metres above the level of the road and as such considerable engineering works would likely be required to achieve a suitable access. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 4.6km from Whimple train station (though not easily accessible from this location). The main Axminster-Honiton-Ottery-Cranbrook-Exeter bus runs along the B3174 across the front of the site. Pedestrian/cycle movement into Ottery St Mary would need to be greatly improved. There are no existing footpaths along West Hill/Strawberry Lane linking the site in to town. However, it might be possible to link in to new footpaths being developed within the Bovis housing development directly to the east of the site.

Landscape sensitivity - summary of findings: Significant impact on the local landscape due to the rural character of the site and its visibility in short and long range views. The site is located outside but reasonably near (approximately 2.9km) to the East Devon AONB. There would be significant intervisibility with the East Hill Strips within the AONB, due to the site's location on the slopes of a prominent ridge on the opposite side of the valley. The site may also be visible from Belbury Castle hillfort. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PRoWs in the wider landscape context, which may offer views of the site. Requires further visual assessment.

Impact on historic environment - summary of findings: Moderate - Change affecting the special character of assets, where elements which contribute to their significance and their setting are harmed. The site is approximately 50m north-east of the Grade II Listed Foxenhole Mills, 380m north of the Grade II Listed Salston Manor Hotel, 170m north-east of the Grade II Listed Salston Lodge and 440m north of another Grade II Listed Lodge at the entrance to the hotel, with which there would likely be fairly significant intervisibility impacting upon the setting and significance of these assets. The site is approximately 710m south-west of the Ottery St Mary Conservation Area which contains numerous Listed Buildings, including the Grade I Listed Church of St Mary, Grade II* Listed Chanter's House and others. There would be significant intervisibility as the site rises up from the valley floor and the site would generally act as a gateway to the historic town. As such the site would need to be designed to a high quality and likely limited to lower slopes to avoid detrimental impact. A number of prehistoric enclosures and ditches exist in the vicinity of this site and there have been numerous pieces of glass, pottery and artifacts dating from prehistory to medieval. An archaeological assessment should be undertaken prior to any development of the site.

Ecological impact - summary of findings: Minor adverse effect predicted (not significant)

Accessibility assessment: The site is within 1600m of all facilities except a train station

Other known site constraints: The site, which is Grade 3 agricultural land, slopes to the east and to the south and is fairly steep in places. This is particularly so in the southern portion of the site, where c.6.34ha would not be suitable for development on the grounds of being too steep or detached from the remainder of the site by this steep land and floodplain. The northern part of the site is crossed by high voltage powerlines (0.78ha of which is not integral to the site). The site is located within the settlement containment policy area in the Neighbourhood Plan

Site opportunities: Opportunity to provide a significant length of foot and cyclepaths, bus route could be extended to cover the site. The overhead power lines may be able to be undergrounded

Amended Maximum Yield following discounted areas on site: 200

Brief summary of the key positives and negatives of the site: Positives- Could provide links to wider countryside and within walking distance of most facilities (if a new path is provided). Negatives- Site is a significant greenfield site which would extend into open countryside. It has high ecological and heritage sensitivities and development would be visible from a considerable distance

Should the site be allocated? No

Reason(s) for allocating or not allocating: Site is a significant greenfield site which would extend into open countryside. It has high ecological and heritage sensitivities and development would be visible from a considerable distance

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

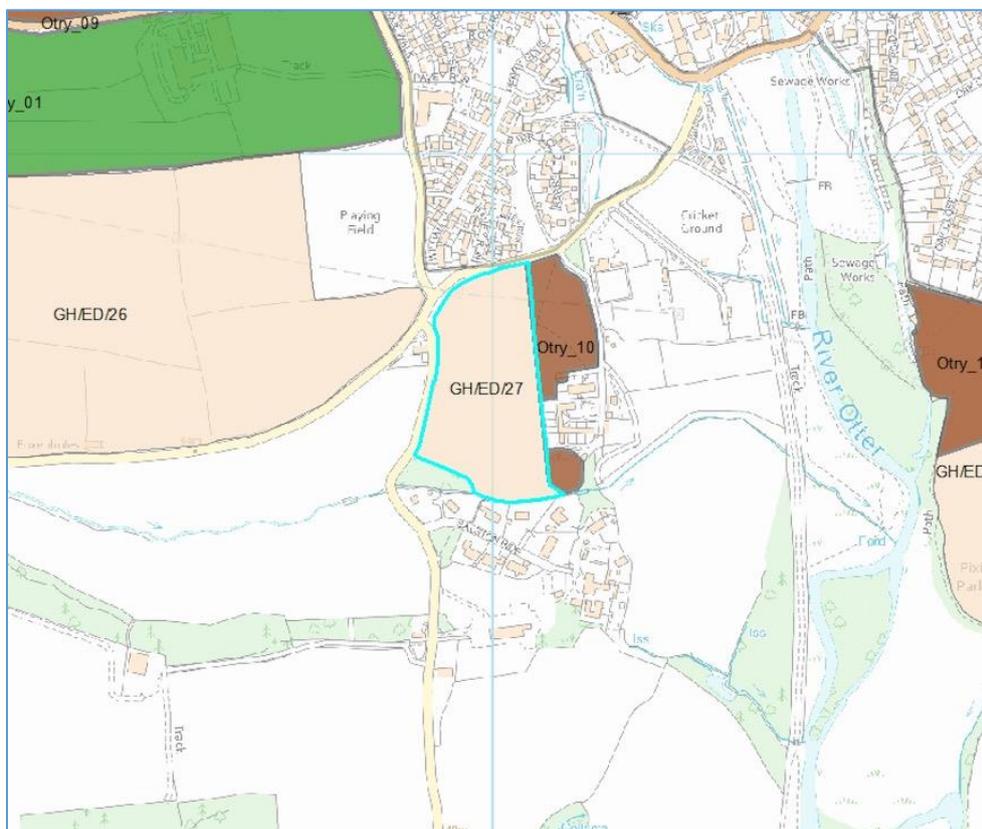
Site Detail:

Settlement: Ottery St Mary

Site reference number: GH/ED/27

Site Address: Land south of Strawberry Lane, Ottery St Mary

Map of site:



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Site Area: 3.87

Site Assessment Summary:

Infrastructure implications: Lack of secondary or primary education provision. Current access is via a field gate on a minor C-class road heading from Ottery St Mary towards Fluxton and the Salston Manor Hotel. It may also be possible to achieve an access from Strawberry Lane on the north side of the site. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 5.1km from Whimble train station (though not easily accessible from this location). The main Axminster-Honiton-Ottery-Cranbrook-Exeter bus runs along the B3174 across the front of the site. Pedestrian/cycle movement into Ottery St Mary would need to be greatly improved. There are no existing footpaths along Strawberry Lane linking the site in to town. However, it might be possible to link in to new footpaths being developed within the Bovis housing development directly to the north of the site. A public right of way crosses the site.

Landscape sensitivity - summary of findings: The site is located outside but reasonably near (approximately 2.7km) to the East Devon AONB. There would be significant intervisibility with the East Hill Strips within the AONB, due to the site's location on the slopes of a prominent ridge on the opposite side of the valley. The site may also be visible from Belbury Castle hillfort. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PRowS in the wider landscape context, which may offer views of the site.

Impact on historic environment - summary of findings: Minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal. A number of prehistoric enclosures and ditches exist in the vicinity of this site. Archaeological surveys at the nearby Island Farm housing site uncovered numerous finds and historic land uses in the vicinity. However this is not expected to be a significant constraint. Conservation: The historic (though not Listed and now converted) Salston Barton lies immediately to the east of the site, on a lower level of land. The site is also approximately 160m north of the Grade II Listed Salston Manor Hotel, 50m north-east of the Grade II Listed Salston Lodge and 195m north of another Grade II Listed Lodge at the entrance to the hotel. Intervisibility is limited due to existing development and woodland, but development of the site may impact upon the setting and significance of these assets.

Ecological impact - summary of findings: Minor adverse effect predicted (not significant)

Accessibility assessment: The site is within 1600m of all facilities except a train station

Other known site constraints: The site, which is Grade 3 agricultural land, slopes to the east and is bisected by a public footpath. The southern section of the site is liable to flood.

Site opportunities: There is an opportunity to create a public footpath and cyclepath through the site.

Amended Maximum Yield following discounted areas on site: 60

Brief summary of the key positives and negatives of the site: Positives: good access to community services, facilities and (limited) employment opportunities. Medium landscape sensitivity, adjacent to new development. Minor ecological impact. Negatives: flood risk. Heritage impact and does feel semi-rural.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: The site is on the periphery of the settlement and has a semi-rural character. It could be considered to round off this part of the town. Tree planting is required to reduce visual impact

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

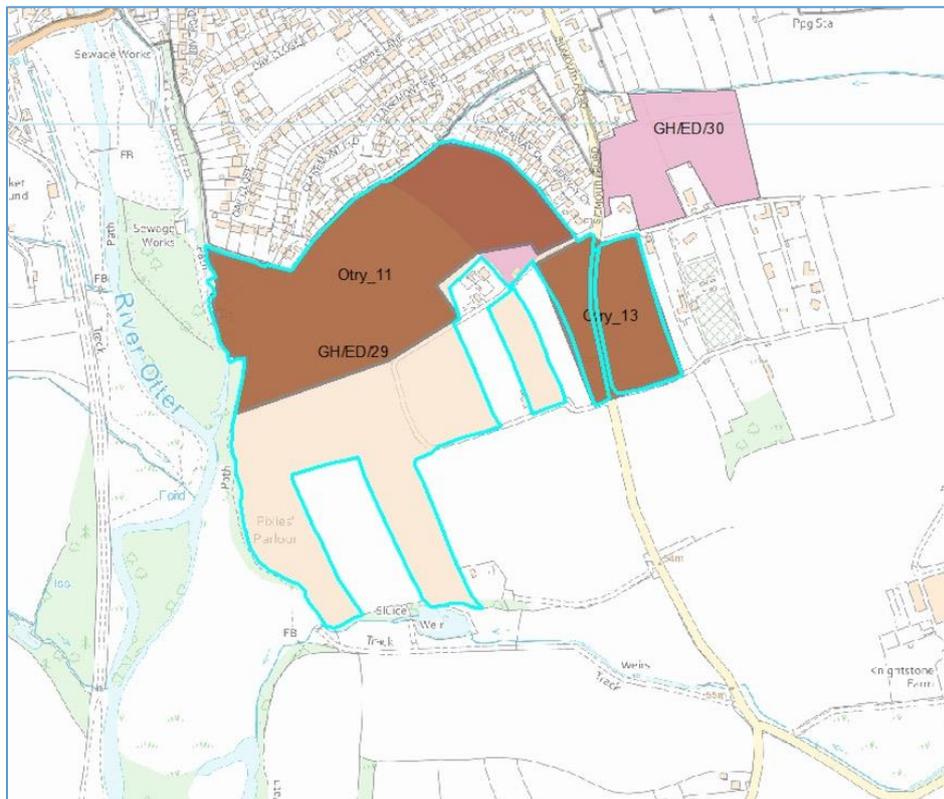
Site Detail:

Settlement: Ottery St Mary

Site reference number: GH/ED/29

Site Address: Gerway Farm, Ottery St Mary

Map of site:



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Site Area: 19.32

Site Assessment Summary:

Infrastructure implications: Lack of secondary or primary education provision. Current access is via Sidmouth Road. The site could potentially also be accessed via Claremount Field to the north subject to construction of a short bridge or other means of crossing the flood plain and overcoming the levels difference. Sidmouth Road at this point is a reasonably wide C-class road, potentially capable of accommodating additional development and associated movements in itself. However, the road narrows significantly towards Sidmouth to the south and access into and through Ottery is constrained by narrow roads and a single route through the town centre. Further investigation may be required to determine if more significant highways improvements (bypass/distributor road) might be necessary. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 4.6km from Feniton train station (though not easily accessible from this location). The site itself is served by a once-weekly bus service linking Sidmouth-Ottery-Feniton-Honiton-Taunton. Ottery St Mary is well connected by bus. Regular services run to Axminster, Honiton, Sidmouth, Cranbrook, Exeter Airport and Exeter amongst other places, with buses stopping in the town centre (approx. 640m from the centre of the site). Pedestrian/cycle movement into Ottery St Mary would need to be greatly improved.

Landscape sensitivity - summary of findings: The site is located outside but reasonably near (approx. 1.6km) to the East Devon AONB. It is a large, irregularly shaped and sloping site, so landscape sensitivity varies across it. There would be significant intervisibility with the AONB. As the site is located on the valley floor it would be visible from prominent ridges on each side of the valley. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PRoWs crossing the site and in the wider landscape area, which may offer views of the site.

Impact on historic environment - summary of findings: A number of neolithic and Roman pits have been identified within the site, as well as medieval and post-medieval artefact finds. In addition to this, the site is within a large area to the south of Ottery St Mary known to contain historic field systems. Requires further evaluation.

Ecological impact - summary of findings: Minor adverse effect predicted (not significant)

Accessibility assessment: The site is within 1600m of all facilities except a train station

Other known site constraints: The site is irregularly shaped and comprises grade 2 and 3 agricultural land. 0.71ha is within floodzone 3, around 1.12 ha of the site (a relatively small corridor towards the north, west and south edges) is within floodzone 2 or divided from the rest of the site by effective floodplain. A small area of surface water flood risk also crosses the site. Potential access to Claremont Field would need to cross a band of floodplain. The HSE major hazard pipeline runs through the southern edge of the site and the consultation zone extends to cover approximately 4.2ha of the site (approx. 0.35ha of which is also floodplain). Electricity wires cross the site and would need to be undergrounded.

Site opportunities: Opportunity to link Gerway Close and Claremont Field by footpath/cyclepath and to plant a band of trees to lessen visual impact of new and existing housing when viewed from the south

Amended Maximum Yield following discounted areas on site: 200

Brief summary of the key positives and negatives of the site: Positives- site is close to existing facilities and will be seen against a backdrop of existing development, opportunity to plant a band of trees to screen this site and other recent development Negatives- Highway access is difficult to achieve and the capacity of Claremont Field is limited (assuming this access would be acceptable to take some traffic) landscape concerns, high heritage sensitivity

Should the site be allocated? Potential 2nd choice allocation on part of the site.

Reason(s) for allocating or not allocating: Site is a significant greenfield site, parts of which are very constrained. It is very sensitive in heritage terms and visible in long range views. Part of the site, surrounded on two sides by existing development, is less sensitive and it may be possible to develop it, subject to a satisfactory highway access, without diminishing the historic field enclosure pattern. Highway and archaeological assessment is required. Opportunity to introduce tree planting to screen this and existing development

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

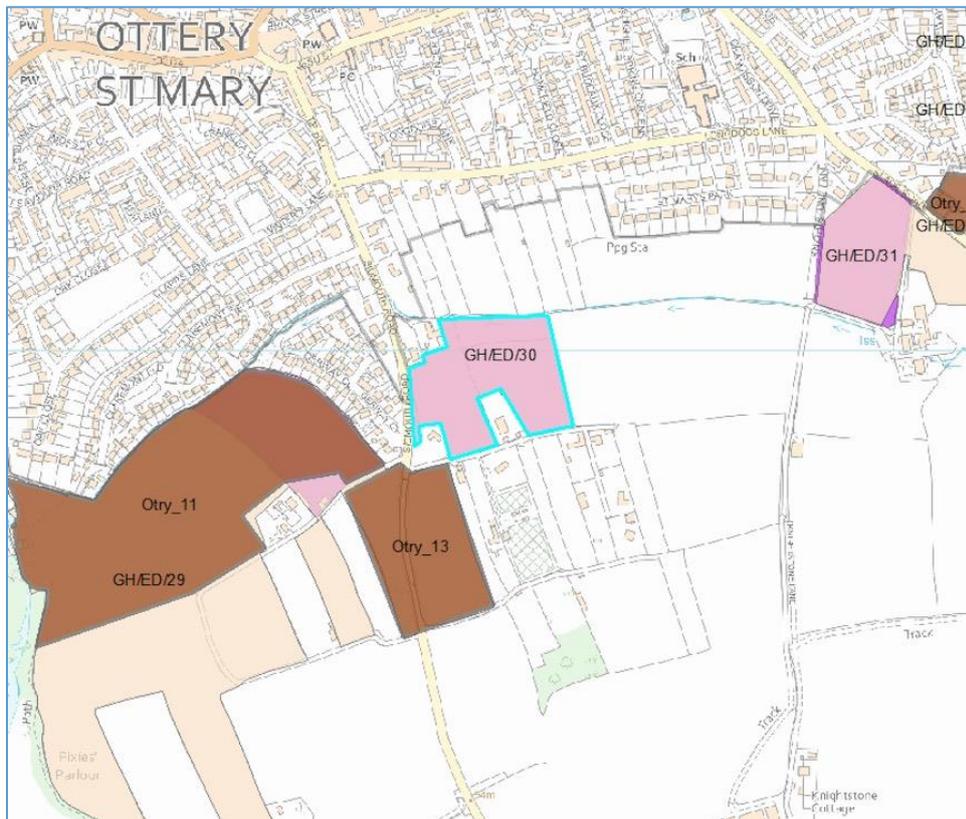
Site Detail:

Settlement: Ottery St Mary

Site reference number: GH/ED/30

Site Address: Sidmouth Road J/W Gerway Lane, Ottery St Mary

Map of site:



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Site Area: 2.72

Site Assessment Summary:

Infrastructure implications: Lack of secondary or primary education provision. Current access is via Gerway Lane which is not much more than a track serving nine houses off Sidmouth Road. Gerway Lane would not be suitable as it currently stands and would require improvements to visibility splays at the junction with Sidmouth Road, as well as potentially requiring widening. Alternatively, access could be secured directly off Sidmouth Road. However, this would likely require considerable highway engineering to widen Sidmouth Road and address the difference in height with the site, which is elevated from the road. Sidmouth Road at this point is a reasonably wide C-class road potentially capable of accommodating additional development and associated movements in itself. However, the road narrows significantly towards Sidmouth to the south and access into and through Ottery is constrained by narrow roads and a single route through the town centre. Further investigation may be required as to whether more significant highways improvements (bypass/distributor road) are necessary. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 4.4km from Feniton train station (though not easily accessible from this location). The site itself is served by a once-weekly service linking Sidmouth-Ottery-Feniton-Honiton-Taunton, but Ottery St Mary as a town is well connected by regular routes linking to Axminster, Honiton, Sidmouth, Cranbrook, Exeter Airport and Exeter amongst other places. All of these locations are accessible from buses stopping in the town centre (approx. 490m from the centre of the site). Pedestrian/cycle movement into Ottery St Mary would need to be greatly improved.

Landscape sensitivity - summary of findings: The site is located outside but reasonably near (approx. 1.6km) to the East Devon AONB. There would be intervisibility with the AONB. However, the site may be seen in the context of the town and, due to its westerly slope away from the AONB and intervening vegetation, visibility may be more limited than sites on the opposite side of the valley. The site may also be visible from Belbury Castle hillfort on the opposite side of the valley. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PRoWs in the wider landscape context, which may offer views of the site.

Impact on historic environment - summary of findings: A number of neolithic and Roman pits have been identified in the vicinity, as well as medieval and post-medieval artefact finds. In addition to this, the site is within a large area to the south of Ottery St Mary known to contain historic field systems.

Ecological impact - summary of findings: Minor adverse effect predicted (not significant)

Accessibility assessment: The site is within 1600m of all facilities except a train station

Other known site constraints: Part of the site is liable to flood. Site is Grade 2 agricultural land. Not possible to meet highway standards re road width and pedestrian pathway. Two previous major planning applications refused on, inter alia, landscape, highway safety, pedestrian access, flooding and loss of agricultural land.

Site opportunities: Limited opportunity to provide a footpath, however highways are concerned that this will not meet their width requirements

Amended Maximum Yield following discounted areas on site: 47

Brief summary of the key positives and negatives of the site: Positives- site is close to existing facilities and will be seen against a backdrop of existing development Negatives- Highway access is difficult (impossible?) to achieve, previous reasons for refusal still stand, landscape concerns, high heritage sensitivity

Should the site be allocated? No

Reason(s) for allocating or not allocating: Greenfield site which relates well to the built up area, highly sensitive in heritage terms, unable to achieve satisfactory access and pavement

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

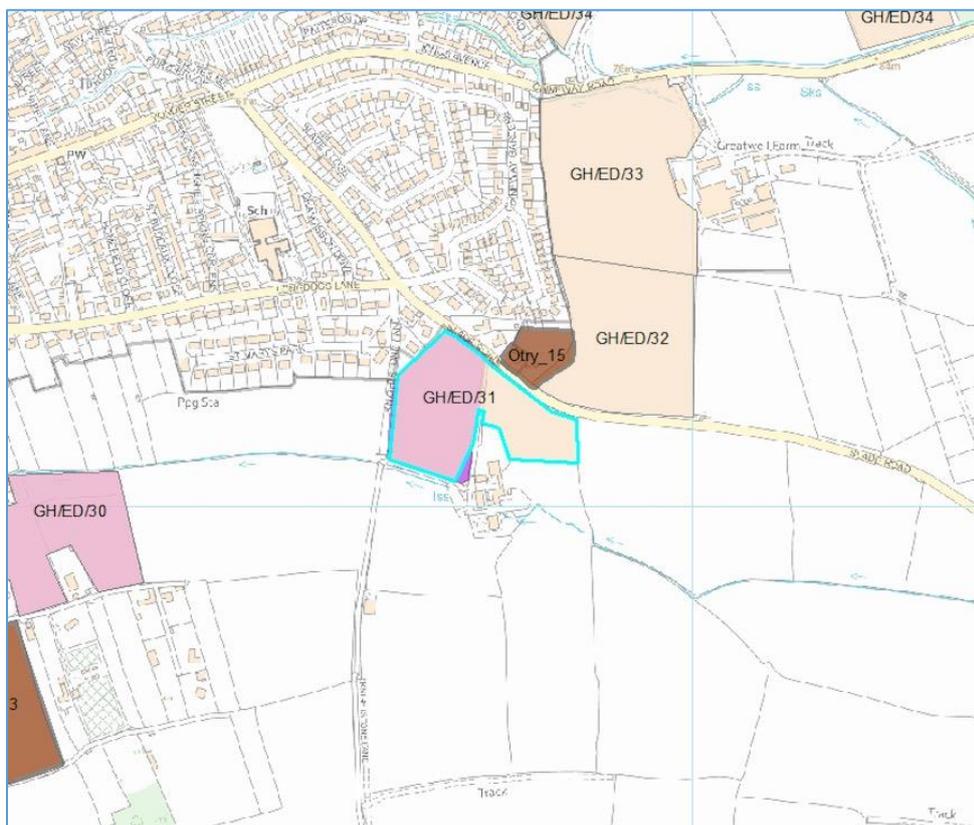
Site Detail:

Settlement: Ottery St Mary

Site reference number: GH/ED/31

Site Address: Slade Farm, Ottery St Mary

Map of site:



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Site Area: 2.7

Site Assessment Summary:

Infrastructure implications: Lack of secondary or primary education provision. Current access is via Slade Road which is a narrow lane not suitable for accommodating additional development and associated movements. In addition to this, access into and through the town is constrained by narrow roads and a single route through the town centre. Further investigation may be required as to whether more significant highways improvements (bypass/distributor road) are necessary. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 4.4km from Feniton train station (though not easily accessible from this location). The site itself is not currently served by any bus routes, but Ottery St Mary is well connected with regular routes to Axminster, Honiton, Sidmouth, Cranbrook, Exeter Airport and Exeter amongst other places. The majority of these locations are accessible from buses stopping on North Street (approx. 860m from the centre of the site). Pedestrian/cycle movement into Ottery St Mary from this location is poor and would need to be greatly improved. However, the width of roads on this side of town would make it very difficult to achieve safe pedestrian access.

Landscape sensitivity - summary of findings: The site is located outside but reasonably near (approx. 1.1km) to the East Devon AONB. There would be significant intervisibility with the AONB, Conservation Area and also Belbury Castle hillfort on the opposite side of the valley. The site is bound by multiple hedgerows and trees, some of which may be of landscape importance. There is some potential for the site to be seen in the context of the town and due to its westerly slope away from the AONB and intervening vegetation. There are various PRowS in the wider landscape, which may offer views of the site.

Impact on historic environment - summary of findings: Archaeological surveys carried out for the nearby Butts Road site identified pits associated with activity dating back to the Neolithic period, tree throws, linear ditch field boundaries and medieval and post-medieval artefacts. It is likely that surveys of this site would return similar finds. The site is adjacent to a large area to the south of Ottery St Mary known to contain historic field systems, though this site is not thought to have been part of this.

Ecological impact - summary of findings: Minor adverse effect predicted (not significant)

Accessibility assessment: The site is within 1600m of all facilities except a train station, the secondary school and hospital.

Other known site constraints: Site is a sloping agricultural field , grade 2 and 3 agricultural land. Electricity cables will need to be undergrounded. Site has a history of previously refused major development planning applications and an appeal decision which cites, inter alia, landscape, loss of high quality agricultural land, impact on character.

Site opportunities: Opportunity to upgrade the adjoining bridleway and provide footpath/cyclepath link

Amended Maximum Yield following discounted areas on site: 48

Brief summary of the key positives and negatives of the site: Positives- Site is close to existing facilities with minimal ecology or heritage impact and could provide a cyclepath/footpath link. Negatives- increased traffic on narrow country lane, loss of hedgerow to facilitate access, landscape impact

Should the site be allocated? No

Reason(s) for allocating or not allocating: Site is a greenfield site which would extend into open countryside. Development would be visible from a considerable distance. Concerns regarding insufficient highway capacity

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

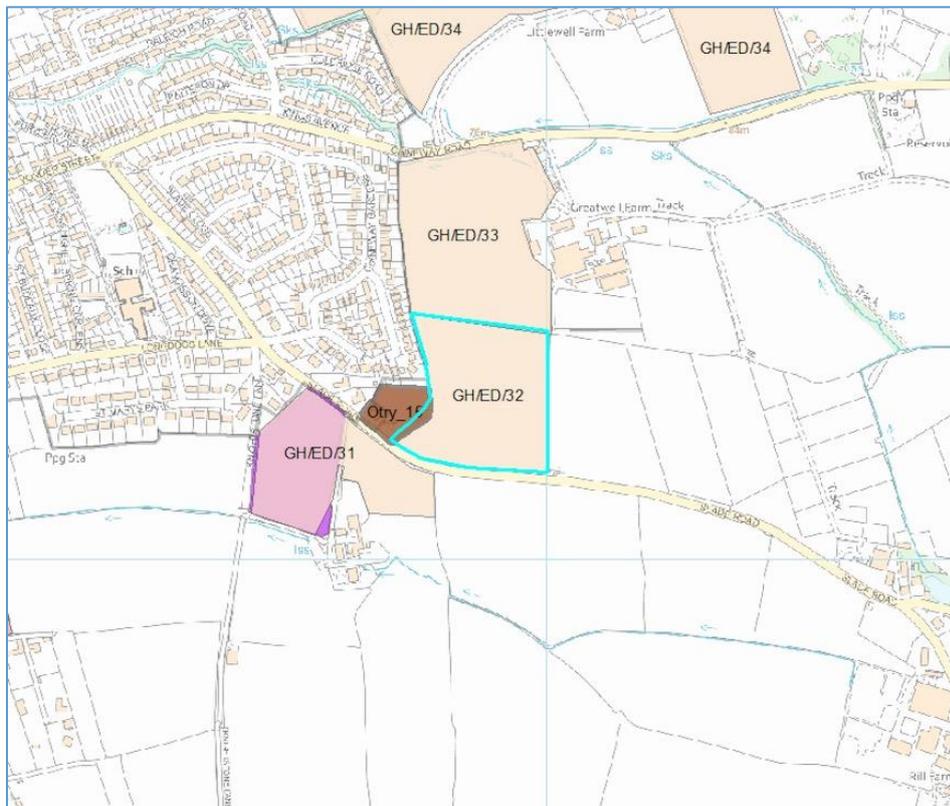
Site Detail:

Settlement: Ottery St Mary

Site reference number: GH/ED/32

Site Address: Church Path Field, land east of Chineway Gardens, Ottery St Mary

Map of site:



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Site Area: 3.38

Site Assessment Summary:

Infrastructure implications: Lack of secondary or primary education provision. Current access is via Slade Road which is a narrow lane not suitable for accommodating additional development and associated movements. In addition to this, access into and through the town is constrained by narrow roads and a single route through the town centre. Further investigation may be required as to whether more significant highways improvements (bypass/distributor road) are necessary. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 4.3km from Feniton train station (though not easily accessible from this location). The site itself is not currently served by any bus routes, but Ottery St Mary is well connected by regular services to Axminster, Honiton, Sidmouth, Cranbrook, Exeter Airport and Exeter amongst other places. The majority of these locations are accessible from buses stopping on North Street (approximately 1km from the centre of the site). Pedestrian/cycle movement into Ottery St Mary from this location is poor and would need to be greatly improved. However, the width of roads on this side of the town would make it very difficult to achieve safe pedestrian access.

Landscape sensitivity - summary of findings: The site is located outside but reasonably near (approximately 1.0km) to the East Devon AONB. There would be significant intervisibility with the AONB, Conservation Area and also Belbury Castle hillfort on the opposite side of the valley. The site is bounded by multiple hedgerows and trees, some of which may be of landscape importance. There is some potential for the site to be seen in the context of the town and due to its westerly slope away from the AONB and intervening vegetation. There are various PRowS in the wider area, which may offer views of the site.

Impact on historic environment - summary of findings: Archaeological surveys carried out for the nearby Butts Road site identified pits associated with activity dating back to the Neolithic period, tree throws, linear ditch field boundaries and medieval and post-medieval artefacts. It is likely that surveys of this site would return similar finds.

Ecological impact - summary of findings: Minor adverse effect predicted (not significant)

Accessibility assessment: The site is within 1600m of all facilities except a train station, the secondary school and hospital.

Other known site constraints: Site is a sloping agricultural field with no known constraints although the safeguarding area for the high pressure gas pipeline touches the southeast corner of the field. Grade 2 and 3 agricultural land.

Site opportunities: There is an opportunity to provide a footpath along the front of the site and, if it were developed with the adjoining field, a chance to link Chineway Road and Slade Road by footpath and cycleway

Amended Maximum Yield following discounted areas on site: 61

Brief summary of the key positives and negatives of the site: Positives- Close to facilities, potential to provide links to Chineway Road if adjoining field were to be developed Negatives- Insufficient road capacity, extends development into open countryside, visible in long range views

Should the site be allocated? No

Reason(s) for allocating or not allocating: Site is a greenfield site which would extend into open countryside. Development would be visible from a considerable distance. Concerns regarding insufficient highway capacity

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

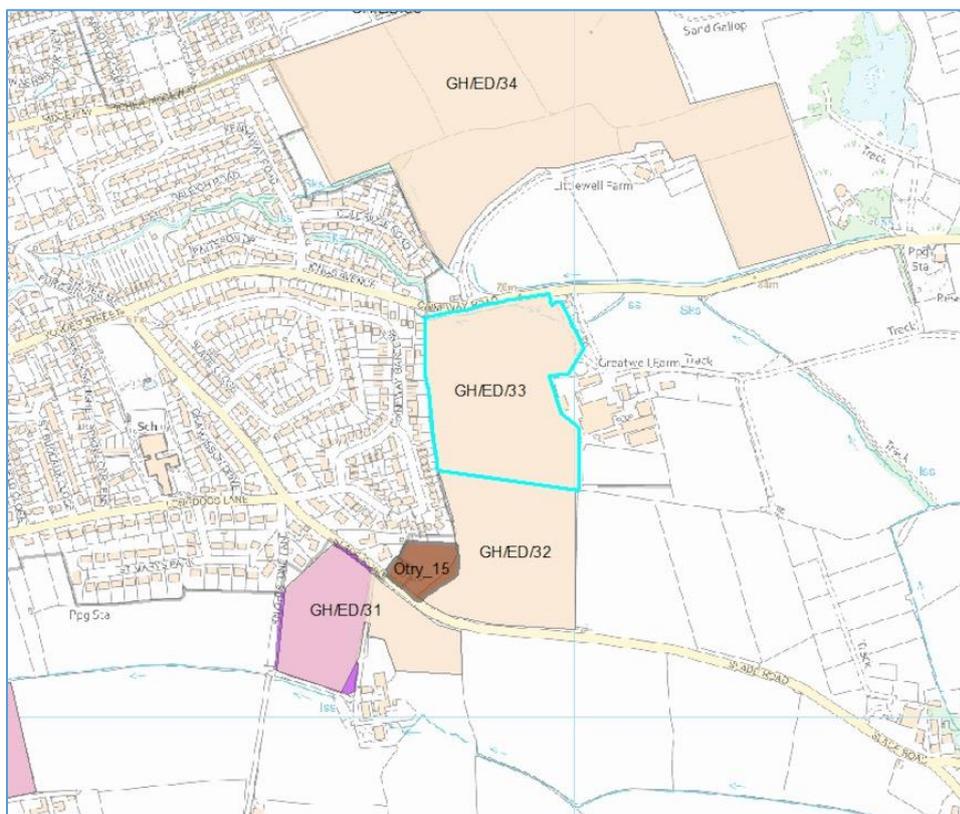
Site Detail:

Settlement: Ottery St Mary

Site reference number: GH/ED/33

Site Address: Land adjacent Great Well Farm, Ottery St Mary

Map of site:



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Site Area: 4.43

Site Assessment Summary:

Infrastructure implications: Lack of secondary or primary education provision. Current access is via Chineway Road, which is relatively narrow for the traffic already using it and not suitable for accommodating strategic levels of development and associated movements. In addition to this, access into and through the town is constrained by narrow roads and a single route through the town centre. Further investigation may be required as to whether more significant highways improvements (bypass/distributor road) are necessary. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 4.1km from Feniton train station (though not easily accessible from this location). The site itself is not currently served by any bus routes, but Ottery St Mary is well connected with regular services to Axminster, Honiton, Sidmouth, Cranbrook, Exeter Airport and Exeter amongst other places. The majority of these locations are accessible from buses stopping on North Street (c.1km from the centre of the site). Pedestrian/cycle movement into Ottery St Mary from this location is poor and would need to be greatly improved. However, the width of roads on this side of the town would make it very difficult to achieve safe pedestrian access.

Landscape sensitivity - summary of findings: The site is located outside but reasonably near (approximately 1.1km) to the East Devon AONB. There would be significant intervisibility with the AONB, Conservation Area and also Belbury Castle hillfort on the opposite side of the valley. The site is bound by multiple hedgerows and trees, some of which may be of landscape importance. There is some potential for the site to be seen in the context of the town and due to its westerly slope away from the AONB and intervening vegetation. There are various PRowS in the wider area which may offer views of the site.

Impact on historic environment - summary of findings: Archaeological surveys carried out for the nearby Butts Road site identified pits associated with activity dating back to the Neolithic period, tree throws, linear ditch field boundaries and medieval and post-medieval artefacts. It is likely that surveys of this site would return similar finds.

Ecological impact - summary of findings: Minor adverse effect predicted (not significant)

Accessibility assessment: The site is within 1600m of all facilities except a train station, the secondary school and hospital.

Other known site constraints: Site is a sloping agricultural field with no known constraints. Grade 2 agricultural land. Chineway Road is subject to surface water flooding and that may affect a very small area of the north of the site

Site opportunities: There is an opportunity to provide a footpath along the front of the site and, if it were developed with the adjoining field, a chance to link Chineway Road and Slade Road by footpath and cycleway

Amended Maximum Yield following discounted areas on site: 80

Brief summary of the key positives and negatives of the site: Positives- Close to facilities, potential to provide links to Slade Road if adjoining field were to be developed Negatives- Insufficient road capacity, extends development into open countryside, visible in long range views

Should the site be allocated? No

Reason(s) for allocating or not allocating: Site is a greenfield site which would extend into open countryside. Development would be visible from a considerable distance. Concerns regarding insufficient highway capacity

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

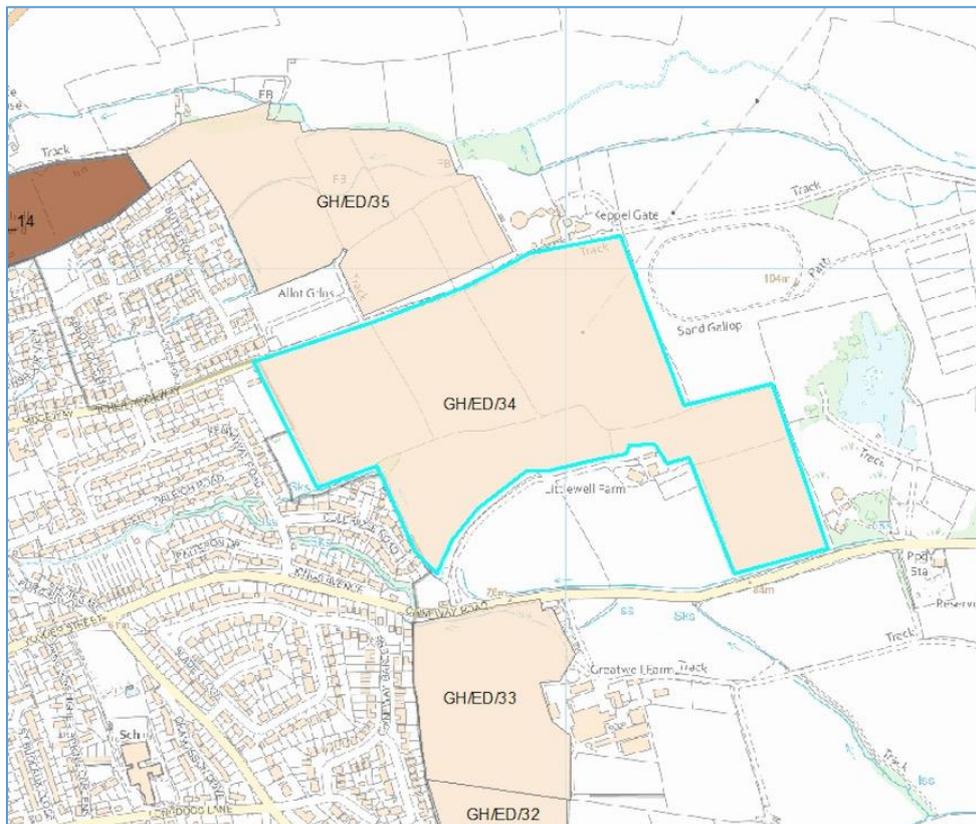
Site Detail:

Settlement: Ottery St Mary

Site reference number: GH/ED/34

Site Address: Land at Littlewell, Ottery St Mary

Map of site:



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Site Area: 16.04

Site Assessment Summary:

Infrastructure implications: Lack of secondary or primary education provision. Current access is via an unsuitable dirt track extending beyond the surfaced road of Higher Ridgeway. The site could only be developed if the road were extended and widened along this track (which is unlikely to be possible), or if access were taken via Chineway Road to the south of the site. However, access onto Chineway Road would require removal of a species-rich hedgebank and mature trees. In either case, access into and through the town is constrained by narrow roads and a single route through the town centre. Further investigation may be required as to whether more significant highways improvements (bypass/distributor road) might be necessary. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 3.8km from Feniton train station (though not easily accessible from this location). The site is not currently served by any bus routes, but Ottery St Mary as a town is well connected by regular services to Axminster, Honiton, Sidmouth, Cranbrook, Exeter Airport and Exeter amongst other places. The majority of these locations are accessible from buses stopping on North Street (approximately 915m from the centre of the site). Pedestrian/cycle movement into Ottery St Mary is poor and particularly constrained and would need to be greatly improved.

Landscape sensitivity - summary of findings: Site is outside but reasonably near (c.920m) to the East Devon AONB. There would be significant intervisibility with the AONB. The site would also likely be visible from Belbury Castle hillfort on the opposite side of the valley. Development of the land closer to the edge of Ottery St Mary would have Medium-High sensitivity, as it may be seen in the context of the town and, due to its westerly slope away from the AONB and intervening vegetation, visibility may be more limited than the higher eastern slopes or sites on the opposite side of the valley. Site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PRoWs in the wider landscape context which may offer views of the site.

Impact on historic environment - summary of findings: Minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal. Archaeological surveys carried out for the nearby Butts Road site identified pits associated with activity dating back to the Neolithic period, tree throws, linear ditch field boundaries and medieval and post-medieval artefacts. Some potential for surveys of this site to return similar finds.

Ecological impact - summary of findings: Minor adverse effect predicted (not significant)

Accessibility assessment: The site is within 1600m of all facilities except a train station, the secondary school and hospital.

Other known site constraints: Overhead power lines running north to south. Grade 2 and 3 agricultural land. Adjoins former waste tip.

Site opportunities: There is an opportunity to link Higher Ridgeway to Chineway Road by pedestrian and cycle paths.

Amended Maximum Yield following discounted areas on site: 289

Brief summary of the key positives and negatives of the site: Positives- Close to facilities, potential to provide links between Chineway Road and Higher Ridgeway
Negatives- Insufficient road capacity, extends development into open countryside, visible in long range views, not possible to provide continuous pavement between site and built up area

Should the site be allocated? No

Reason(s) for allocating or not allocating: Site is a greenfield site which would extend into open countryside. Development would be visible from a considerable distance. Concerns regarding insufficient highway capacity, distance between access and the town and inability to provide a safe pavement

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

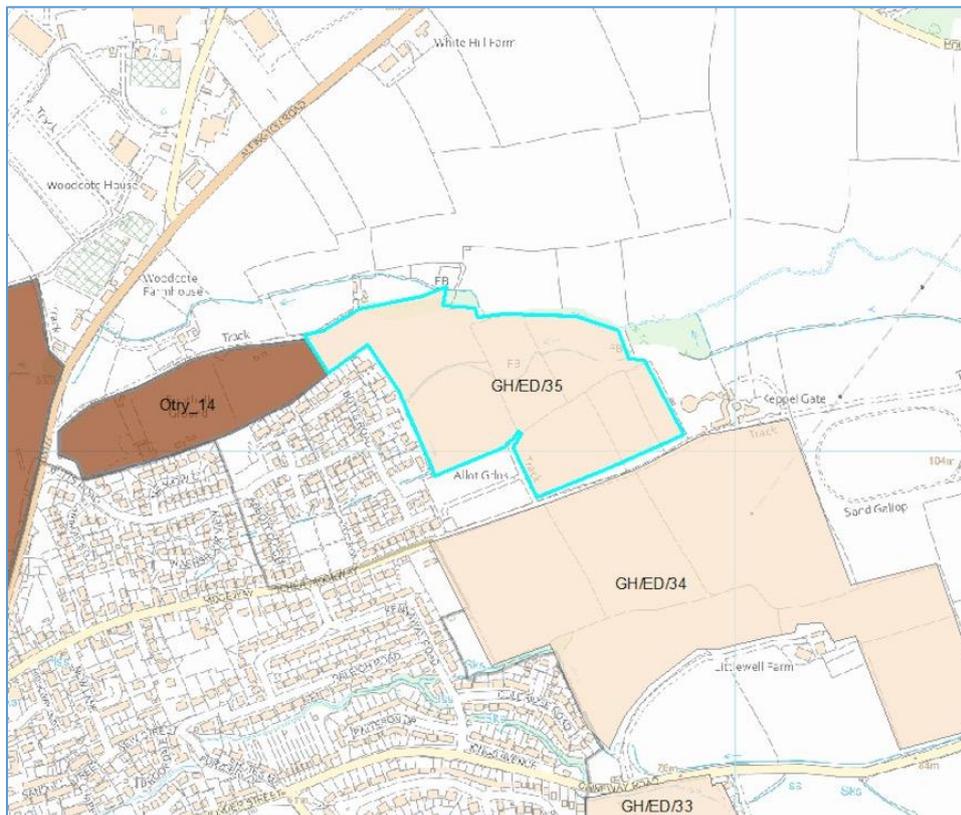
Site Detail:

Settlement: Ottery St Mary

Site reference number: GH/ED/35

Site Address: Land at Ridgeway, Ottery St Mary

Map of site:



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Site Area: 7.56

Site Assessment Summary:

Infrastructure implications: Lack of secondary or primary education provision. Current access is via an unsuitable dirt track extending beyond the surfaced road of Higher Ridgeway. The site could only be developed if the road were extended and widened along this track (which is unlikely to be possible), or if access were taken via the "Butts Road" development which adjoins the site to the west. However, in either case, access into and through the town is constrained by narrow roads and a single route through the town centre. Further investigation may be required as to whether more significant highways improvements (bypass/distributor road) are necessary. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 3.5km from Feniton train station (though not easily accessible from this location). The site is not currently served by any bus routes, but Ottery St Mary is well connected with regular services to Axminster, Honiton, Sidmouth, Cranbrook, Exeter Airport and Exeter amongst other places. The majority of these locations are accessible from buses stopping on North Street (approximately 800m from the centre of the site). Pedestrian/cycle movement into Ottery St Mary is poor and particularly constrained and would need to be greatly improved.

Landscape sensitivity - summary of findings: Medium-High sensitivity. The site is located outside but reasonably near (approximately 1.5km) to the East Devon AONB. There would be intervisibility with the AONB. However, the site may be seen in the context of the town and, due to its westerly slope away from the AONB and intervening vegetation, visibility may be more limited than sites on the opposite side of the valley. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PRowWs in the wider landscape context which offer views of the site.

Impact on historic environment - summary of findings: Archaeological surveys carried out for the adjacent Butts Road site identified pits associated with activity dating back to the Neolithic period, tree throws, linear ditch field boundaries and medieval and post-medieval artefacts. It is likely that surveys of this site would return similar finds.

Ecological impact - summary of findings: Minor adverse effect predicted (not significant)

Accessibility assessment: The site is within 1600m of all facilities except a train station, the secondary school and hospital.

Other known site constraints: A small section of the site is liable to flood. Site is Grade 2 agricultural land. Access, which appears to be via an unmade public right of way, is a very significant constraint

Site opportunities:

Amended Maximum Yield following discounted areas on site:

Brief summary of the key positives and negatives of the site: Positives- adjoins existing built form and low heritage and ecological value. Negatives- The site is prominent in long range views and has no 'made' vehicular access suitable for new residential development

Should the site be allocated? No

Reason(s) for allocating or not allocating: Site is accessed over an unmade public right of way

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

Site Detail:

Settlement: Seaton

Site reference number: Seat_01

Site Address: Clay Common, Seaton,

Map of site:



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Site Area: 4.36

Site Assessment Summary:

Infrastructure implications: DCC Highways: No access difficulties. The site has direct level access onto Beer Road. Possible cycle/ped access onto Bunts Lane,

Beer Road and West Acres. DCC Education: Significant ha sites proposed for development, mainly to the north of the town. Proposed site Seat_01, 09 and 10 are to the south west of the town. Seaton primary has capacity to support some development - but not to the level proposed. The impact should be considered alongside proposed sites in the vicinity of Colyford (Coly_05, 04 and 11). The ability to provide safe walking routes between the proposed sites and the primary school should be considered. Secondary transport costs would apply. Secondary capacity needs to be assessed with other proposed sites within the Axe Valley school catchment area.

Landscape sensitivity - summary of findings: Due to the elevated nature of the site, prominent views of site, and location on settlement edge, development would not integrate with the existing settlement and would adversely affect surrounding countryside. Site is visible from AONB 1600m to east - this long distance, and the built form of Seaton in between, means that the site makes a limited contribution to the AONB. However, the elevated position and undeveloped, wooded skyline provide limited visual containment for the site and makes it prominent in wider views. Within the Coastal Preservation Area designated in the Local Plan on the basis of visual openness and views to and from the sea. Overall, the site has a high / medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: No designated heritage assets within 100m of site, but archaeology record in eastern part. Overall, Minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.

Ecological impact - summary of findings: Large field of unimproved grassland, but dominated by a single grass species. Mature trees along west, north and east hedgerow boundary, and woodland beyond. No ecological designations within 100m of site, but within Beer Quarry and Caves SAC bat consultation zone, sustenance zones, landscape connectivity zone. Overall, significant moderate adverse effect predicted

Accessibility assessment: 9 out of 12 facilities within 1,600m of site (excl. Colyton Grammar). Can link to existing footpath on Beer Road, with possible cycle/ped access onto Bunts Ln, West Acres. Hourly or better bus service available on Beer Rd, 67m to south. 900m to town centre.

Other known site constraints: Sloping site (gradient of 1:10 to 1:3 across most of site) could present challenges for construction and addressing landscape impact.

Grade 3 agricultural land in the strategic assessment. No significant issues relating to flood risk, water quality, minerals or waste.

Site opportunities: A reduction of site size towards the southern and eastern boundary could be considered, adjacent to existing built form, to reduce landscape impact. Woodland planting across the remainder of the site would enhance landscape character and reflect surrounds.

Amended Maximum Yield following discounted areas on site: 50

Brief summary of the key positives and negatives of the site: Positives: good access to community services, facilities and employment opportunities. Limited impact upon the historic environment. Negatives: medium/high landscape sensitivity to new development due in part to its prominent position and relatively steep topography. Within the bat zones related to Beer Quarry and Caves SAC.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Although the scale of development on this site would be consistent with the spatial strategy, the site assessment identifies adverse impacts, particularly relating to landscape, which means that it should not be allocated.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

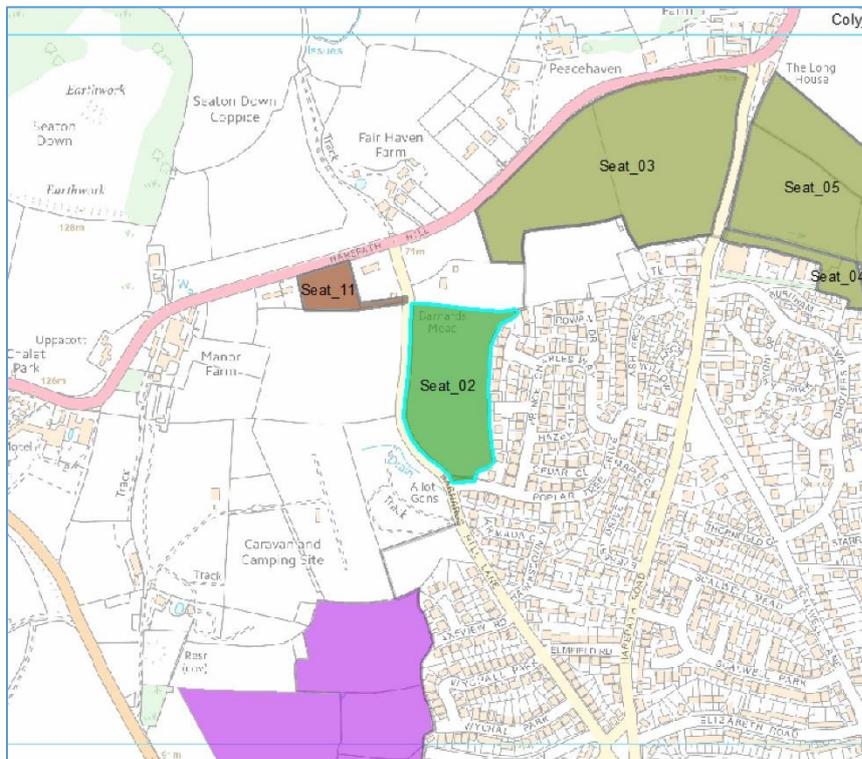
Site Detail:

Settlement: Seaton

Site reference number: Seat_02

Site Address: Land at Barnards Hill Lane, Seaton,

Map of site:



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Site Area: 2.69

Site Assessment Summary:

Infrastructure implications: DCC Highways: Barnards Hill Lane is very narrow and there are no footways, but these matters could possibly be addressed with the

development of the site. The site is on the edge of the developed area of Sidmouth, but is quite well located to local facilities. On level access can be obtained by Poplar Tree Drive. DCC Education: Significant ha sites proposed for development, mainly to the north of the town. Proposed site Seat_01, 09 and 10 are to the south west of the town. Seaton primary has capacity to support some development - but not to the level proposed. The impact should be considered alongside proposed sites in the vicinity of Colyford (Coly_05, 04 and 11). The ability to provide safe walking routes between the proposed sites and the primary school should be considered. Secondary transport costs would apply. Secondary capacity needs to be assessed with other proposed sites within the Axe Valley school catchment area.

Landscape sensitivity - summary of findings: The site is bounded by historic hedgerow and is relatively prominent, being set above the level of the adjacent road and houses with open boundaries to the north and west. The AONB is clearly apparent 1273m to the east, but impact is lessened by distance and adjacent dwellings. Existing urban influence features in all views, reducing the susceptibility to development. Overall, the site has medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: No designated heritage assets within 100m of site, and no on-site records in the HER. Intervening dwellings, caravan park, and allotments means that intervisibility between the site and the Honeyditches Scheduled Monument (290m away) is limited, and development of the site would not affect the SM. Overall, no change to assets or their settings.

Ecological impact - summary of findings: Single arable field, with historic hedgerow including several mature trees. No ecological designations within 100m of site, but within Beer Quarry and Caves SAC bat consultation zone, sustenance zones, landscape connectivity zone. In addition, northern part is within bats pinch point, with a roost around 500m to north. Overall, significant moderate adverse effect predicted

Accessibility assessment: 10 out of 12 facilities within 1,600m of site (excl. Colyton Grammar). Footpaths should be provided that link with existing footpaths in vicinity. Hourly or better bus route runs along southern boundary. Around one mile to town centre, although several other facilities are closer (e.g. primary school, shop, GP).

Other known site constraints: Grade 3 agricultural land. Adjacent dwellings to east and south are set below the site, so development should be designed to avoid impacting upon their amenity. Small areas of surface water flood risk to east and south, so should ensure run-off does not exacerbate problems in these areas.

Site opportunities: Potential to create bus stop on route that travels along Poplar Tree Drive which provides hourly or greater 'town' service.

Amended Maximum Yield following discounted areas on site: 40

Brief summary of the key positives and negatives of the site: Positives: good access to community services, facilities and employment opportunities. Medium landscape sensitivity to new development, and no issues relating to the historic environment. Negatives: ecological impacts due to the sites location within bat zones associated with Beer Quarry and Caves SAC, and in particular the 'pinch point' around the northern edge of Seaton.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: The scale of development on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. Good access to facilities and employment, medium landscape sensitivity, but ecological impacts relating to use by Beer Quarry and Caves SAC bats will need to be addressed in bringing the site forward, specifically that of avoiding constriction of the bat pinch point between the northern edge of Seaton and Colyford. The development of the entire site is unlikely to be acceptable from a Habitats Regulation Assessment (HRA) standpoint. This means that reducing the developable area and avoiding development of the northern edge of the site, which may reduce the total number of units which can be delivered on this site.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

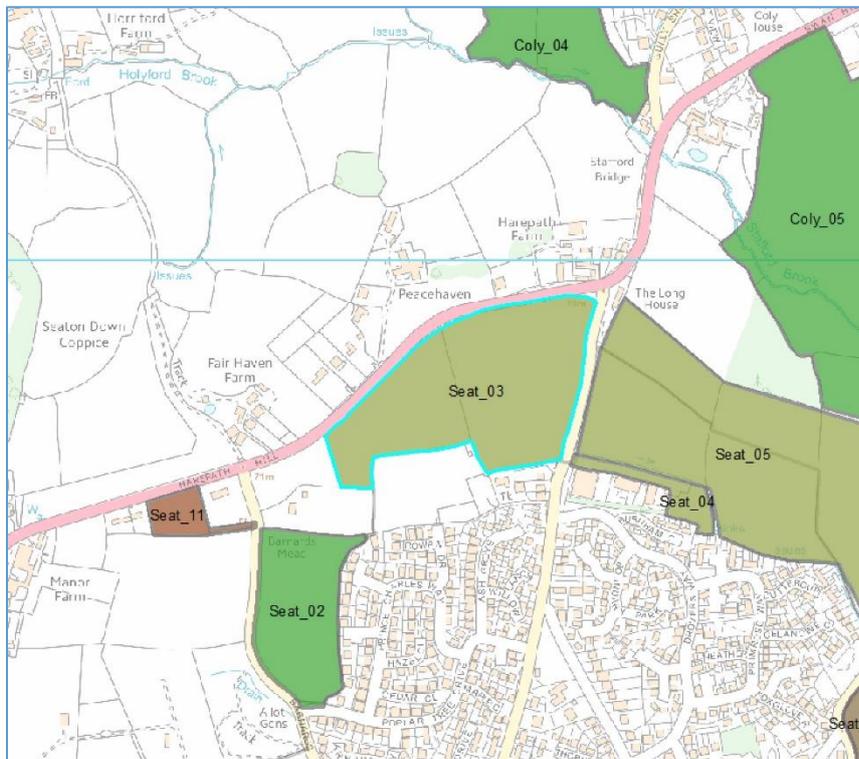
Site Detail:

Settlement: Seaton

Site reference number: Seat_03

Site Address: Land to the South of Harepath Hill, Colyford, EX24 6DP

Map of site:



N↑ 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 6.09

Site Assessment Summary:

Infrastructure implications: DCC Highways: A planning application has recently been considered by East Devon District Council for the development of this site. There are no objections in principle to the residential development of this site from a highway point of view. HA Comment: We would wish to have sight of the relevant Transport Assessment. DCC Education: Significant ha sites proposed for development, mainly to the north of the town. Proposed sites 01, 09 and 10 are to the south west of the town. Seaton primary has capacity to support some development - but not to the level proposed. The impact should be considered alongside proposed sites in the vicinity of Colyford (05, 04 and 11). The ability to provide safe walking routes between the proposed sites and the primary school should be considered. Secondary transport costs would apply. Secondary capacity needs to be assessed with other proposed sites within the Axe Valley school catchment area.

Landscape sensitivity - summary of findings: Open sloping side, with distant, expansive views, including from AONB 961m to east. Open views from short distance too. Settlement edge provides some context of built form, but this is softened by the presence of mature trees both south and north meaning the site also has a close relationship with surrounding countryside. Historic hedgerow boundary with trees, present on 1890 OS map. Grade II listed Harepath Farm buildings to north east overlooks site. Overall, the site has a high / medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: Grade II listed Harepath Farm overlooks the site from the north east, so potential impact upon its significance. In addition, the HER identifies a network of ditches and gullies across the site, and a ring ditch in the centre of the site. Overall, Moderate - Change affecting the special character of assets, where elements which contribute to their significance and their setting are harmed.

Ecological impact - summary of findings: Single arable field, with historic hedgerow including several mature trees. No ecological designations within 100m of site, but within Beer Quarry and Caves SAC bat consultation zone, sustenance zones, landscape connectivity zone. In addition, within bats pinch point, with a roost around 500m to north. Overall, significant moderate adverse effect predicted

Accessibility assessment: 10 out of 12 facilities within 1,600m of site (excl. Colyton Grammar). Footpath along eastern boundary is narrow and may need widening. Hourly or better bus route runs along eastern boundary, with existing bus stop on south east edge of site.

Other known site constraints: Grade 2 agricultural land. Sloping site from west to east (mostly gradient 1:10 to 1:3). Small areas of surface water flood risk on road to east and north, so should ensure run-off does not exacerbate problems in these areas. Eastern field was refused planning permission for 149 dw and a Kingdom Hall (09/0179/MFUL) due to being outside development boundary, within green wedge, landscape impact, design/layout, harm to setting of Harepath Farm House, and absence of legal agreements for off-site open space and sewage treatment works.

Site opportunities: Potential to help deliver part of walking/cycling link around north edge of Seaton. Potential for eastern edge of site along Harepath Road to be acceptable for development to minimise landscape and historic environment impact.

Amended Maximum Yield following discounted areas on site: 36

Brief summary of the key positives and negatives of the site: Positives: good access to community services, facilities and employment opportunities. Negatives: high / medium landscape sensitivity to new development, which would be reduced if only the eastern edge were allocated. Moderate impact on the historic environment, principally due to close proximity of Grade II listed Harepath Farm House. Adverse ecological impacts due to the sites location within bat zones associated with Beer Quarry and Caves SAC, and in particular the 'pinch point' around the northern edge of Seaton.

Should the site be allocated? Yes but as a '2nd best' choice

Reason(s) for allocating or not allocating: The scale of development on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. Good access to facilities and employment, but high/medium landscape sensitivity, moderate heritage impact, and adverse ecological impacts relating to bats associated with Beer Quarry and Caves SAC.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

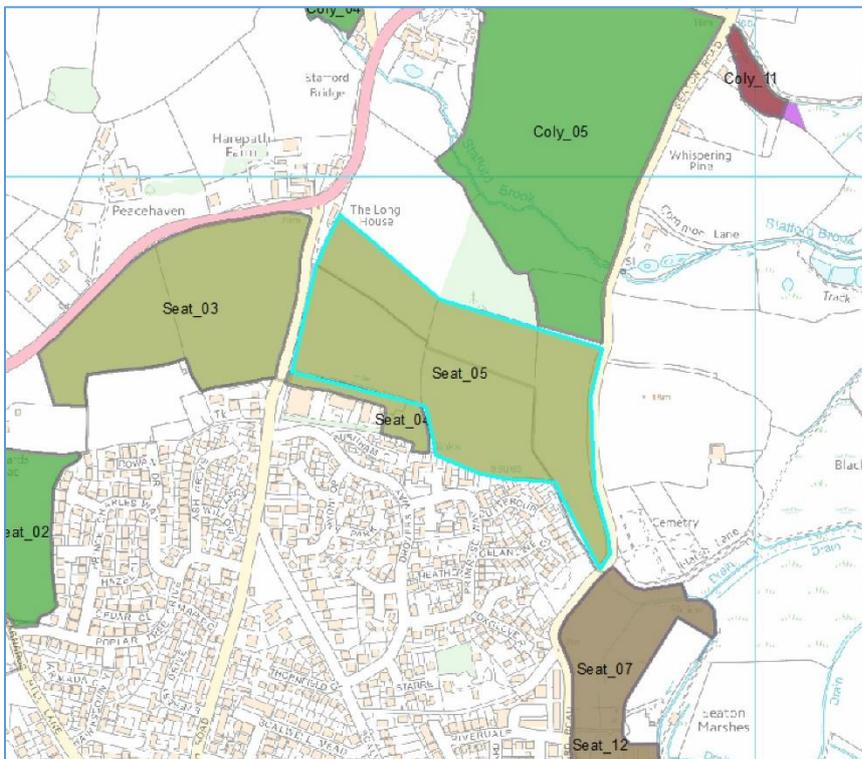
Site Detail:

Settlement: Seaton

Site reference number: Seat_05

Site Address: Land off Harepath Road, Seaton, Devon, EX122WH

Map of site:



N↑ 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 8.85

Site Assessment Summary:

Infrastructure implications: DCC Highways: Access could be gained to this site from Harepath Rd or maybe via the private road serving Seat_04. DCC Education:

Significant ha sites proposed for development, mainly to the north of the town. Proposed site Seat_01, 09 and 10 are to the south west of the town. Seaton primary has capacity to support some development - but not to the level proposed. The impact should be considered alongside proposed sites in the vicinity of Colyford (Coly_05, 04 and 11). The ability to provide safe walking routes between the proposed sites and the primary school should be considered. Secondary transport costs would apply. Secondary capacity needs to be assessed with other proposed sites within the Axe Valley school catchment area. Southern part of site is within current LP mixed-use employment and recreation allocation, intended for the relocation of Seaton Town FC (IDP, 2017).

Landscape sensitivity - summary of findings: Historic hedgerow boundary with trees, present on 1890 OS map. Small blocks of woodland to north and south are typical of the landscape character type, providing a relationship with surrounding countryside albeit with the context of built form of the industrial estate. Site is visible from AONB 546m to the east, although it is set low down in the valley and seen in the context of the existing town which runs along the southern boundary, reducing its visual prominence. Overall, medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: There are views from the site of Grade II listed Harepath Farm, 46m to the north west, so potential impact upon its significance. The HER notes some archaeology findings on the site. Overall, Minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.

Ecological impact - summary of findings: Arable fields, bounded by historic hedgerow and adjoined by small area of woodland to the north. Seaton Marshes CWS across road to east. Woodland in draft NRN adjoins to north. Within Beer Quarry and Caves SAC bat consultation zone, sustenance zones, landscape connectivity zone. In addition, within bats pinch point, with a roost around 500m to north. Overall, significant moderate adverse effect predicted

Accessibility assessment: 10 out of 12 facilities within 1,600m of site (excl. Colyton Grammar). Footpath along western boundary is narrow and may need widening. No sustainable travel links on eastern boundary - development should enable walking, cycling and public transport links to the east. Hourly or better bus route runs along western boundary, with existing bus stop on south west edge of site. Around one mile to town centre, although several other facilities are closer (e.g. primary school, shop, GP).

Other known site constraints: Grade 2 agricultural land. Surface water flooding affects southern boundary of site, so development should address this issue. Area of high flood risk across road to south east, associated with Seaton Wetlands. Current LP mixed-use allocation for employment and recreation that has not been delivered, so need to consider whether this need remains and/or whether housing should (also) be proposed. Slightly larger site (including field to north east) comprising 170 dw, employment land, football pitches was refused at appeal in 2014 (APP/U1105/A/13/2202124) as “proposed development would harm the character and appearance of the area in the vicinity of The Long House and towards the southern edge of Colyford along the A3052”...“finely balanced”... but “until such time as the Green Wedge policy has been either confirmed or revised through the local plan examination procedure, the harm to the character and appearance of the area would outweigh the benefits of the proposed scheme”. Subsequently, an application for employment, open space and up to 150 dw (15/2188/MOUT) was refused by the council because of viability and deliverability concerns, part of the site being outside the built-up area boundary, impact on bats, and lack of delivery mechanism for affordable housing, employment land, recreation, or habitat mitigation. Eastern section of site was included in 'publication' LP as a reserve site.

Site opportunities: Opportunity to deliver long-held ambition to relocate Seaton Town FC. Current LP allocation has not come forward due to viability issues, so housing may help deliver the football pitches and employment land. Could also help deliver a pedestrian/cycle link around northern Seaton.

Amended Maximum Yield following discounted areas on site: 159

Brief summary of the key positives and negatives of the site: Positives: good access to community services, facilities and employment opportunities. Relatively level site, adjacent to urban edge, with medium landscape sensitivity to new development, and a minor heritage impact. Southern section is a current LP allocation, so assumption that this area is acceptable for development, albeit for employment and recreation uses (which has not come forward due to viability issues). Negatives: adverse ecological impacts due to the sites location within bat zones associated with Beer Quarry and Caves SAC, and in particular the 'pinch point' around the northern edge of Seaton.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: The scale of development on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. Good access to facilities and employment,

medium landscape sensitivity, and minor heritage impact. Significant ecological impacts relating to bats will need to be addressed in bringing the site forward, specifically, the constriction of the bat pinch point located between the northern edge of Seaton and Colyford. The development of the entire site is unlikely to be acceptable from a Habitats Regulation Assessment (HRA) standpoint, but a smaller part of the site, along the southern and/or eastern boundary, would have less of an ecological and landscape impact, and could be considered further. In order to ensure no adverse effect on the integrity of the Beer Quarry Caves SAC, suitable avoidance/mitigation/compensation measures would need to be identified. At this preliminary stage, it is considered that these would consist of a sensitive lighting plan (including sensitive site design, to ensure light levels of no more than 0.5 lux at the northern development boundary) and compensatory bat foraging and commuting habitat within the remainder of the proposed allocation site (to secure and enhance the pinch point in perpetuity).

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

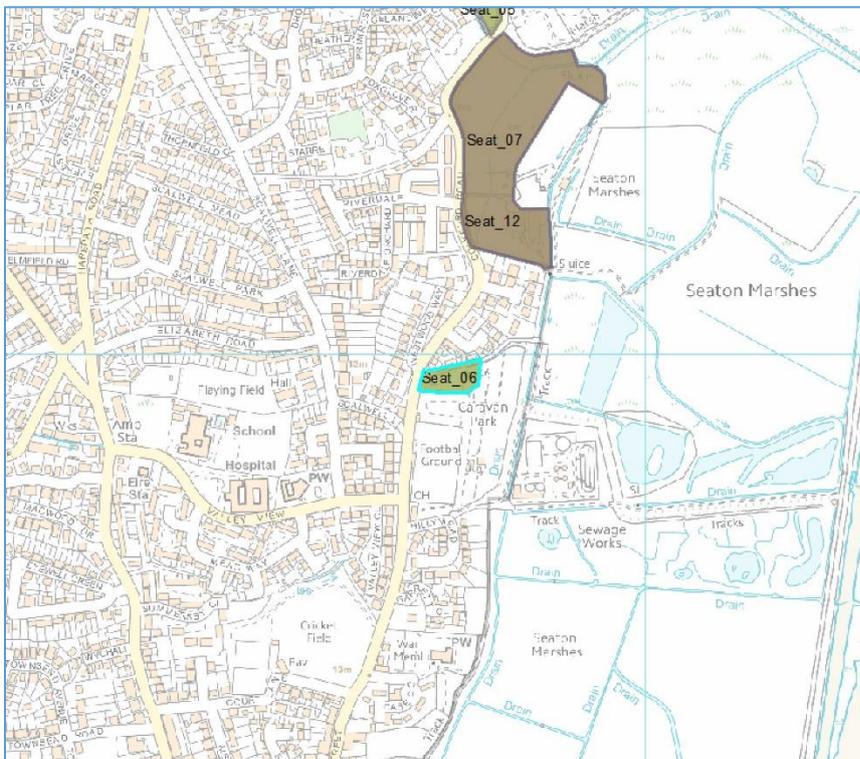
Site Detail:

Settlement: Seaton

Site reference number: Seat_06

Site Address: Former Depot, Colyford Road, Seaton, EX12 2DQ

Map of site:



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Site Area: 0.3

Site Assessment Summary:

Infrastructure implications: DCC Highways: Access to this site will be available from Colyford Rd. DCC Education: Significant ha sites proposed for development,

mainly to the north of the town. Proposed site Seat_01, 09 and 10 are to the south west of the town. Seaton primary has capacity to support some development - but not to the level proposed. The impact should be considered alongside proposed sites in the vicinity of Colyford (Coly_05, 04 and 11). The ability to provide safe walking routes between the proposed sites and the primary school should be considered. Secondary transport costs would apply. Secondary capacity needs to be assessed with other proposed sites within the Axe Valley school catchment area.

Landscape sensitivity - summary of findings: Site of former industrial units, surrounded by built form. Currently a poor quality landscape. Therefore, low sensitivity to new development.

Impact on historic environment - summary of findings: No designated heritage assets within 100m of the site. The HER notes site is part of an area of land depicted on 1890s OS map; and presence of rectangular building on northern edge of site on same 1890s map - no longer present. Overall, no change to assets or their settings.

Ecological impact - summary of findings: Site comprises a concrete/tarmac base and overgrown vegetation. A section of Seaton Marshes Local Nature Reserve is within the northern boundary of the site. Site is within Beer Quarry and Caves SAC consultation zone, sustenance zones, landscape connectivity zone. Overall, Significant moderate adverse effect predicted.

Accessibility assessment: 10 out of 12 facilities within 1,600m of site (excl. Colyton Grammar). Hourly or better bus service stops at football club, just south of the site. Short section of Colyford Road lacks a pavement to the south of the site - an off-road track, albeit a longer route, can be accessed from Hillymead to south and then east of the caravan park before accessing the site from the north. Around 900m to town centre, other facilities (e.g. school, GP, hospital) are closer.

Other known site constraints: Surrounding residential uses may limit the types of employment that could take place, but the history of being a former industrial estate means some impacts have been accepted in the past. In any case, the site has permission for 14 no. industrial units (14/0046/FUL) dating from 2014 but is yet to be delivered. Surface water flood risk along Colyford Road on western boundary - development should ensure this is not worsened.

Site opportunities: Redeveloping previously developed land - currently a despoiled and degraded site. Opportunity to enhance the track that runs along northern edge to

the LNR, and then north to link with the proposed cycle/footpath to the Wetlands. Potential to continue existing street scene along site frontage.

Amended Maximum Yield following discounted areas on site:

Brief summary of the key positives and negatives of the site: Positives: good access to community services, facilities and employment opportunities. Low landscape sensitivity. No change to heritage assets. Re-use of previously developed land within the urban area, for employment uses. Negatives: ecological, given the proximity to Seaton Marshes Local Nature Reserve (within northern boundary of the site), and within Beer Quarry and Caves SAC consultation zone, sustenance zones, landscape connectivity zone.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Stage 3 site assessment notes that the site already has planning permission for business units. Allocation for housing would lead to a loss of employment space contrary to objectives of the plan. Therefore, it should not be allocated in the Local Plan for housing.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

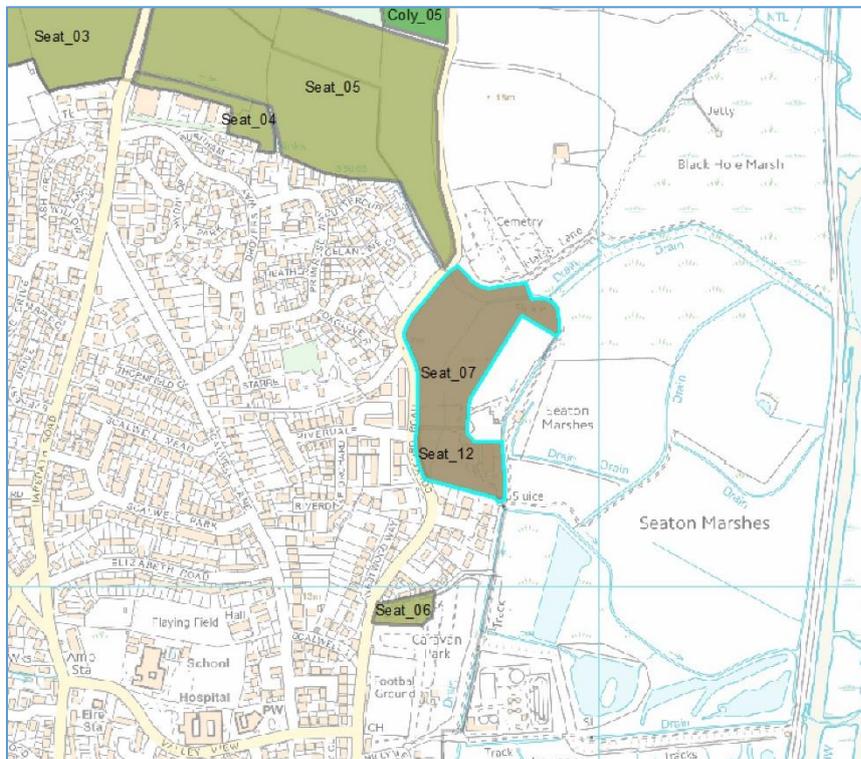
Site Detail:

Settlement: Seaton

Site reference number: Seat_07

Site Address: Land at Colyford Road, Seaton, EX12 2EW

Map of site:



North arrow symbol (N↑) 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 3.5

Site Assessment Summary:

Infrastructure implications: DCC Highways: Level access onto Colyford Road, with a secondary emergency/ped/cycle access available on Marsh Lane. DCC Education:

Significant ha sites proposed for development, mainly to the north of the town. Proposed site Seat_01, 09 and 10 are to the south west of the town. Seaton primary has capacity to support some development - but not to the level proposed. The impact should be considered alongside proposed sites in the vicinity of Colyford (Coly_05, 04 and 11). The ability to provide safe walking routes between the proposed sites and the primary school should be considered. Secondary transport costs would apply. Secondary capacity needs to be assessed with other proposed sites within the Axe Valley school catchment area.

Landscape sensitivity - summary of findings: Open to views from sensitive receptors to east (AONB, recreation at Wetlands, Grade I listed Axmouth church), and west particularly when the proposed cycle path is delivered. Landscape character to the east (Wetlands) is remote, wild and tranquil. 3x veteran trees present on site. Development should respect these key factors. Urban context to west and presence of two industrial/farm buildings on site lessens susceptibility. Overall, medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: No designated heritage assets within 100m of site. Various archaeological records in the HER. Site is visible from Grade I listed Axmouth church, but 800m away and would not affect its setting. Overall, Minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.

Ecological impact - summary of findings: Unimproved grassland, including overgrown grass, cow parsley, cow slip, and trees (including 3x veteran trees). Eastern section of site is within Seaton Marshes County Wildlife Site. 15m to south east is Seaton Marshes Local Nature Reserve. Coastal and floodplain s.41 habitat adjoins to east. Although outside SAC, site is within Beer Quarry and Caves SAC consultation zone, sustenance zones, landscape connectivity zone. Overall, significant moderate adverse effect predicted.

Accessibility assessment: 10 out of 12 facilities within 1,600m of site (excl. Colyton Grammar). Hourly or better bus service approx 200m away to west - development could contribute towards creating a bus stop near junction of Gravel Ln and Scalwell Ln to provide better access. Proposed cycle path approved around the southern, western and northern edge of site will provide good links north to the Wetlands and south to the town centre (1km away).

Other known site constraints: Grade 2 agricultural land in northern edge of site. Medium/high flood risk (zones 2/3) covers northern half of site, with surface water flood risk running through middle of the site, north to south. New cycle/walkway

approved around the southern, western and northern edge of site in 2011, recently subject to a successful CPO. Agricultural storage building in south east part of site approved back in 2006.

Site opportunities: Incorporate approved cycle/footpath link north to the Wetlands and south to Seat_06 as part of the development. Re-use of previously developed land in south east where agricultural buildings are located.

Amended Maximum Yield following discounted areas on site: 36

Brief summary of the key positives and negatives of the site: Positives: good access to community services, facilities and employment opportunities. Medium landscape sensitivity, adjacent to urban edge. Minor heritage impact. Negatives: flood risk. Ecological impact given proximity to CWS and LNR, and within bat zones.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Insufficient information to be assured that flood risk and ecological issues can be addressed. Southern part is outside flood zone 3 (high risk), but is affected by surface water flood risk. The site consists of optimal foraging habitat for Beer Quarry and Caves SAC bats and any losses of habitat would be required to be adequately compensated for within the Habitats Regulations Assessment (HRA) process. The owner of the site also owns the adjacent fields in the floodplain, which could be enhanced and managed in perpetuity for bats in order to compensate for bat habitat losses within HRA.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

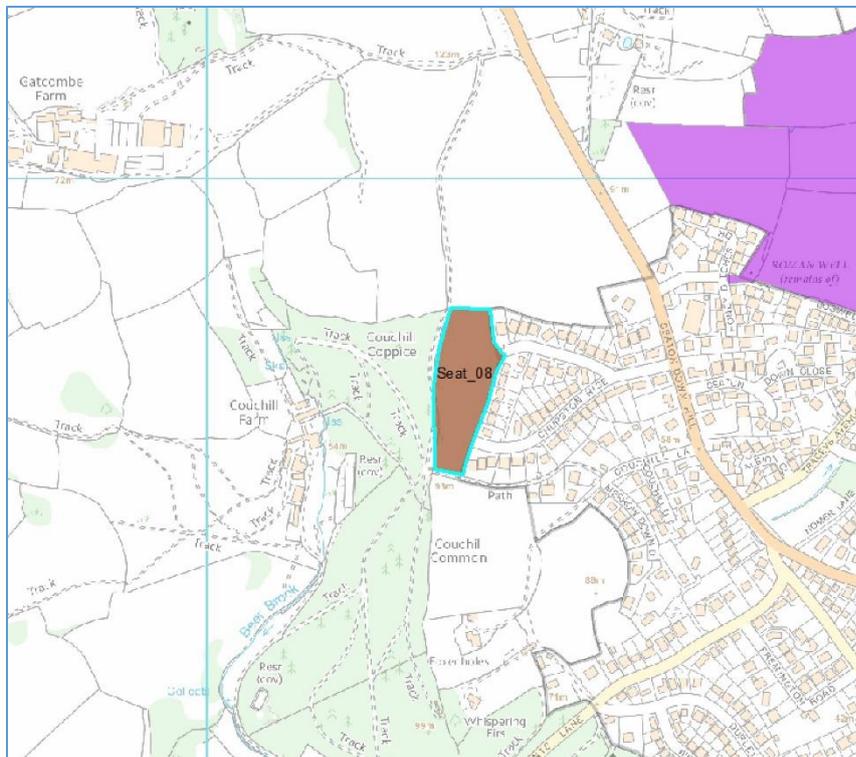
Site Detail:

Settlement: Seaton

Site reference number: Seat_08

Site Address: Land Between Churston Rise and Couchill Copse, Seaton, EX12
2HD O/S Ref: SY2390NW,

Map of site:



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Site Area: 1.57

Site Assessment Summary:

Infrastructure implications: DCC Highways: Land available from both Churston Rise and Upper Churston Rise, which are both housing estate roads and the two connections in tangent would provide for emergency alternative access though this parcel would produce an overall low number of dwellings. Ped and cycle links possible in a Manual for Streets design. DCC Education: Significant ha sites proposed for development, mainly to the north of the town. Proposed sites 01, 09 and 10 are to the south west of the town. Seaton primary has capacity to support some development - but not to the level proposed. The impact should be considered alongside proposed sites in the vicinity of Colyford (Coly_05, 04 and 11). The ability to provide safe walking routes between the proposed sites and the primary school should be considered. Secondary transport costs would apply. Secondary capacity needs to be assessed with other proposed sites within the Axe Valley school catchment area.

Landscape sensitivity - summary of findings: Rooftops of existing dwellings on eastern boundary indicate human presence, but countryside/woodland on remaining edges provide a rural feel and sense of tranquility. Varied landcover with a mix of scrub, unimproved pasture, small trees, and other low level vegetation (e.g. ferns). Within CPA defined on the basis of visual openness and views to and from the sea, however location on the plateau edge limits views of the site to a degree. Open landscape, with wooded skyline along its western edge. Overall, high/medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: No designated heritage assets within 100m of site. No records on HER on site, but numerous records to east and west means that archaeology may be present on site. Overall, no change to assets or their settings.

Ecological impact - summary of findings: Field that is 'overgrown' with areas of unimproved grassland, ferns, small trees, and other vegetation. Woodland and forest adjacent to west. Site is within Beer Quarry and Caves SAC consultation zone, sustenance zones, landscape connectivity zone. Minor adverse effect predicted (not significant).

Accessibility assessment: 9 out of 12 facilities within 1,600m of site (excl. Colyton Grammar), although most of these are relatively far at approx 1km away and a hilly journey that could discourage walking/cycling. 'Town' bus service (no. 393) departs from Churston Rise every 1 or 2 hours. Around one mile to the town centre, nearest shop, primary school and GP are slightly closer at 1km.

Other known site constraints: Grade 3 agricultural land. Adjacent dwellings to east are set below the site, so development should be designed to avoid impacting upon their amenity. Despite signs stating "private land - no public right of way" it was clear from the site visit that it is well used for informal recreation. Proposal for 11 bungalows on site refused in 1980 due to landscape impact and being located outside development boundary; same reasons plus inadequate turning and STW impact in proposal for five bungalows in southern half of site in 1985.

Site opportunities: Potential to extend existing bus service from Churston Rise into the site.

Amended Maximum Yield following discounted areas on site: 38

Brief summary of the key positives and negatives of the site: Positives: reasonably good access to community services, facilities and employment opportunities. No change to heritage assets or their settings. Negatives: high/medium landscape sensitivity to new development. Ecological impacts include within bat zones and 'overgrown' habitat on site likely to support range of species.

Should the site be allocated? No

Reason(s) for allocating or not allocating: The scale of development on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. Reasonably good access to facilities and employment, but adverse landscape impact is principal reason for not allocating this site. The site also contains large amounts of rank grassland, scrub and encroaching woodland, which are valuable habitats for foraging and commuting bats associated with the Beer Quarry and Caves SAC, as well as other ecological receptors.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

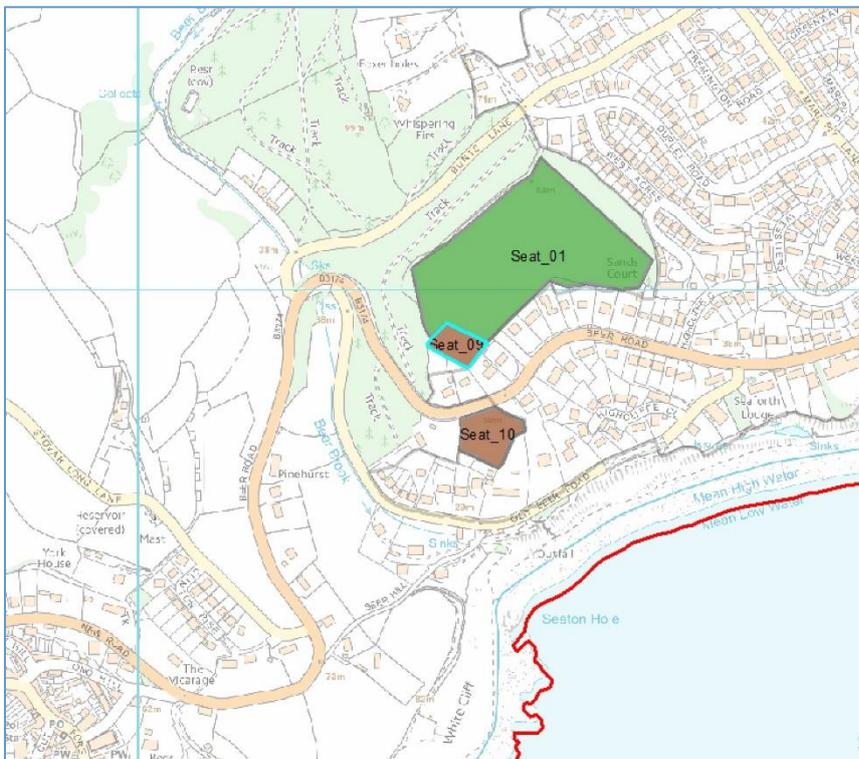
Site Detail:

Settlement: Seaton

Site reference number: Seat_09

Site Address: Land at Clay Common (Little Paddock), Seaton,

Map of site:



N↑ 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 0.29

Site Assessment Summary:

Infrastructure implications: DCC Highways: No access difficulties. The site has direct level access onto Beer Road. Possible cycle/ped access onto Beer Road.

DCC Education: Significant ha sites proposed for development, mainly to the north of the town. Proposed site Seat_01, 09 and 10 are to the south west of the town. Seaton primary has capacity to support some development - but not to the level proposed. The impact should be considered alongside proposed sites in the vicinity of Colyford (Coly_05, 04 and 11). The ability to provide safe walking routes between the proposed sites and the primary school should be considered. Secondary transport costs would apply. Secondary capacity needs to be assessed with other proposed sites within the Axe Valley school catchment area.

Landscape sensitivity - summary of findings: Unimproved pasture, including overgrown grassland, cow parsley and cow slip. Hedgerow with trees along northern boundary, woodland to west - medieval enclosure, with west, north and east field boundary present on 1890 map. High degree of enclosure, with limited, glimpsed public views into the site. Located in CPA due to views, albeit glimpsed, to the sea. Small site size and urban context of dwellings to south reduces susceptibility to change. Overall, medium/low sensitivity to development.

Impact on historic environment - summary of findings: Closest designated heritage asset is Jurassic Coast WHS, 270m to south. However, intervening dwellings and trees mean there are only glimpsed views of the site from the WHS. No HER archaeological records. Overall, no change to heritage assets or their settings.

Ecological impact - summary of findings: Site comprises unimproved grassland, including overgrown grass, cow parsley and cow slip. Woodland and forest in draft NRN adjoins site to west. Beer fields CWS 188m to west. Site is within Beer Quarry and Caves SAC consultation zone, sustenance zones, landscape connectivity zone. Minor adverse effect predicted (not significant)

Accessibility assessment: 9 out of 12 facilities within 1,600m of site (excl. Colyton Grammar). Can link to existing footpath on Beer Road, which provides connectivity into town centre. Bus stop on Beer Road provides hourly or better service. Around 1km to town centre.

Other known site constraints: Grade 3 agricultural land. No planning history or other known site constraints.

Site opportunities: Ensure connection to footpath on Beer Road to ensure connectivity to town centre, and which will also enable access to bus stops.

Amended Maximum Yield following discounted areas on site: 7

Brief summary of the key positives and negatives of the site: Positives: reasonably good access to community services, facilities and employment opportunities. No change to heritage assets or their settings. Medium/low landscape sensitivity to development. Negatives: Ecological impacts as within bat zones and unimproved pasture linked with adjacent woodland could provide good quality habitat.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: The scale of development on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. The site would contribute towards 10% of requirement on smaller sites. Reasonably good access to facilities and employment, medium/low landscape sensitivity, and minor heritage impact.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

Site Detail:

Settlement: Seaton

Site reference number: Seat_10

Site Address: Land south of Beer Road, Seaton,

Map of site:



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Site Area: 0.51

Site Assessment Summary:

Infrastructure implications: DCC Highways: A small housing site overall, visibility splay is on the outer side of the concave so should be constructable, Beer Road has

ped links but no cycle link, Seaton within vicinity for facilities and services. DCC Education: Significant ha sites proposed for development, mainly to the north of the town. Proposed site Seat_01, 09 and 10 are to the south west of the town. Seaton primary has capacity to support some development - but not to the level proposed. The impact should be considered alongside proposed sites in the vicinity of Colyford (Coly_05, 04 and 11). The ability to provide safe walking routes between the proposed sites and the primary school should be considered. Secondary transport costs would apply. Secondary capacity needs to be assessed with other proposed sites within the Axe Valley school catchment area.

Landscape sensitivity - summary of findings: Busy with human activity present given the site is adjacent to Beer Road and modern dwellings to north and east. Within CPA due to its visual openness and views to and from the sea, with open views from sensitive receptors. Overall, high/medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: Jurassic Coast WHS is closest designated asset, 125m to south of the site. The WHS was inscribed for the outstanding universal value of its rocks, fossils and landforms - developing the site would not affect these aspects due to distance and intervening dwellings. 3x archaeological records on site identified in the HER. Therefore, Minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.

Ecological impact - summary of findings: Site is unimproved grassland, grazed by horses. Sidmouth to West Bay SAC/SSSI 118m to south. Beer Brook fields CWS 134m to west. Several mature trees around site boundary that are protected by TPOs. Within Beer Quarry and Caves SAC consultation zone, sustenance zones, landscape connectivity zone. Minor adverse effect predicted (not significant)

Accessibility assessment: 9 out of 12 facilities within 1,600m of site (excl. Colyton Grammar). Can link to existing footpath across the road, which provides connectivity into town centre. Bus stop on Beer Road provides hourly or better service. Around 1km to town centre.

Other known site constraints: Grade 3 agricultural land. Steep topography, particularly on southern half of site. Three planning applications (for 3 dw, 2 dw, and 1 dw, respectively) have been dismissed on appeal at this site since 2016 due to significant harm to the character and appearance of the area, most recently in June 2022.

Site opportunities: Construct a crossing point to enable pedestrians to connect to footpath on north side of Beer Road.

Amended Maximum Yield following discounted areas on site: 12

Brief summary of the key positives and negatives of the site: Positives: reasonably good access to community services, facilities and employment opportunities. Minor heritage impact. Negatives: high/medium landscape sensitivity to new development. Ecological impacts as within bat zones.

Should the site be allocated? No

Reason(s) for allocating or not allocating: The scale of development on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. The site would contribute towards 10% of requirement on smaller sites. Reasonably good access to facilities and employment, but adverse landscape impact is principal reason for not allocating this site.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

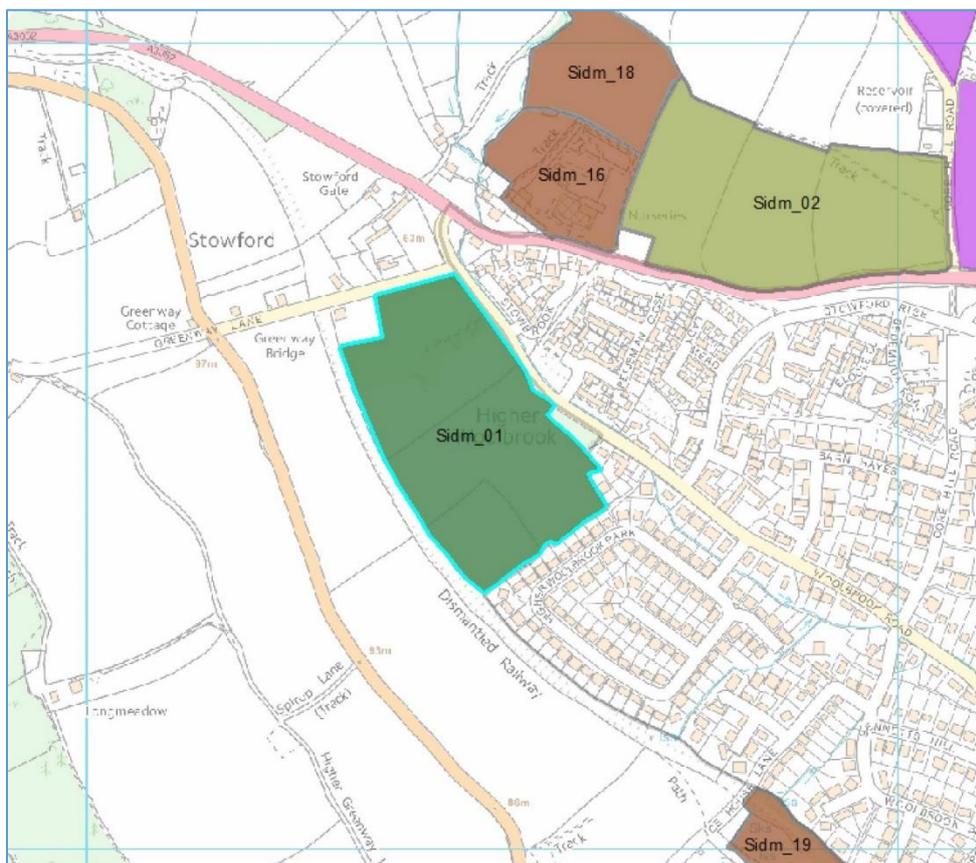
Site Detail:

Settlement: Sidmouth

Site reference number: Sidm_01

Site Address: Land south west of Woolbrook Road, Sidmouth, EX10 0LZ

Map of site:



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Site Area: 7.06

Site Assessment Summary:

Infrastructure implications: DCC Highways: Access off Woolbrook Road. Needs provision of continuous footway and improved pedestrian crossing facility of A3052. DCC Education: 85 ha+ sites proposed, mainly to north and north eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth Primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.

Landscape sensitivity - summary of findings: Located entirely within East Devon AONB, whilst land adjacent to south is not. Site is widely visible from other parts of the AONB, particularly in short distance views from the west. With adjoining development to east and south, many views are seen the context of existing built form. Small area of woodland in northern part adds to landscape character. This site may provide an opportunity for a residential development well aligned to existing development. Opportunity for screening and retention of high landscape value priority habitat to north of site. Overall, the site has a high / medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: 1 - Grade II listed Stowford Farmhouse, 2 - Grade II listed Fairpark House, 3 - HER MDV80279 - Prehistoric Flint and Chert Find, 4 -HER MDV117529 - The site of a possible former structure is indicated by a field name within the 19th century Tithe Apportionment, 5 - HER MDV 80283 - Buried Soil Layers North of Higher Woolbrook Park. Grade II listed building 62m to north, but intervening dwelling and mature vegetation limit views into site. Also Grade II listed Fairpark House around 80m east but again there are intervening dwellings mean that it is not possible to view the site from this asset. Overall, Minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.

Ecological impact - summary of findings: Site is a greenfield arable site with mature hedgerows and trees and includes an unmanaged area of woodland to the north. The site includes an unconfirmed wildlife site and nature recovery network area. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, Significant moderate adverse effect predicted.

Accessibility assessment: 9 out of 12 facilities within 1,600m of site. Footpath opposite, 2500m to Sidmouth Town Centre.

Other known site constraints: Grade 3 agricultural land in strategic assessment. Flood zone 3 and high surface water flood risk adjoins the eastern boundary, with band of medium and low surface water flooding stretching across the middle of the site. Coastal preservation area to west of site. Adjacent dwellings to east and south are set below the site, so development should be designed to avoid impacting upon their amenity. Previous application ref. 75/C0504 for self catering holiday units refused.

Site opportunities: Development would align with existing residential form to south and east. Connections to adjacent walking/cycling links.

Securing land to north of the site as a wildlife site (unconfirmed wildlife site and nature recovery network area).

Amended Maximum Yield following discounted areas on site: n/a

Brief summary of the key positives and negatives of the site: Good access to facilities and employment, high/medium impact on AONB. Ecological impacts relating to the unconfirmed wildlife site, nature recovery network area, and the site's location within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: The scale of development (127 max yield) on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. Good access to facilities and employment, high/medium landscape sensitivity (Located entirely within East Devon AONB however set in the context of modern residential development), and minor heritage impact. Ecological impacts relating to the unconfirmed wildlife site, nature recovery network area, and the site's location within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone will need to be addressed in bringing the site forward.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

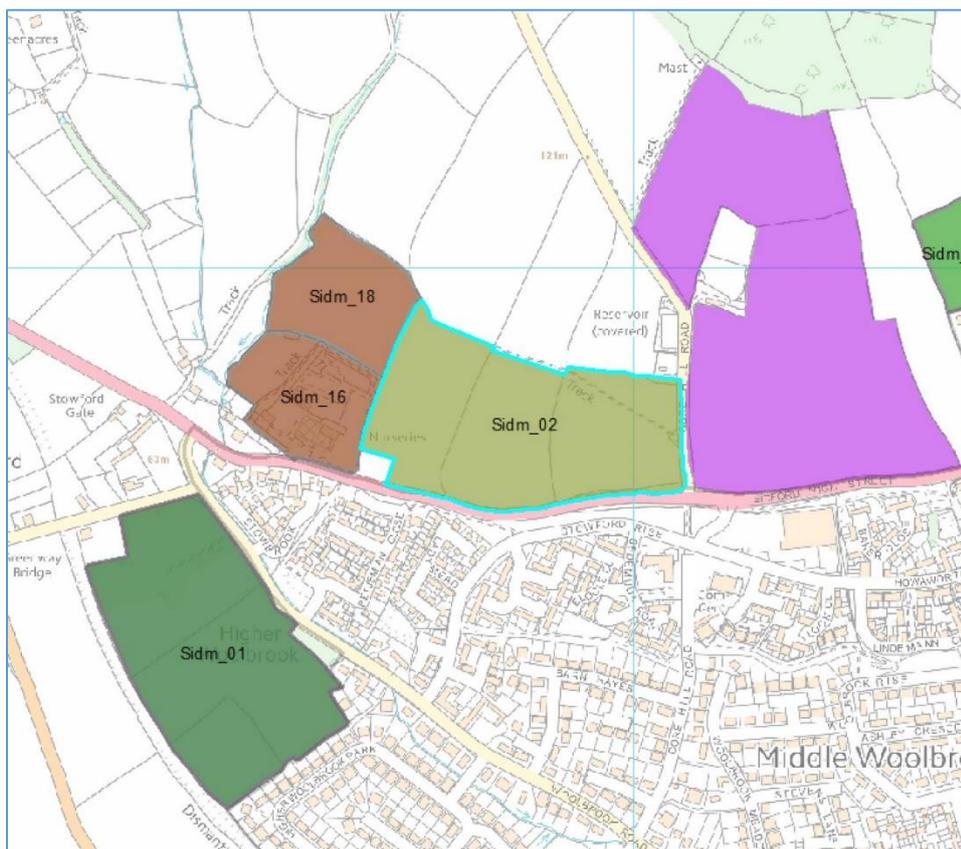
Site Detail:

Settlement: Sidmouth

Site reference number: Sidm_02

Site Address: Land at Sidford High Street, Sidmouth

Map of site:



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Site Area: 6.92

Site Assessment Summary:

Infrastructure implications: DCC Highways: Edge of Sidmouth site highway access possible via adjacent roads - needs ped/cycle link to town centre and toucan crossing of A3052. DCC Education: 85 ha+ sites proposed, mainly to north and north eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth Primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.

Landscape sensitivity - summary of findings: Located entirely within East Devon AONB, on rising land north of Sidmouth. Comprised of three fields with mature hedgerow. Mature trees along southern boundary limit short-distance views into site from adjacent A3052, but many medium-long distance views into site, including from elsewhere in the AONB. The edge of Sidmouth adjacent to south provides some context of built form when viewing the site. Highly sensitive and exposed site within the AONB. Overall, the site has a high landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: None within 100m. Two Grade II listed buildings around 200-250m to south, but numerous existing buildings mean no intervening views. Overall, No Change - No change to assets or their settings.

Ecological impact - summary of findings: Green field arable site with mature trees and hedgerows dividing and bordering. The site is 64m from a nature recovery network area. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, Significant moderate adverse effect predicted

Accessibility assessment: 10 out of 12 facilities within 1,600m of site. Footpaths to local shops on opposite side of A3052. 1500m to Sidford facilities. 2500m to Sidmouth Town Centre.

Other known site constraints: Grade 3 agricultural land in strategic assessment. A small area of low surface water flood risk in south east of site.

Site opportunities:

Amended Maximum Yield following discounted areas on site: n/a

Brief summary of the key positives and negatives of the site: High landscape impact (Site within AONB with high intervisibility), no heritage impact, significant moderate adverse effect on ecology. Good access to facilities and employment. Poor access to narrow lane with no current access to A3052. Adjacent site to east has come forward as part of call for sites (2022).

Should the site be allocated? No.

Reason(s) for allocating or not allocating: Development of the site (124 max yield) would have a high landscape impact (Site within AONB with high intervisibility), no heritage impact, significant moderate adverse effect on ecology. Good access to facilities and employment. Poor access to narrow lane with no current access to A3052. Adjacent site to east has come forward as part of call for sites (2022). Combination of Sidm_01, Sidm_02, 'land north of Sidford High Street to the east of site reference Sidm_02' has potential for significant delivery of housing / considered northern extension with improved access to A3052 (total yield 127+124+80(estimate lower site) but landscape impacts would be significant.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

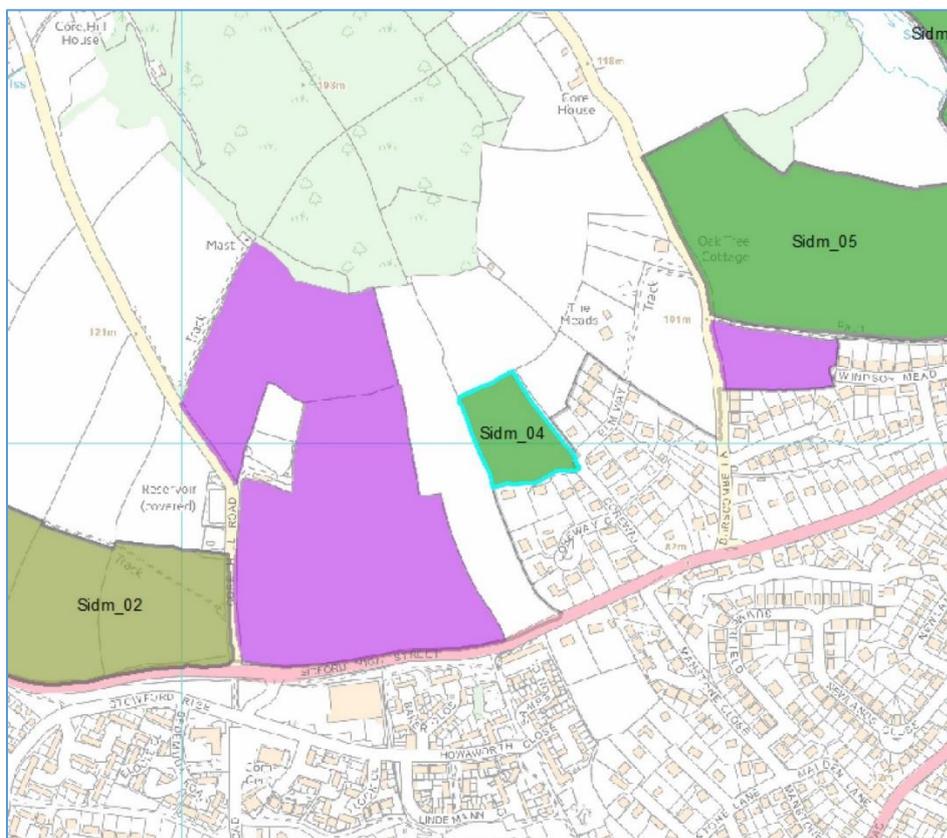
Site Detail:

Settlement: Sidmouth

Site reference number: Sidm_04

Site Address: Land to the east of The Lookout Coreway Sidford, EX109SD

Map of site:



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Site Area: 1.26

Site Assessment Summary:

Infrastructure implications: DCC Highways: Access off Coreway - needs footway the length of Coreway and pedestrian crossing of A3052. DCC Education: 85 ha+ sites proposed, mainly to north and north eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth Primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.

Landscape sensitivity - summary of findings: Located entirely within East Devon AONB, whilst land adjacent to south and south east is not. Short distance views into site are limited those from corner of Elm Way and Coteway, due existing dwellings to south and east, long distance views available from across the valley, but seen in context of adjacent dwellings. Highly sensitive and exposed site within the AONB. Overall, the site has a high landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: 1 - Sidbury Castle Scheduled Monument. Site has little relationship or intervisibility with Sidbury Castle. Nearest designated heritage asset is Grade II* listed Manstone Manor 561m to south, but topography and numerous existing dwellings mean there is no intervisibility. Overall, Minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.

Ecological impact - summary of findings: Meadow with mixed grasses at 0.5-1.5m, thistles and occasional young saplings and shrubs, hedgerow to surround. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, Minor adverse effect predicted (not significant).

Accessibility assessment: 10 out of 12 facilities within 1,600m of site. 960m to Sidford, 2500m to Sidmouth Town Centre.

Other known site constraints: Grade 3 agricultural land in strategic assessment. No flood risk. Previous application for residential refused / dismissed at appeal 12/1276/FUL.

Site opportunities: n/a

Amended Maximum Yield following discounted areas on site: n/a

Brief summary of the key positives and negatives of the site: High landscape impact (Site within AONB with high intervisibility), minor heritage impact, minor adverse effect on ecology. Good access to facilities and employment.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Development of the site (30 max yield) would have a high landscape impact (Site within AONB with high intervisibility), minor heritage impact, minor adverse effect on ecology.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

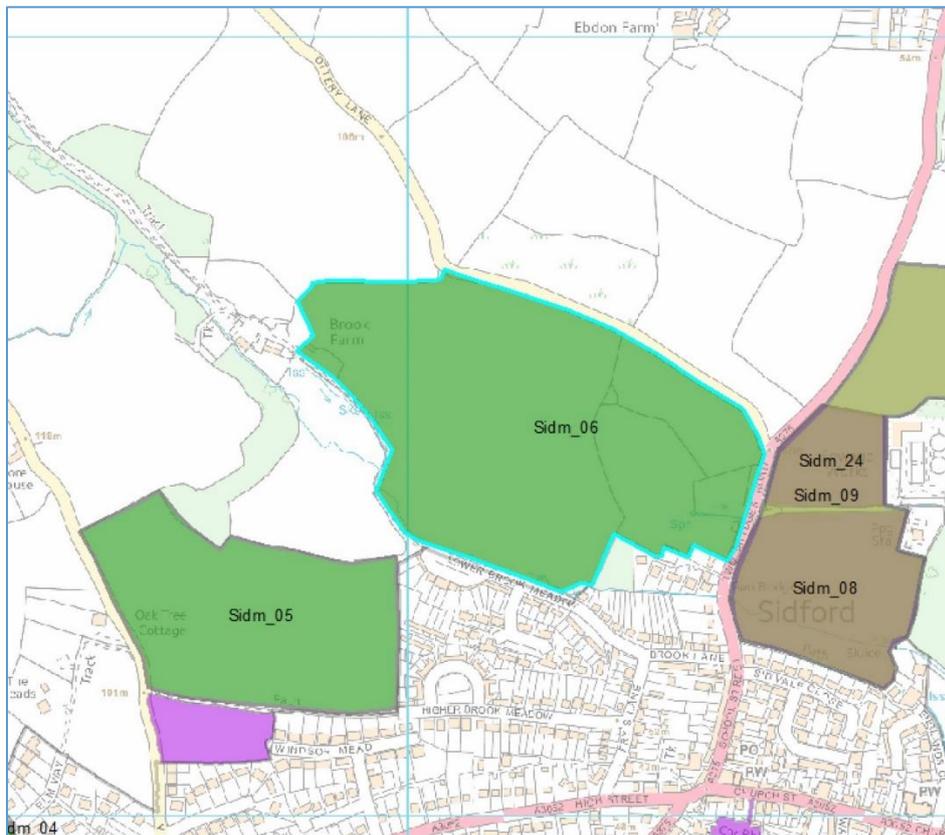
Site Detail:

Settlement: Sidmouth

Site reference number: Sidm_06

Site Address: Land west of Two Bridges Road, Sidford,

Map of site:



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Site Area: 15.54

Site Assessment Summary:

Infrastructure implications: DCC Highways: Access off the A375 accompanied by a comprehensive series of ped/cycle improvements include the Sidbury to Sidford all purpose trail. DCC Education: 85 ha+ sites proposed, mainly to north and north eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth Primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.

Landscape sensitivity - summary of findings: Site is located entirely within AONB, whilst adjoining land to south is not. Open, short distance views into site from A375 adjacent to eastern edge of site and from Lower Brook Mead running along southern boundary. Wide, open views into site available from AONB, particularly from across the Sid Valley to east and north east. Many views are seen with context of adjacent built form, but scale and prominence of site mean landscape harm is likely. Rising land in western part of site is particularly prominent, less so in eastern part. Highly sensitive and exposed site within the AONB. Overall, the site has a high landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: 1 - Grade II listed Brook Farm, 2 - Sidford Conservation Area, 3 - Sidbury Castle Scheduled Monument, 4 - HER MDV39001 - 1930s allotments, 5 - HER MDV37758 - Prehistoric enclosure to the Southeast of Brook Farm, Sidmouth, 6 - HER MDV117731 - Field boundaries visible on aerial photograph, one circular, possibly around a quarry pit. Grade II listed Brook Farm 18m to west has views into site, so impact on its setting. Sidford Conservation Area 129m away has views into the eastern edge of site, so potential impact on the setting of this heritage asset. Views to site are available from Sidbury Castle Scheduled Monument to north west. The site is key to the setting of Sidbury Castle. Overall, Major - Considerable change affecting the special character of assets including their setting, where the significance of those elements is substantially harmed or lost.

Ecological impact - summary of findings: Site made up of large arable fields and some smaller fields divided by mature hedgerow. Brook to S / SW of site with wide boundary including mature trees and scrub. Site is 7m from an unconfirmed wildlife site, 5m from a nature recovery network area, 7m from a habitat of principle importance. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, Significant moderate adverse effect predicted

Accessibility assessment: 10 out of 12 facilities within 1,600m of site. 480m to Sidford via footpaths to south of site. 3040m to Sidmouth town centre.

Other known site constraints: Grade 3 agricultural land in strategic assessment. Southern part of site is in Flood zone 3, with high surface water flood risk in south and eastern edge of site.

Site opportunities: n/a

Amended Maximum Yield following discounted areas on site: n/a

Brief summary of the key positives and negatives of the site: High landscape impact (Site within AONB with high intervisibility), major heritage impact, significant moderate adverse effect on ecology. Good access to facilities and employment.

Should the site be allocated? Yes – but for a much reduced yield.

Reason(s) for allocating or not allocating: Development of the whole site (268 max yield) would have a high landscape impact (Site within AONB with high intervisibility), major heritage impact, significant moderate adverse effect on ecology. However, a smaller scale development in the eastern part of the site only would be acceptable.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

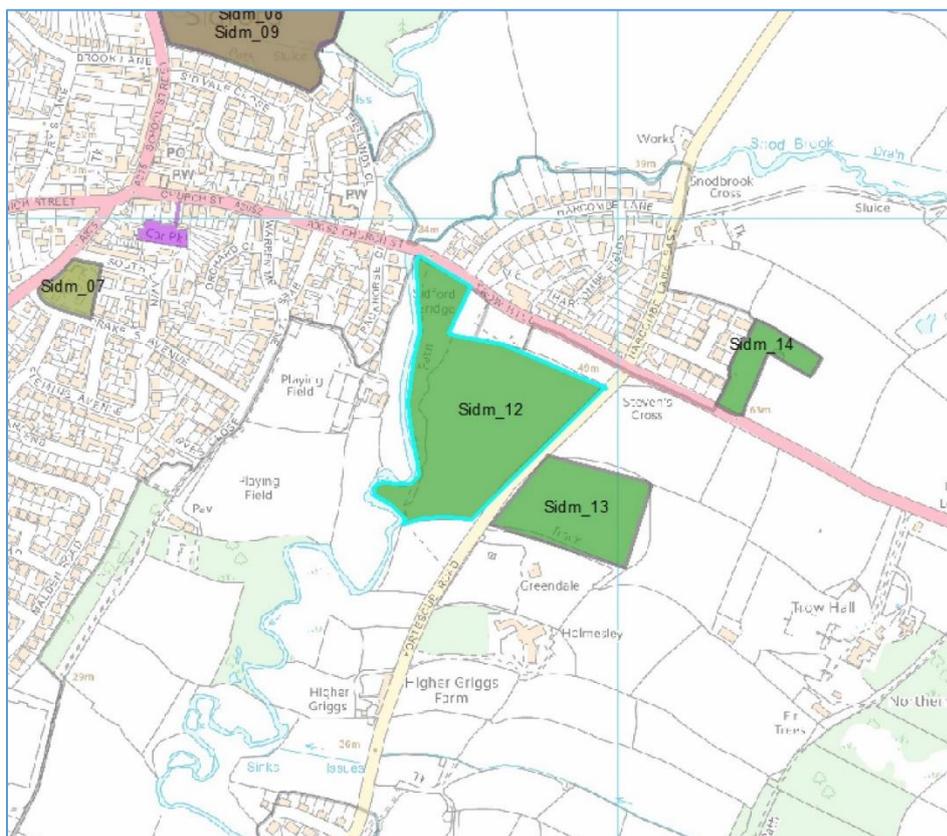
Site Detail:

Settlement: Sidmouth

Site reference number: Sidm_12

Site Address: The Hams, Fortescue Road, Sidford,

Map of site:



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Site Area: 4.43

Site Assessment Summary:

Infrastructure implications: DCC Highways: Edge of Sidmouth site highway access possible via adjacent roads - needs ped/cycle link to town centre. DCC Education: 85 ha+ sites proposed, mainly to north and north eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth Primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.

Landscape sensitivity - summary of findings: AONB runs along eastern boundary of site. Set lower down the valley but still is widely viewed from surrounding areas, including from the AONB. Located in "The Byes". Much tree cover around the River Sid adding to landscape character. Highly sensitive and exposed site within the Byes, adjacent to heritage assets, River Sid and PROW. Overall, the site has a high landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: 1 - Sidford Bridge is Grade II listed and a Scheduled Monument, 2 - Sidford Conservation Area, 3 - Sidbury Castle Scheduled Monument. Sidford Bridge is Grade II listed and a Scheduled Monument, located on north west edge of site. Sidford Conservation Area adjoins north west edge of site. These heritage assets all have open views into site, so potential impact upon their setting. Views to site are available from Sidbury Castle Scheduled Monument to north west. Overall, Major - Considerable change affecting the special character of assets including their setting, where the significance of those elements is substantially harmed or lost.

Ecological impact - summary of findings: Arable field surrounded by mature hedgerow, river Sid to west. Site is 20m from a nature recovery network area, 22m from a habitat of principle importance. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, Significant moderate adverse effect predicted

Accessibility assessment: 10 out of 12 facilities within 1,600m of site. 480m to Sidford via footpaths to north of site. 3000m to Sidmouth town centre.

Other known site constraints: Grade 3 agricultural land in strategic assessment. Flood Zone 3 along western part of site associated with River Sid, reducing yield as a result. High surface water flood risk in west part too.

Site opportunities: n/a

Amended Maximum Yield following discounted areas on site: n/a

Brief summary of the key positives and negatives of the site: High landscape impact (Site within Byes, adjacent to PROW / river Sid), major heritage impact, significant moderate adverse effect on ecology. Good access to facilities and employment.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Development of the site (62 max yield) would have a high landscape impact (Site within Byes, adjacent to PROW / river Sid), major heritage impact, significant moderate adverse effect on ecology.

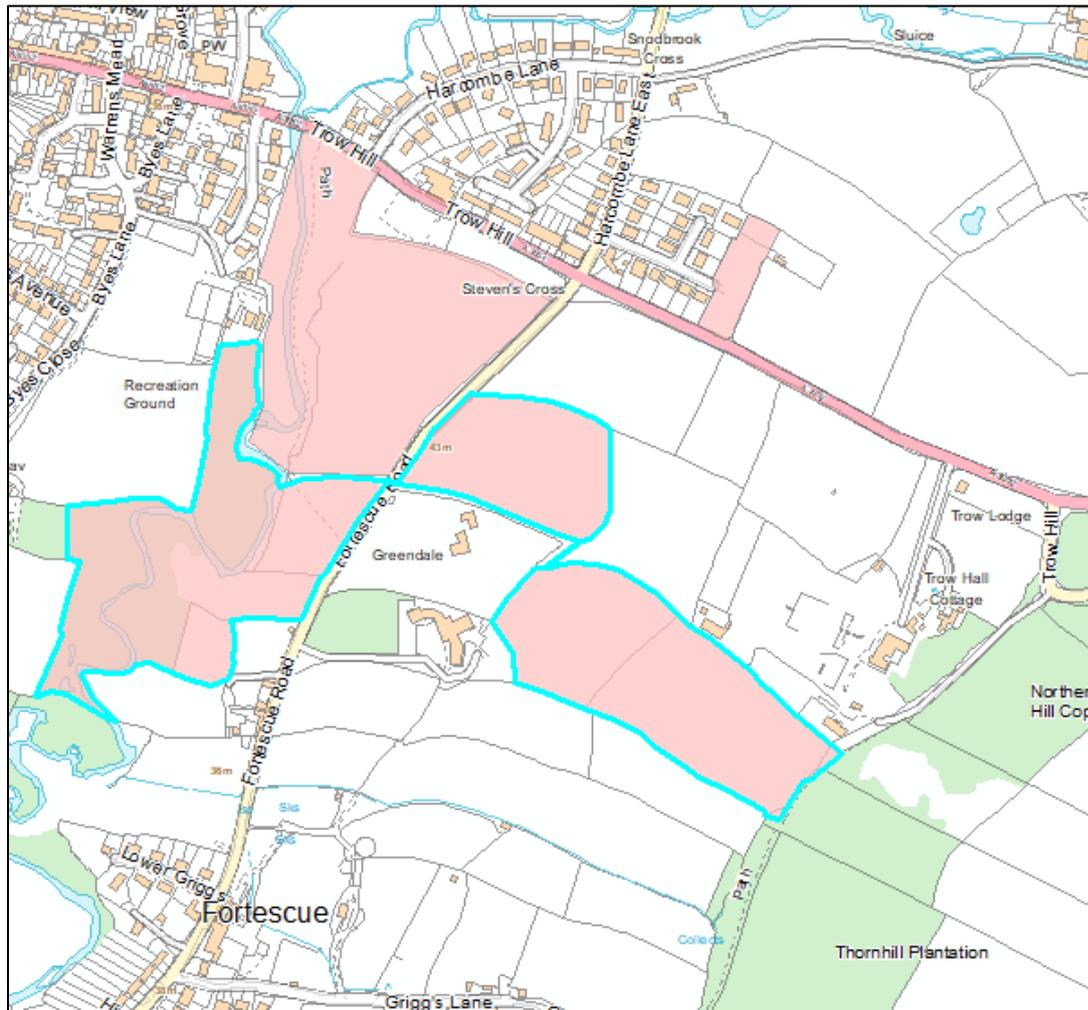
Site Detail:

Settlement: Sidmouth

Site reference number: Sidm_13 (and larger area as submitted in the 2017 Call for Sites)

Site Address: Land adjoining Fortescue Road, Sidmouth

Map of site:



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Site Area:

In the submission there are three blocks of land identified:

- a) Land to the west of Fortescue Road – this extends to around 5 hectares;
- b) Land to the east of Fortescue Road and to the north of a large property called Greendale – this extends to around 1.9 hectares (this area also has a reference of Sidm_13); and

- c) Land to the east of Fortescue Road and to the east of a large property called Greendale – this extends to around 3.9 hectares.

However, it is understood that area c) above, is not included in the overall proposal for development/new uses and as such is not referenced in assessment work.

The assessment that follows primarily relates to the suitability of area b) (above) – land to the east of Fortescue Rad and north of Greendale where the submitter is proposing 43 homes and a small hotel (site Sidm_13). On the land to the west, of Fortescue Road, area a) it is proposed that land would be used for a range of amenity and public access uses and include new paths and cycle links, including a bridge over the River Sid, allotments, tree planting, a nature reserve and new lake. It is assumed that the various uses would form a package of development that the landowner/HELLA submitter would see coming forward together.

Site Assessment Summary:

Infrastructure implications: DCC Highways: Edge of Sidmouth site highway access possible via adjacent roads - needs ped/cycle link to town centre. DCC Education: 85 ha+ sites proposed, mainly to north and north eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth Primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.

Landscape sensitivity - summary of findings: The land to the west of Fortescue Road falls outside of but close to the AONB. This area of land is set lower down in the valley of the River Sid and is widely viewed from surrounding areas, including from the AONB. Located in "The Byes". Much tree cover around the River Sid adding to landscape character. Overall, the site has a high landscape sensitivity to new development. However, it is noted that the submitter is not proposing buildings or built uses in this area, amenity and public access/recreation uses are proposed. The land to the east of Fortescue Road (Site Sidm_13 falls within the AONB, it is on land that sweeps upwards to the east and is visually prominent from a range of public viewpoints. This area is very sensitive in landscape terms.

Impact on historic environment - summary of findings: There are no designated heritage assets in close vicinity of Site_13 and the expectation is that the proposed new homes and hotel would have minimal or nil adverse impacts on heritage value. Land to the west of Fortescue Road lies around 40 metres, at the closest point, to the Grade II listed Higher Grigg farm so there is some potential sensitivity to adverse

impacts. However, with built development not proposed potential it would be hoped that recreational/amenity uses would have nil or minimal impacts.

Ecological impact - summary of findings: Site Sidm_13 comprises of an improved farmed field that is bordered by mature hedgerows which contain a number of mature trees. At and beyond the southern site there is a belt of mature tress (beyond the site thee are subject of a Tree Preservation Order). Whilst there are no designated features in close proximity of Sidm_13 there can be expected to be local wildlife interest associated with boundary vegetation. The land to the west of Fortescue Road, whilst not containing or being close to designated assists contains a considerable amount of mature vegetation, a substantial number of trees and a length of the River Sid. There could be local wildlife value of some importance associated with the site and any public access or new amenity or recreation uses would need to be very sensitively accommodated to avoid potential for adverse impacts.

Accessibility assessment: There are a good range of services and facilities within 1,600 metres of the site.

Other known site constraints: Most of the land to the west of Fortescue Road falls in Floodzone 3.

Site opportunities: n/a

Amended Maximum Yield following discounted areas on site: n/a

Brief summary of the key positives and negatives of the site: The site areas overall have high landscape impacts especially that proposed for houses anda hotel to the east of Fortsecue Road (Site Sidm_13). There can be expected to be local wildlfe value associated with the land areas, especially land to the west of Fortsescue Road though there is less likelihood of adverse heritage imapcts.

Should the site be allocated? No in respect of the housing and hotel uses. Uses proposed to the west of Fortescue Road may, however, be more credible, albeit the land in question is sensitive and important.

Reason(s) for allocating or not allocating: Development of the site for houses and a hotel (around 60 dwellings max yield though proposed for 43) would have a high landscape impact.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

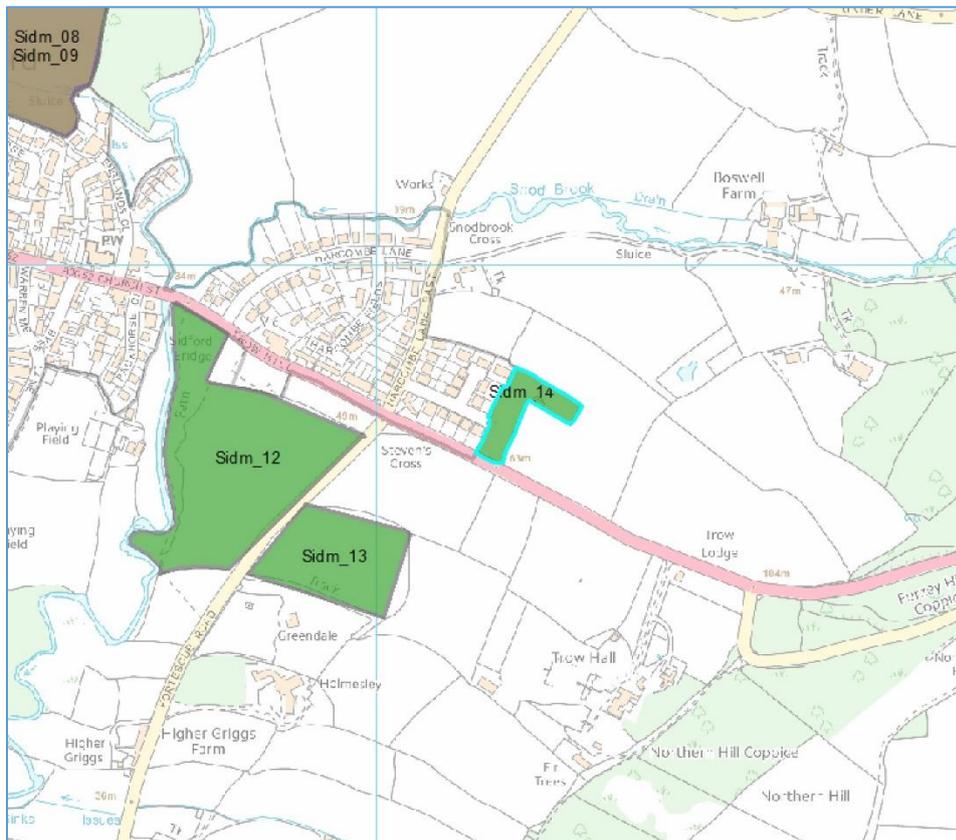
Site Detail:

Settlement: Sidmouth

Site reference number: Sidm_14

Site Address: Land adj Stevens Cross Close, Sidford (east side), EX10 9QJ

Map of site:



North arrow symbol 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 0.61

Site Assessment Summary:

Infrastructure implications: DCC Highways: Edge of Sidmouth site highway access possible via adjacent roads - needs ped/cycle link to town centre. DCC Education: 85 ha+ sites proposed, mainly to north and north eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth Primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.

Landscape sensitivity - summary of findings: Site is located entirely within AONB, although land adjacent to west is not. Prominent valley side locations with wide, open views from across the valley available, including from elsewhere in the AONB. Short distance views available from Stevens Cross Close to west, but limited from south due to mature hedgerow along southern edge. Adjacent dwellings to west provide a context of some built form. Highly sensitive and exposed site within the AONB. Overall, the site has a high landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: None. Views of site are available from Sidbury Castle Scheduled Monument to north west, but distance and small scale of site mean limited impact. Overall, No Change - No change to assets or their settings.

Ecological impact - summary of findings: Meadow surrounded by hedgerow to east of residential estate. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Site is 1m from an unconfirmed wildlife site. Overall, Significant moderate adverse effect predicted

Accessibility assessment: 9 out of 12 facilities within 1,600m of site. 800m to Sidford via footpaths to west of site. 3300m to Sidmouth town centre.

Other known site constraints: Grade 3 agricultural land in strategic assessment. Low surface water flood risk on A3052 on southern boundary.

Site opportunities: n/a

Amended Maximum Yield following discounted areas on site: n/a

Brief summary of the key positives and negatives of the site: High landscape impact (Site within AONB with high intervisibility), no heritage impact, significant moderate adverse effect on ecology. Good access to facilities and employment. Valued view in Neighbourhood Plan would be impacted.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Development of the site (15 max yield) would have a high landscape impact (Site within AONB with high intervisibility), no heritage impact, significant moderate adverse effect on ecology. Valued view in Neighbourhood Plan would be adversely impacted.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

Site Detail:

Settlement: Sidmouth

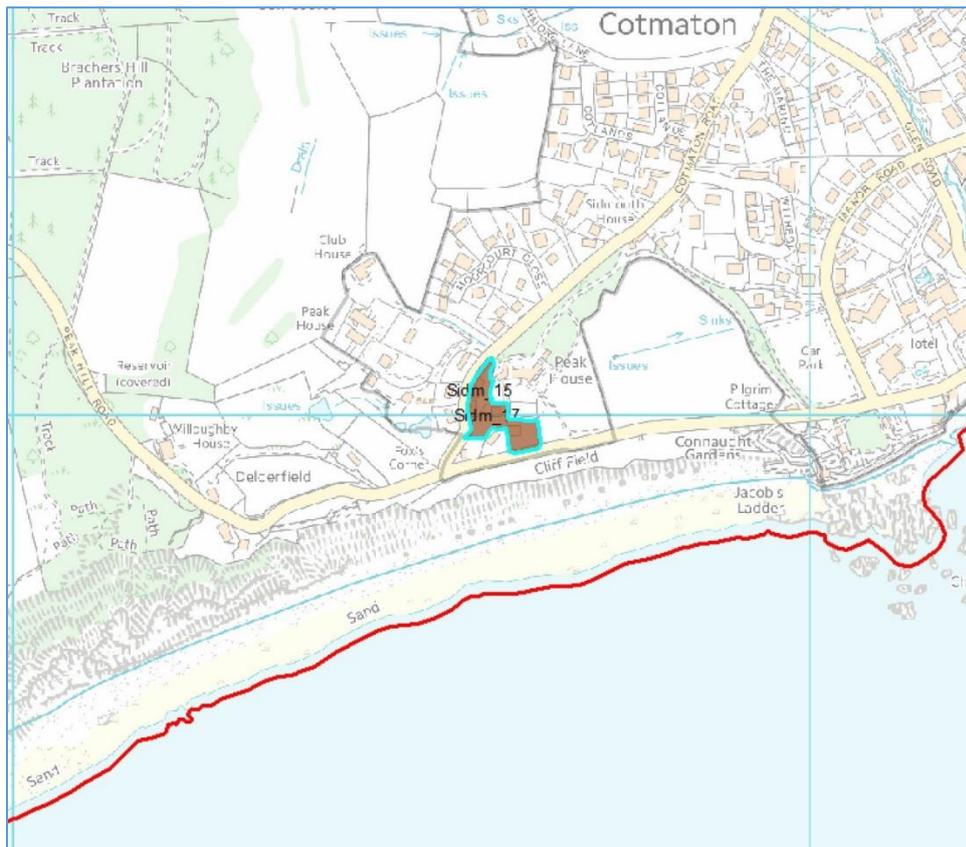
Site reference number: Sidm_17

Site Address: Peak Coach House, (Numbers 1-3 Belfry Cottages), Cotmaton Road, Sidmouth, Devon, EX10 8SY

And

The Belvedere, Peak Hill Road, Sidmouth, EX10 0NW

Map of site:



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Site Area: 0.45

Site Assessment Summary:

Infrastructure implications: DCC Highways: Access via Cotmaton Road is possible, but is very narrow with no footway. Only available for limited infill. DCC Education: 85 ha+ sites proposed, mainly to north and north eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth Primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.

Landscape sensitivity - summary of findings: Located entirely within East Devon AONB, on rising land in the west of Sidmouth. Short distance views of site from Peak Hill Road. The site is visible from across the Sid Valley, although landscape impact is lessened due to relatively small site size, and presence of sporadic dwellings in vicinity which provide context of limited built form. Heritage impact would need careful consideration. This site may provide an opportunity for a residential development well aligned to existing development. Opportunity for screening. Overall, the site has a medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: 1 - Grade II listed Peak House. Potential for adverse impact upon Grade II listed Peak House 24m to east, which has open views into site. The site features residential dwellings and, subject to detail of the final scheme, could accommodate appropriate residential development. Overall, Minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.

Ecological impact - summary of findings: Lightly developed residential site with area of meadow, areas of lawns, some mature trees. Site is 38m from a County Wildlife Site, 30m from a nature recovery network area, 17m from a habitat of principle importance. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, Significant moderate adverse effect predicted

Accessibility assessment: 9 out of 12 facilities within 1,600m of site. 800m to Sidmouth town centre.

Other known site constraints: Slither of high surface water flood risk runs through site. Coastal preservation area to south / west of site.

Site opportunities: Opportunity to develop previously developed land.

Amended Maximum Yield following discounted areas on site:

Brief summary of the key positives and negatives of the site: Development would have a medium landscape impact (Site within AONB however set in the context of existing residential use / presence of sporadic dwellings in vicinity which provide context of limited built form), minor heritage impact, significant moderate adverse effect on ecology. Good access to facilities and employment. Ecological impact relating to the identified features including the site's location within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: The scale of development (11 max yield) on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. Development would have a medium landscape impact (Site within AONB however set in the context of existing residential use / presence of sporadic dwellings in vicinity which provide context of limited built form), minor heritage impact (subject to development that conserves / enhances adjacent heritage value), significant moderate adverse effect on ecology. Good access to facilities and employment. Ecological impact relating to the identified features including the site's location within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone will need to be addressed in bringing the site forward.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

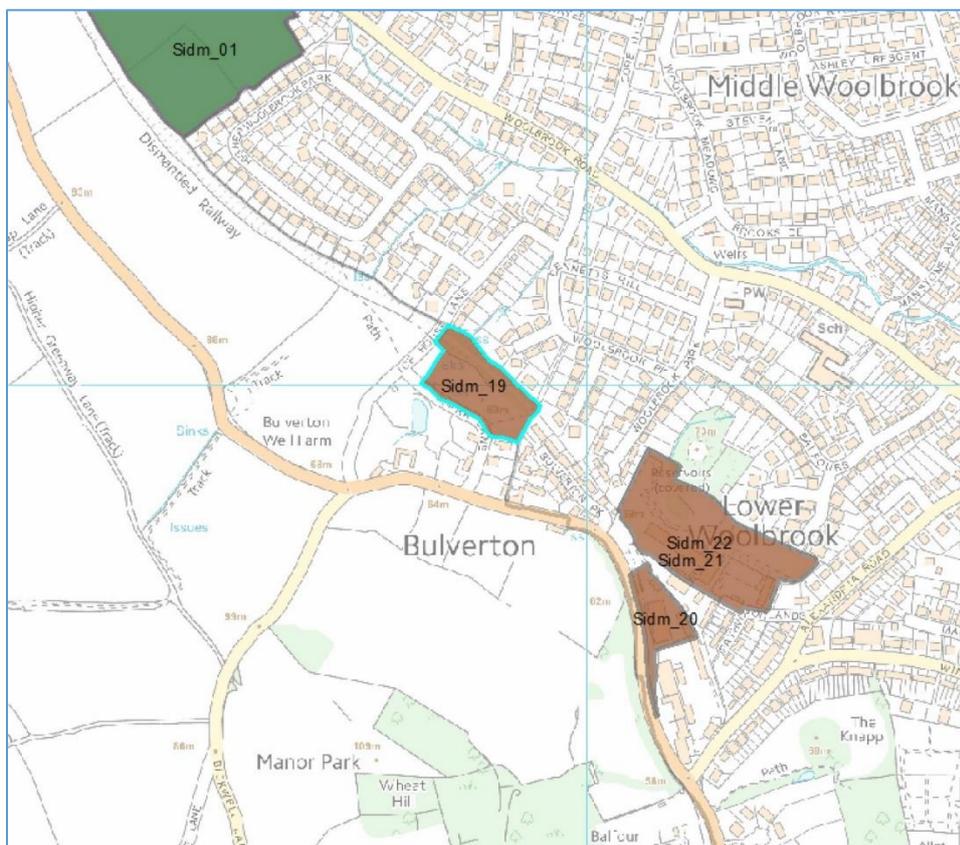
Site Detail:

Settlement: Sidmouth

Site reference number: Sidm_19

Site Address: Land at Dark Lane, Sidmouth, EX10 9DR

Map of site:



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Site Area: 1.07

Site Assessment Summary:

Infrastructure implications: DCC Highways: Access roads are very narrow, suitable for very limited development. Ideal access from Bulverton Park. DCC Education: 85 ha+ sites proposed, mainly to north and north eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth Primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.

Landscape sensitivity - summary of findings: Located entirely within East Devon AONB, although land adjoining northern boundary is not. The site is enclosed by existing dwellings to north, east, and south, although these are detached dwellings in relatively large plots so some rural character remains. The presence of mature hedgerows and vegetation and numerous trees on site add to the rural character. Limited external views of site due to high mature hedgerow around perimeter. Overall, the site has a high landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: 1 - Grade II listed Old Manor Cottage, 2 - Grade II listed Bulverton Cottage, 3 - Grade II listed Bulverton House, 4 - Grade II listed Bulverton Well Farm Buildings (QTY 2), 5 - Grade II listed Bulverton Barn (south of road). Six Grade II listed buildings within around 100m, the closest of which is just across the road (Dark Lane) and overlooks the site. Therefore, potential for adverse effect on setting of heritage assets. Overall, Major - Considerable change affecting the special character of assets including their setting, where the significance of those elements is substantially harmed or lost.

Ecological impact - summary of findings: Unmanaged habitat rich meadow, bramble and nettle site with mature trees and hedgerow to surround. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Site is 86.2m from an unconfirmed wildlife site. Overall, Significant moderate adverse effect predicted

Accessibility assessment: 11 out of 12 facilities within 1,600m of site. 1400m to Sidmouth Town Centre.

Other known site constraints: Grade 3 agricultural land in strategic assessment. Small areas in west are high surface water flood risk. Coastal preservation area to west of site.

Site opportunities: n/a

Amended Maximum Yield following discounted areas on site: n/a

Brief summary of the key positives and negatives of the site: High landscape impact (Site within AONB with high intervisibility), major heritage impact, significant moderate adverse effect on ecology. Good access to facilities and employment. Poor access with narrow lanes adjacent to heritage.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Development of the site (26 max yield) would have a high landscape impact (Site within AONB with high intervisibility), major heritage impact, significant moderate adverse effect on ecology. Poor access with narrow lanes adjacent to heritage.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

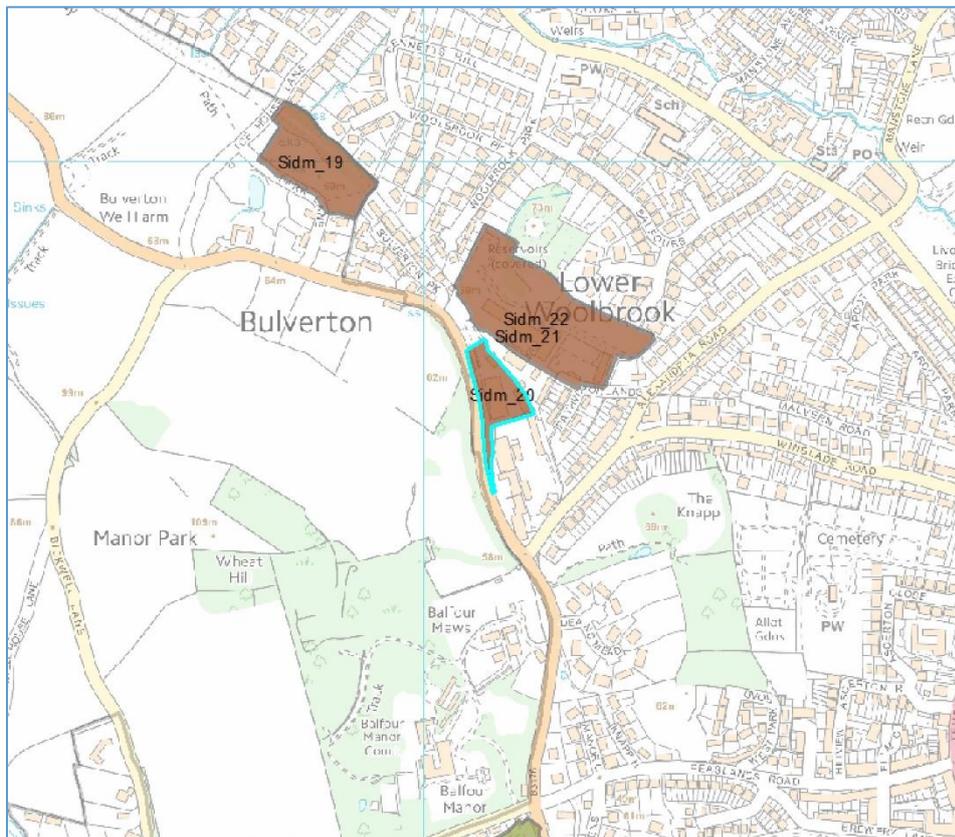
Site Detail:

Settlement: Sidmouth

Site reference number: Sidm_20

Site Address: Station Yard, Station Road, Sidmouth, Devon, EX10 8NN

Map of site:



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Site Area: 0.56

Site Assessment Summary:

Infrastructure implications: DCC Highways: Access off the B3178 is potentially possible, a roundabout is preferred, depending on levels. Would need to contribute to improved pe/cycle facilities. DCC Education: 85 ha+ sites proposed, mainly to north and north eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth Primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.

Landscape sensitivity - summary of findings: Within built-up area boundary and currently part of trading estate, so principle of built development is accepted. Housing to north and other parts of trading estate to east and south provide surrounding context of built form, although impact upon AONB across the road (B3176) to west is a constraint. In landscape terms, redevelopment of the site could provide an improvement to the landscape character. Loss of the active economic use would be key in assessment of suitability. Overall, the site has a medium / low landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: 1 - Grade II listed Old Manor Cottage, 2 - Grade II listed Bulverton Cottage, 3 - Grade II listed Bulverton House, 4 - Grade II listed Bulverton Well Farm Buildings (QTY 2), 5 - Grade II listed Bulverton Barn (south of road). Cluster of six Grade II listed buildings to north west, closest of which is 118m away. Views from this asset to the site are likely, but intervening vegetation obscures views to some degree. Overall, Beneficial - Elements which contribute to the significance of assets, including their setting, are enhanced or better revealed.

Ecological impact - summary of findings: Industrial estate with mature trees to border. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Site is 12m from an unconfirmed wildlife site, 98m from a nature recovery network area, 98m from a habitat of principle importance. Overall, Significant moderate adverse effect predicted

Accessibility assessment: 11 out of 12 facilities within 1,600m of site. 1600m to Sidmouth Town Centre.

Other known site constraints: Medium surface water flood risk adjoins south east part of site. Coastal preservation area to west of site. Loss of active employment site a significant constraint.

Site opportunities: Opportunity to develop previously developed land. Improved access for local residents / improved cycling and pedestrian permeability.

Amended Maximum Yield following discounted areas on site: n/a

Brief summary of the key positives and negatives of the site: Medium / low landscape impact (impact upon AONB across the road (B3176) to west is a constraint), beneficial heritage impact, significant moderate adverse effect on ecology. Good access to facilities and employment. Loss of active employment site is a significant constraint on development.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Development of the site (14 max yield) would have a medium / low landscape impact (impact upon AONB across the road (B3176) to west is a constraint), beneficial heritage impact, significant moderate adverse effect on ecology. Loss of active employment site is a significant constraint on development.

Infrastructure implications: DCC Highways: Access off the B3178 is potentially possible, a roundabout is preferred, depending on levels. Would need to contribute to improved pe/cycle facilities. DCC Education: 85 ha+ sites proposed, mainly to north and north eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth Primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.

Landscape sensitivity - summary of findings: Within built-up area boundary and currently part of trading estate, so principle of built development is accepted. Context of built form provided by surrounding housing and other parts of the trading estate, although impact upon AONB 33m to west is a constraint. Northern part of site is open grass land and tree-topped, so more sensitive than rest of site. In landscape terms, redevelopment of the site could provide an improvement to the landscape character. Loss of the active economic use would be key in assessment of suitability. Overall, the site has a medium / low landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: 1 - Grade II listed Old Manor Cottage, 2 - Grade II listed Bulverton Cottage, 3 - Grade II listed Bulverton House, 4 - Grade II listed Bulverton Well Farm Buildings (QTY 2), 5 - Grade II listed Bulverton Barn (south of road). Cluster of six Grade II listed buildings to west, closest of which is 87m away. Views from this asset to the site, but intervening vegetation obscures views to some degree. Overall, Beneficial - Elements which contribute to the significance of assets, including their setting, are enhanced or better revealed.

Ecological impact - summary of findings: Industrial estate with area of meadow and mature trees. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Site is 30m from an unconfirmed wildlife site, 0m from a nature recovery network area, 1m from a habitat of principle importance. Overall, Significant moderate adverse effect predicted.

Accessibility assessment: 11 out of 12 facilities within 1,600m of site. 1600m to Sidmouth Town Centre.

Other known site constraints: Small part in west of site has medium risk of surface water flooding. Coastal preservation area to west of site. Loss of active employment site a significant constraint.

Site opportunities: Opportunity to develop previously developed land. Improved access for local residents / improved cycling and pedestrian permeability.

Amended Maximum Yield following discounted areas on site:

Brief summary of the key positives and negatives of the site: Medium / low landscape impact (impact upon AONB across the road (B3176) to west is a constraint), beneficial heritage impact, significant moderate adverse effect on ecology. Good access to facilities and employment. Loss of active employment site is a significant constraint on development.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Development of the site (43 max yield) would have a medium / low landscape impact (impact upon AONB across the road (B3176) to west is a constraint), beneficial heritage impact, significant moderate adverse effect on ecology. Loss of active employment site is a significant constraint on development.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

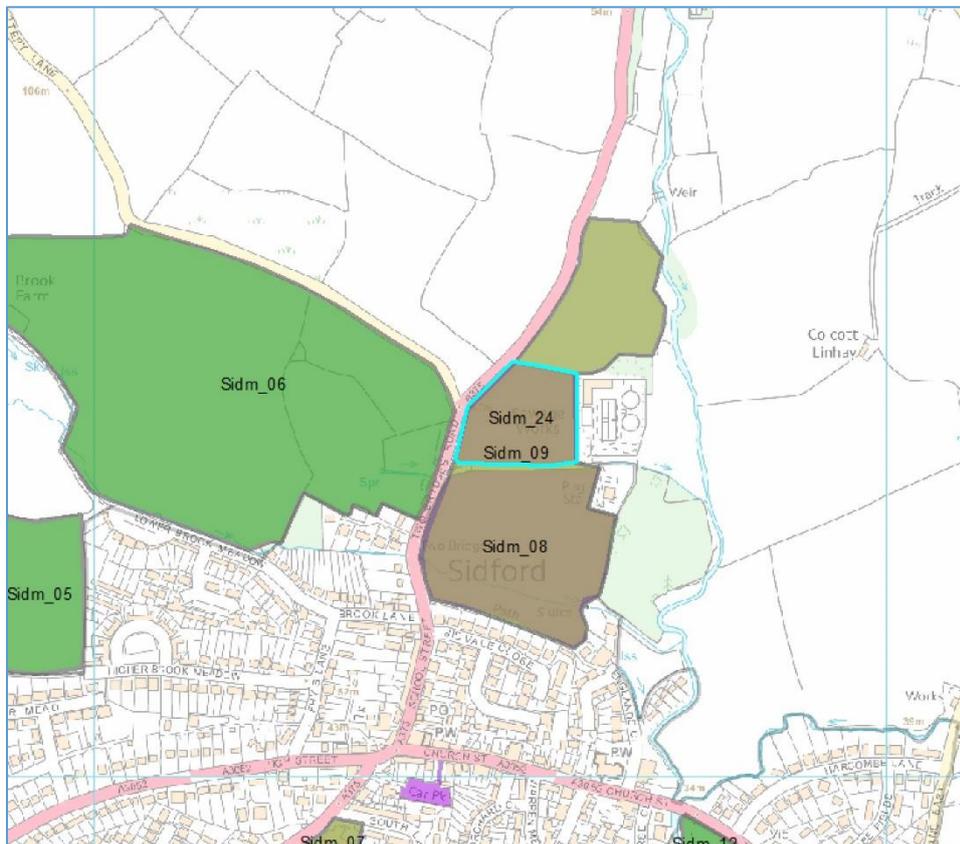
Site Detail:

Settlement: Sidmouth

Site reference number: Sidm_24

Site Address: Land east of Two Bridges Road, Sidford

Map of site:



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Site Area: 1.6

Site Assessment Summary:

Infrastructure implications: DCC Highways: Access off the A375 accompanied by a comprehensive series of ped/cycle improvements include the Sidbury to Sidford all purpose trail. DCC Education: 85 ha+ sites proposed, mainly to north and north eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth Primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.

Landscape sensitivity - summary of findings: Site is located entirely within AONB. Open, short distance views into site from A375 adjacent to western edge of site. Wide, open views into site available from AONB, particularly from higher ground across the Sid Valley to east, north, and west. Limited context of built form including industrial water treatment units to the east. Highly sensitive and exposed site within the AONB. Adjacent industrial development to east, extant economic development permission on adjacent site to south, and employment allocation of this site in the current Local Plan need to be considered. Overall, the site has a high / medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: 1 - Grade II listed 'Country House', 2 - Sidford Conservation Area, 3 - Sidbury Castle Scheduled Monument. Grade II listed building and Sidford Conservation Area just over 200m to south west, both having views into site so potential impact upon their setting. Views to site are available from Sidbury Castle Scheduled Monument to north west. Site forms part of the surrounding low ground around Sidbury Castle, key to the assets setting. Overall, Major - Considerable change affecting the special character of assets including their setting, where the significance of those elements is substantially harmed or lost.

Ecological impact - summary of findings: Arable field with mature trees and hedgerow to surround. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Site is 87.59m from an unconfirmed wildlife site, 35m from a nature recovery network area, 30m from a habitat of principle importance. Overall, Significant moderate adverse effect predicted.

Accessibility assessment: 10 out of 12 facilities within 1,600m of site. 480m to Sidford, no footpaths in immediate vicinity. 3040m to Sidmouth town centre.

Other known site constraints: Grade 3 agricultural land in strategic assessment. Flood Zone 3 near southern boundary of site. Also high surface water flood risk on adjacent A375. Loss of allocated employment site a significant constraint.

Site opportunities: n/a

Amended Maximum Yield following discounted areas on site: n/a

Brief summary of the key positives and negatives of the site: Limited industrial development to east, extant economic development permission on adjacent site to south, and employment allocation of this site in the current Local Plan are highlighted. High/medium landscape impact (within AONB however set in context of approval to south and limited context of built form including industrial water treatment units to the east), major heritage impact (setting / appearance Sidbury Castle Scheduled Monument), significant moderate adverse effect on ecology. Good access to facilities and employment. Loss of allocated employment site is a significant constraint on mixed use development.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Residential development of the site would have a high/medium landscape impact (within AONB however set in context of approval to south and limited context of built form including industrial water treatment units to the east), major heritage impact (setting / appearance Sidbury Castle Scheduled Monument), significant moderate adverse effect on ecology. Loss of allocated employment site is a significant constraint on residential development.