

**Agenda for consultative meeting of the
Strategic Planning Committee
Friday, 9th 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
Border Road
Heathpark Industrial Estate
Honiton
EX14 1EJ

DX 48808 HONITON

Tel: 01404 515616

www.eastdevon.gov.uk

Venue: online via the zoom app

Contact: Wendy Harris 01395 517542; email
wharris@eastdevon.gov.uk

(or group number 01395 517546)

Issued: Thursday, 1 September 2022; Reissued: Friday, 2 September 2022

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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/UCmNHQruge3LV4hcgRnbwBw>

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 Apologies

3 Declarations of interest

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

4 Matters of urgency

Information on [matters of urgency](#) is available online

5 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.

6 Presentations from invited developers/agents/landowners promoting sites at Tier 3 and 4 settlements which are recommended for allocation or as second choice sites for allocation by officers (Pages 3 - 4)

Running order of presentations.

7 Site selection for the emerging East Devon Local Plan 2020 to 2040 - findings for Tier Three and Four settlements - small towns and larger villages (Pages 5 - 495)

This report specifically concentrates on assessment of potential sites to allocate for development at Tier 3 and 4 settlements.

[Decision making and equalities](#)

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Strategic Planning Committee, 9 September 2022, 9.30am

Running order of presentations from invited developers and agents promoting major sites at Tier 3 & 4 settlements which are recommended for allocation or as second choice sites for allocation by officers

Presentations will be taken in the following order:

Please note exact times cannot be guaranteed. Presentations may be presented earlier or later as stated.

TIER 3**BROADCLYST**

9.45am LVA representing Brcl_12 Land west of Whimple Road, Broadclyst

10.00am National Trust/Killerton House representing Brcl_29 Land to the east of Town End and north of Lowdens

LYMPSTONE

10.15am Bell Cornwell representing GH/ED/73 Land to the west of Strawberry Hill, Glebelands, Lympstone

10.30am PCL Planning representing GH/ED/75 Land off Grange Close, Lympstone

10.45am Acorn Property Group representing Lymp_01 Little Paddocks, 22 Underhill Crescent, Lympstone

TIER 4**CHARDSTOCK**

11.00am Greenslades, Taylor Hunt representing Char_04 Land off Green Land, Chardstock

CLYST ST MARY

11.15am Savills representing Sowl_11 Land at Bishops Court Lane, Clyst St Mary

DUNKESWELL

11.30am Alan Breckon representing Dunk_05 Broomfields, Dunkeswell

FENITON

11.45am Bell Cornwell representing Feni_05 Land and buildings at Burland Mead, Feniton

12.00pm Greenslade Taylor Hunt representing Feni_08 Land adjoining to the west of Beechwood, Station Road, Feniton

12.15pm Savills & Taylor Wimpey representing Feni_09 Land at Sherwood Cross, Feniton

KILMINGTON

12.30pm Dalton Aram Planning representing Kilm_10 Land to the west and south of the Old Inn, Kilmington

SIDBURY

12.45pm Savills representing Sidm_34 Land between Furzehill & Hillside, Sidbury

WEST HILL

1.00pm Collier Planning representing West_04 Land adjoining Wind Mill Lane, West Hill

1.15pm Blue Cedar Homes representing West_06 Land north and east of Eastfield, West Hill



Report to: Strategic Planning Committee

Date of Meeting: 9 September 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 – findings for Tier Three and Four settlements – small towns and larger villages

Report summary:

This report specifically concentrates on assessment of potential sites to allocate for development at Tier 3 and Tier 4 settlements, these are the two (smaller) towns of Budleigh Salterton and Colyton and a selected series of villages that have a good range of services and facilities.

The emphasis in assessment is on the suitability of sites for housing development, but some sites may have possible scope for some non-housing uses or mixed-use development.

In this report we recommend sites that we consider should be shown in the public consultation plan as preferred sites for allocation for development. We also show sites that we consider are “2nd Best” choices for allocation, committee should identify which of these (or maybe all of these) should also be shown in the consultation document and Committee may wish to ‘escalate’ some of these to Preferred allocation status. The sites for allocation are to be identified to ensure that we are planning for sufficient housing to meet identified need and as such to ensure the plan can be found sound by a Planning Inspector at examination.

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 and select 2nd best sites for development, as identified in this committee report, and these are to be identified as such in the consultation draft of the local plan.

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. The work and approach can be refined through consultation and further evidence gathering and assessment before being finalised as the Council’s agreed policy 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 will be aware that on the 9 August 2022 Strategic Planning Committee received a report that contained assessment work on the potential suitability of sites at and around the main towns (the Tier 1 and 2 settlements) of East Devon for residential development. This report highlighted preferred choices of sites for allocation for development and also included what we termed as “2nd Best” site choices. The 2nd Best sites were identified because just allocating the preferred sites would not result in there being sufficient new homes for the local plan to meet Government housing requirements. Allocating these 2nd Best sites at the towns (Tier 1 and 2 settlements) is seen by officers as being one sensible way forward, in respect of good strategic planning, to plan for housing growth. It is recognised, however, that it is not the only option and in reporting to committee on 9 August 2022 we did highlight some of the alternative options available. No doubt Committee will want to consider these options in more detail (and might have done so in meetings before this paper is formally considered at Committee).

1.2 In planning for housing growth Members are reminded that there are Government defined housing targets and if a local plan does not show how these will be met, and preferably exceeded, a local plan is extremely vulnerable to being dismissed by a Planning Inspector at Examination.

- 1.3 In this report, in which we consider allocations at small towns and villages (Tier 3 and 4 settlements), we expand further on village related approaches to development that could meet some of the current shortfall (or perhaps even all of the shortfall) of housing need.
- 1.4 In drafting this report it should be noted that the 9 August 2022 meeting, which in particular focussed on development at towns, did not come to final conclusions and that further committee meetings are scheduled to consider past paperwork and officer recommendations. Therefore, and as a consequence, this report has to be somewhat open-ended because the scale of small town/village development that ultimately will need to be allocated will need to be informed (perhaps significantly) by how much housing will be accommodated elsewhere – the elsewhere includes development at existing main towns as well as proposals for a new town (a 2nd new town after Cranbrook) and proposals for a strategic scale development north of Topsham east of the M5 Motorway.
- 1.5 In this report we retain reference and use of the terms “Preferred Allocations” and “2nd Best choices” to consider sites that could be suitable for allocation for development and as such could feature in the consultation draft of the local plan.

2. Methodology for site assessment

- 2.1 In the report to committee on the 9 August 2022 we set out details of the methodology to be used for site assessment work for both the towns, as set out in previous reports, and the smaller towns and villages considered in this report. The methodology is also appended to this report as Appendix 1 for ease of reference. The methodology has been designed to comply with ‘best practice’ and some sites require very detailed analysis, particularly in terms of ecology, landscape appraisal and potential impacts on heritage assets. For example, one site assessed has the potential to have an impact on the setting of 19 heritage assets. In order to accord with Historic England guidance on site allocations, detailed studies to understand the significance of and potential impact on each heritage asset will need to be undertaken. In many cases similar further detailed work will be required (this is indicated in the summary sheet for each site), but the initial assessment work already undertaken gives sufficient detail to inform this stage of plan making. The responses received through consultation, together with evolving detailed analysis will inform the next stage of plan making and help to produce a robust set of site allocations. It is vital that there is a robust logic for site assessment work and at the Examination of the local plan it should be expected that a Planning Inspector will want to understand the process that has been followed and be satisfied that it has been robust and logical and has been followed through on a consistent basis.
- 2.2 In respect of the methodology that officers have defined it is heartening to note that it is very similar to (though was not copied from) an approach followed in preparation of a very recent local plan in Brighton. The local authority prepared a topic paper on site assessments undertaken, see: [TP07 Site Allocations Topic Paper May 2021.pdf \(brighton-hove.gov.uk\)](https://www.brighton-hove.gov.uk/sites/default/files/2021-05/TP07_Site_Allocations_Topic_Paper_May_2021.pdf).
- 2.3 The Inspector in the report, [Inspector’s report](#), dated 19 July 2022 comments, specifically from paragraphs 44 to 52, on the robustness of the work undertaken. For East Devon, in defining and applying a clear, robust and logical methodology in a systematic manner we would envisage a similar outcome.

2.4 It should be noted that site assessment at the Tier 3 and 4 settlements has involved examining sites that are at or close to village core areas. In some cases, there were sites that have been submitted that were remote from the main built fabric of settlements, and certainly not abutting built up areas. Such sites have been numbered for wider plan making and especially Housing and Land Availability Assessment work but have been screened-out of this site assessment work as not suitable or appropriate for residential development. The screening out of sites explains why some site numbers are missing from some maps and associated tables, in some case numbering does not follow in sequential order. It should also be noted that settlements falling below tier 4, i.e., those with less facilities and services, are not deemed appropriate for the allocation of land for residential assessment through the Local Plan and as such have not been assessed (they have been screened out). It may be that through neighbourhood plans or other community led development sites in these locations may be deemed appropriate in the future.

2.5 It should be noted that as with the assessment at the tier 1 and 2 settlements some of the sites submitted through the 2022 call for sites have not been fully assessed and so a detailed site assessment is not included in the appendices to this report. Those where the site appears to have potential have been fast tracked through this process and so a detailed site assessment is provided in the appendix for those sites.

3. Agent/owners presentations

3.1 Members will recall that at previous committee meetings there have been invitations to agents and site promoters/owners to present on major sites of 10 or more dwellings that form officer recommended preferred allocations or are considered by officers to be a 2nd Best site that are not ideal but could potentially be acceptable. For this committee meeting relevant parties will be invited to present and a schedule drawn up of presentations will be published alongside this agenda in due course. At the time of writing this report invitations are to be sent out to those who qualify for a presentation slot and a schedule of presentations will be published prior to the meeting.

4. Summary of overall assessment findings and housing needs

4.1 In sections of this report, further on, we comment in detail on individual Tier 3 and 4 settlements and the site assessment work undertaken. It was seen as useful at this stage of this report, however, to summarise the key findings of the assessment work and to set these within the context of overall housing needs. This also leads on to commentary around addressing the housing shortfall that was referenced in the committee report of the 9 August 2022 and will hopefully help with consideration of sites to show as allocations in the consultation draft local plan.

4.2 Having undertaken more detailed assessment (more detailed than that which features in the working draft plan) we have revised the favoured housing numbers for village allocations, on preferred site and 2nd best sites as set out in the table below..

	Preferred Allocations	2nd Best Sites
Tier 3 Settlements		
Broadclyst	175	0

	Preferred Allocations	2nd Best Sites
Budleigh Salterton	20	132
Colyton	25	24
Lympstone	197	0
Woodbury	155	18
Tier 3 Totals	572	174
Tier 4 Settlements		
Beer	0	0
Branscombe	0	0
Broadhembury	0	10
Chardstock	30	0
Clyst St Mary	72	30
Dunkeswell	43	0
East Budleigh	0	0
Exton	50	0
Feniton	42	442
Hawkchurch	38	0
Kilminster	47	5
Musbury	15	10
Newton Poppleford	0	0
Otterton	0	23
Payhembury	0	0
Plymtree	0	0
Sidbury	0	38
Stoke Canon	0	0
Tipton St John	0	45
Uplyme	0	0
Westclyst	0	0
West Hill	51	6
Whimble	33	315
Tier 4 Totals	421	924
Grand Totals Tier 3 plus Tier 4	993	1,098

4.3 This total of preferred sites, taking into account other supply assumptions, leaves a substantial shortfall in housing provision that needs to be addressed. Furthermore, should any suggested allocation sites be rejected (i.e. not shown as proposed allocations) then the shortfall would increase.

4.4 Allocating some 2nd best choice sites at villages (as well as preferred options) would be one way to start to address the shortfall. Going further, allocating many or most 2nd Best sites at villages could address the vast majority or all of the shortfall. However, it may be seen to be odd, if not perverse, for some villages to take what could be quite substantial levels of housing growth and in some cases potentially more than towns that feature as Tier 1 and 2 settlements and as such which fall higher up in the settlement hierarchy. Amongst other strategic planning considerations and concerns this raises is the expectation that such an approach to the distribution of development could lead to more car journeys and miles driven, with greater car dependencies and as a consequence greater levels of carbon dioxide emissions. We highlight this strategic planning consideration but there are other

strategic planning concerns that could be expected to be encountered if we followed what could be a strategic approach that erred toward a dispersed pattern of distribution of development.

4.5 At Members meeting of the 8th March 2022 in considering the settlement hierarchy Members resolved the following:

“That the Committee acknowledges that for the purposes of preparing the Local Plan, modest growth represents no more than 10% unless exceptional circumstances or infrastructure comes alongside supported by evidence like the Neighbourhood Plan or with infrastructure attachments to it.”

4.6 Below is a table showing the % increase in each for each of the Tier 4 settlements which are those to which the 10% “rule of thumb” was intended to relate according to the minutes of the meeting. The percentage increase has been calculated based on the number of dwellings within the existing built-up area boundary of each settlement.

Settlement Name/Source of supply	Percentage increase based on Preferred sites only	Percentage increase based on Preferred sites plus 2nd Best
Beer	0.0%	0.0%
Branscombe	0.0%	0.0%
Broadhembury	0.0%	11.1%
Chardstock	14.2%	14.2%
Clyst St Mary	17.7%	25.1%
Dunkeswell	5.5%	5.5%
East Budleigh	0.0%	0.0%
Exton	21.8%	21.8%
Feniton	5.7%	65.7%
Hawkchurch	32.5%	32.5%
Kilmington	15.3%	16.9%
Musbury	8.8%	14.7%
Newton Poppleford	0.0%	0.0%
Otterton	0.0%	7.8%
Payhembury	0.0%	0.0%
Plymtree	0.0%	0.0%
Sidbury	0.0%	15.9%
Stoke Canon	0.0%	0.0%
Tipton St John	0.0%	16.1%
Uplyme	0.0%	0.0%
Westclyst	0.0%	0.0%
West Hill	9.1%	10.2%
Whimple	7.4%	77.9%

4.7 Members will note that in some cases the 10% figure is exceeded however there is no evidence basis for applying a 10% limit so Members are cautioned against basing decisions solely on this figure. The planning merits of the sites and the ability of each settlement to accommodate the levels of growth envisaged is key.

- 4.8 Members are also reminded to be mindful of the need to identify sufficient land for housing and the shortfall in housing sites previously identified.

An option of substantial development at specific villages

- 4.9 Should members be minded to look to Tier 3 and 4 settlements to play a much more significant role in addressing the housing shortfall then it is considered that such an approach should only be undertaken on the basis of there being a sound and robust strategic planning logic for so doing. In the absence of a coherent strategic planning logic for placing larger levels of housing at Tier 3 and 4 settlements there is a very real risk that the plan would fail at Examination.
- 4.10 It is suggested that one logical and coherent strategic option for accommodating high levels of growth at Tier 3 and 4 settlements would be to identify particular settlements that offer good or reasonable scope for major development and to use that development as a focus to bring about change and wider positive outputs.

Strategic growth potential offered by Feniton and Whimble

- 4.11 In the 9 August 2022 committee report we highlighted the potential for Feniton and/or Whimble as being settlements that could potentially accommodate higher development levels. The assessment work undertaken shows that both, but especially Feniton, have a large number of 2nd Best choice sites. Feniton and Whimble are both relatively close to Exeter and importantly both have railway stations on the Exeter to Waterloo railway line. They both fall some way from the nationally important designated AONB landscapes. There are limited historic heritage assets in Feniton that development might adversely impact on, though Whimble is more constrained in this respect with an important historic core to the village. There are also limited national designated wildlife sites around both settlements.
- 4.12 Critical drainage areas cover the whole of 'new' Feniton and most of Whimble and most of the development options are within these areas. Any new development (in the critical drainage area) must comply with the minimum standards set for sustainable drainage systems in these areas. This could be by attenuating additional run off water within the development, slowing its run off to less than the green fields it has replaced. There may be an opportunity to improve flood risk in both communities through the right development and the financial contribution it could make towards drainage improvements, with potentially additional land set aside for flood storage to meet more than just the minimum requirement.
- 4.13 Feniton and Whimble are, however, both served by country lanes so highway access is far from ideal and both settlements currently have comparatively few services and facilities. The Role and Functions of Settlements Study noted that Feniton and Whimble (together with Newton Poppleford and Dunkeswell) have a low employment density (around 0.3), which means that they have three times as many residents available to work than the

number of jobs that are available. This makes them relatively unsustainable places to live, with high out-commuting levels, and significant additional housing without accompanying job generating uses could exacerbate this problem.

- 4.14 Should committee be minded to look at one, other or both of these settlements to take strategic (high) levels of growth then this should be done so in respect of identifying positive benefits that might be expected to arise and also to give consideration to a potential new strategic role the settlements may perform. It is suggested that comprehensive master planning would be needed for any strategic scale growth and this should provide for high-quality mixed-use development with substantial investment required in new facilities and services along with new recreation and community facilities. With much out commuting from these settlements to jobs elsewhere new employment provision is likely to be very important. In many respects it would be like planning for a new town but with the emphasis on sensitively grafting development on to an existing settlement rather than starting with an empty Greenfield land area to build on.

Strategic growth potential at other villages

- 4.15 There are other possible strategic village growth options that could also be looked at and whilst we do not comment in detail on these they could include, for example:

- Looking to other villages that are close to Exeter for substantial growth noting the strong relationships between the city and western parts of East Devon in general; or
- A Strategy for accommodating growth at villages that have railway stations and that are on the Exmouth to Exeter railway line, again noting proximity to the city and the existing importance and future role the railway could play in commuting to work journeys.

5. Some key issues relevant to site assessment work

- 5.1 Appendix 2 of the report contains the assessment of each site at Tier 3 and 4 settlements, and identifies those which are preferred for allocation in the Local Plan, those that are 2nd Best choices and those that are not recommended to be allocated, with reasons why. For each site a potential yield is stated as the number of dwellings that could be accommodated where an allocation is recommended then the figure has been moderated by officers to reflect the parts of the site that could be developed. Where allocation is not recommended the quoted figure is simply the figure calculated under the HELAA methodology.
- 5.2 We would highlight a specific subtlety that has been applied to preferred allocation site selection choices at the Tier 3 and 4 settlements and which differs somewhat from the work at Tier 1 and 2 settlements. At the Tier 1 and 2 settlements officers included as preferred allocations all of the sites that were considered to perform well through assessment. The strategic approach and thinking being that the Tier 1 and 2 settlements were good places, in principle, to accommodate higher levels of development and therefore we would not seek to place limits, as such, on sites that fell in to the preferred allocation categorisation. At the Tier 3 and 4 settlements we have moderated this approach by taking a view that Tier 3 and 4 settlements, in principle, should typically accommodate moderate or lower levels of

development. As such we have sought to show as preferred sites those sites that would give a proportionately reasonable scale of development for villages. In essence this has meant showing as preferred allocations what are identified as the best site or typically limited sites for development in order to secure a proportionally appropriate scale of new housing. Other sites then fall to the 2nd best category, unless they are seen to have clear fundamental problems, in which case they are dismissed as reasonable options to allocate.

- 5.3 For each of the Tier 3 and 4 settlements (set out further on in this committee report) we provide some general introductory commentary in respect of the town or village including around matters of potential strategic suitability for development as well as highlighting some of the major constraints that exist.
- 5.4 Amongst the environmental constraints the AONB's in East Devon are particularly significant. To respond to strategic planning considerations, in respect of suitability of some locations for development (especially bearing in mind limitations on preferred sites), we have suggested a number of sites for allocation for development 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.'

- 5.5 Potential development sites in the AONB's should be carefully considered with regard to this guidance. Though with sites in the small towns and villages typically being comparatively small the AONB designation is typically less critical than for bigger sites at towns.
- 5.6 It is important to remember that site assessment is based on site constraints and does not directly consider existing policies as these will be superseded by those in the new Local Plan. Equally neighbourhood plans while relevant in terms of indicating the views of the community to growth they are not a direct constraint on development. The new Local Plan will set a policy framework that future neighbourhood plans will have to broadly comply with and there is no requirement for a Local Plan to comply with existing made neighbourhood plans. Linked to this it is worth noting that where sites are being considered for allocation in an emerging neighbourhood plan then this is noted but if the neighbourhood plan is made in the meantime then the need to allocate may be removed.

6. Site assessment at Tier 3 settlements - the local centres

- 6.1 There are five local centres (Tier 3 settlements) that are explicitly identified as offering scope for development in the working draft local plan, these are:

- Broadclyst;
- Budleigh Salterton;
- Colyton;
- Lympstone; and
- Woodbury.

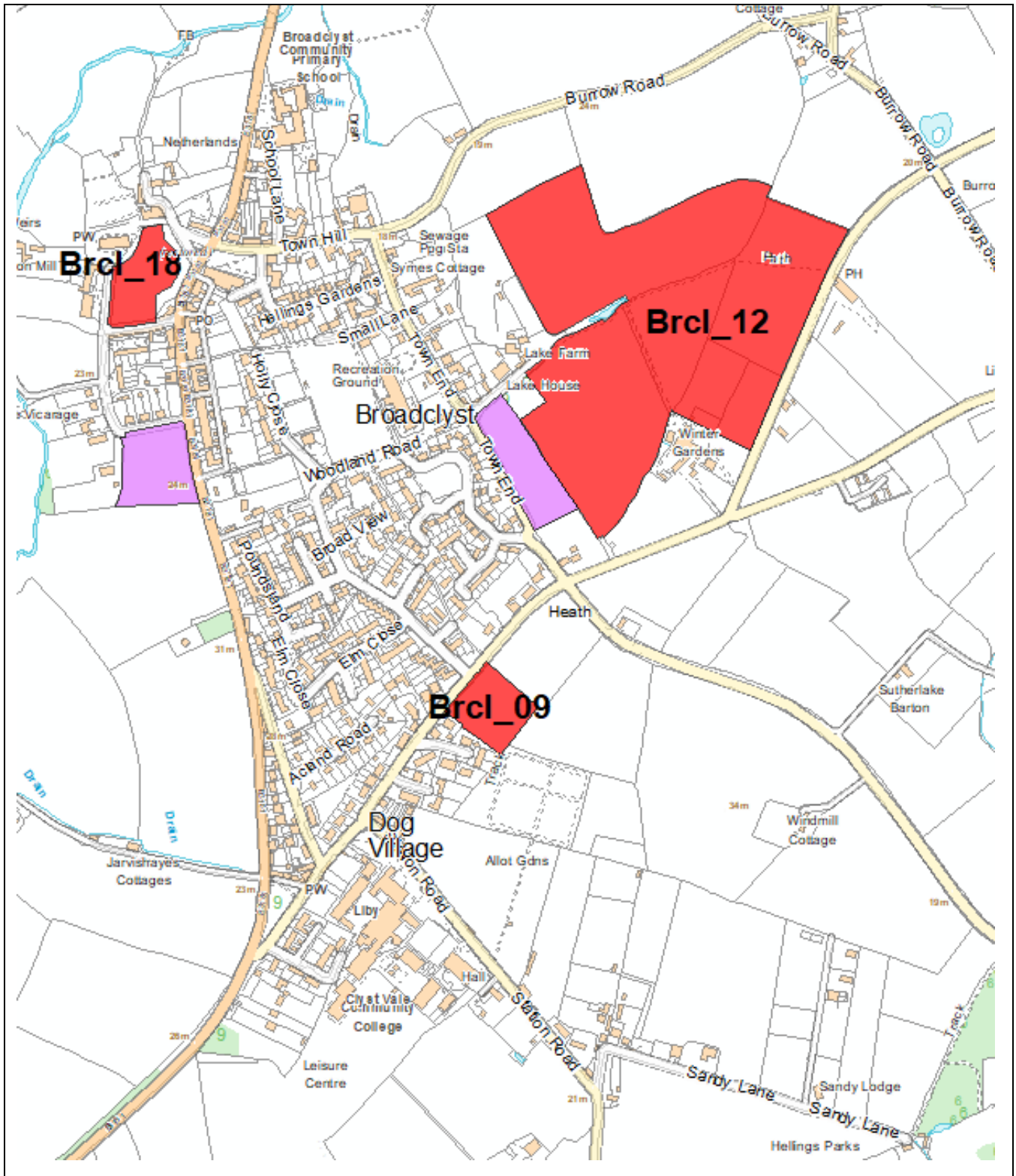
6.2 These settlements have a good range of services and facilities that can meet many of the everyday needs of communities and residents. They are clearly not as well served as the main towns of the District but they offer more than the Tier 4 settlements in terms of services. Given their status they may be looked upon as having some strategic significance as locations for moderate levels of future development.

Broadclyst

6.3 Broadclyst is a substantial village lying around 1.5 Kilometres (about one mile) to the north east of the city boundary of Exeter and it also lies close to the M5 Motorway. The Parish of Broadclyst is substantial in scale and parts of it, notably land close to the Exeter City boundary (but still in East Devon district), have seen substantial levels of housing growth in recent years. A parish wide Neighbourhood Plan is being prepared in Broadclyst and it is proposing the allocation of various smaller scale sites for development. Any allocations made in the local plan would be envisaged to be over and above any Neighbourhood Plan commitments.

6.4 Broadclyst village supports a good range of facilities (good by village standards) and is unique amongst Tier 3 and 4 settlements in having a secondary school. The school serves local pupil needs as well as those from a wider area and it plays an important role in the local community. Next to the school is an LED sports centre that supports educational as well as wider community needs.

6.5 Much of the land around Broadclyst village (and more widely in the Parish) and many houses in the village are owned by the National Trust, as is the very important heritage asset of Killerton House and gardens that lie to the north of Broadclyst village. Many National Trust owned properties in the village and nearby have a coherent architectural style and are Listed, there is a Conservation Area in the village and the setting of Killerton House is especially important. There are, therefore, significant heritage considerations to take into account in thinking about future development at Broadclyst. The village does, however, lie some distance from designated areas of AONB.



Site assessment map for Broadclyst

Sites coloured in Red (with some possible 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 may 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 1 to this committee report should be referred to for a complete picture.

Mapping:© Crown copyright and database rights 2022 Ordnance Survey 100023746

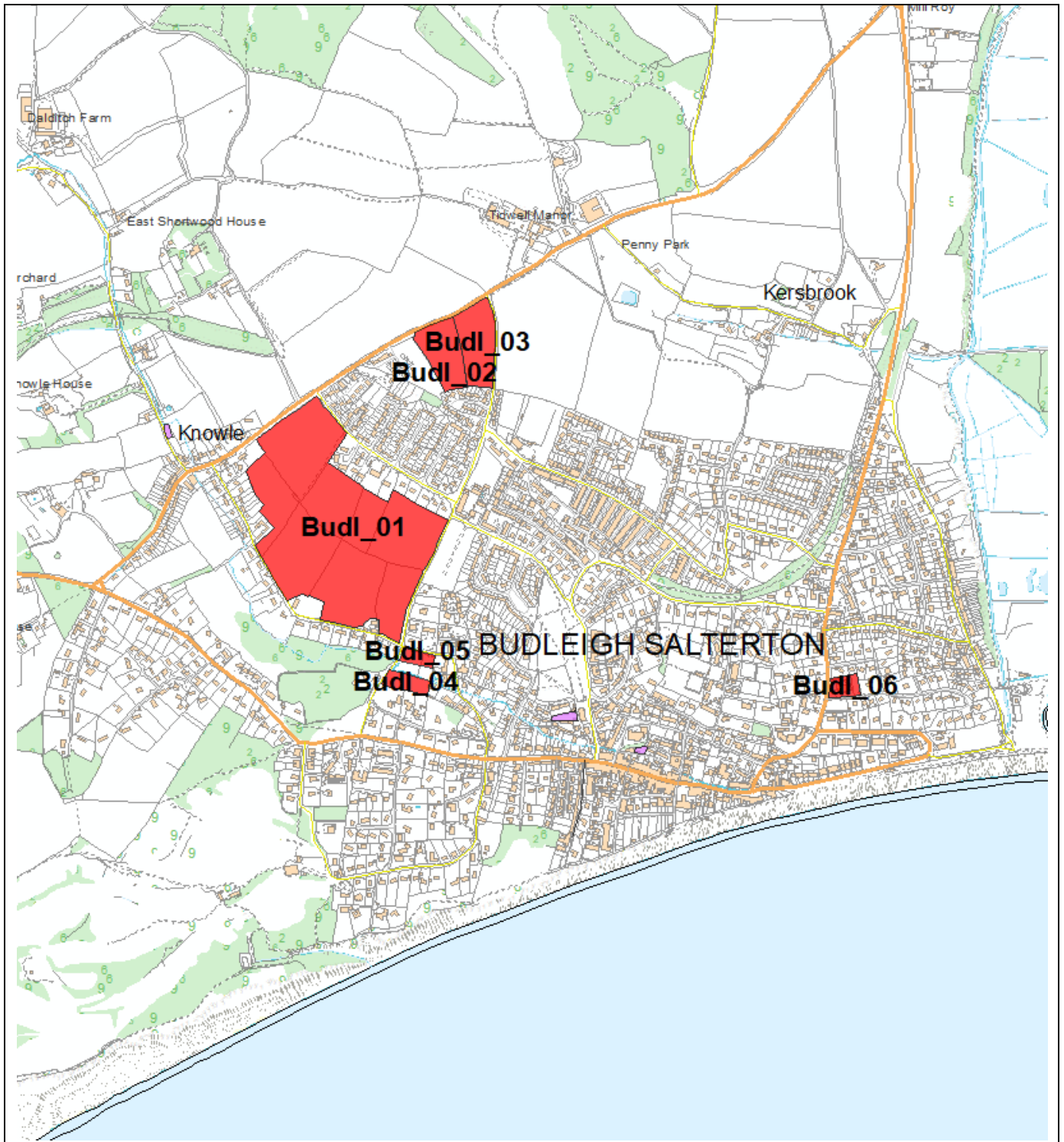
Table of sites assessed at Broadclyst

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
<p>Brcl_09 Land at Heathfield (Southeast of Woodbury View), Broadclyst</p>	<p>Small greenfield site adjacent to and opposite existing built form. Grade 1 agricultural land. Outside of AONB. Comprised of a single agricultural field adjacent to Broadclyst village, sloping up towards the south, with mature trees and hedgerow to surround. Multiple TPOs to borders. Site is adjacent to a small area of Nature Recovery Network (1m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.</p> <p>Overall, the site has a medium landscape sensitivity to new development. Development of the site is unlikely to impact on any heritage assets. With regard to ecology, significant moderate adverse effect predicted. Site is considered appropriate for development, subject to final detailed scheme and proportionate mitigation.</p>	<p>15</p>	<p>0</p>
<p>Brcl_12 Land west of Whimble Road, Broadclyst</p>	<p>Site is comprised of six small and medium fields with mature hedgerows and trees to borders. Grade 1 agricultural land outside of the AONB. Residential development to west provides some context of built form but site is otherwise bordered by agricultural fields. PROW (public footpath) crosses site east to west. Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.</p> <p>Overall, the site has a medium landscape sensitivity to new development, moderate heritage sensitivity where change would affect the special character of assets, where elements which contribute to their significance and their setting are harmed. With regard to ecology, significant moderate adverse effect is predicted. Site is considered appropriate for development, subject to final detailed scheme and appropriate Exe Estuary and Pebblebed Heath mitigation. Figure of 160 homes considered appropriate in combination with new adjacent site Brcl_29.</p>	<p>136</p>	<p>0</p>

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Brcl_18	Site is within a conservation area and surrounded on all sides by listed buildings, including the grade I listed St John the Baptist Church. In this instance, it is felt the combination of these factors makes the site unacceptable for future development. Dismissed at Site Selection Stage 2: Sifting	0	0
2022 call for sites – Brcl_22 Land at Jarvishayes Farm	Site to west of Broadclyst. Site is surrounded to three sides by the conservation area with a high presence of listed buildings. Gateway to Broadclyst conservation area with typical yellow estate properties to the east that overlook the site. In this instance, and with the presence of available alternative sites to meet local need, the site is considered unacceptable for future development.	0	0
2022 call for sites - Brcl_29 Land to east of Town End, Broadclyst	Site to east of Broadclyst. An area of green field at 1 Ha, adjacent to Brcl_12. Site is comprised of a single greenfield site with mature hedgerows and trees to borders. Grade 1 agricultural land and outside of the AONB. Residential development to west provides some context of built form but site is otherwise bordered by agricultural fields. Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, the site has a medium landscape sensitivity to new development, moderate heritage sensitivity where change would affect the special character of assets, where elements which contribute to their significance and their setting are harmed. With regard to ecology, significant moderate adverse effect is predicted. Site is considered appropriate for development, subject to final detailed scheme and proportionate mitigation. Site provides an alternative access option to Brcl_12. Figure of 160 homes considered appropriate in combination with adjacent site Brcl_12.	24	0
	Totals	175	0

Budleigh Salterton

- 6.6 Budleigh Salterton is by some way the largest of the Tier 3 settlements with the greatest range of services and facilities of the settlements falling in this category, though the town does not have a secondary school. Budleigh Salterton falls in a south-westerly part of East Devon, fronts onto the sea and is close to the town of Exmouth, the urban edges of the two towns, at the closet point, being around 1,900 metres (around 1.2 miles) apart.
- 6.7 Given the facilities that Budleigh Salterton offers, and its relatively close proximity to Exmouth with its much bigger range of facilities, it might be looked upon from a strategic planning perspective as a settlement that should accommodate higher levels of development and new housing. However, the East Devon AONB sweeps over the whole of the town and also over all of its surroundings. Whilst the AONB is certainly not an absolute constraint to development (and it is not typical for AONBs to sweep over whole towns) the consideration of potential development sites at and around Budleigh Salterton does need to be seen within the context of this nationally important landscape designation, especially so in respect of possible larger scale site choices.
- 6.8 Between April 2020 and April 2022 there were 39 homes built and there are 56 homes planned, making a total of 95 homes either completed or committed to in the plan period so far for the town of Budleigh Salterton.
- 6.9 Sites submitted at Budleigh Salterton are shown on the map on the following page along with tabulated commentary that follows.



Site assessment map for Budleigh Salterton

Sites coloured in Red (with some possible 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 may 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 1 to this committee report should be referred to for a complete picture.

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Table of sites assessed at Budleigh Salterton

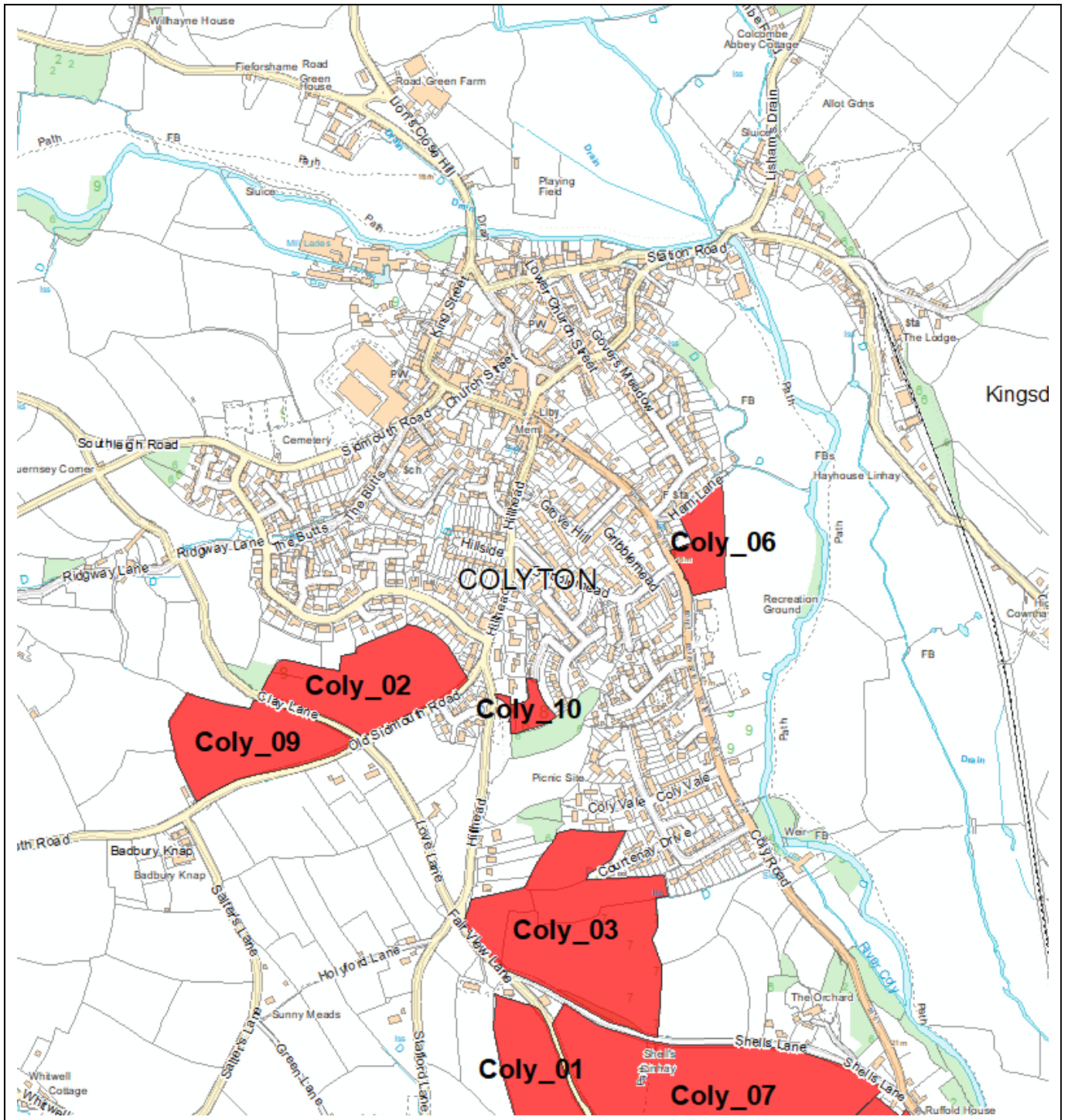
Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Budl_01 Land adjacent to Clyst Hayes Farmhouse	<p>Budl_01 provides an opportunity for substantial additional development in a small town with a good range of services and facilities. The site could accommodate around of 300 homes (using the standard method of calculating yield), which would help to maintain Budleigh Salterton's role as a local centre. The site is largely surrounded by existing housing and benefits from a good relationship with the existing town and convenient pedestrian access to the town centre. However, it forms part of the East Devon AONB and is Grade 1 agricultural land so a strong case would need to be made to justify its allocation for housing. Budleigh Salterton is a Tier 3 settlement and acts as a local centre that should meet local needs and those in the immediate surrounding area. It is also close to Exmouth, the only Tier 1 settlement, although constraints restrict the potential for significant growth in Exmouth. Whilst there are not considered to be sufficient reasons to justify this scale of development in such a sensitive location, it may be possible to develop much smaller parts of the site in a way that does not have an unacceptable impact on the AONB landscape, are at less risk of groundwater flooding and would not result in significant loss of Grade 1 agricultural land.</p>	0	50

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Budl_02 Land at Barn Lane, Knowle	Budl_02 is well related to existing services and facilities in Budleigh Salterton and there is housing on two sides of the site. If developed in conjunction with the neighbouring site, Budl_03, the sites could yield around 80 dwellings, which would be compatible with the local plan strategy for a tier 3 settlement to support development to meet local needs and those in the immediate surrounding area. Budl_02 is not a preferred allocation because it is Grade 1 agricultural land, in a drinking water source protection zone, may be at a high risk of surface water flooding and is in the East Devon AONB. However, if it is considered that an allocation for Budleigh Salterton of this scale is required, this is likely to be the best site available. It is therefore considered that the site be included as a 'second choice' site for consultation, together with the neighbouring site (Budl_03).	0	38
Budl_03 Land at Barn Lane	Budl_03 is reasonably well related to existing services and facilities in Budleigh Salterton and provides an opportunity for additional homes to meet local needs. If developed in conjunction with the neighbouring site, Budl_02, the sites could yield around 80 dwellings, which would be compatible with the local plan strategy for a tier 3 settlement to support development to meet local needs and those in the immediate surrounding area. Budl_03 is not a preferred allocation because it is Grade 1 agricultural land, in a drinking water source protection zone, may be at a high risk of flooding and is in the East Devon AONB. However, if it is considered that an allocation for Budleigh Salterton of this scale is required, this is one of the best options available and it is therefore proposed as a 'second choice' for consultation.	0	44
Budl_04 The Old Orchard, Halse Hill	This site was not assessed because it was found to be 'probably unachievable' in the HEELA.	0	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Budl_05 Little Knowle	Budl_05 is very well related to the existing urban fabric of the town and parts of the site may be suitable for a small number of homes. However, the existing field forms an attractive feature in the street scene, and is at risk of flooding. The site is also close to a County Wildlife Site and could affect the setting of designated and non-designated heritage assets. Given site constraints the site is unlikely to be capable of accommodating more than five dwellings.	0	0
Budl_06 Budleigh Salterton Community Hospital,	Budl_06 may provide an opportunity for conversion of existing buildings and some new development on a brownfield site very well related to services and facilities if it is no longer required for community use.	20	0
2022 call Budl_07 The Old Smithy, Dalditch Lane	This is a new 2022 call for sites submission. This site is not adjacent to the settlement so it has, in accordance with the site selection methodology, not been assessed.	0	0
2022 call Budl_08 Lower Station Road car park	This is a new 2022 call for sites submission. It has not yet been assessed by the HELAA and therefore whether it should progress to final formal assessment, on account of meeting HELAA tests, remains to be seen. From initial review, however, the site looks a possible choice for allocation for development albeit the site is currently a public car park, which may be a negative consideration. At this stage, awaiting further HELAA work and possible subsequent detailed site-specific assessment, the site is not categorised as a preferred allocation or 2nd best choice.	0	0
2022 call Budl_09 Brook Road car park	This is a new 2022 call for sites submission. Initial work on the HEELA suggests that the site will not pass because most of the site is in flood zone 3 and the site is below the relevant size threshold. In accordance with the site selection methodology, it will not therefore be assessed and as such not recorded as offering housing development potential.	0	0
Totals		20	132

Colyton

- 6.10 Colyton is the ninth largest settlement in East Devon with a population of around 2,200 residents. Colyton has a good range of local services and facilities including bus services, primary school, convenience store, post office, community hall, pub, open space/allotments, play area, doctor's surgery and employment site all within a 20-minute walk. However, both the nearest train station and secondary school (not counting the selective nearby Colyton Grammar School) are located in Axminster, which is roughly a 25-minute bus journey or 10 Kilometre (seven mile) car journey. The nearest supermarket is in Seaton, which is around 4.5 kilometres (three miles) away and also accessible by bus. Main road access is via the B3161 from Colyford.
- 6.11 About 36% of residents are aged 65 or over (above the East Devon average of 30%), with 14% aged between 0-15. There are some 900 economically active people and an employment density of 0.63, which shows that there are fewer jobs than workers.
- 6.12 The historic core of Colyton is very compact with over 40 listed buildings in the conservation area, which also includes fields to the north of the town. Colyton is surrounded by the East Devon AONB to the north, west and east. Both of the sites assessed at Stage 3 of the Site Selection process are in bat zones related to the Beer Quarry Caves SAC.



Site assessment map for Colyton

Sites coloured in Red (with some possible 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 may 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 1 to this committee report should be referred to for a complete picture.

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Table of sites assessed at Colyton

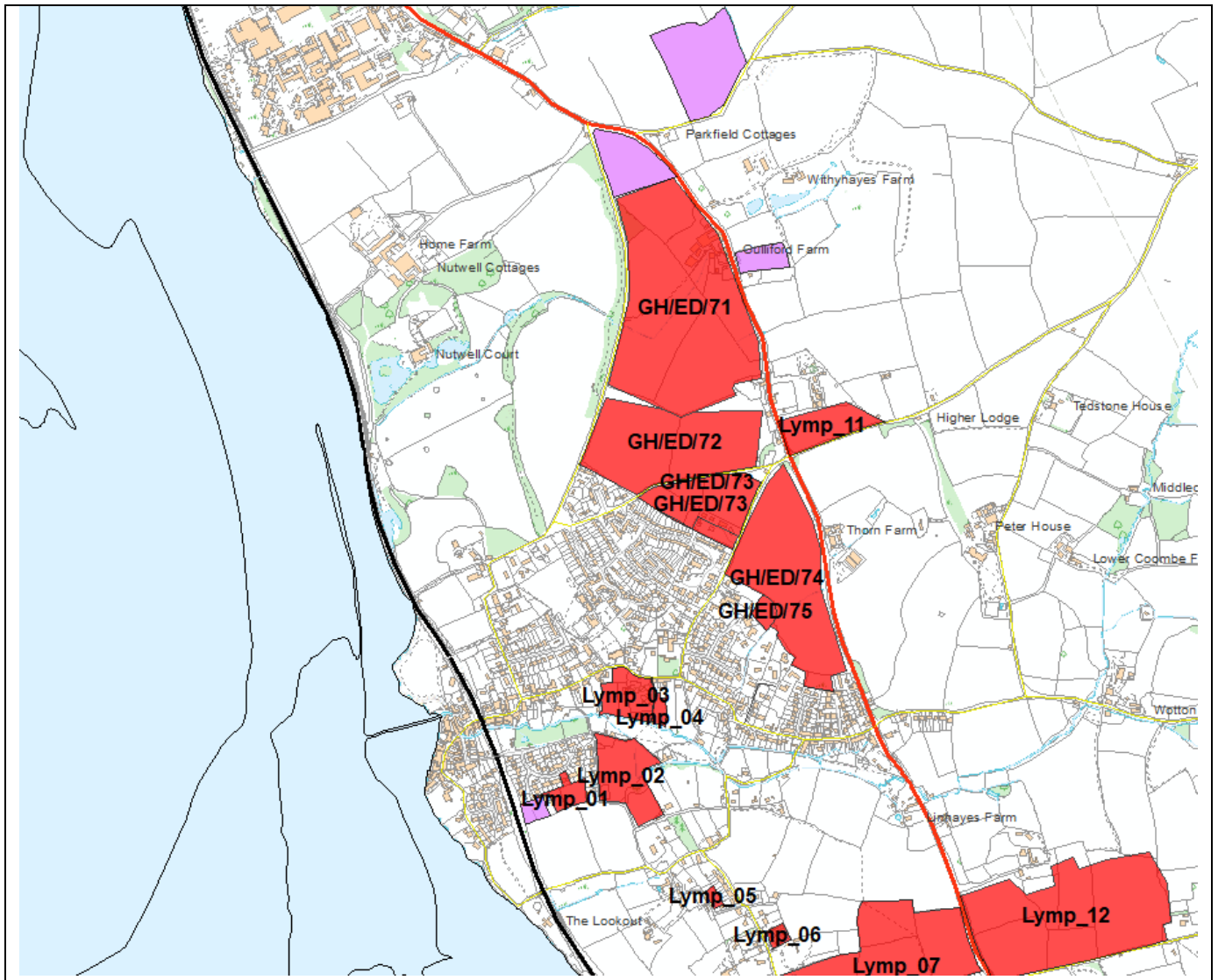
Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Coly_01 – Land to the West of Fair View Lane and Coly_07 – Land to the East of Fair View Lane	These sites are shown on the Colyton map and have the prefix ‘Coly’ because they fall in Colyton Parish. They were, however, deemed to be remote from Colyton village and dismissed from further assessment.	0	0
Coly_02 – Land at Hillhead	This greenfield site, in agricultural use, is sensitively located on open land at the top of a hill that forms the backdrop for Colyton when viewed from across the river. The topography makes for a very well-defined existing settlement edge, which is still significant despite being undermined by recent development at Seaway Head. The site may not be located in the East Devon AONB but, when viewed from the AONB to the north of the town, the site forms a key undeveloped skyline to the town’s immediate south. It would be sensitive to residential development, which would undermine its landscape function as a backdrop. It is suggested that the northern part of the site is a preferred choice to allocate and southern part a 2 nd best choice.	25	24
Coly_03 – Land adjacent Fair View Lane	The site forms part of a rich and complex landscape on rising ground to the south of Colyford, which would be highly sensitive to change. Although outside of the AONB, there are extensive views from/to the AONB on the other side of the valley that raises the sensitivity rating. The southern fields are detached from the settlement boundary and form an important backdrop to the settlement that visually separates Colyton from Colyford. Parts of the two northern fields adjoin the settlement boundary, but this is relatively well integrated into the landscape and creating new access points here would be highly challenging.	0	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Coly_06 – Land to the North and South of Colyford	Ruled out due to being in Flood zone.	0	0
Coly_09 – Land adjoining Clay Lane and Coly_10 – Land on the East side of Apple Orchard	Dismissed at Site Selection Stage 2: Sifting. Coly_09 was deemed to be remote from the built-up edge of Colyton it is also on elevated ground above the town. For Coly_10 the HELAA panel concluded that the site is probably unachievable due to poor access.	0	0
	Totals	25	24

6.14 The assessment work for Colyton shows one site which is split as partly a preferred choice and partly a 2nd best option.

Lympstone

- 6.13 Lympstone is the twelfth largest settlement in East Devon with a population of around 1,900 people. About 26% of residents are aged 65 or over (below the East Devon average of 30%), with 20% aged between 0-15. There are some 809 economically active people and an employment density of 0.46, which shows that there are fewer jobs than workers.
- 6.14 Lympstone is a medium-sized village situated along the Exe Estuary 5 miles to the south of Exeter. It is well-known for its stunning views over the river and rich heritage, with over 70 listed buildings and a little-changed village core.
- 6.15 The village has a range of services and facilities including a primary school, train service and regular bus service into Exeter. It also benefits from being on the route of the Exe Estuary trail. Although these offer opportunities for growth, the Exe Estuary is a particularly sensitive European protected nature site which presents a significant consideration in respect of potential to accommodate future larger scale levels of development. The A376 also experiences significant congestion at peak times.



Site assessment map for Lympstone

Sites coloured in Red (with some possible 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 may 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 1 to this committee report should be referred to for a complete picture.

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Table of sites assessed at Lympstone

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Lymp_01 Little Paddocks, 22 Underhill Crescent, Lympstone	Fairly level garden and field adjacent to Lympstone village. Site adjacent to / borders Coastal Preservation Area. Site features multiple small parcels of land with some garden areas. Mature trees across site, mature hedgerows throughout. Grade II listed 'Sanctuary' (47m) is well screened from the site by residential property. Nature Recovery Network (75m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (75.6m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, the site has a medium landscape sensitivity to new development. Development would not adversely impact heritage assets or their settings but may have a significant moderate adverse effect with regard to ecology. Site is considered appropriate for development, subject to final detailed scheme and proportionate mitigation.	14	0
Lymp_02	Dismissed at Site Selection Stage 2: Sifting. Lymp_16 was found to have no appropriate means of access.	0	0
Lymp_03	Dismissed at Site Selection Stage 2: Sifting. Lymp_03 was found to have planning permission in place.	0	0
Lymp_04	Dismissed at Site Selection Stage 2: Sifting. Lymp_04 was found to have no appropriate means of access.	0	0
Lymp_05	Not passed Stage A Assessment / Site Selection Stage 1. Very small site remote from the built-up edge of Lympstone, not suitable for housing for HELAA. Therefore, site potential is NIL.	0	0
Lymp_06	Dismissed at Site Selection Stage 2: Sifting. Lymp_06 was found to have planning permission in place.	0	0
Lymp_07	Assessed under Exmouth	N/A	N/A

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Lymp_11	Dismissed at Site Selection Stage 2: Sifting. Lymp_11 was deemed to be remote from the built-up edge of Lympstone.	0	0
Lymp_12	Assessed under Exmouth		
GH/ED/71 Gulliford Farm, Exmouth Road, Lympstone	<p>Outside of AONB but entirely within the Coastal Preservation Area. Site made up of around 10 field parcels and Grade II listed Gulliford farm with curtilage. Site is poorly related to development further to the south and has a distinct rural character. Multiple parcels of agricultural land with mature trees and hedgerows throughout. Grade II* listed assets and curtilage associated with Nutwell Park to the west. Highly exposed site from multiple viewpoints including A376 to north east. Further views of the site from the East Devon AONB. A small copse is also located to the north-west of the site. Access is off the two-lane A376 and the single lane Nutwell Road. Grade II listed Gulliford Farm (on site), Grade II listed Gulliford Cottages (10m), Grade II* listed Nutwell Cottages (500m), Grade II* listed Nutwell Court (500m), outbuilding, and curtilage adjacent to site. Unconfirmed Wildlife Site (1m), Nature Recovery Network (two parcels on site), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (on site). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.</p> <p>Overall, the site has a high/medium landscape sensitivity to new development. Development of the site considered to have a major heritage impact with a significant moderate adverse effect on ecology predicted. The site constraints do not support allocation at this stage.</p>	0	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
GH/ED/72 Land at Meeting Lane, Lypstone	<p>Outside of AONB but entirely within the Coastal Preservation Area. Site comprises two rectangular agricultural fields on a gentle slope upwards from south to north. Bounded by mature trees and hedgerows. Accessed off the single track Meeting Lane. Site is less exposed than sites to the north and better related to built form to the near south and immediate west. Field parcel to the west currently including agricultural barn particularly well screened. Improved access could be achieved as part of a coherent scheme covering sites 72 and 73. Heritage assets present include Grade II listed Gulliford Farm (410m) and curtilage, Grade II listed Boundary Cottage (53m), Grade II Listed Burial Ground (18m), Grade II listed Gulliford Cottages (83m), Grade II* listed Nutwell Cottages (569m), Grade II* listed Nutwell Court (459m), outbuilding, and curtilage adjacent to site. Site is however well screened to/from the most significant assets. Unconfirmed Wildlife Site (1m), Nature Recovery Network (12m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (12m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.</p> <p>Overall, the site has a high/medium landscape sensitivity to new development. Development of the site considered to have a moderate impact affecting the special character of heritage assets, where elements which contribute to their significance and their setting are harmed. With regard to ecology, a significant moderate adverse effect is predicted. Site is considered appropriate for development, subject to a final detailed scheme that minimises impact on nearby heritage assets and provides proportionate ecology mitigation.</p>	131	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
GH/ED/73 Land north west of Strawberry Hill, Lypstone	<p>Outside of AONB but entirely within the Coastal Preservation Area. Three level irregularly shaped fields bounded by hedgerows and mature trees. Partially covered by permitted planning application for 10 dwellings. Accessed via the single track Strawberry Hill to south and Meeting Lane to north. Good opportunity for high site permeability. Heritage assets present include Grade II listed Boundary Cottage (100m), Grade II Listed Burial Ground (45m), Grade II listed Gulliford Cottages (227m), Grade II* listed Nutwell Cottages (807m), Grade II* listed Nutwell Court (653m), outbuilding, and curtilage. With regard to ecology, assets present include - unconfirmed Wildlife Site (1m), Nature Recovery Network (25m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.</p> <p>Overall, the site has a medium landscape sensitivity to new development. Development of the site considered to have a moderate impact affecting the special character of heritage assets, where elements which contribute to their significance and their setting are harmed. With regard to ecology, a significant moderate adverse effect is predicted. Site is considered appropriate for development, subject to a final detailed scheme that minimises impact on nearby heritage assets and provides proportionate ecology mitigation.</p>	46	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
GH/ED/74 Land at Strawberry Hill, Lympstone	<p>Outside of AONB but entirely within the Coastal Preservation Area. Two large and highly exposed agricultural fields sloping down to a watercourse running through the centre of the site. Views of the site from the East Devon AONB. Accessed off the two-lane A376 to east or Strawberry Hill to north. Mature trees to borders and freestanding / mature hedgerows to borders. Grade II listed Boundary Cottage (51m), Grade II Listed Burial Ground (25m), Grade II listed Thorn Farm (27m), Grade II listed Crooks Court (34m). With regard to ecology, assets present include - Unconfirmed Wildlife Site (0m), Nature Recovery Network (25m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (23m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.</p> <p>Overall, the site has a high/ medium landscape sensitivity to new development. Development of the site considered to have a moderate impact affecting the special character of heritage assets, where elements which contribute to their significance and their setting are harmed. With regard to ecology, a significant moderate adverse effect is predicted. The site is not considered appropriate for allocation as alternative sites provide more sustainable opportunities with reduced adverse impact.</p>	0	0

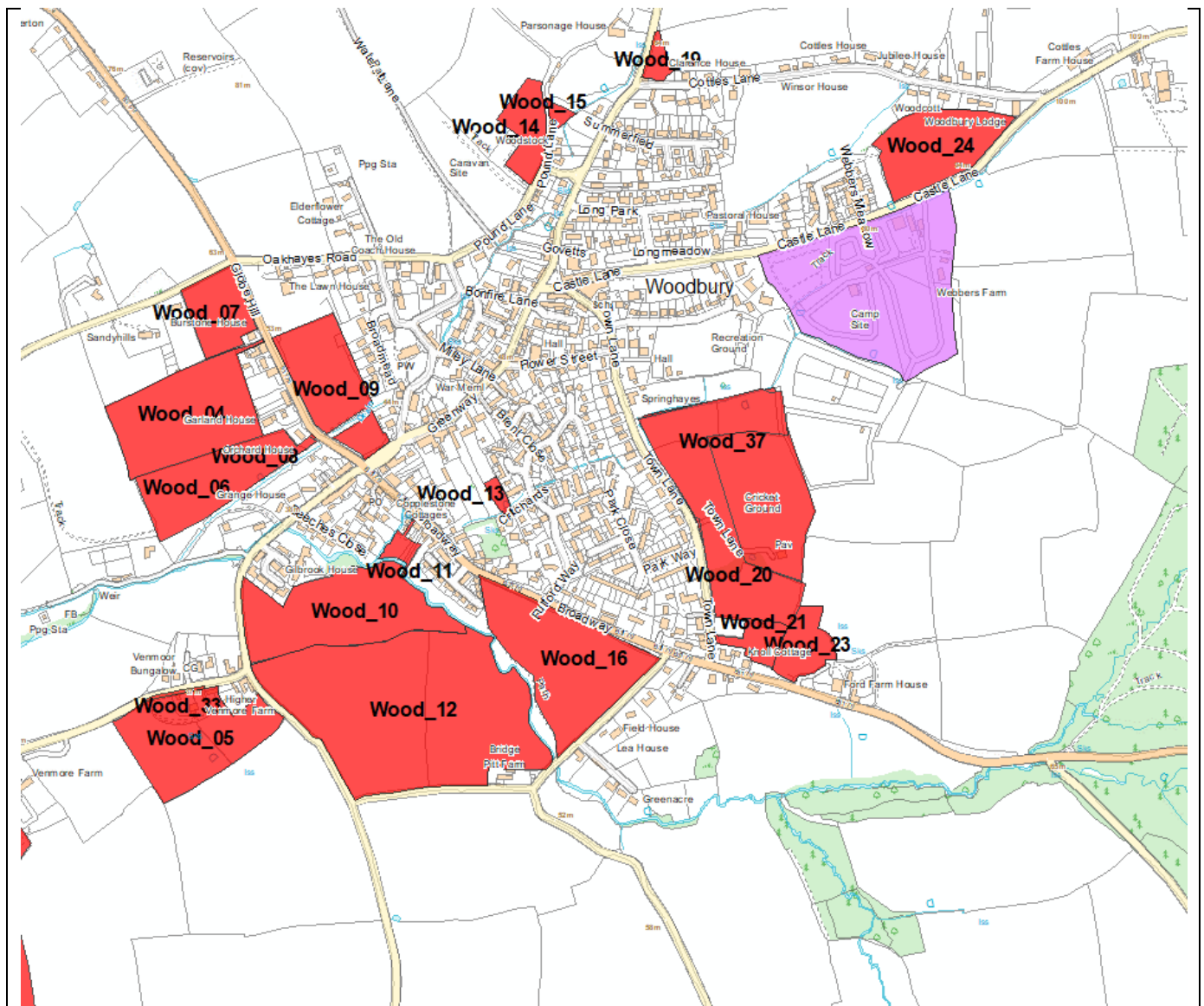
Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
GH/ED/75 Land off Grange Close, Lympstone	<p>Outside of AONB but entirely within the Coastal Preservation Area. Site may be visible from the East Devon AONB. Includes hedgerows bordering the field boundaries and a number of mature trees. Heritage Assets Present: No assets within 175m of site. With regard to ecology, assets present include - Unconfirmed Wildlife Site (1m), Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.</p> <p>Overall, the site has a medium landscape sensitivity to new development and is not considered to impact on heritage. With regard to ecology, a significant moderate adverse effect is predicted. Site is considered appropriate for development, subject to a final detailed scheme that provides mitigation.</p>	6	0
2022 call for sites – Lymp_16.	Dismissed at Site Selection Stage 2: Sifting. Lymp_16 was found to have planning permission in place.	0	0
2022 call for sites – Wood_39.	Dismissed at Site Selection Stage 2: Sifting. Wood_39 (rural site north of Parkfield Cottages) was deemed to be remote from the built-up edge of Woodbury / Lympstone.	0	0
2022 call for sites – Wood_43.	Dismissed at Site Selection Stage 2: Sifting. Wood_43 (triangular rural site west of Parkfield Cottages) was deemed to be remote from the built-up edge of Woodbury / Lympstone.	0	0
2022 call for sites – Wood_44.	Dismissed at Site Selection Stage 2: Sifting. Wood_44 (Gulliford Farm site) was deemed to be remote from the built-up edge of Woodbury / Lympstone.	0	0
	Totals	197	0

Woodbury

6.16 Woodbury has a population of around 1,700 people, with an age range that is slightly younger than the district average. This is shown by the relatively high potential workforce in the settlement. However, there are relatively few jobs available in Woodbury compared to the number of workers (jobs to workers ratio of 0.39), meaning that most people have to commute elsewhere to work.

6.17 There are a good range of community facilities in Woodbury, with several shops, a GP, and a primary school, along with an hourly bus service to Exeter in one direction and Exmouth in the other. These make Woodbury one of the 10% least deprived areas in terms of access to services, and mean that it plays an important local role for the settlement and surrounding area. The B3179 runs through the settlement, and is well-used by vehicles, including HGVs. The M5, and Exeter beyond, lies just four miles to the west.

6.18 Woodbury is located in a wider rural landscape, and is of high historic value. The central part of the settlement is designated as a conservation area, with numerous listed buildings – the most notable of which is the Grade I listed church.



Site assessment map for Woodbury

Sites coloured in Red (with some possible 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 may 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 1 to this committee report should be referred to for a complete picture.

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Table of sites assessed at Woodbury

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Wood_04 Land off Globe Hill, Woodbury	Rectangular agricultural field located behind a group of dwellings on the western edge of Woodbury. Relatively steep slope to the south running across middle of site. Close to facilities in the settlement centre, as well as primary school slightly further but still within walking distance. Limited ecological impact. However, potential for adverse impact upon rural character. Harm to heritage assets. Loss of best and most versatile agricultural land (Grade 2). Site is within middle and outer zone associated with the high pressure gas pipeline. Not a preferred allocation due to these constraints.	0	0
Wood_05	Sifted out at Stage 2 of site selection process as not adjacent to the settlement.	0	0
Wood_06	Sifted out at Stage 2 of site selection process as overlaps with Wood_08.	0	0
Wood_07 Land off Globe Hill Woodbury	Square shaped, agricultural field with a general southerly slope, on the north western edge of Woodbury. Clearly visible from B3179 just before entering the village from north west. Close to facilities in the settlement centre, as well as primary school slightly further but still within walking distance. Limited ecological impact. However, adverse landscape and heritage impact, alongside loss of best and most versatile agricultural land (Grade 2) means site is not a preferred allocation.	0	0
Wood_08 Land to the rear of Orchard House, Globe Hill, Woodbury	Part of agricultural field adjacent to western edge of Woodbury. Existing detached dwellings on relatively large plots adjoin to south and east. Site gently slopes to south. Close to facilities in the settlement centre, as well as primary school slightly further but still within walking distance. Limited ecological impact. Negative impacts are adverse landscape and heritage impact, plus the loss of best and most versatile agricultural land (Grade 2), which means site is not a preferred allocation..	0	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Wood_09 Land Off Globe Hill, Woodbury	'Park land' type of site made up of a field and several large trees, adjoined by existing dwellings in the centre of Woodbury. Slopes to the south with area of flat land in southern part of site. Adjacent to facilities in the settlement centre, as well as primary school slightly further but still within walking distance. Limited ecological impact. However, adverse landscape and heritage impact given location within Conservation Area, proximity to Grade I listed church, and entire site covered by TPO. Therefore, not a preferred allocation.	0	0
Wood_10 Land at Gilbrook, Woodbury	Relatively level agricultural field, adjoining the south western edge of Woodbury. Southern boundary adjoins site Wood_12. Close to facilities in the settlement centre, as well as primary school slightly further but still within walking distance – note that this would require pedestrian access through adjoining development to the north. Limited ecological impact. Context of built form adjoining to north reduces landscape sensitivity. However, there is potential for adverse impact upon Grade II listed building to north. North east part of site is located within Flood Zone 3 and also has high surface water flood risk – site yield has been reduced accordingly. Overall, the positive aspects outweigh the negative, and this site is a preferred allocation.	60	0
Wood_11 Land at the Rear of Escot Cottages, Broadway, Woodbury	Level site located near the centre of Woodbury. Set behind several cottages on the B3179, including parts of rear gardens and land with tree cover. River/stream adjoins western and southern boundary. Very close to facilities in the settlement centre, as well as primary school slightly further but still within walking distance. Context of built limits landscape sensitivity. However, DCC Highways state completely unsuitable access in isolation. Entire site is within Conservation Area so potential for adverse heritage impact. For these reasons, this is not a preferred allocation.	0	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Wood_12 Land to the East of Higher Venmore Farm, Woodbury	Two agricultural fields located on rising land adjoining the south west of Woodbury. Eastern part is steepest. Northern boundary adjoins site Wood_10. Limited ecological impact. However, the site is a sensitive landscape given prominent location on rising land, and surrounded by fields apart from at northern edge. The scale of development proposed (141 dw) is inconsistent with the spatial strategy when combined with other more preferable sites at Woodbury. For these reasons, this is not a preferred allocation.	0	0
Wood_13	Sifted out at Stage 2 of site selection process as not suitable, available, and achievable in the HELAA.	0	0
Wood_14 Land West of Pound Lane, Woodbury	Portion of larger agricultural field, partly adjoining the northern edge of Woodbury. Cemetery adjoins to west. Northern part of site is level, and then a gentle slope southwards. Close to facilities (particularly primary school and bus stop), although initial part of journey along narrow country lane. Limited ecological impact. However, site is located in a sensitive landscape on best and most versatile agricultural land (Grade 2) which means it is not a preferred allocation.	0	0
Wood_15	Sifted out at Stage 2 of site selection process as not suitable, available, and achievable in the HELAA.	0	0
Wood_16 Land of Broadway (Phase 2), Woodbury	Agricultural field adjoining the southern edge of Woodbury, south of B3179 (Woodbury Road) as it enters the settlement. Eastern part is level, whilst remaining area gently slopes westwards towards the stream along the southern boundary. Close to facilities, with limited ecological impact. The context of built form to north and east reduces landscape sensitivity. The proximity to Conservation Area and listed building to north west means potential for adverse heritage impact. Overall, good access to facilities and relatively low landscape sensitivity make this site a preferred allocation.	67	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Wood_19 Land on the east side of Parsonage Way, Woodbury	Triangular shaped field with several large trees present on site and along its boundary. Relatively level, adjoins the northern edge of Woodbury. The site has good access to a range of facilities. The loss of trees from developing the site would lead to adverse landscape impact. Also the site is best and most versatile (Grade 2) agricultural land, and within middle and outer zone associated with the high pressure gas pipeline. Therefore, the site is not a preferred allocation.	0	0
Wood_20 Land at Town Lane, Woodbury	Only southern field assessed to avoid overlap with Wood_37. This site adjoins the eastern edge of Woodbury, gently sloping upwards away from the settlement. Site is close to a range of facilities, and has limited ecological impact. It adjoins existing dwellings to the south and west, reducing landscape sensitivity. No change to heritage assets. The key negative impact is that Town Lane is narrow and lacks pavement for most of its length, making pedestrian access difficult - only a short walk to pavement along B3179 to south, but much further north to access the primary school. However overall, this site is considered suitable as a preferred allocation.	28	0
Wood_21	Sifted out at Stage 2 of site selection process as it has planning permission, and development is now complete.	0	0
Wood_23 Ford Farm Woodbury	Field adjacent to the eastern edge of Woodbury, adjacent to the B3179 just before entering the settlement. Site is close to a range of facilities, and would have limited ecological impact. Site appears as a semi-rural landscape as a field with some intrusive human activity from dwellings and B3179. Lacking footpaths to access school, and missing a short section between the site and Knoll Cottage on route to settlement centre. Given potential for landscape harm, this site is identified as a 2 nd choice.	0	18

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Wood_24 Land North East of Webbers' Meadow, Castle Lane, Woodbury	Agricultural field adjoining the north east of Woodbury. Relatively level on its eastern and western parts, but sloping east to west across the remaining site. Good access to facilities, with limited ecological impact. However, the promontory location with regards to the existing settlement means that the main context is a rural landscape character making it a sensitive landscape – for this reason, the site is not a preferred allocation.	0	0
Wood_33	Sifted out at Stage 2 of site selection process as not adjacent to the settlement.	0	0
Wood_37 Cricket Field off Town Lane, Woodbury	Southern field assessed as Wood_20. Site comprises a field to the north, and cricket ground to the south. Located on the eastern edge of Woodbury. Most of the site is relatively level with a gentle west to east slope. Within walking distance to a range of facilities, albeit along Town Lane which is narrow and lacks pavement for most of its length. Developing the site for housing would mean the loss of the cricket pitch, an important community facility. S.41 habitat and Nature Recovery Network within the site mean adverse ecological impact. Also potential impact on setting of Grade II listed building to north. For these reasons, the site is not a preferred allocation	0	0
Wood_42 Webbers Farm, Castle Lane	Submitted in the call for sites 2022. Currently in use as Webbers Park for caravan and camping holidays. Located off Castle Lane, adjoining the north east edge of Woodbury. Good access to facilities. Relatively low landscape sensitivity given existing presence of caravan and camp site. However, the loss of large and popular caravan and camp site would be detrimental to the local tourism offer and economy and as such this is not a preferred allocation.	0	0
	Totals	155	18

7. Site assessment at Tier 4 settlements - the local centres

7.1 There are 23 'service villages' (Tier 4 settlements) that are identified as offering specific scope for development in the working draft local plan, these are:

- Beer,
- Branscombe,
- Broadhembury,
- Chardstock,
- Clyst St Mary,
- Dunkeswell,
- East Budleigh,
- Exton,
- Feniton,
- Hawkchurch,
- Kilmington
- Musbury,
- Newton Poppleford,
- Otterton,
- Payhembury,
- Plymtree,
- Sidbury,
- Stoke Canon,
- Tipton St John,
- Uplyme,
- Westclyst,
- West Hill,
- Whimble.

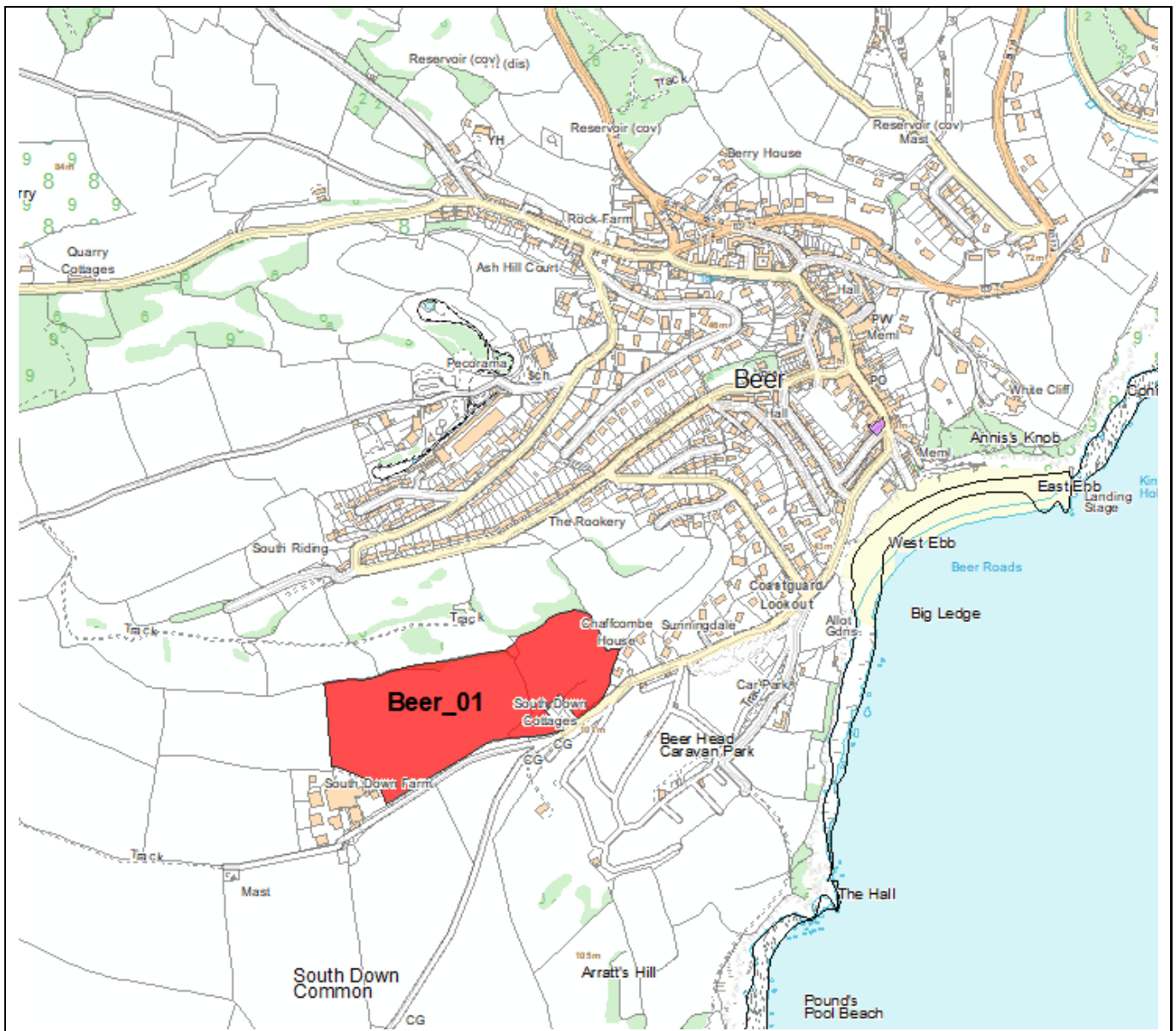
7.2 These settlements have a basic range of services and facilities that can provide some of the everyday needs of communities and residents. They are clearly not as well served as Tier 3 settlements but they stand out from villages and hamlets that have few facilities. Given their status they may be looked upon as having local importance as locations for limited levels of future development.

Beer

7.3 Beer is the largest of the Tier 4 settlements with the greatest range of shops, restaurants and attractions. Many of these are either geared around and in part derive their income from the tourist trade that is attracted to the town.

7.4 Beer partly falls in the East Devon AONB, the AONB boundary does though appear somewhat odd in respect off the way it splits the village in half with no clear justification for the boundary line. The town also lies on the English Channel coast and supports a local fishing industry and recreational boats.

7.5 Scope for development at and around Beer is constrained by the important landscape setting and also by the steep topography and slopes that are within and around the village.



Site assessment map for Beer

Sites coloured in Red (with some possible 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 may 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 1 to this committee report should be referred to for a complete picture.

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Table of sites assessed at Beer

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Beer_01 Part South Down Farm, Common Hill, Beer	Beer_01 is located to the west of the village and is accessed by a steep and narrow lane. The site is prominent in the landscape with open views to and from the sea. It is not regarded as a suitable site for development.	0	0
	Totals	0	0

Branscombe

- 7.6 Branscombe is a dispersed village that is mostly spread out along an east–west running country lane. In essence there are small clusters of buildings separated by countryside that make up Branscombe.
- 7.7 The homes and limited community facilities that make up Branscombe all fall within the East Devon AONB. Most facilities are located in the eastern cluster, which is a considerable distance from the westernmost housing; this is where promoted land for development is located. The surrounding landscape is of exceptional quality and considerable pressure is placed on local infrastructure by tourists, especially those using private cars to access the beach.
- 7.8 Existing housing in Branscombe is of mixed character. There are a number of listed buildings, mainly cottages and farmhouses, which form the core of the village and the linear ribbons of housing which stretch westwards comprise a mix of historic cottages and post-war terraced and semi-detached housing. Despite this mix, the houses share a similar scale and form and the topography creates a regularity of plot size and layout.



Site assessment map for Branscombe

Sites coloured in Red (with some possible 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 may 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 1 to this committee report should be referred to for a complete picture.

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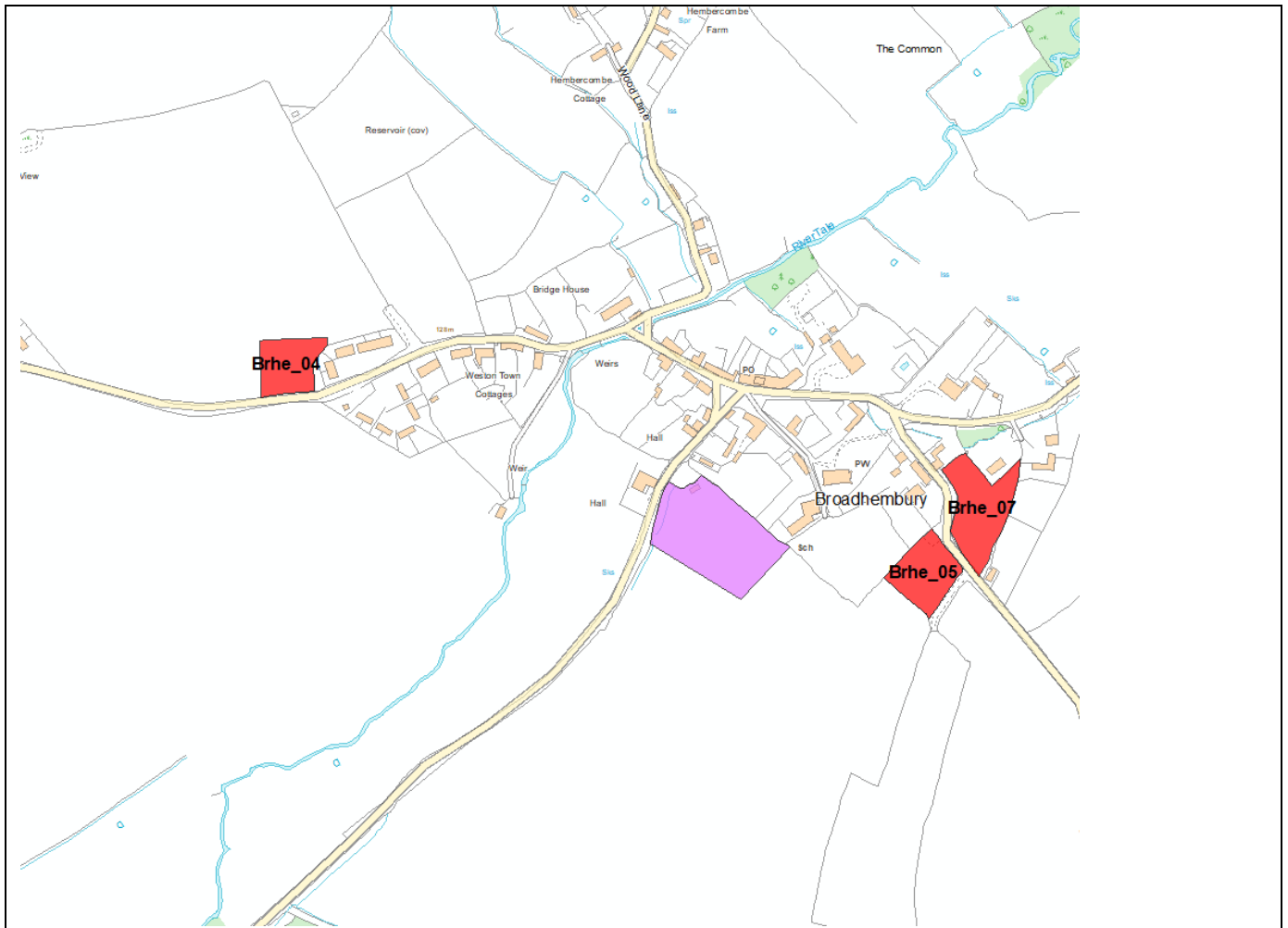
Table of sites assessed at Branscombe

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Bran_01 Land to the west of Cott Mead, north side of the road	This small site slopes up steeply to the north and would, at most, offer potential for road frontage orientated development only. The site comprises of an especially attractive field that contributes to the rural quality and tranquillity of the village and which is very much at the eastern extremity of Branscombe. The site is within the East Devon AONB and is remote from most of the very limited facilities the village offers.	0	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Bran_02 Field forming part of Cotte Barton Farm	This small site slopes up steeply to the south and would, at most, offer potential for road frontage orientated development only. Whilst the site is well screened it does comprise of a very attractive field that contributes to the rural quality and tranquillity of the village. The site is within the East Devon AONB and is remote from most of the very limited facilities the village offers.	0	0
Bran_03	This site was deemed to be too small and was screened out at stage 1, however even if combined with Bran_02 the issues with that site relate equally to Bran_03	0	0
Totals		0	0

Broadhembury

- 7.9 Broadhembury is a medium sized parish comprising the main village of Broadhembury and surrounding hamlets of Kerswell, Luton, Colliton and Dulford with an overall population of around 700 people. Within the main village are a small range of facilities including a pub, hall, primary school, and Post Office shop and tea room.
- 7.10 Broadhembury is an extremely well preserved medieval village which dates from the 1200's. Most of the village centre (designated a conservation area) comprises listed houses dating from the late 16th and early 17th centuries and there are several small groups of post war houses on the periphery. Half of the village lies within the Blackdown Hills AONB (including all of the assessed sites).
- 7.11 Extensive consultation has been undertaken by the local community and there is a clear desire for any new development to be limited in scale and preferably to meet a local need for affordable housing and/or older persons/adaptable housing in keeping with the character of the existing village.



Site assessment map for Broadhembury

Sites coloured in Red (with some possible 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 may 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 1 to this committee report should be referred to for a complete picture.

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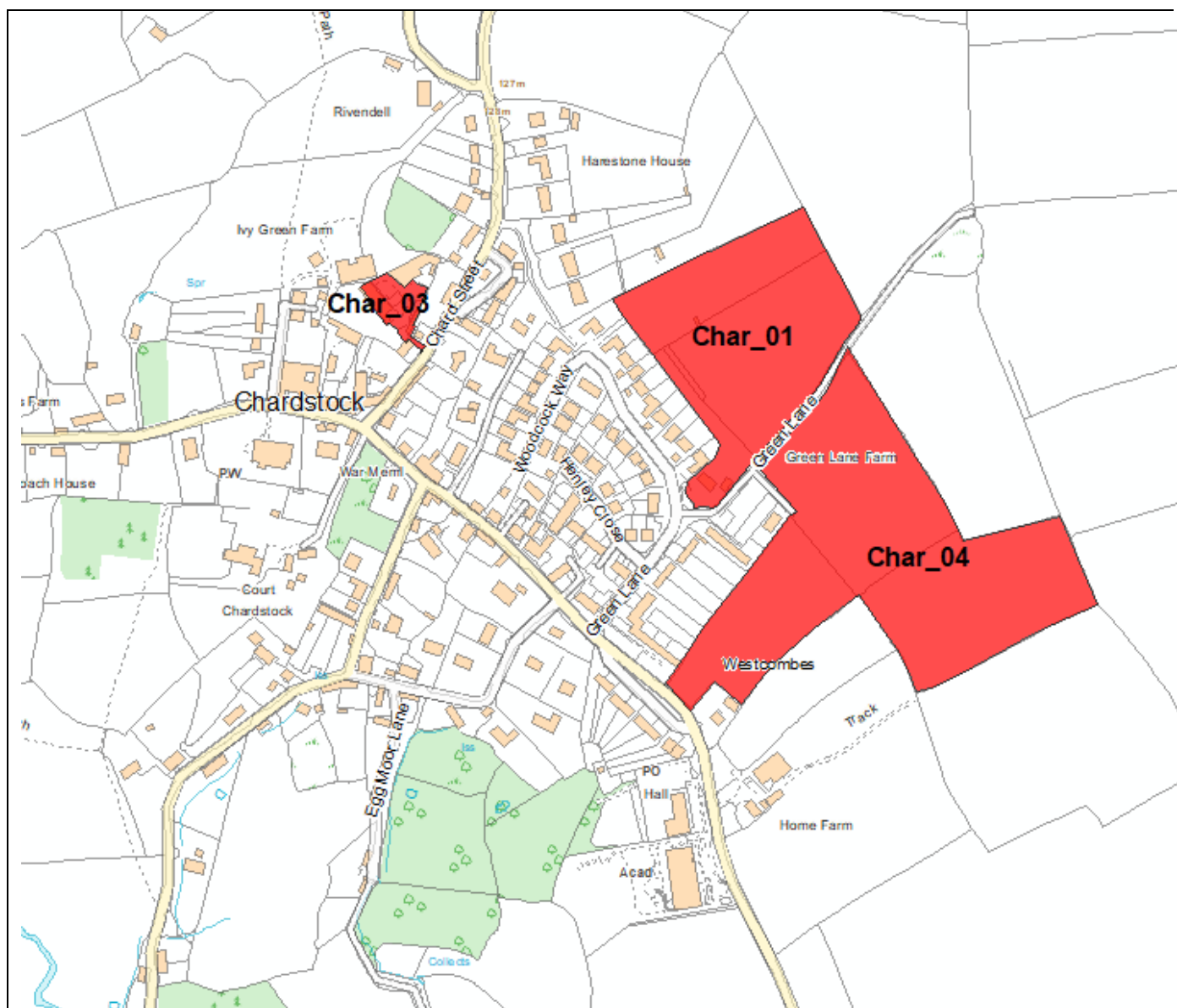
Table of sites assessed at Broadhembury

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Brhe_04 Causeway End, Broadhembury	This site lies in the AONB and comprises the corner of a very large and open agricultural field. It is on the eastern periphery of the village, adjacent a small group of houses. If this site were to be developed care would be needed to ensure that the scheme reflected the small-scale character and pattern of existing housing in the village. There would be some landscape harm. 8 houses would not deliver on-site affordable housing. Whilst the site has some possible suitability for development it is not at this stage identified as a 2 nd Best Choice.	0	0
Brhe_05 The Old Orchard, Broadhembury	Small paddock close to the centre of the village. High landscape value as it lies in the AONB and significant impact on the setting of the Grade 1 listed Church.	0	0
Brhe_07 Land South of the Vicarage, Broadhembury	Small paddock close to the centre of the village. Rising land so development would be prominent. High landscape value as it lies in the AONB and moderate impact on the adjoining listed buildings and some impact on the setting of the Grade 1 listed Church.	0	0
Brhe_09	Site submitted to the second call for sites so not fully assessed in detail. Greenfield site comprising the corner of a larger field. Outside but adjoining the AONB, close to the conservation area and several listed buildings but reasonably well screened. Close to the village centre. Potential yield is 17 houses but this is reduced to reflect local character and need for landscaping. Could deliver on-site affordable housing.	0	10
	Totals	0	10

Chardstock

7.12 Chardstock is a small village in a north easterly part of East Devon most of which, the westerly two-thirds, falls within the Blackdown Hills AONB. The historic core of the village is designated as a Conservation Area within which are a number of old listed buildings. There is also more modern development in Chardstock that is concentrated on the east of the village.

7.13 Chardstock benefits from a range of services and facilities and is suitable for a modest scale of development.



Site assessment map for Chardstock

Sites coloured in Red (with some possible 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 may 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 1 to this committee report should be referred to for a complete picture.

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Table of sites assessed at Chardstock

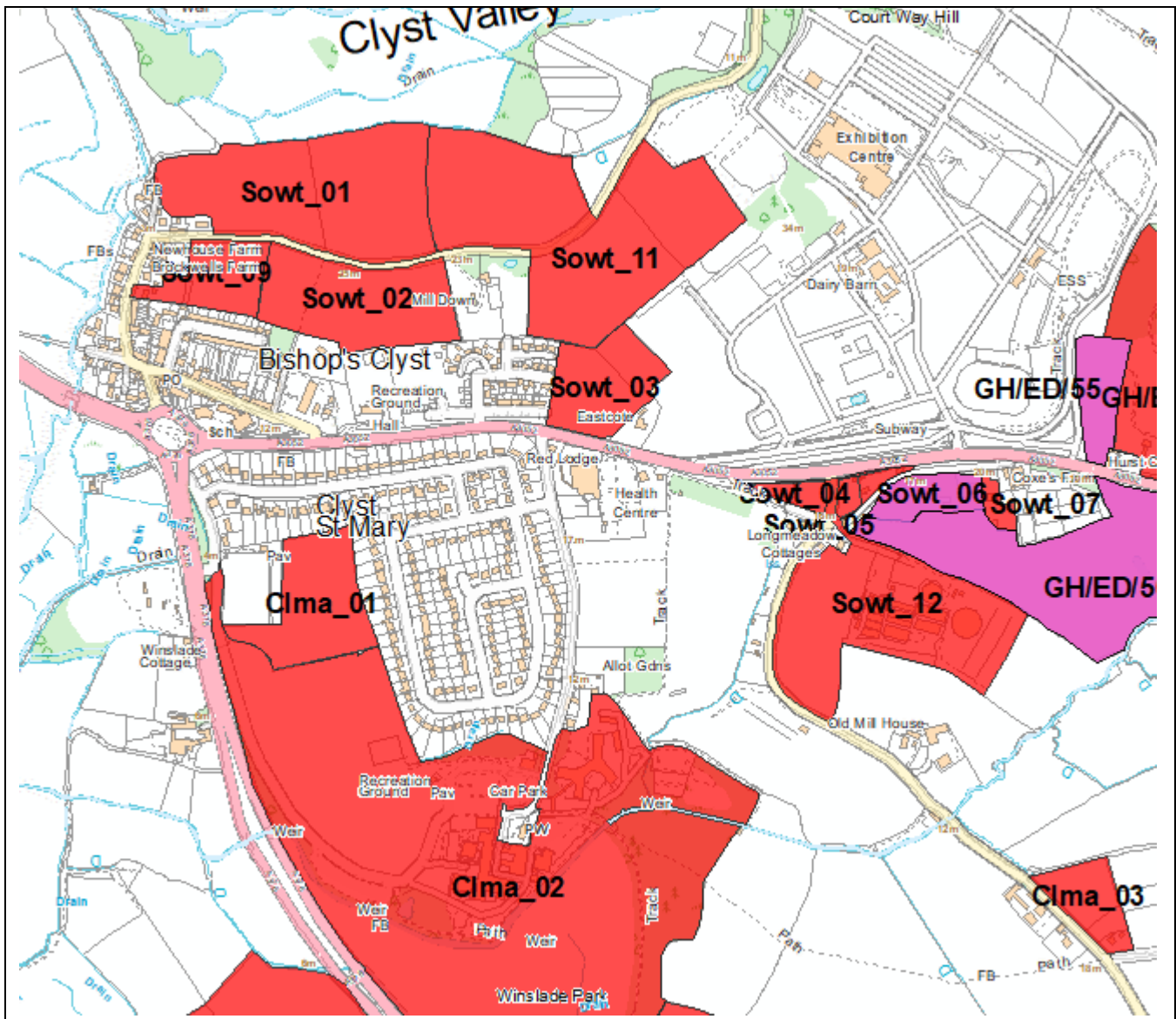
Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Char_01 Green Lane Farm, Chardstock	<p>Located entirely within Blackdown Hills AONB, on rising land east of Chardstock. Comprised of a two small fields with mature tree lined hedgerows. Many medium-long distance views into site, including from elsewhere in the AONB. Residential development to south west provides some context of built form when viewing but site is otherwise bordered by agricultural fields. Heritage assets present - the Chardstock Conservation Area containing multiple listed buildings lies 83 metres to the west of the site but is separated from it by modern development. Within River Axe SAC Nutrient catchment area. Overall, the site has a high landscape sensitivity to new development with minor heritage impact where harm is minimal. With regard to Ecology, a significant moderate adverse effect is predicted. Site access is poor. The site constraints do not support allocation at this stage.</p>	0	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Char_03 Chubbs Yard Chardstock	<p>Located entirely within Blackdown Hills AONB, on brownfield site (builders yard with active employment use) to centre of Chardstock. Adjacent to Chardstock conservation area and in close proximity to multiple heritage assets. Heritage assets present - the site adjoins the Chardstock Conservation Area with a number of listed buildings. Grade II listed Yew Tree Cottage (2m), Grade II listed The Old House (14m), Grade II listed The priory (44m), Grade II listed Rose Cottage (10m), Grade II* George Inn (39m), Grade II listed St Andrews School House (61m). Potential for adverse heritage impacts could therefore be a constraint on development. With regard to ecology, Nature Recovery Network (24m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (86m), within River Axe SAC Nutrient catchment area. Overall, the site has a high landscape sensitivity to new development with potential for a moderate heritage impact. With regard to Ecology, a significant moderate adverse effect is predicted. The loss of the active employment site in addition to the constraints identified do not support development of the site.</p>	0	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Char_04 Land off Green Land, Chardstock	Located outside of, but adjacent to, Blackdown Hills AONB, on rising land east of Chardstock. Comprised of a three small fields with mature hedgerows and a few mature trees. Many medium-long distance views into site, including from the AONB. Residential development to west provides some context of built form when viewing but site is otherwise bordered by agricultural fields. Heritage assets present - the Chardstock Conservation Area containing multiple listed buildings lies 98 metres to the west of the site but is separated from it by modern development. With regard to ecology, County Wildlife Site (1m), Nature Recovery Network (1m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (1m), within River Axe SAC Nutrient catchment area. Overall, the site has a medium landscape sensitivity to new development with minor heritage impact where potential harm is minimal. With regard to Ecology, a significant moderate adverse effect is predicted. Potential yield is 74 houses but this is reduced to reflect local character and site/area constraints.	30	0
	Totals	30	0

Clyst St Mary

- 7.14 Clyst St Mary is a village comprising approximately 1,000 residents on the western edge of the District, approximately 1.5 kilometres (one mile) from Exeter. The village is split between the old village north of the A3052 and the newer estate to the south. It has a range of local facilities and is particularly well catered for in terms of jobs with the recent employment proposals coming forward at Winslade Park.
- 7.15 The settlement has a series of listed buildings located in the core of the village and of particular sensitivity is the old bridge across the Exe, which is a scheduled ancient monument.
- 7.16 Members should note that a neighbourhood plan is in production that may wish to allocate sites for the Neighbourhood Area. At this stage we are, however, proposing the local plan will (also) allocate sites for development.



Site assessment map for Cyst St Mary

Sites coloured in Red (with some possible 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 may 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 1 to this committee report should be referred to for a complete picture.

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Table of sites assessed at Clyst St Mary

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
<p>Sowt_01 Land at Bishops Court Lane, Clyst St Mary</p>	<p>Outside of AONB. Agricultural fields adjacent to Clyst St Mary Village. Site slopes fairly steeply up to the south. Mature tree-lined hedgerows with some very large oaks. Highly exposed from multiple viewpoints including PROWs to south and west. Adjacent heritage asset and curtilage to south west corner. Narrow sunken lane limiting access with pinch point through village to west. Priority habitat forms part of the site and adjacent to north. Overall, the site has a high/medium landscape sensitivity to new development.</p> <p>Heritage assets present: Grade II listed Newhouse (17m). Overall, Moderate - Change affecting the special character of assets, where elements which contribute to their significance and their setting are harmed.</p> <p>Unconfirmed Wildlife Site (1m), Nature Recovery Network (on site to northern section), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (on site to northern section). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.</p> <p>This prominent and exposed site on the north side of the ridgeline has multiple constraints. Officers do not recommend allocation at this stage.</p>	<p>0</p>	<p>0</p>

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
<p>Sowt_02 Land south of Bishops Court Road, Clyst St Mary</p>	<p>Outside of AONB. Agricultural fields adjacent to Clyst St Mary Village. Site rises above the village with gradual slope. Mature tree-lined hedgerows with some very large oaks. Highly exposed from multiple viewpoints including PROWs to centre of site and to the west. Narrow sunken lane limiting access with pinch point through village to west. TPOs to south of site along PROW. Overall, the site has a high/medium landscape sensitivity to new development.</p> <p>Assets Present: Grade II listed Craig's Cottages (98m).Overall, No Change - No change to assets or their settings.</p> <p>Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, minor adverse effect predicted (not significant)</p> <p>This prominent and exposed site spans the ridgeline where development would dominate the existing built-up area. Officers do not recommend allocation at this stage.</p>	<p>0</p>	<p>0</p>

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Sowt_03 Land north of Sidmouth Road, Clyst St Mary	<p>Outside of AONB. Two mown grassland agricultural fields adjacent to Clyst St Mary village. Gently slopes up towards the north. Site is bordered to the south by A3052 with garden centre opposite, to the west by modern residential development, to the east by large detached property and Devon County Showground beyond. Agricultural land to north. Grade II listed Red Lodge over A3052 to south west. Overall, the site has a medium/low landscape sensitivity to new development.</p> <p>Assets Present: Grade II listed Red lodge (27m). Heritage asset is on opposite side of main road. New development would have a minor impact only. Overall, minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal. Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, minor adverse effect predicted (not significant). Site is considered appropriate for development, subject to final detailed scheme and proportionate mitigation.</p>	37	0
Sowt_04	Dismissed at Site Selection Stage 2: Sifting. Site was deemed to be remote from the built-up edge of Clyst St Mary.	0	0
Sowt_05	Dismissed at Site Selection Stage 2: Sifting. Site was deemed to be remote from the built-up edge of Clyst St Mary.	0	0
Sowt_06	Dismissed at Site Selection Stage 2: Sifting. Site was deemed to be remote from the built-up edge of Clyst St Mary.	0	0
Sowt_07	Dismissed at Site Selection Stage 2: Sifting. Site was deemed to be remote from the built-up edge of Clyst St Mary.	0	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Sownt_09 3.69 acres Bishops Court Lane	<p>Outside of AONB. Agricultural fields, dwelling and garden adjacent to Clyst St Mary village. Site slopes up towards the east. Site features stables and mature hedgerows with trees. Set within the context of the village core with multiple potential access points. Residential gardens to south and west. Overall, the site has a medium/low landscape sensitivity to new development.</p> <p>Assets Present: Scheduled Ancient Monument Clyst St Mary Bridge (88m), Grade II listed Newhouse (13m), Grade II listed Maltsters Arms (90m), Grade II listed Craig's Cottages (95m). Overall, Moderate - Change affecting the special character of assets, where elements which contribute to their significance and their setting are harmed.</p> <p>Unconfirmed Wildlife Site (43m), Nature Recovery Network (43m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (48m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted. Site is considered appropriate or development, subject to final detailed scheme and proportionate mitigation.</p>	35	0

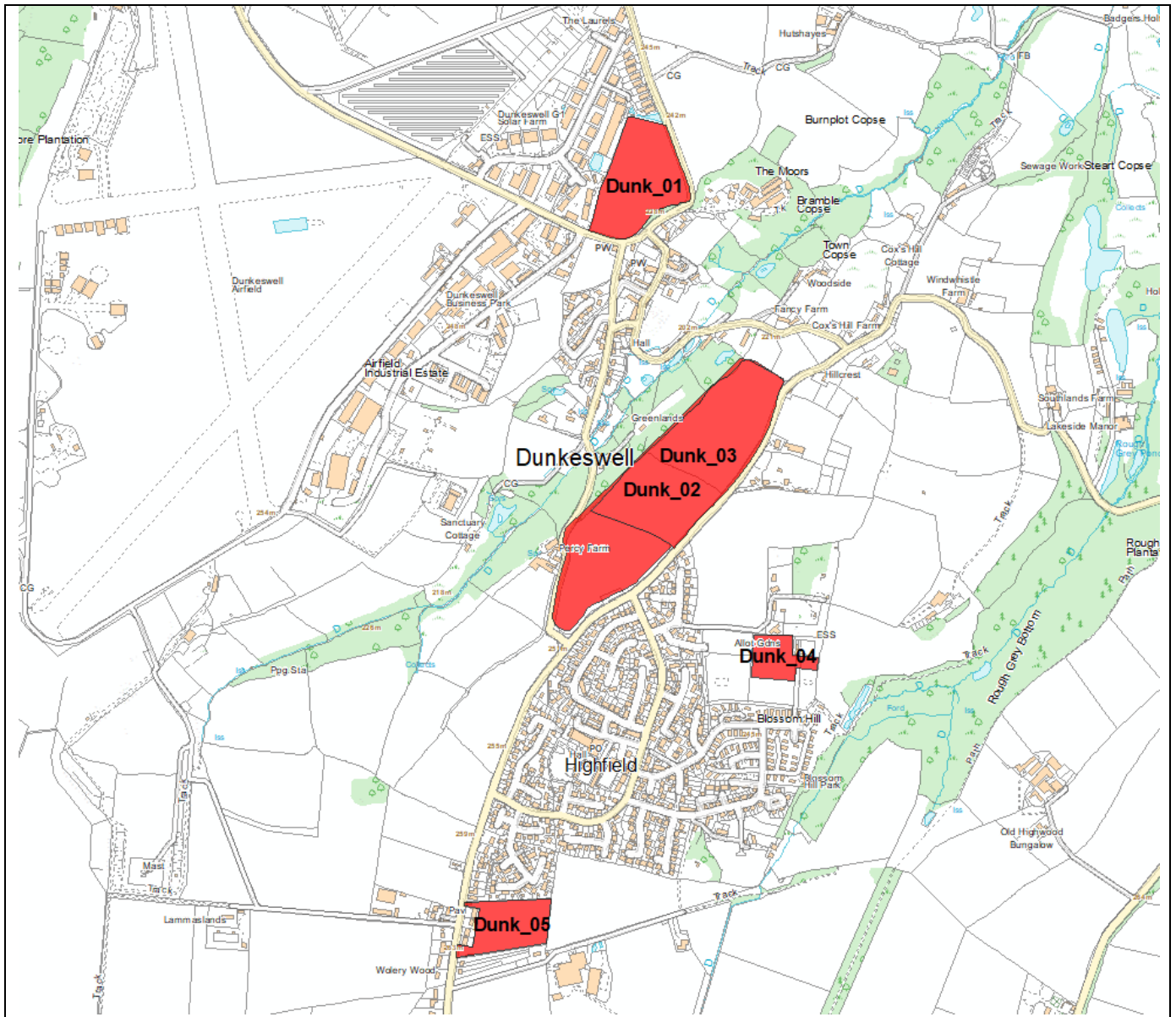
Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Sowt_11 Land at Bishops Court Lane, Clyst St Mary	<p>Outside of AONB. Three grassland agricultural fields in part adjacent to Clyst St Mary village. Site is north of the ridgeline with limited visible development. Site is bordered to the west by large detached property with Devon County Showground in close proximity to the east. Agricultural land to north. Overall, the site has a high/medium landscape sensitivity to new development.</p> <p>Assets Present: Grade II listed Red lodge (158m). Heritage asset is on opposite side of ridge beyond main road. New development would have a minor impact only. Overall, minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.</p> <p>Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, minor adverse effect predicted (not significant). Part of the site may be appropriate for limited development where a clear public benefit can be achieved. The site has a maximum yield of 162 dwellings. This figure is significantly reduced due to the constraints present and the exposed nature of the site. Development would be limited to the south of the site adjacent to Sowt_03 potentially to Bishops Court Road access.</p>	0	30
Sowt_12	Dismissed at Site Selection Stage 2: Sifting. Site was deemed to be remote from the built-up edge of Clyst St Mary.		
Clima_01	Dismissed at Site Selection Stage 2: Sifting. Site has planning permission.		
Clima_02	Dismissed at Site Selection Stage 2: Sifting. Site has planning permission.		
	Totals	72	30

Dunkeswell

7.17 Dunkeswell is a large village located in the north centre of East Devon. It has nearly 1,500 residents, of which 64% are of working age. Perhaps surprisingly, given the large employment site in (to the north of) the village, only 180 of the 571 workforce work locally,

with 391 residents out-commuting daily. The village is wholly within the Blackdown Hills Area of Outstanding Natural Beauty.

- 7.18 Dunkeswell consists of three parts: a modern housing estate (Highfield) with a range of facilities to the south, a central historic core with numerous listed buildings and a designated conservation area, and an employment estate, to the north east at and around an airfield (some of the original buildings are listed).
- 7.19 Despite the AONB location, Dunkeswell is considered to be a good location for some additional residential development, due to the proximity of employment land and local facilities. Some additional development could be accommodated without a significant impact on the landscape or existing development. The village is, however, located some distance away from the nearest town of Honiton, along narrow rural roads, and so the opportunity to increase settlement self-containment and reduce out commuting should be a major consideration in the mix and layout of new development.



Site assessment map for Dunkeswell

Sites coloured in Red (with some possible 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 may 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 1 to this committee report should be referred to for a complete picture.

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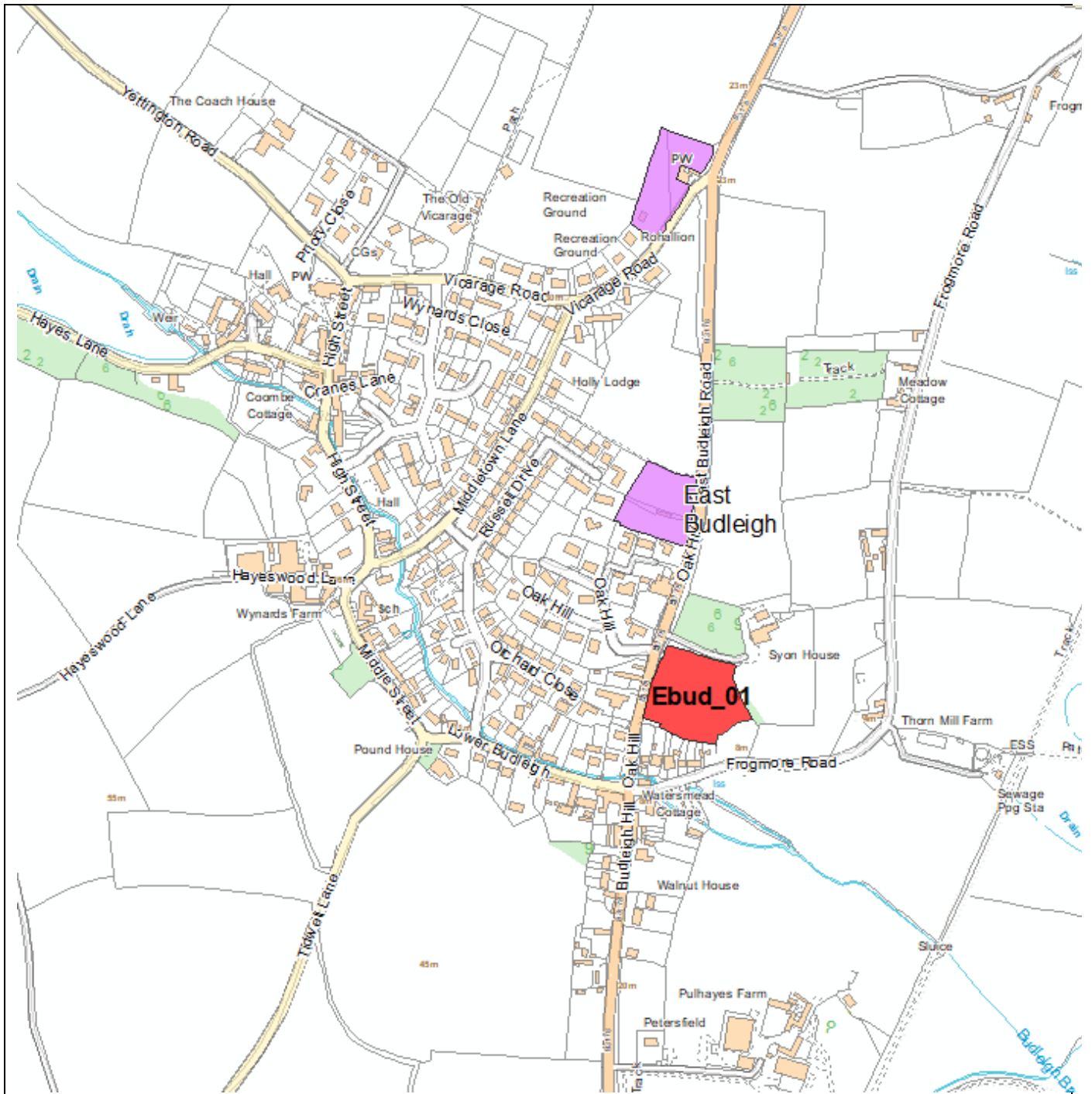
Table of sites assessed at Dunkeswell

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
<p>Dunk_01 Land at Hutshayes Farm Dunkeswell</p>	<p>Located entirely within Blackdown Hills AONB, this site is a triangular field adjoining former airfield/employment site. Overall, the site has a high/medium landscape sensitivity to new development.</p> <p>Assets Present: Adjacent, and on higher ground to Dunkeswell Conservation area with listed buildings - Grade 2 listed Spring Cottage (55m), Grade II listed St Nicholas' Church (70m), Grade II listed Bramble Cottage (85m) and Grade II* listed Connetts Farm (120m). Overall, moderate - Change affecting the special character of assets, where elements which contribute to their significance and their setting are harmed.</p> <p>Ecology: County Wildlife Site (8m), Unconfirmed Wildlife Site (1m), Nature Recovery Network (1m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (1m). Overall, significant moderate adverse effect predicted.</p> <p>Due to the local topography and context of the site, development is considered to introduce built form that would have a significant impact on the setting, character, and appearance of those identified heritage assets. The site constraints do not support allocation at this stage.</p>	<p>0</p>	<p>0</p>

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Dunk_02 Land East of Manleys Farm, Dunkeswell	<p>Located entirely within Blackdown Hills AONB, this site is a triangular field, gently sloping. The north of the site is not well related to the existing built-up area, the south of the site features a sports ground. Overall, the site has a high landscape sensitivity to new development. Heritage assets present: Within 50m of the conservation area including a number of listed buildings. Grade II listed Autumn Cottage (60m). Significant screening and separation due to topography and intervening woodland. Overall, no change - No change to assets or their settings.</p> <p>Ecology: Unconfirmed Wildlife Site (12m), Nature Recovery Network (on site), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (partially on site to norther border). Overall, significant moderate adverse effect predicted. The site context and constraints do not support allocation at this stage.</p>	0	0
Dunk_03	Dismissed at Site Selection Stage 2: Sifting. Site has 100% overlap with Dunk_02.	0	0
Dunk_04	Dismissed at Site Selection Stage 2: Sifting. Site was deemed to be unachievable due to no access from the public highway.	0	0
Dunk_05 Broomfields Dunkeswell	<p>Located entirely within Blackdown Hills AONB, this site is a flat field in agricultural use but may be used as playing field (visible pitch markings), set behind frontage development but well related to nearby housing and good access. Overall, the site has a high landscape sensitivity to new development.</p> <p>Heritage assets present: Over 400m from any listed building or conservation area. Overall, no change - No change to assets or their settings.</p> <p>Ecology: Nature Recovery Network (Grassland covering entire site). Overall, minor adverse effect predicted (not significant). Site is deemed suitable for allocation.</p>	43	0
	Totals	43	0

East Budleigh

- 7.20 East Budleigh is located in the lower Otter Valley around 1.5 kilometres (one mile) north of Budleigh Salterton. The busy B3178 passes through the eastern edge of the village and along part of this length the road is quite narrow and bounded by banks/high hedges with no footways.
- 7.21 East Budleigh has a population of around 700 people and some local services and facilities, including a primary school. It is in the East Devon AONB.
- 7.22 Between April 2020 and April 2022 there were 2 housing completions in the village and 7 homes were granted consent, making a total of 9 homes in the plan period so far.
- 7.23 Sites submitted at East Budleigh are shown on the map on the following page along with tabulated commentary that follows. No sites have been identified as either preferred or second choice sites in the village.



Site assessment map for East Budleigh

Sites coloured in Red (with some possible 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 may 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 1 to this committee report should be referred to for a complete picture.

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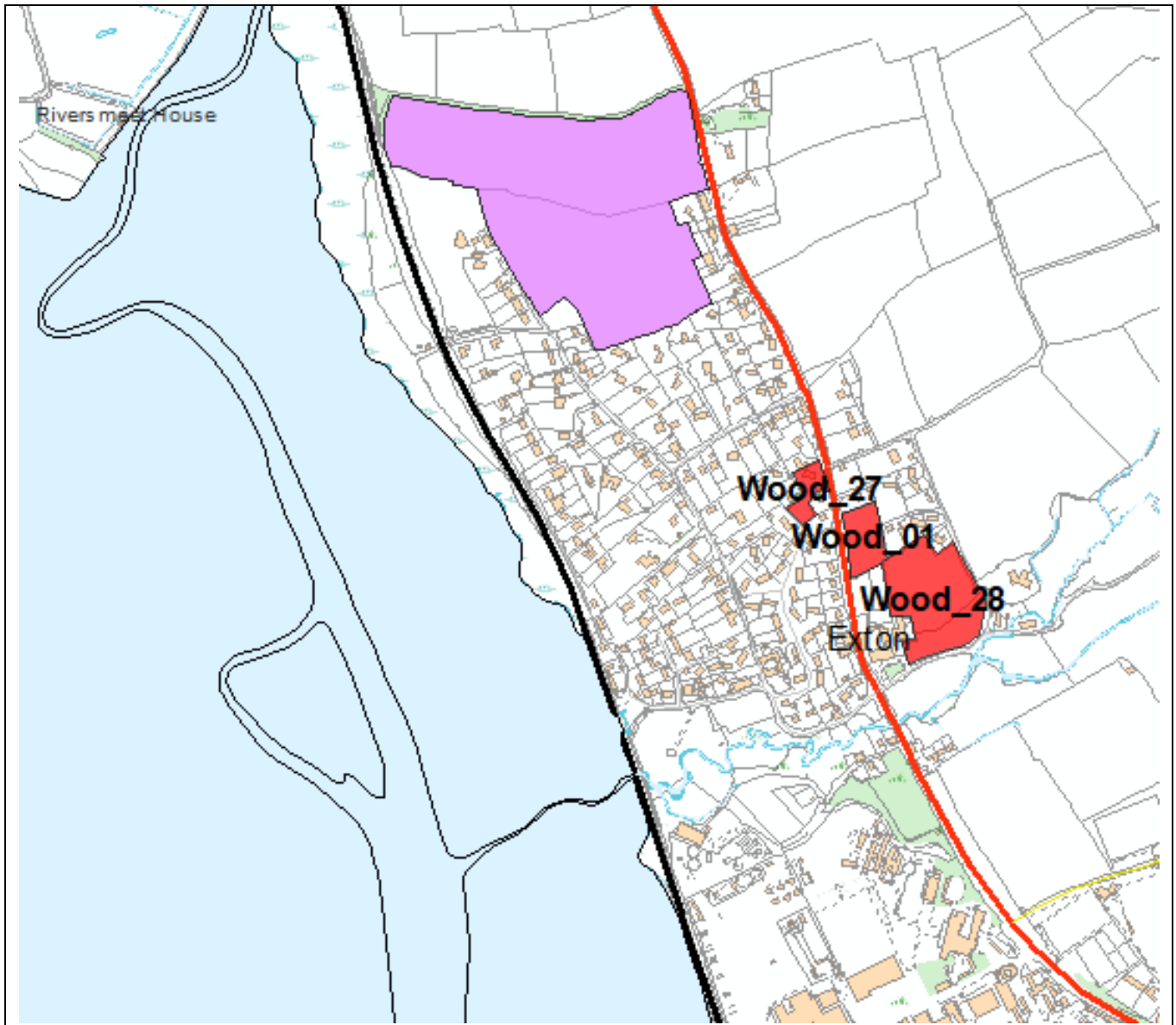
Table of sites assessed at East Budleigh

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Ebud_01 Land off Frogmore Road, East Budleigh	<p>East Budleigh is a tier 4 settlement where the draft local plan seeks to promote limited development to meet local needs. The site has a potential yield of 22 homes using the standard maximum density, which would represent a reasonable amount of development relative to the existing size of the village. Development of Ebud_01 has the potential to provide housing within walking distance of the services and facilities available in the village centre, although not along a continuous footway. However, the site is within the East Devon AONB, is in a drinking water source protection zone and maybe subject to groundwater flooding. Development of the site may also affect the setting of heritage assets, particularly the setting of Syon House, a locally listed building.</p>	0	0
Ebud_02 Ashfield, Vicarage Road	<p>This is a new 2022 call for sites submission. It has not yet been assessed by the HELAA and therefore whether it should progress to final formal assessment, on account of meeting HELAA tests, remains to be seen. From initial review, however, the site not look like a possible choice for allocation for development due to the AONB location and potential detrimental impact on the setting of a Grade II* listed building. At this stage, awaiting further HELAA work and possible subsequent detailed site-specific assessment, the site is not categorised as a preferred allocation or 2nd best choice.</p>	0	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Ebud_03 Land on the south side of Russel Drive	This is a new 2022 call for sites submission. It has not yet been assessed by the HELAA and therefore whether it should progress to final formal assessment, on account of meeting HELAA tests, remains to be seen. From initial review, however, the site does not look like a possible choice for allocation for development due to the lack of suitable pedestrian access to the services and facilities in the village centre and potential highway access constraints to East Budleigh Road. It may be possible to overcome these issues if access could be secured through Russel Drive, although this looks unlikely given the configuration of the adjoining dwellings. At this stage, awaiting further HELAA work and possible subsequent detailed site-specific assessment, the site is not categorised as a preferred allocation or 2nd best choice.	0	0
Totals		0	0

Exton

- 7.24 Around 1,700 people live in Exton. ONS population data for Exton includes the adjoining Lymptone Commando centre, which explains the high proportion of working aged people – at 84%, it is the highest of any settlement in East Devon. On the other hand, Exton has the lowest proportion of 0-15 year olds (just 5%). There are nearly 2,400 jobs in Exton, over twice the number of workers which mean it imports workers. Again, these figures are inflated due to the inclusion of Lymptone Commando centre in ONS data.
- 7.25 There are relatively few facilities in Exton itself, with a shop, village hall, pub, and play area, but it benefits from having a train station, a regular bus service, and being located on the Exe Estuary Trail. These provide sustainable travel links to numerous jobs and facilities in Exeter to the north and Exmouth to the south. The A376 runs through the village, linking with Exeter, Exmouth and the M5 three miles away.
- 7.26 The Exe Estuary is internationally important for its wildlife, adjoining the western edge of Exton. There are also several listed buildings, mostly located around the A376.



Site assessment map for Exton

Sites coloured in Red (with some possible 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 may 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 1 to this committee report should be referred to for a complete picture.

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Table of sites assessed at Exton

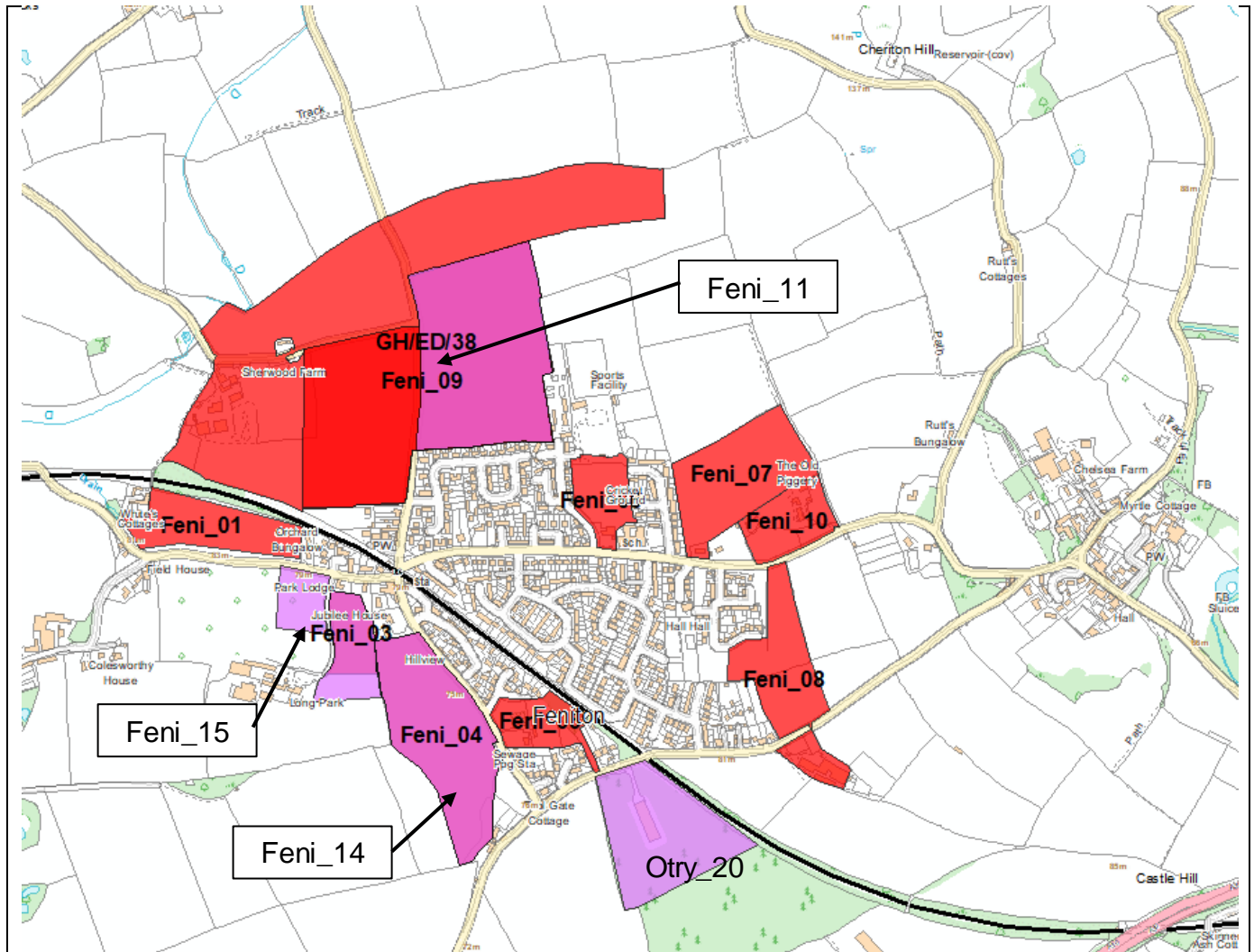
Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Wood_01 Field 4583, Exmouth Road, Exton,	Gently sloping agricultural field, located in Exton. The A376 (Exmouth Road) runs along its western boundary, a field to the south, and large residential plots elsewhere around. Several facilities within easy walking access including train station, regular bus service, Exe Estuary Trail, pub, shop. Relatively low landscape sensitivity given enclosed nature of site and presence of busy A376 adjacent. Suitable highways access can be achieved subject to adequate visibility. There is potential for adverse impact on Grade II* listed farm house 110m to south but, overall, this is considered minimal and therefore a suitable site to identify as a preferred allocation.	17	0
Wood_27	Sifted out at Stage 2 of site selection process as, although HELAA 2021 shows site as suitable, the site promoter only seeks 1 dw, so below size threshold. Future versions of HELAA will reflect this and show the site as not passing Stage A.	0	0
Wood_28 Land to the north and east of Exton Farm, Exton	Gently sloping agricultural field, on the south eastern edge of Exton. Adjoins Wood_01 to the north west. There are several facilities within easy walking distance including train station, regular bus service, Exe Estuary Trail, pub, shop. However, DCC state junction with A376 is unsuitable for significant development ("significant" not defined) and there is potential for adverse landscape impact given relatively rural location with open countryside to east and south. Nevertheless, overall this is considered suitable as a preferred allocation to deliver housing in a manner that is consistent with the spatial strategy.	33	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Wood_41 Land adj A376, Exton	Submitted in call for sites 2022. Good access to facilities, including shop, train station, regular bus service, and employment at industrial estate and Darts Farm to the north. No change to heritage assets. Negative impacts include its close proximity to the internationally protected Exe Estuary, and made up of mostly Grade 1 agricultural land. Although the noisy A376 provides a high level of human disturbance and reduces landscape sensitivity to a degree, the site is prominent in short and long-distance views with little context of existing built form. For these reasons, the site is not a preferred allocation.	0	0
Totals		50	0

Feniton

- 7.27 Feniton lies in a westerly part of East Devon and comprises of two separate built up areas. The old village of Fenton (to the east) is small, accessed by narrow lanes has few facilities and significant heritage constraints. It is not identified as an appropriate location for allocation of land for development and there have been no potential sites promoted for development.
- 7.28 In contrast new Feniton (to the west) is larger with few overarching constraints to development and has a substantial number of sites that have been promoted for new development. The assessment work centres on potential at new Feniton.
- 7.29 New Fenton first took shape as a very small settlement on account of the railway and its status as a branch line junction point, though the branch line was lost many years ago. The vast majority of the development of Feniton is, however, a product of building work in the second half of the 20th century. The village retains a railway station and has a limited range of services and facilities, though enough to meet some basic day to day needs. There are few overarching constraints to development at and around Feniton. The village lies some way from designated AONBs, there are few designated heritage assets at and around the village and there are limited designated wildlife sites around the village.
- 7.30 In respect of a general overview of Feniton, and in respect of looking at sites in detail, there are quite a number of sites that could, taken individually and not in the context of their collective impacts if they all or many came forward, have potentially fallen into the preferred site allocation category. However, for this particular aspect of site assessment work, at this point in time, we have identified Feniton in respect of strategic plan making logic, as appropriate as a village to take a moderate level of housing growth and as such have allocated what we identify as the best available site as the preferred allocation for

development. This is suggested as being a proportionate scale of development for Feniton under the emerging plan strategy. However, we do highlight elsewhere in this report (and in other paper work) that there are other potential strategic approaches to development that could, in respect of technically sound plan making, be taken at Feniton and these approaches could see larger levels of development.



Site assessment map for Feniton

Sites coloured in Red (with some possible 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 may 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 1 to this committee report should be referred to for a complete picture.

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Table of sites assessed at Feniton

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Feni_01 - Land at Feniton forming part of Sherwood Farm,	This flat Greenfield site is in agricultural use and lies to the western side of new Feniton to the south of and abutting the railway. Facilities in the village are reasonably close, albeit some are across the railway line. Overall the site appears a possible development option with no obvious over-riding constraints.	0	38
Feni_03 and new call for sites (will become Feni_12) - Land at Long Park Farm	Feni_03 was a 2021 submission with a new 2022 call for sites submission coming in on what is a marginally bigger area. Devon County Council raised highway access and mineral safeguarding objections through HELAA work and on this basis the site has not progressed to assessment. If constraints can be shown to be overcome then subsequent assessment would appear appropriate.	0	0
Feni_04 and new call for sites Feni_14 - Land off Ottery Road	Feni_04 was a 2021 submission with a new 2022 call for sites submission coming in on the same area. Devon County Council raised mineral safeguarding objections through HELAA work and on this basis the site has not progressed to assessment. If constraints can be shown to be overcome then subsequent assessment would appear appropriate.	0	0
Feni_05 - Land and buildings at Burland Mead	This is the site of a former plant nursery that contains former structures and buildings that are in a poor state of repair. The site lies towards the southern side of new Feniton. A planning application, 20/2247/FUL, on part of the site to include three houses was refused. The rectangular site has existing development to three sides and can be seen as a reasonable development option, it presents what might be looked upon as a large infill opportunity in the built fabric of the village. However, there is a concern that it is not clear if alternative employment uses for the site have been effectively explored and also extensive on-site vegetation cover may be of some wildlife interest.	42	0
Feni_06 - F P F A Club, Station Road	This flat site lies on the northern side of old Feniton with built development to three sides. Most of the site is occupied by a sports pitch and on the southern edge is the Feniton Sports and Social Club building. Possible loss of facilities to development would be a significant planning concern and in the absence of alternative and ideally better provision coming forward and it being acceptable this is identified as a significant constraint.	0	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Feni_07 - Lyndale	This flat site lies on the north-eastern side of Feniton. The site has housing to the west and south and is in agricultural use. It would appear a possible development option with no obvious over-riding constraints.	0	60
Feni_08 - Land Southeast of Beechwood	This flat site lies on the eastern side of old Feniton. The site has housing to the west and is in agricultural use. A previous planning application, 13/0591/MFUL, for residential development was refused on this site (plus a small additional adjoining area). It would appear, however, to be a possible development option with no overriding obvious constraints.	0	83
Feni_09 also incorporating new call for sites - ref Fen_11 and swept over by larger site GH/ED/38 - Land at Sherwood Cross	There are a number of separate overlapping site submissions that have been looked at. Taking the whole area as shown on mapping records the largest overarching area is site GH/ED/38. This was a 2017 submission and it comprises of a number of fields and sweeps over some quite substantial farm buildings and it encircles some listed buildings, these form a constraint to potential for development. Site GH/ED/38 is relatively flat though slopes upwards slightly to its northern edges where the land has a degree of semi-ridgeline prominence. Site Feni_09 was a 2021 submission and it comprises of two rectangular fields that are bisected by a country lane leading to Colestock, the site forms, in effect, the south westerly half of the larger site, GH/ED/38. The new 2022 call for sites submission was smaller still and it comprises just the most easterly field that makes up site Feni_09. Taken overall the more southerly parts of GH/ED/38 have the greater suitability for development with more northerly parts likely to lead to greater overall adverse landscape impacts. On this basis the Feni_09 submission could be seen as a possible option to allocate for development with no obvious overarching constraints. However, the new Call for sites submission appears a better option than this with the western edges of Feni_09 being more exposed and less well contained in the landscape.	0	225 – on Feni_09

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Feni_10 - Westslades	This flat site of Westslades lies on the north-eastern side of Feniton and incorporates two residential dwellings in a mostly farmed grassed area though there are also some substantial trees on the site. The site would appear a possible development option, with no over-arching constraints, though there may be a need for some off-site footpath and cycle improvements.	0	36
Feni_15 - a new 2022 call for sites submission - Long Park Farm	This is a new 2022 call for sites submission. It has not yet been assessed by the HELAA and therefore whether it should progress to final formal assessment, on account of meeting HELAA tests, remains to be seen. From initial review, however, the site looks a possible choice for allocation for development albeit the site is currently part of an orchard the loss of which would be a negative consideration. At this stage, awaiting further HELAA work and possible subsequent detailed site specific assessment, the site is not categorised as a preferred allocation or 2nd best choice. Furthermore, there may be an objection from Devon County Council in respect of mineral safe guarding, as applies to Site Feni_03 to the east.	0	0
Otry_20 - a new 2022 call for sites submission - Land to the south-east of Bridge Cottages	This is a new 2022 call for sites submission. It has been promoted for employment uses and is discounted from residential assessment.	0	0
Totals		42	442

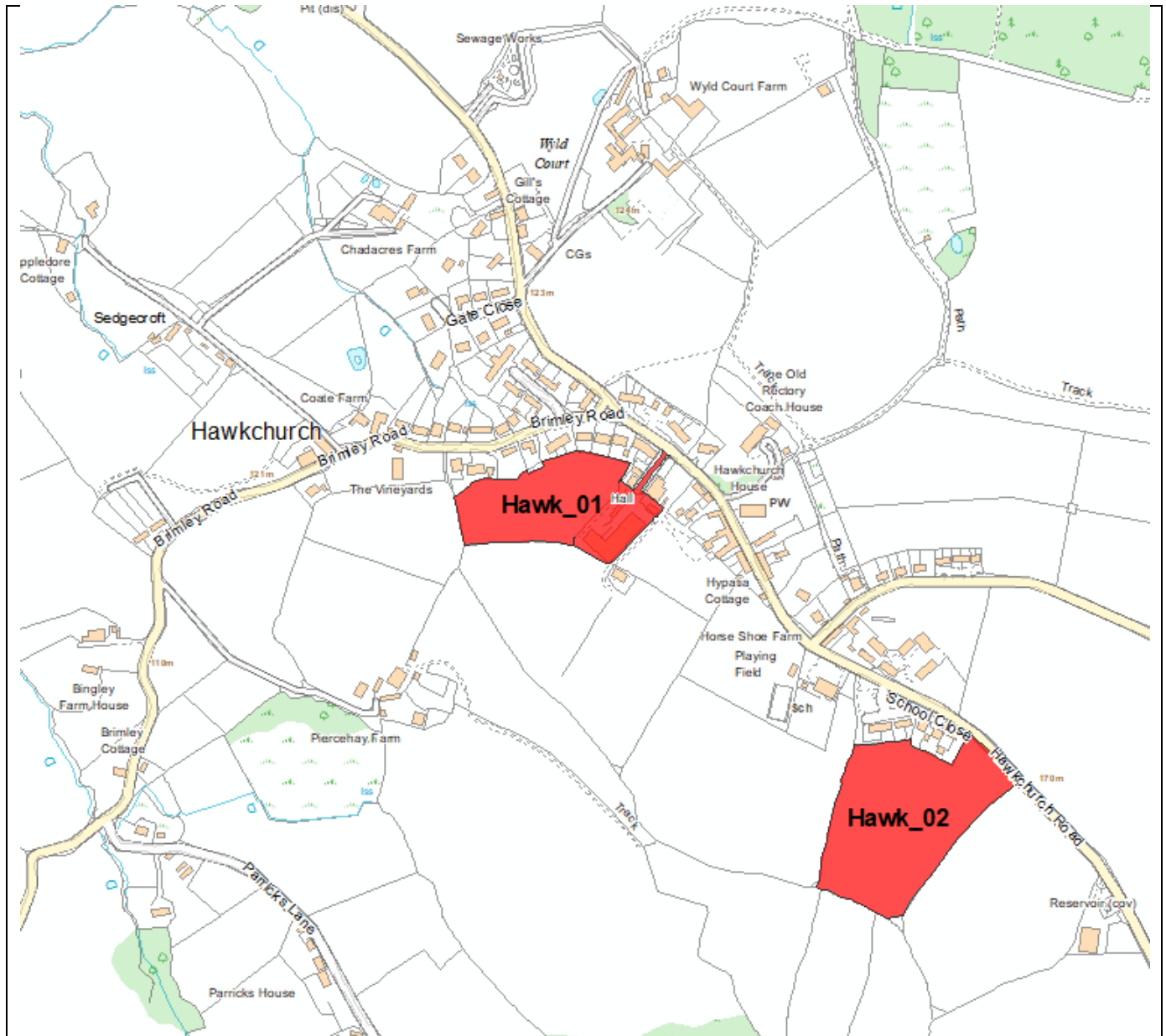
7.31 The assessment work shows, for Feniton, a preferred allocation of one site with an estimated capacity of 42 dwellings. However there were a series of 2nd Best sites identified that show capacity of an additional 422 dwellings. This number could be increased significantly, perhaps by close to an extra 300 dwellings, if all of GH/ED/38 was seen as desirable for development and if concerns at Fen_03 and Feni_04 could be overcome. However, if large scale development were proposed at Feniton, incorporating non-housing uses would be appropriate and would see yields fall.

Hawkchurch

7.32 Hawkchurch is a small, rural village on the far eastern edge of the District. It has around 570 residents, of which 261 are of working age and 109 commute out daily, and a small

range of services and school. It is located in an attractive, but undesignated, landscape. Hawkchurch is accessed via a network of narrow, unpaved and unlit lanes.

7.33 Hawkchurch is a suitable village for small-scale housing and employment development, particularly if this will increase its potential for self-containment given the narrow, very rural nature of the roads between it and Axminster. The village is not located in a designated landscape and the preferred site for allocation is well screened and discreet in the street scene.



Site assessment map for Hawkchurch

Sites coloured in Red (with some possible 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 may 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 1 to this committee report should be referred to for a complete picture.

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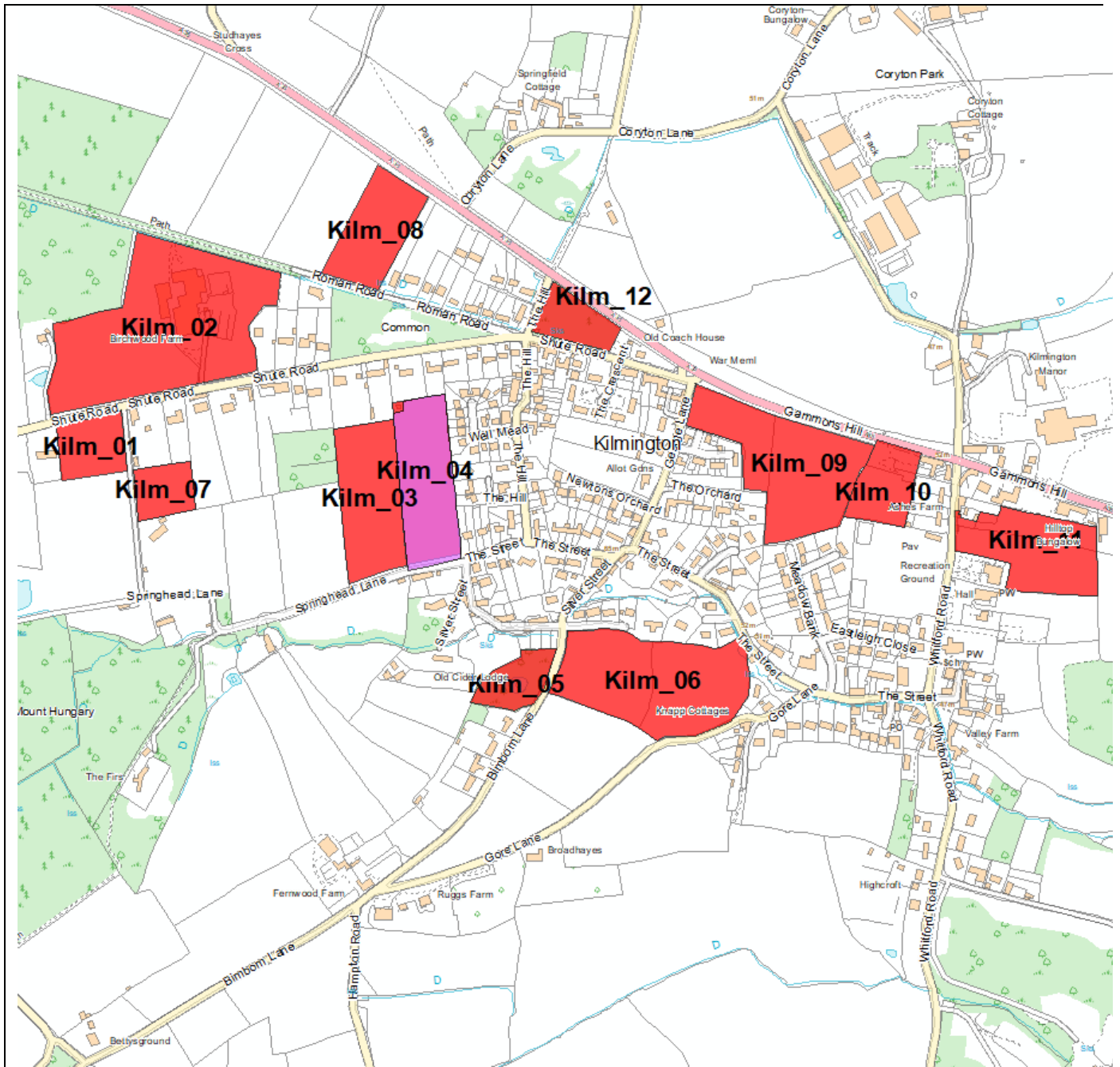
Table of sites assessed at Hawkchurch

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
<p>Hawk_01 Norton Store, Hawkchurch, Axminster</p>	<p>Outside of AONB. Agricultural field with active employment use behind housing. Mature trees and hedgerow to south, west, east borders, mature tree in field. Set in context of residential and industrial development. PROW to west, south, east (footpaths). Overall, the site has a medium/low landscape sensitivity to new development.</p> <p>Heritage assets present: Grade II listed 1 Wytch Green (44m to north), Grade I listed St John the Baptist Church, row of Grade II buildings including the Old Bakery, the Old Inn, Fir View, Rose Cottage, Windwhistle Cottage. Currently light industrial units in closest area to heritage assets. Asset to the north separated from the site by residential development.</p> <p>Residential development may enhance the setting of the assets to the east rather than causing harm, subject to final detailed scheme. Overall, minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.</p> <p>Ecology: Nature Recovery Network (2m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (88m), within River Axe SAC Nutrient catchment area. Site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.</p> <p>Employment use should be retained on site.</p>	<p>38</p>	<p>0</p>

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Hawk_02 Field south-east of Hawkchurch School, behind and adjacent to School Close	<p>Outside of AONB. Field in agricultural use to south of Hawkchurch, adjoins an exception site. Mature hedgerow to surround with occasional mature tree. Overall, the site has a medium landscape sensitivity to new development.</p> <p>Assets Present: Over 200m from nearest listed buildings. Overall, no change - No change to assets or their settings.</p> <p>Nature Recovery Network (25m), within River Axe SAC Nutrient catchment area. Site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.</p> <p>The site has a rural, agricultural character adjacent to an exception site only. The site context does not support allocation at this stage.</p>	0	0
Totals		38	0

Kilmington

- 7.34 Kilmington is located between Axminster and Honiton, the A35 runs through this rural parish. It provides good transport links to Axminster and Honiton. Most of the parish lies inside the borders of two AONBs.
- 7.35 The Parish of Kilmington covers an area of 1,760 acres, it has approximately 429 properties and a population of around 830 people. As a tier 4 settlement, Kilmington has a range of facilities and amenities including Churches, pubs, a petrol filling station with a shop, a cricket pavilion on the playing field, a café, a farm shop and a school. Due to the reschedule of bus routes and services, Kilmington does not have a frequent bus service.
- 7.36 Between April 2020 and April 2022 there was only 1 housing completion in the village.
- 7.37 Sites submitted at Kilmington are shown on the map on the following page along with tabulated commentary that follows. Two sites have been identified as the preferred option, one site is identified as the 2nd best-choice site in the village.



Site assessment map for Kilmington

Sites coloured in Red (with some possible 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 may 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 1 to this committee report should be referred to for a complete picture.

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Table of sites assessed at Kilmington

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Kilm_01 Land off Shute Road, Kilmington	<p>Development of the site (5 max yield) would have a high landscape impact, as the site is within AONB with medium-high visibility, and minor heritage and ecological impacts might be expected.</p> <p>This site is located opposite to Kilm_02 site, which is an existing farm use. Site Kilm_02 is on a good access road and is formed from a relatively level agricultural field of improved grassland. It is located beyond the western edge of the existing built-up area of Kilmington.</p>	0	0
Kilm_02 Birchwood Farm, Shute Road, Kilmington	<p>Development of the site (66 max yield) would have a high landscape impact, as the site is within AONB with high visibility from multiple locations, including A35. Medium-high ecological impacts might occur as the site adjoins a Deciduous woodland which is on the priority Habitat Inventory and minor heritage impacts might be expected.</p> <p>The site includes an existing farmyard and fields. A good access road serves the site which has relatively level fields of improved grassland. It is located at the edge of the existing built-up area of Kilmington.</p>	0	0
Kilm_03 Land off Springhead Lane, Kilmington	<p>Development of the site (40 max yield) would have a high landscape impact, as the site is within the AONB with medium-high visibility, medium-high ecological impacts as adjoining to a Deciduous woodland which is on the priority Habitat Inventory and minor heritage might be expected.</p> <p>The site comprises of gently sloping agriculture land with good access road. The site is located at the edge of existing built-up area of Kilmington, adjoining Kilm_04 and surrounded by the existing dwellings.</p>	0	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Kilm_04 Paddock off Springhead Lane, Kilmington	<p>Development of the site (50 max yield) would have a high landscape impact, as the site is within AONB with medium-high visibility; medium-high ecological impacts might be expected as the site is close to a Deciduous woodland which is on the Priority Habitat Inventory and minor heritage might be expected.</p> <p>The site is gently sloping agriculture land with good access road and is located at the edge of existing built-up area of Kilmington, adjoining Kilm_03 and it abuts some existing dwellings.</p>	0	0
Kilm_05 Land At Pit Orchard, Bim Bom Lane, Kilmington	<p>Development of the site (6 max yield) would have a high landscape impact, as the site is within AONB, it would have visual impacts to other parts of AONB due to topography being on elevated land above some nearby area, especially built-up parts of the village. There is a lot of existing vegetation cover on the site with trees and unimproved grassland including overgrown grass, medium-high ecological impacts might be expected.</p>	0	0
Kilm_06 Land at Gore Lane, Kilmington	<p>Development of the site (41 max yield) would have a high landscape impact, as the site is within AONB with high visibility, medium- high heritage impact, as the eastern part of the site adjoins a Conservation Area and is close to a number of listed buildings; minor ecological impacts might be expected.</p> <p>The site is formed by two agricultural fields, the south-east of the site is relatively level; western & northern sides mainly sloping, the northern side faces directly to existing dwellings.</p>	0	0
Kilm_07 Land adjoining Breach, Kilmington	<p>Development of the site (41 max yield) would have a high landscape impact, as the site is within AONB with medium visibility. Medium ecological impacts might occur as the site adjoins a Deciduous woodland which is on the priority Habitat Inventory and minor heritage impacts might be expected.</p>	0	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Kilm_09 Land east of George Lane, Kilmington	<p>Development of the site (37 max yield) would have a high landscape impact, as the site is within AONB with medium-high visibility; medium-high heritage impacts might also be possible as the site is close to a Conservation Area and a number of listed buildings, including the Grade II listed War Memorial. Minor ecological impact might be expected.</p> <p>The site is formed by two flat agricultural fields, alongside the A35 with a good access road at the eastern and western parts. It is located in a central part of Kilmington and on the edge of the AONB. In respect of heritage considerations, however, the Referendum version of Kilmington Neighbourhood Plan has allocated 14 dwellings at the Western part of the site (land off George land and adjacent to Dares Field). According to the heritage impact reviews in Kilmington NP, “there will be a limited impact on the existing heritage assets through the allocation of the site. There will be some unavoidable impact through the change of use of open land at a prominent entrance to the village, however, the immediate setting of heritage assets in the village will not be impacted.” Thus, it is suggested as a preferred allocation, despite AONB designation.</p>	37	0
Kilm_10 Land to the west and south west of the Old Inn, Kilmington	<p>Development of the site (5 max yield) would have a high landscape impact, as the site is within the AONB with medium-high visibility; medium-high heritage impact may occur as the site is close to the Kilmington Conservation Area and adjacent to a Grade II listed building – The Old Inn; minor ecological impacts might be expected.</p> <p>The site is formed by an existing car park and an improved area of grassland. Located in a central part of the Kilmington built-up area and on the edge of the AONB, alongside the A35 with a good road access. It is suggested as a ‘2nd best’ choice option, despite AONB designation, though it would be appropriate to look at heritage impacts in more detail.</p>	0	5

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
<p>Kilm_11 Land to the east of and off Whitford Road, between Ashes Farm and The Beacon Chapel, Kilmington</p>	<p>Development of the site (10 max yield) would have a medium- high landscape impact and high heritage impacts.</p> <p>The site is a flat area of agricultural land with a good access road. It is located on the eastern edge of the built-up area of Kilmington. This site is one of the Kilmington Neighbourhood Plan allocation housing sites. The Grade II listed Ashes Farm Cottage is located west of the site. The Conservation Area and Grade II listed St Giles Church lie to the south of the site with clear views from and to these assets from the site.</p> <p>The Referendum version of the Kilmington Neighbourhood Plan has allocated 10 dwellings for this site. According to the heritage impact review in the Kilmington NP, "there will be a potential impact on two existing heritage assets through the allocation of the site but these can be minimised through mitigation measures. Public views of the Church will not be impeded, although the development will be partially visible from the Church." & "With sensitive design and layout, the development of the sites will not have a significant impact on nearby heritage assets but key views into and out of the sites should be retained, for instance, views of the Grade II* Church in particular." Thus, it is suggested as a preferred allocation.</p>	10	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Kilm_12 Land on the north side of Shute Road (Gapemouth Corner), Kilmington	Development of the site (5 max yield) would have a high landscape impact, medium-high ecological and low-medium heritage impacts. The site is flat unimproved grassland covered by vegetation, trees and overgrown grass, located at the edge of the existing built-up area of Kilmington and surrounded by dwellings. This site falls in an AONB, Site is within a designated landscape and has a very high landscape value with medium- high visibility. The site has been authorised to be cleared by the felling of conifer species under a felling licence, which is conditional, requiring the felled area to be restocked with broadleaved trees by 30th June 2026. The restocked trees must be maintained and protected for a period of ten years from the restocking having occurred.	0	0
	Totals	47	5

7.38 It should be noted that part of Kilm_09 and Kilm_11 have been allocated for housing in the Kilmington Neighbourhood Plan (NP), the referendum on the plan is scheduled for 8th September 2022. Depending on neighbourhood plan outcomes it may be appropriate to review the need for local plan allocations, albeit a larger area of Kilm_09 is proposed as a local plan allocation than the neighbourhood plan provides for.

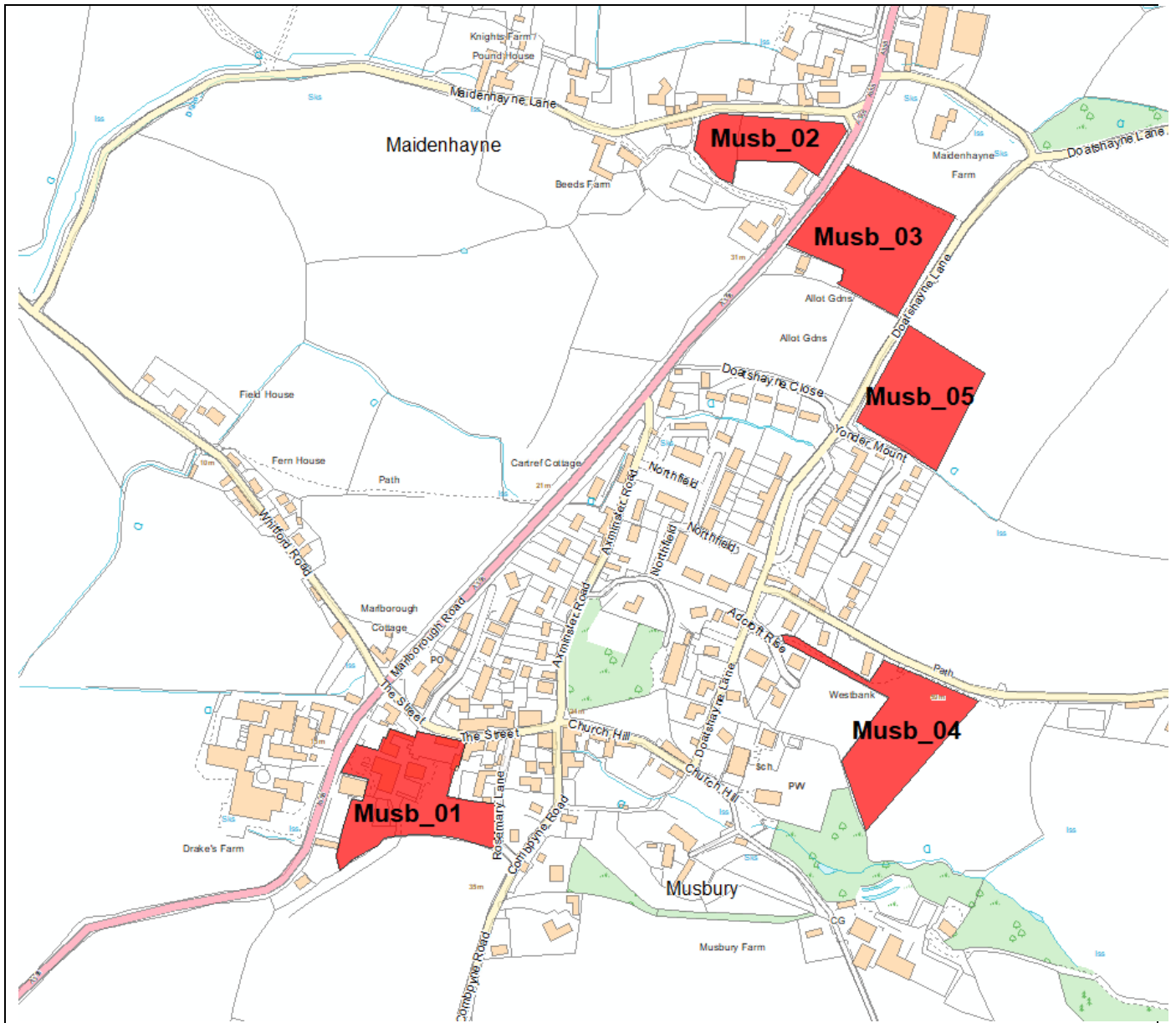
Musbury

7.39 Musbury is located in the lower Axe Valley between Axminster and Seaton. It is within the East Devon AONB. Although it is a small village with a population of around 500, it has a decent range of local services and facilities, including a primary school.

7.40 The busy A358 runs alongside the village, but there are quiet lanes within the settlement, although these generally lack pavements.

7.41 Between April 2020 and April 2022 no new houses were completed in the village but 15 homes were granted consent.

7.42 Sites submitted at Musbury are shown on the map on the following page along with tabulated commentary that follows.



Site assessment map for Musbury

Sites coloured in Red (with some possible 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 may 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 1 to this committee report should be referred to for a complete picture.

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Table of sites assessed at Musbury

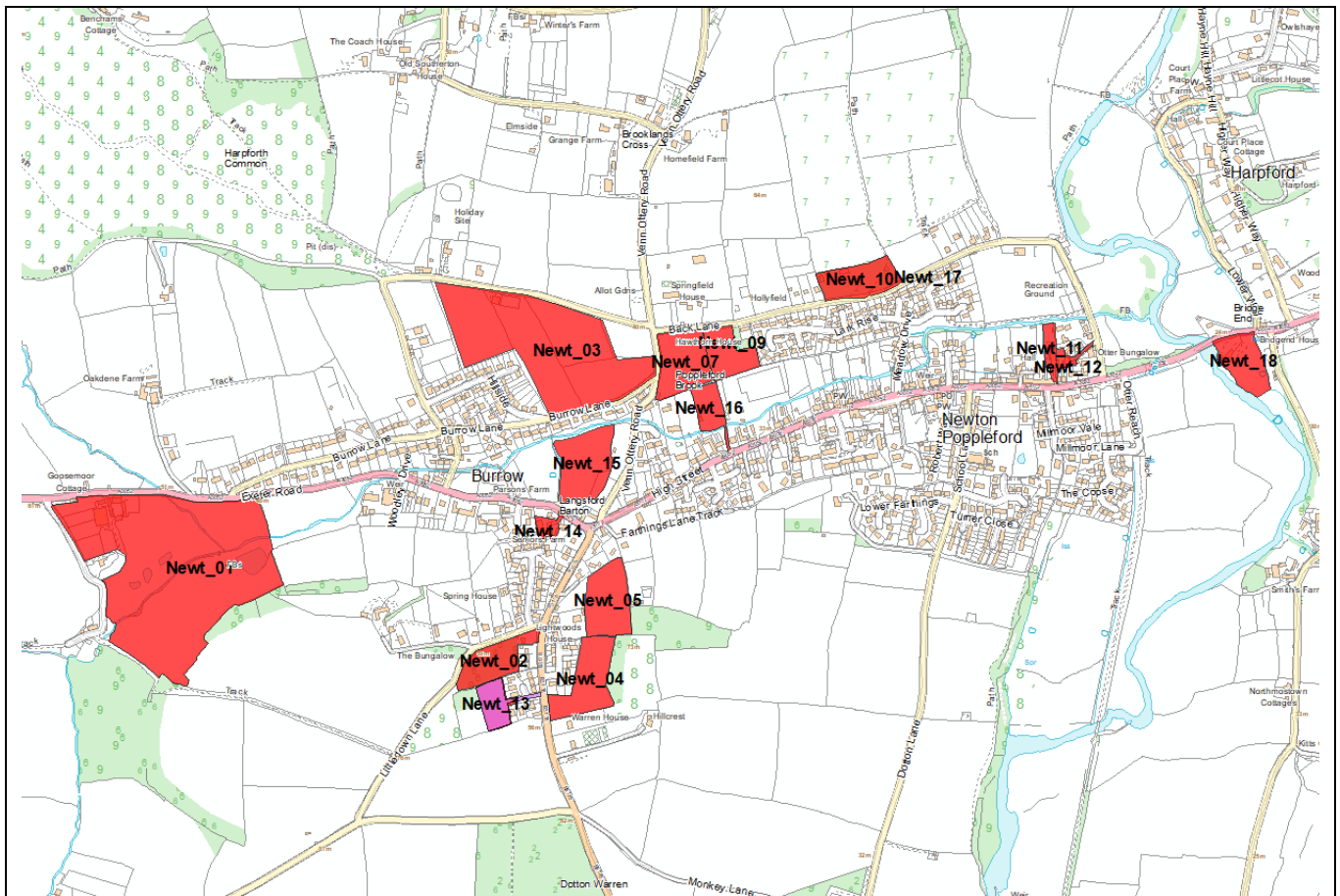
Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Musb_01 Baxter's Farm, The Street	<p>Much of the northern part of Musb_01 forms a former farmyard and there is potential to retain and conserve the older buildings, which are non-designated heritage assets.</p> <p>Conversion/redevelopment of this part of the site provides an opportunity to provide housing and employment opportunities on a site that is very well related to the village centre. This land is already within the Built-up Area Boundary for Musbury, which was defined in the Villages Plan, and development is promoted through a draft Baxter's Farm Development Brief. This also provides for gypsy and traveller pitches on the south of the site and possible community uses on those parts of the site not included in the BUAB (such as a community garden/orchard and expansion area for the village hall). However, this new local plan provides an opportunity for additional housing and the flatter part of the south western area (next to the village hall car park) appears to be a good location for this (subject to suitable alternative provision being made for gypsy and traveller pitches by Devon County Council). The more steeply sloping orchard land to the south east of the site is unlikely to be suitable for housing, subject to further landscape appraisal. The site is less than 1 ha in size and would therefore contribute to the percentage of homes that need to be built on smaller sites.</p>	15	0
Musb_02 Maidenhayne Lane	This site failed stage 2 of the site selection methodology because it is not adjacent to the settlement.	0	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Musb_03 Churchpath field, Axminster Road	Musbury is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The site has a potential yield of 25 homes using the standard maximum density, which would represent a substantial amount of development relative to the existing size of the village. However, allocation of a smaller part of the site to yield around 10 dwellings may be more compatible. Although within a reasonable walking distance of the village centre, this is quite a large site in relation to the scale of the village and is located on rising ground in an AONB. A suitable highways access may be difficult to achieve. The site is not proposed as a preferred allocation because of the AONB setting where a better alternative site is available in Musbury with no overriding reason for substantial development in the AONB. However, it is recommended that the western part of the site (on lower ground) be included as a potential 'second choice' so that it can form part of a consultation.	0	10
Musb_04 Field known as Adcroft, Mounthill Lane	Although within a reasonable walking distance of the village centre, this is quite a large site in relation to the scale of the village, could have heritage implications and is located on rising ground in an AONB. It is not therefore recommended as a preferred or second choice site.	0	0
Musb_05 Doatshayne Lane	This site failed stage 2 of the site selection methodology because it has planning permission for 15 dwellings.	0	0
	Totals	15	10

Newton Poppleford

7.43 Newton Poppleford is located in the lower Otter Valley between Ottery St. Mary and Budleigh Salterton. The busy A3052 from Exeter to Lyme Regis passes through the middle of the village. The lack of footways on this road close to the historic toll cottage and lack of alternative pedestrian and cycle routes severely constrain the development potential of sites to the west of the village.

- 7.44 Newton Poppleford has a population of around 1,200 people and some local services and facilities, including a primary school. It is in the East Devon AONB.
- 7.45 Between April 2020 and April 2022 there were 6 housing completions in the village and 15 homes were granted consent, making a total of 21 homes in the plan period so far.
- 7.46 Sites submitted at Newton Poppleford are shown on the map that follows along with tabulated commentary on sites after that. No sites have been identified as either preferred or second choice sites in the village.



Site assessment map for Newton Poppleford

Sites coloured in Red (with some possible 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 may 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 1 to this committee report should be referred to for a complete picture.

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Table of sites assessed at Newton Poppleford

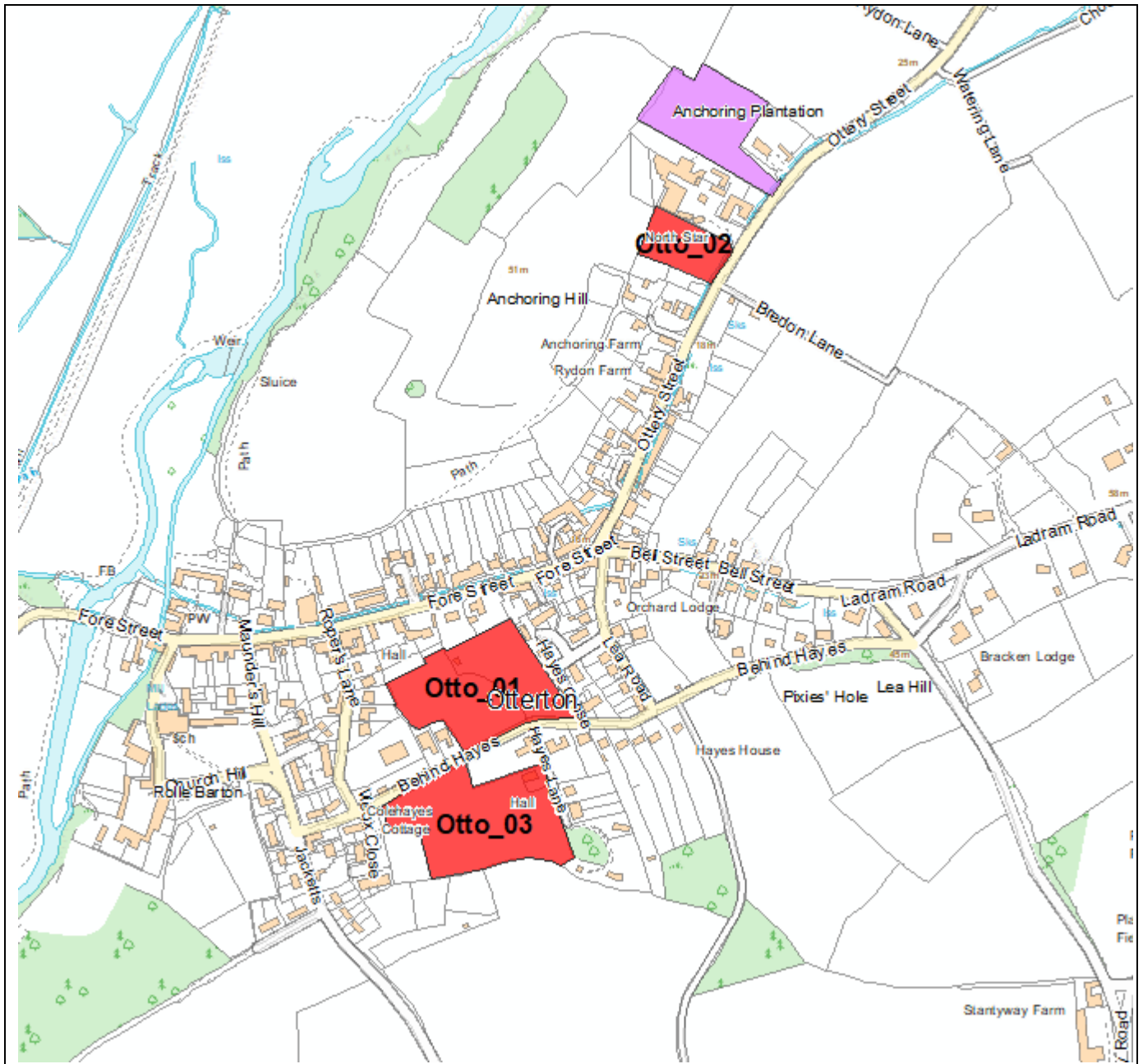
Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Newt_01 Goosemoor Farm, Exeter Road	This 9.5 hectare site is poorly related to the village and, using our standard maximum density calculation, has the capacity to accommodate over 100 homes. Newt_01 is located in very attractive countryside that is in the East Devon AONB. Issues related to the development of the site include highways access, lack of safe pedestrian and cycling routes to the village centre, heritage, ecology, landscape and flooding. It is not recommended as either a preferred or second best choice of site allocation.	0	0
Newt_02 Littledown Farm, Littledown Lane	The development potential of Newt_02 is highly constrained by protected trees, highways access and ecological interest. There is no safe and convenient pedestrian or cycling access to the services and facilities in the village centre. It is not recommended as either a preferred or second best choice of site allocation.	0	0
Newt_03 Land North of Burrow Lane	This land is no longer available so has not been assessed.	0	0
Newt_04 Land to the West of Badger Close	Newt_04 is located in the East Devon AONB. There is no safe and convenient pedestrian or cycling access to the services and facilities in the village centre. There are potential negative ecological impacts. This site is Grade 2 agricultural land. It is not recommended as either a preferred or second best choice of site allocation.	0	0
Newt_05 Land to the east Of Exmouth Road	Newt_05 is located in the East Devon AONB and has the potential to affect the setting of several heritage assets. These issues together with potential ecological impacts require further investigation. There is no safe and convenient pedestrian or cycling access to the services and facilities in the village centre. It is Grade 2 agricultural land. It is not recommended as either a preferred or second best choice of site allocation.	0	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2nd Best choices - Homes
Newt_07 Land off Back Lane	This site failed stage 2 of the site selection methodology because it did not pass the HEELA.	0	0
Newt_09 Field adjacent to Hawthorn House, Back Lane	This site failed stage 2 of the site selection methodology because it did not pass the HEELA.	0	0
Newt_10 Land North of Back Lane	This site failed stage 2 of the site selection methodology because it did not pass the HEELA.	0	0
Newt_11 Oak Tree Garage, Station Road	This site failed stage 2 of the site selection methodology because it did not pass the HEELA.	0	0
Newt_12 Coal Yard, Back Lane	This site failed stage 2 of the site selection methodology because it did not pass the HEELA.	0	0
Newt_13 Land off Down Close	There is no safe and convenient pedestrian or cycling access to the services and facilities in the village centre. The site is Grade 1 and 2 agricultural land and there are potential impacts on ecology and the AONB landscape. It is not recommended as either a preferred or second best choice of site allocation.	0	0
Newt_14 Seniors Farm yard	There is no safe and convenient pedestrian or cycling access to the services and facilities in the village centre. Development of the site may have a negative impact on the setting of designated heritage assets and there are flooding issues. It is not recommended as either a preferred or second best choice of site allocation.	0	0
Newt_15 Land to the North of Exeter Road	This site failed stage 2 of the site selection methodology because it did not pass the HEELA.	0	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Newt_16 Land to the rear of Langford Mews	This site failed stage 2 of the site selection methodology because it did not pass the HEELA.	0	0
Newt_17 Land on the north side of Back Lane	This site failed stage 2 of the site selection methodology because it did not pass the HEELA.	0	0
Newt_18 Pearces Yard, Bridge End	This site failed stage 2 of the site selection methodology because it did not pass the HEELA.	0	0
Totals		0	0

Otterton

- 7.47 Otterton is located in the lower Otter Valley around 2, 500 metres (1.5 miles) north of Budleigh Salterton.
- 7.48 Otterton has a population of around 700 people and some local services and facilities, including a primary school. It is an historic settlement with a concentration of listed buildings in its conservation area and the village is in the East Devon AONB.
- 7.49 Between April 2020 and April 2022 there were 14 housing completions in the village and 3 homes were granted consent, making a total of 17 homes in the plan period so far.
- 7.50 Sites submitted at Otterton are shown on the map on the following page along with tabulated commentary that follows.



Site assessment map for Otterton

Sites coloured in Red (with some possible 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 may 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 1 to this committee report should be referred to for a complete picture.

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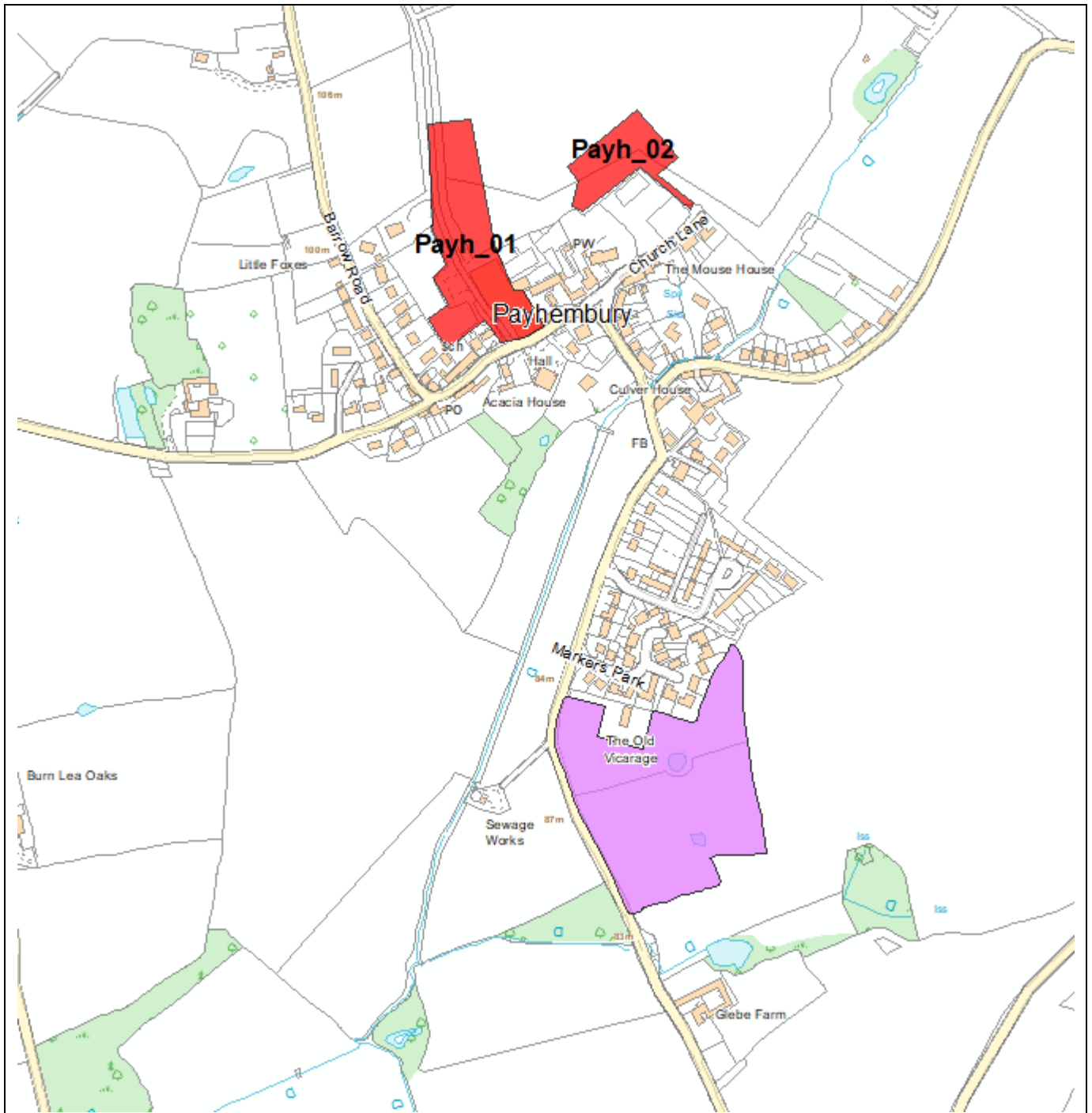
Table of sites assessed at Otterton

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Otto_01 Land of Bell Street	<p>Otterton is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of up to 10 dwellings on Otto_01 would make a small contribution to this spatial strategy.</p> <p>Development of Otto_01 would enable provision of additional homes very close to the village centre, but there are significant constraints, particularly highways, heritage and landscape.</p> <p>Further work on these issues is required to understand potential impacts before it would be appropriate to allocate the site for development. However, it is recommended that the site be included as a 'second choice' site so that consultation can be undertaken on a potential allocation while further assessment work is undertaken.</p>	0	10
Otto_02 Land adjacent to the North Star	<p>Further work on the impact of development on landscape, flooding and heritage is required to understand potential impacts before it would be appropriate to allocate the site for development. However, it is recommended that the site be included as a 'second choice' site so that consultation can be undertaken on a potential allocation while further assessment work is undertaken.</p>	0	8
Otto_03 Land at Hayes Lane	<p>Further work on the impact of development on highways, landscape, flooding and heritage is required to understand potential impacts before it would be appropriate to allocate any part of the site for development. However, it is recommended that the northern site frontage be included as a 'second choice' site so that consultation can be undertaken on a potential allocation while further assessment work is undertaken.</p>	0	5

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Otto_04 Land East of Rydon Close	This is a new 2022 call for sites submission. It has not yet been assessed by the HELAA and therefore whether it should progress to final formal assessment, on account of meeting HELAA tests, remains to be seen. From initial review, however, the site does not look like a possible choice for allocation for development because it is in active employment use. At this stage, awaiting further HELAA work and possible subsequent detailed site specific assessment, the site is not categorised as a preferred allocation or 2nd best choice.	0	0
Totals		0	23

Payhembury

- 7.51 Payhembury is a village with a population of around 750 people with a small range of services and facilities. About 26% of residents are aged 65 or over (below the East Devon average of 30%), with 21% aged between 0-15. There are some 329 economically active people and an employment density of 0.52, which shows that there are fewer jobs than workers.
- 7.52 Although fairly small and rural in nature Payhembury has a range of key services and facilities and is consequently considered appropriate to accommodate a small level of growth in the Local Plan.
- 7.53 Given the fact that the southern section of Payh_01 has already been permitted for 9 dwellings it is not considered appropriate to make any further allocation in the village.



Site assessment map for Payhembury

Sites coloured in Red (with some possible 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 may 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 1 to this committee report should be referred to for a complete picture.

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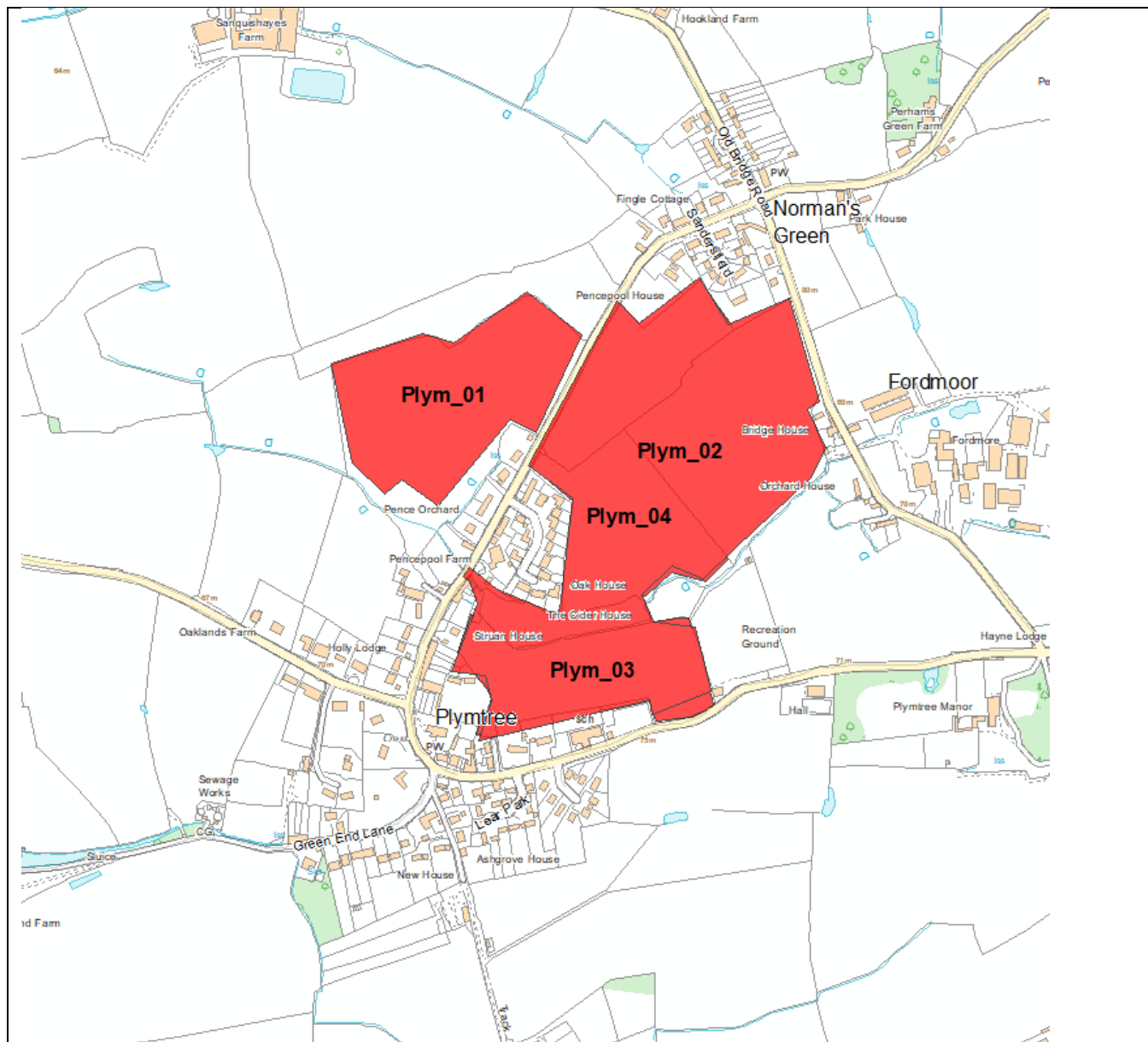
Table of sites assessed at Payhembury

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Payh_01 Units and agricultural field at Slade Barton	<p>Outside of AONB. Site slopes up towards the north. Current permission for 9 dwellings and relocated workshop on southern part of the site. Remainder of site is considered to have capacity for 5 dwellings. Remainder of the site to north is highly exposed and poorly related to the existing village development. Overall, the site has a high/medium landscape sensitivity to new development.</p> <p>Heritage assets present: Grade II Apple Tree Cottage (50m), Grade II Yeoman's Cottage (72m), Grade II Payhembury VC School and School House (18m), Grade II Sunnyside (48m), Grade II Higher House (59m), Grade I St Mary's Church (75m). Potential for adverse heritage impact subject to final design and layout. Northern extent of site more exposed. Overall, moderate - Change affecting the special character of assets, where elements which contribute to their significance and their setting are harmed.</p> <p>Ecology: Nature Recovery Network (1m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (73m). Site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.</p> <p>Southern half of site has planning permission under ref. 22/0989/MRES. Northern half of site more exposed and poorly aligned to existing built form. The site context and constraints do not support allocation at this stage.</p>	0	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Payh_02 Agricultural field adjoining Payhembury village recreation ground	<p>Outside of AONB. Site slopes up towards the north. Highly exposed site to north of village adjacent to Grade I listed building and curtilage (St Mary's Church). Overall, the site has a high landscape sensitivity to new development.</p> <p>Heritage assets present: Grade II Sunnyside (75m), Grade II Higher House (61m), Grade I St Mary's Church (45m). Likely significant heritage impact to adjacent Grade I listed church and curtilage. Overall, major - Considerable change affecting the special character of assets including their setting, where the significance of those elements is substantially harmed or lost.</p> <p>Ecology: Nature Recovery Network (1m). Site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.</p> <p>The site context and constraints do not support allocation at this stage.</p>	0	0
2022 call for sites submission: Payh_03 Agricultural field adjoining Payhembury built-up area.	<p>Outside of AONB. Highly prominent site with high intervisibility, notably from southern approach to Payhembury. Site slopes up towards the east. Overall, the site has a high landscape sensitivity to new development.</p> <p>Heritage assets present: Grade II Glebe Farm to south (115m). Overall, minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.</p> <p>Ecology: Nature Recovery Network (5m). Site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone. Mature trees and hedgerows to borders. Mature trees in open field. Ponds to centre of field. Overall, significant moderate adverse effect predicted.</p> <p>The site context and constraints do not support allocation at this stage.</p>	0	0
	Totals	0	0

Plymtree

- 7.54 Plymtree is a village with a population of around 650 with a small range of services and facilities, situated some 5 miles to the north-west of Honiton. About 26% of residents are aged 65 or over (above the East Devon average of 30%), with 19% aged between 0-15. There are some 343 economically active people and an employment density of 0.42, which shows that there are fewer jobs than workers.
- 7.55 Although in a rural location, Plymtree contains a range of services and facilities and is consequently considered appropriate to accommodate a small level of growth in the Local Plan, should a suitable site be available.



Site assessment map for Plymtree

Sites coloured in Red (with some possible 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 may 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 1 to this committee report should be referred to for a complete picture.

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Table of sites assessed at Plymtree

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
<p>Plym_01 Agricultural field adjoining the north west of Plymtree village.</p>	<p>Outside of AONB. Site slopes gently down towards the west. The site is highly exposed to the west and is screened by low density residential dwellings and mature hedgerow to the east. The site features a PROW (footpath) that crosses the south. Overall, the site has a high landscape sensitivity to new development. Heritage assets present: Grade II listed Penspool Cottage (55m), Grade II listed Pencepool Barn (75m), Grade II listed Pencepool Farm (85m). Overall, moderate - Change affecting the special character of assets, where elements which contribute to their significance and their setting are harmed. Ecology: No designated areas within 250m. Overall, minor adverse effect predicted (not significant). Development of the site has the potential to introduce coalescence with Norman's Green to the north. Development would be highly visible from the public footpath to the south. The site context and constraints do not support allocation at this stage.</p>	<p>0</p>	<p>0</p>
<p>Plym_02 Agricultural field adjoining and contained within Plymtree village to the north, east and south.</p>	<p>Dismissed at Site Selection Stage 2: Sifting. Site submitted in 2017 is superseded by submission of Plym_03 and Plym_04 in 2022 under same ownership and entirely contained within Plym_02</p>	<p>0</p>	<p>0</p>

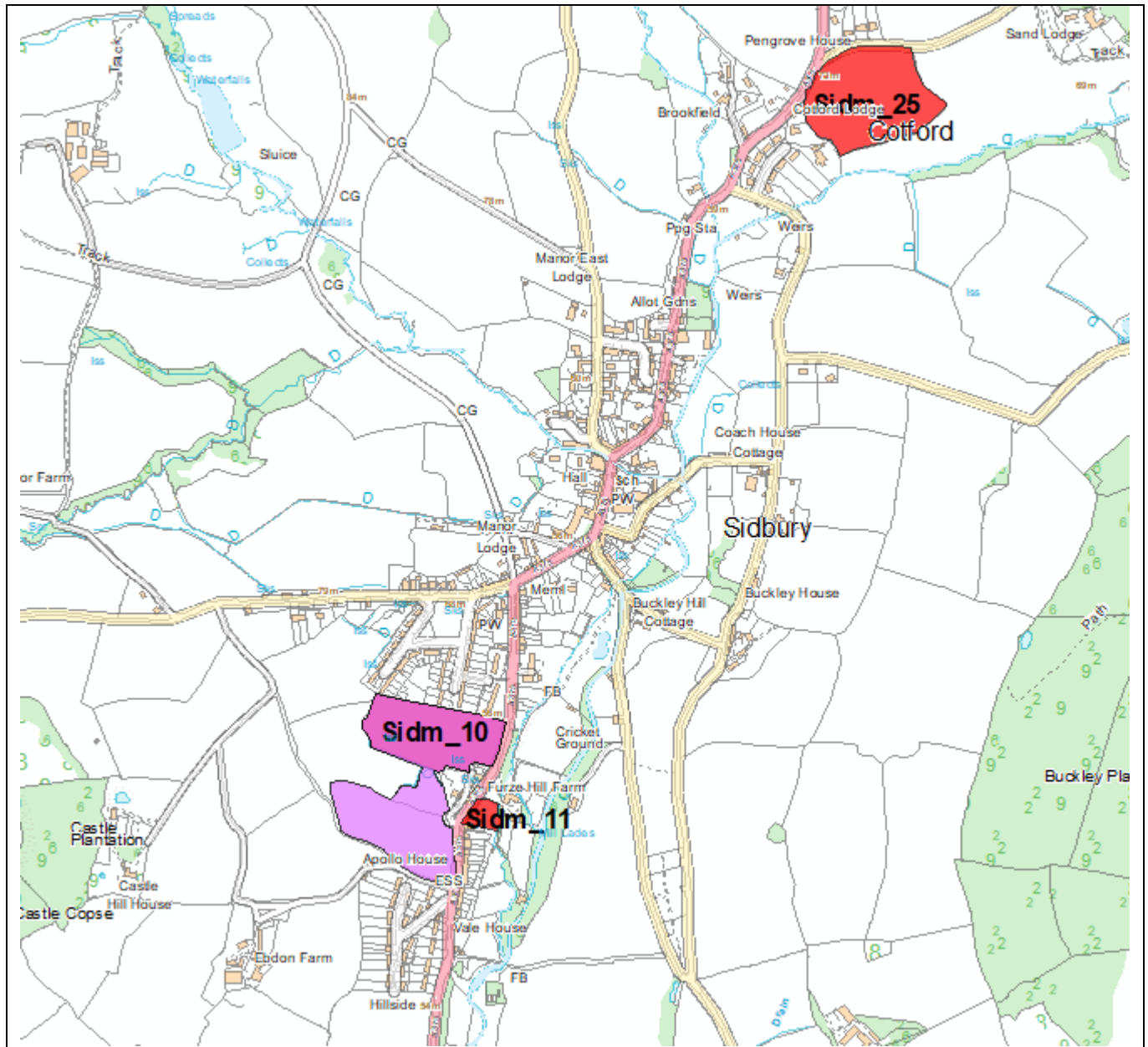
Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Plym_03 Land at Plymtree	<p>Outside of AONB. Site gently slopes up towards the north. Set within the context of low density housing to south, west and north west, recreational field to east, agricultural fields to north east. Mature tree lined hedgerow to borders with residential gardens to part of south border. Watercourse runs along northern border. Overall, the site has a medium/low landscape sensitivity to new development.</p> <p>Heritage assets present: Grade I listed St John the Baptist's Church (40m) and curtilage, Grade II* listed Pencepool Farm (62m), Grade II listed Pencepool Cottage (76m), Grade II listed Pencepool Barn (96m), Grade II listed Rose Cottage (52m), Grade II listed Knights Cottage (21m), Grade II listed Beech Cottage (24m). Likely significant heritage impact to adjacent Grade I listed church and curtilage. Overall, major - Considerable change affecting the special character of assets including their setting, where the significance of those elements is substantially harmed or lost.</p> <p>Ecology: Nature Recovery Network (1m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (21m). Overall, significant moderate adverse effect predicted.</p> <p>The east of the site is poorly related to the built-up area. The west of the site is better related to the built-up area. Opportunities for development of the west of the site are however constrained by the presence of significant GI and GII* heritage assets. The site constraints and context do not support allocation at this stage.</p>	0	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Plym_04 Two agricultural fields between Plymtree village and Norman's Green.	<p>Outside of AONB. Site gently slopes up towards the north. Includes part of site Plym_02. Development could erode separation between Plymstock and Norman's Green. Highly exposed from access routes. Overall, the site has a high/medium landscape sensitivity to new development.</p> <p>Heritage assets present: Grade II listed Penspool Cottage (95m), Grade II listed Pencepool Barn (80m), Grade II listed Pencepool Farm (85m), Grade II listed The Old Forge (85m), Grade II listed Normans Green House (96m). Overall, moderate - Change affecting the special character of assets, where elements which contribute to their significance and their setting are harmed.</p> <p>Ecology: Nature Recovery Network (8m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (1m). Overall, significant moderate adverse effect predicted.</p> <p>Development of the site has the potential to introduce coalescence with Norman's Green to the north. Development would be highly visible. The site context and constraints do not support allocation at this stage.</p>	0	0
	Totals	0	0

Sidbury

- 7.56 Sidbury is home to around 500 people, and has a slightly older age profile than the district average (35% are aged 65 plus). The number of jobs within Sidbury is relatively low, less than half the number of workers, meaning most people have to commute elsewhere to work.
- 7.57 The East Devon AONB washes over Sidbury, and the floodplain associated with the River Sid runs along the east. A conservation area, with numerous listed buildings, covers a large part of the centre of Sidbury.
- 7.58 Sidbury has a reasonably good range of community facilities for its size, including a primary school, shop, pub, and sports pitch. There is also an hourly bus service running to the larger settlements of Honiton to the north and south to Sidmouth. The A375 runs through the centre of the village. The availability of a decent range of community facilities and services make Sidbury an appropriate place in principle for a reasonable level of

development. However, being located entirely in the AONB limits the potential for new development. In addition, the lack of dedicated footpaths in the village make it challenging for pedestrians, particularly along the A375 which gets busy at times and can be a safety hazard for walkers. The lack of jobs in the village means the scale of housing should also be limited to minimise the potential for unsustainable commuting patterns.



Site assessment map for Sidbury

Sites coloured in Red (with some possible 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 may 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 1 to this committee report should be referred to for a complete picture.

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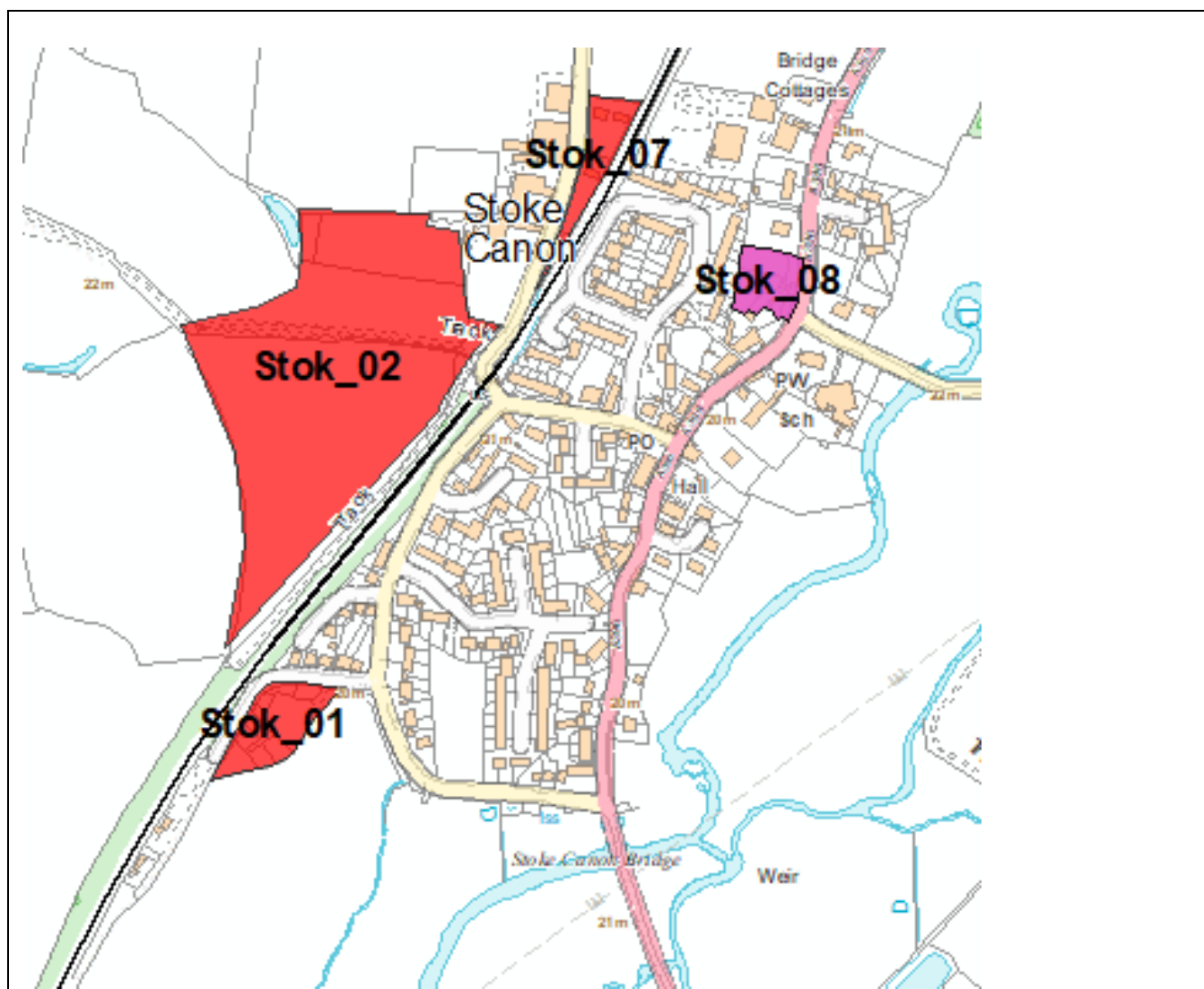
Table of sites assessed at Sidbury

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Sidm_10	See 'New call for sites 2022 – Sidm_34' below	0	0
Sidm_11	Dismissed at Site Selection Stage 2: Sifting. Small site with planning permission.	0	0
Sidm_25	Dismissed at Site Selection Stage 2: Sifting. Site is a rural green field located away from the built-up area of Sidbury.	0	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
<p>New call for sites 2022 - Sidm_34 Land South of Furzehill, Sidbury</p>	<p>Newly submitted site overlaps whole of Sidm_10 (pink area shown on map along with dark pink marked as Sidm_10 indicates whole site). Site is located entirely within AONB. Short distance views into site from A375 are limited due to topography and mature vegetation, but site is clearly visible from elsewhere in the AONB, for example from Buckley Road across the valley to the east. A sensitive site in the AONB. Large 20th Century residential estate to north may provide opportunity for improved access. Overall, the site has a high / medium landscape sensitivity to new development. Heritage assets present: 1 - Grade II listed Furzehill Farm, 2 - Sidbury Conservation Area. Grade II listed Furzehill Farm 9m to south east, open views of site are available from this asset, currently view to agricultural field. Sidbury Conservation Area 13m to north east has views into southern part of the site. Potential impact on setting of these two heritage assets. Overall, Moderate - Change affecting the special character of assets, where elements which contribute to their significance and their setting are harmed. Ecology: Arable fields surrounded and divided by mature hedgerows and trees. Site is 10m from an unconfirmed wildlife site, 31m from a nature recovery network area, 35m 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. This site may provide an opportunity for limited development well aligned to existing built-up area. There may be an opportunity to provide improved pedestrian pathways from the Hillside Estate through to the village core. Heritage and landscape impact assessments of any future proposal would be required. The site yield is significantly reduced due to constraints present.</p>	<p>0</p>	<p>38</p>
	Totals	0	38

Stoke Canon

- 7.59 Stoke Canon is a village with a population of around 670 with a small range of services and facilities. About 29% of residents are aged 65 or over (below the East Devon average of 30%), with 13% aged between 0-15. There are some 337 economically active people and an employment density of 1.76, which shows that there are more jobs than workers due to the nearby water treatment works.
- 7.60 In principle, Stoke Canon is a reasonable location for a small amount of development given it contains a range of services and facilities. However, no suitable sites have been found in Stoke Canon and given the flooding issues experienced in the village it is unlikely that a suitable site can be identified.



Site assessment map for Stoke Canon

Sites coloured in Red (with some possible 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 may 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 1 to this committee report should be referred to for a complete picture.

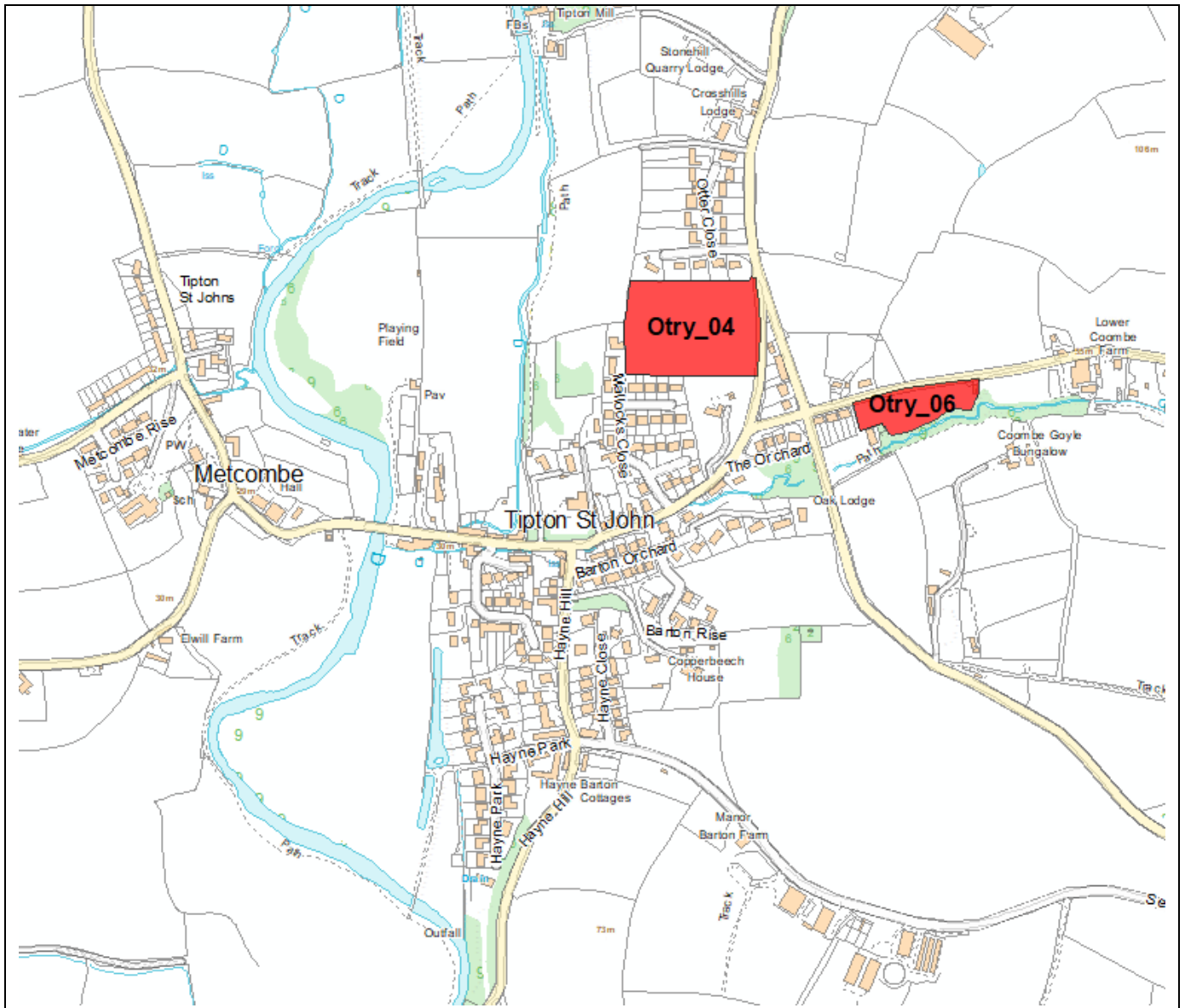
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Table of sites assessed at Stoke Cannon

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Stok_01	Dismissed at Site Selection Stage 2: Sifting. Flood Zone 3	0	0
Stok_02	Dismissed at Site Selection Stage 2: Sifting. Flood Zone 3	0	0
Stok_07	Dismissed at Site Selection Stage 2: Sifting. Flood Zone 3	0	0
Stok_08 / (Call for sites 2022 – Stok_11 = 100% overlap)	Dismissed at Site Selection Stage 1: Flood Zone 2 and 3 in parts. HEELA panel consider the site 'probably unachievable due to location in flood zone 2'. Access also over flood zone 3 only.	0	0
Totals		0	0

Tipton St John

- 7.61 Tipton St John is a small, rural village with around 350 residents. It is located partly within the East Devon AONB, along the bottom of the Otter valley and has developed around and between two crossroads and the former railway line. The village is bisected by the River Otter, so that a wide section of land is liable to flood including the site of the primary school which needs to be relocated.
- 7.62 As a tier 4 settlement, Tipton St John has a small range of everyday facilities including a pub, shop, primary school and allotments. It does not have a frequent bus service or meaningful employment provision. There is a lack of secondary school places in Ottery St Mary to accommodate new residents and, as mentioned above, the primary school will need to be relocated to outside of the flood zone. In the event that the primary school were relocated outside of the village, as is proposed by DCC in their proposals for land at Thorne Farm, Ottery St Mary, then it is considered that the settlement would have insufficient services and facilities to justify its inclusion as Tier 4 settlement and allocation in this location would not be considered appropriate.



Site assessment map for Tipton St John

Sites coloured in Red (with some possible 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 may 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 1 to this committee report should be referred to for a complete picture.

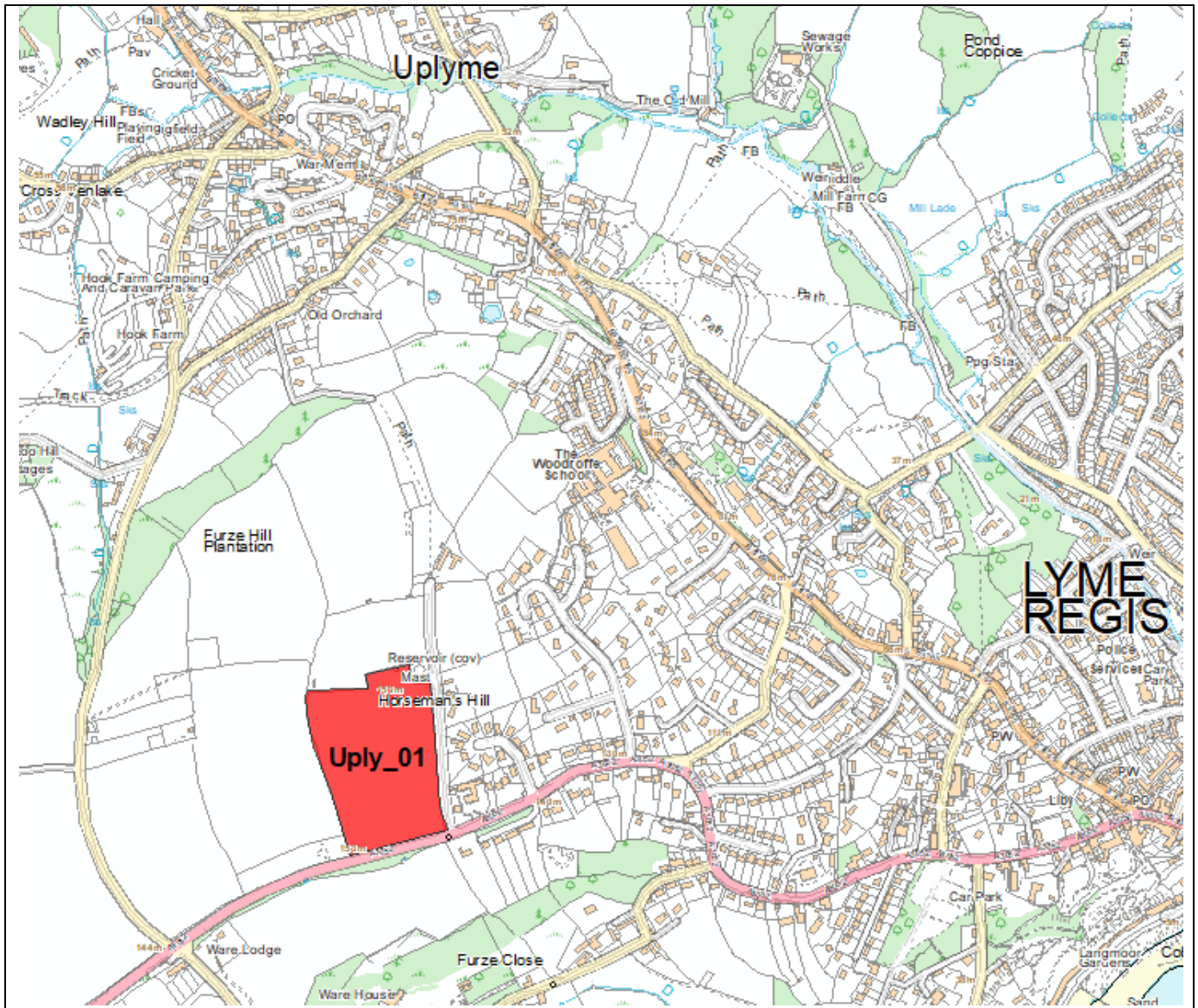
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Table of sites assessed at Tipton St John

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Otry_04 Land South of Otter Close Tipton St John	The site is located between two groups of existing houses but forms a rural backdrop to the village. It is just outside the AONB and has no particular ecological or heritage interest, although further assessment would be required as part of any application. The site should be considered as a 2nd best site due to the uncertainty around future school provision and the lack of a frequent bus service.	0	45
Otry_06 Land next to 6 Coombe Vale, Tipton St John	The site is located close to facilities. It forms a rural edge to the village and lies within the AONB, in an area of landscape sensitivity. There is a band of trees to the south of the site which are of habitat importance. The site should not be allocated due to its landscape sensitivity, ecological importance and due to the uncertainty around future school provision and the lack of a frequent bus service.	0	0
Totals		0	45

Uplyme

- 7.63 No sites were sourced in the village of Uplyme. However, a site in Uplyme Parish was assessed on the basis that it adjoins the build-up area of Lyme Regis, which is in Dorset. Although Lyme Regis is not in East Devon it is appropriate to consider sites that may contribute to a sustainable pattern of development.
- 7.64 Lyme Regis is a small town with a good range of services and facilities, including a secondary school, although shops tend to focus on the tourist trade and there is no large supermarket or railway station.



Site assessment map for Uplyme

Sites coloured in Red (with some possible 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 may 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 1 to this committee report should be referred to for a complete picture.

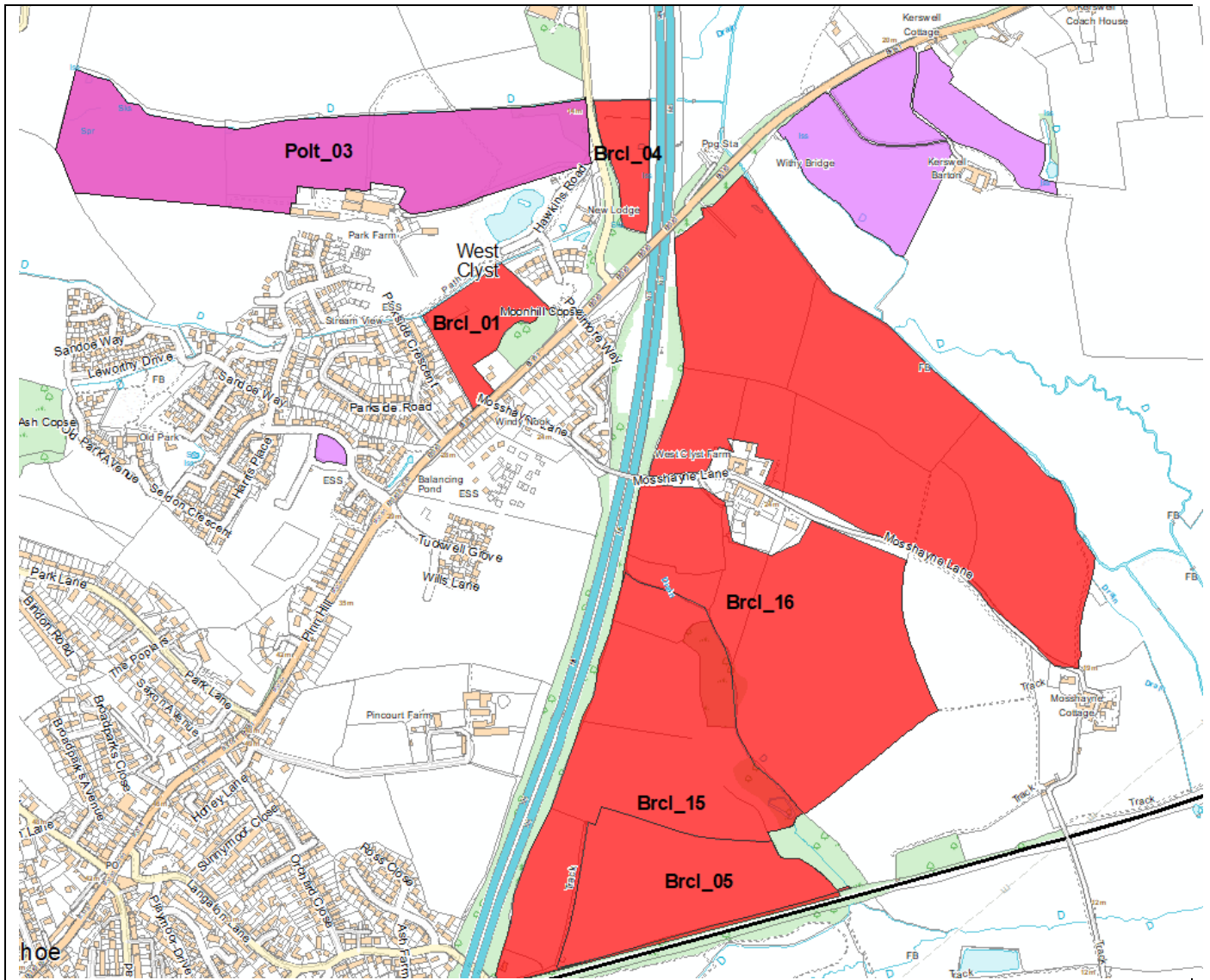
Mapping:© Crown copyright and database rights 2022 Ordnance Survey 100023746

Table of sites assessed at Uplyme

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Uply_01 Land at Sidmouth Road, Lyme Regis	Uply_01 is located on the open coastal plateaux above the Dorset town of Lyme Regis. It is a highly visible site in the AONB landscape when approaching the town from the west – at this point the town is largely hidden from view due to a drop in land levels. Although the site lies within 400 metres of a secondary school, it is around 1200 metres to the town centre. Furthermore, there is no continuous footway from the site to access services and facilities and there is a steep drop into the town centre. The site is not considered to be suitable for either a preferred or second choice allocation.	0	0
Totals		0	0

Westclyst

- 7.65 Westclyst is located in the southwest of Broadclyst Parish, along the B3181 and M5. Historically it was a smaller settlement in the parish, with the growth of residential development and population at Westclyst, it will become one of the largest communities in the parish.
- 7.66 As a tier 4 settlement, Westclyst has a small range of facilities including shops and a primary school, and benefits from the close proximity to Pinhoe (in Exeter City) where more facilities can be accessed.
- 7.67 Between April 2020 and April 2022 there was 100 housing completions in Westclyst.
- 7.68 Sites submitted at Westclyst are shown on the map on the following page along with tabulated commentary that follows. No sites have been identified as either preferred or second choice sites in the village.



Site assessment map for Westclyst

Sites coloured in Red (with some possible 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 may 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 1 to this committee report should be referred to for a complete picture.

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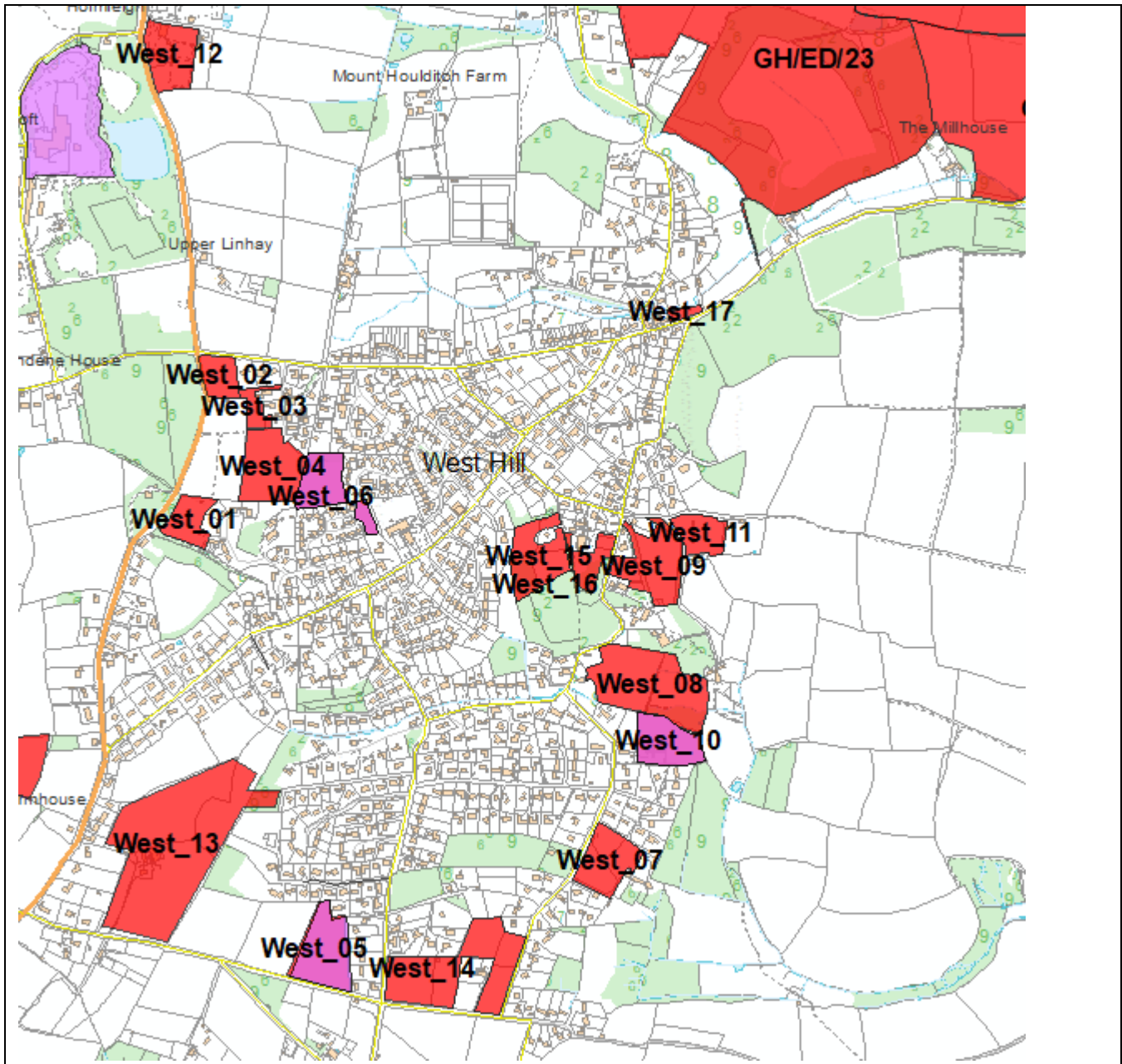
Table of sites assessed at Westclyst

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Brcl_01	This site has a permission (Planning application 18/1653/MOUT) for development and assessment is not undertaken and no additional scope for development is identified.	0	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Brcl_04 Land adjacent Poltimore Park, Poltimore	Relatively flat agricultural field between Westclyst and the M5, large proportion of the site falls inside floodzone 3. Good access road and limited heritage impact, medium-high landscape and ecology impacts, and noise impact from M5. Major concern is the flood risk & ecology impacts – otherwise would be a good development (8 yield)	0	0
Polt_03 Land to the North of Old Park Farm, Old Park Farm 3, Pinn Hill, West Clyst, Exeter	The proposed development site lies outside existing Built-up Area and is located in open countryside. Medium- high landscape impact; eastern part of the site falls in floodzone 3; medium – high heritage impact upon the setting of the house, a Grade II* listed building, and parkland. A recent Planning application (19/1799/MOUT) was refused.	0	0
Totals		0	0

West Hill

- 7.69 West Hill is a large post-war village located close to the A30. The settlement is characterised by large, detached houses in spacious plots interspersed with numerous trees and woodland with winding, often narrow, access roads serving small groups of houses. Facilities including the primary school, shops, and village hall are located centrally in the northern third of the village, meaning that some houses are over a 1 km away, along unlit roads that lack pavements.
- 7.70 The population of West Hill is around 2000 residents, with 36.5%, a higher than East Devon average, being over 65. Around 2/3 of workers commute out of the village to work.
- 7.71 Many of the houses in West Hill are amongst the most expensive in East Devon and, if new housing is to redress the balance, there is a need for smaller, more affordable dwellings for families and existing older residents wishing to downsize.



Site assessment map for West Hill

Sites coloured in Red (with some possible 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 may 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 1 to this committee report should be referred to for a complete picture.

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Table of sites assessed at West Hill

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
<p>West_01 Land at Westhayes/Hayes End Eastfield, West Hill</p>	<p>Located on north western edge of West Hill. Western part of site comprises woodland, eastern part is hardstanding. Adjoins modern dwellings along settlement edge to east. The site has reasonable access to a limited range of community facilities and services along a mostly paved and lit route. Suitable highways access can be achieved, and there would be limited heritage impact. On the downside, the woodland in the western part of the site is protected as S.41 habitat, and several areas of the site are covered by TPOs. There may be potential to accommodate six dwellings on the less constrained eastern part of site, avoiding the woodland, and as such this site is a 2nd choice.</p>	<p>0</p>	<p>6</p>
<p>West_02 Field at junction of adjacent to Prickly Pear House at junction of B3180 Exmouth Road and Bendarroch Road, West Hill</p>	<p>Site is on the north west tip of West Hill, and is a field used by grazing sheep, gently sloping west to east. Site is adjoined by fields to north and south, single dwelling to east, and B3180 to west with woodland beyond. Positive aspects are no change to heritage assets, and suitable highways access. However, it is a sensitive landscape with limited context of built form. Route to community facilities lacks pavement and street lighting along most of the route. Therefore, this site is not a preferred allocation.</p>	<p>0</p>	<p>0</p>
<p>West_03 Rear of Hasta-La-Vista, Windmill Lane, West Hill</p>	<p>Used as a paddock, gently sloping west to east on the north west edge of West Hill. Fields adjoin to west and south, existing low density housing to north and east. Benefits are there would be no change to heritage assets. However, access looks difficult off a narrow lane with limited visibility. Route to community facilities lacks pavement and street lighting along most of the route. In addition, it is a sensitive landscape with limited context of built form. For these reasons, this site is not preferred.</p>	<p>0</p>	<p>0</p>

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
<p>West_04 Land adjoining Wind Mill Lane, West Hill, Ottery St Mary</p>	<p>A single, large field, gently sloping west to east, on the north west edge of West Hill. Existing dwellings along north eastern boundary and to south provide some context of built form. Fields to north west, west, and east. There would be no change to heritage assets, and suitable highways access can be achieved. Existing dwellings along north eastern boundary and to south provide some context of built form to limit landscape sensitivity. On the downside, pedestrian access to facilities is currently along a route that is largely unlit and lacks pavements, although this could be addressed by providing links through the adjacent preferred allocation site West_06. On balance, this site is considered suitable as a preferred allocation.</p>	<p>26</p>	<p>0</p>
<p>West_05 Land off Oak Road, West Hill, Nr. Ottery St Mary</p>	<p>Single field bounded by mature trees, on the southern edge of the settlement. Fields to west and south, and existing dwellings adjoining to east and north, but little perception of these due to thick mature tree-lined boundary (protected by TPO). A benefit is no change to heritage assets. Negative aspects of the site are the route to facilities 1km away in settlement centre lacks pavements, street lighting, and has steep topography so would not be attractive to pedestrians/cyclists. TPO covers all of site boundary. Adverse ecological impact, and overall a sensitive, rural landscape, with limited context of built form. Southern part is within high pressure gas pipeline middle/outer zones, although it is noted that the site proposer has submitted evidence stating this constraint will not impede development on the site. Nevertheless, numerous adverse impacts mean this site is not recommended for allocation.</p>	<p>0</p>	<p>0</p>

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
West_06 Land north and east of Eastfield, West Hill	<p>Site is comprised of two fields located in the northern part of the settlement- one to north of modern development at Eastfield Gardens, and a smaller field to west. Gently sloping west to east. Suitable highways access off Eastfield Gardens. Close to school, shop, village hall, with pavement and street lights present along most of the route. No change to heritage assets. Adjacent to existing development, so less sensitive landscape. Negative points are a TPO covers woodland in northern part of site, but this area has been excluded when calculating the yield. Overall, the benefits of developing the site make it a preferred allocation.</p>	25	0
West_07 Land at Lower Broad Oak Road, West Hill	<p>Field separated by a row of trees on the south eastern edge of West Hill. There would be no change to heritage assets, but negative impacts are its location around 1km to shop/school but route is narrow, lacks pavements and street lighting, and has steep topography - therefore would not be attractive to pedestrians. Although low density dwellings are located around the site boundary, thick tree cover mean limited built context and an over-riding perception of a tranquil, rural landscape. Also, an adverse ecological impact. For these reasons this site is not suitable to allocate.</p>	0	0

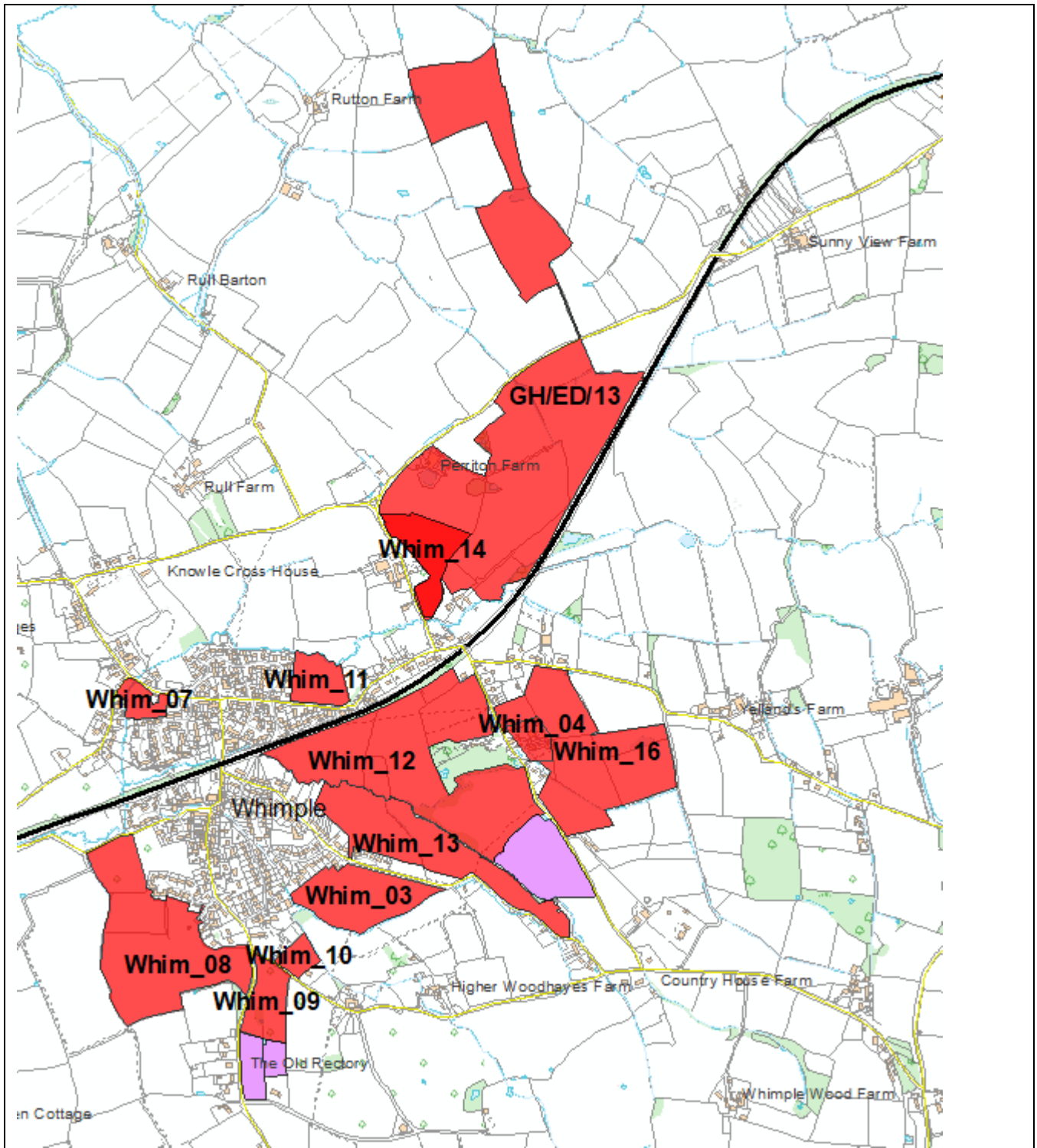
Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
<p>West_08 Land adjacent to Badgers Bend, Lower Broad Oak Road, West Hill, Ottery St Mary</p>	<p>Large, gently sloping field, with several mature trees present, on the eastern edge of West Hill. No change to heritage assets but numerous adverse impacts. Although just 500m to shop/school, the route is narrow, lacks pavements and street lighting, and has steep topography - therefore would not be attractive to pedestrians. Tranquil, rural landscape means relatively high landscape sensitivity, including entire site covered by TPO. Adverse ecological impact. Surface water flood risk across southern part of site. Therefore, this site is not a preferred allocation.</p>	0	0
<p>West_09 Land adjoining The Gap, West Hill, Lower Broad Oak Road, West Hill, Ottery St Mary</p>	<p>Sloping site on the eastern edge of West Hill, comprised of two fields separated by a row of trees. No change to heritage assets but numerous adverse impacts. Although just 400-500m to shop/school, the route is narrow, lacks pavements and street lighting, and has steep topography - therefore would not be attractive to pedestrians. Tranquil, rural landscape means relatively high landscape sensitivity, including entire site covered by TPO. Adverse ecological impact. Surface water flood risk in northern part of site. Therefore, this site is not a preferred allocation.</p>	0	0
<p>West_10 Land east of The Pygthle, Lower Broad Oak Road, West Hill</p>	<p>Prominent site at the top of a valley which then slopes steeply from south west to north and east. Three agricultural buildings on higher, south western part of site, remainder being a field. No change to heritage assets. However, highways access off Hawkins Lane is very narrow with no footway and difficult for a cyclist or pedestrian to safely pass a car. 600-700m to shop/school but route is narrow, lacks pavements and street lighting, and has steep topography - therefore would not be attractive to pedestrians. Prominent site, with limited context of built form, makes it a sensitive landscape. Given all this, the site is not a preferred allocation.</p>	0	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
West_11	Sifted out at Stage 2 of site selection process as not suitable, available, achievable in the HELAA.	0	0
West_12	Sifted out at Stage 2 of site selection process as not suitable, available, achievable in the HELAA.	0	0
West_13	Sifted out at Stage 2 of site selection process as not suitable, available, achievable in the HELAA.	0	0
West_14 Pikes Farm, West Hill, Ottery St Mary	Five rectangular shaped, undulating fields on the southern edge of West Hill. Whilst a benefit is no change to heritage assets, there are several negative points. There is limited context of built form in what is a sensitive, largely rural landscape. Route to facilities just under 1km away in settlement centre lacks pavements, street lighting, and has steep topography so would not be attractive to pedestrians/cyclists. Also, southern part is within high pressure gas pipeline middle/outer zones. Given all this, the site is not a preferred allocation.	0	0
West_15 Flower Cottage, Elsdon Lane, West Hill	Three fields near to the centre of West Hill that slope steeply in western part. Northern field appears to be used as a paddock and surrounds an existing detached dwelling. Woodland on site in south west and adjoining to south. Positive aspects are no change to heritage assets, and only around 200m from the school/shop, albeit this includes a 150m section of Elsdon Lane which does not have pavements or street lighting. However, this is a sensitive landscape given presence of woodland and thick tree cover, TPOs cover northern and western boundaries, and PROW runs along eastern boundary. Adverse ecological impact. Steep slope in western part of site. Surface water flood risk on edge of site. Therefore, this is not a preferred allocation.	0	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
West_16 Elsdon House, Elsdon Lane, West Hill	Adjoins the eastern boundary of Wood_15. Southern half of site comprises mature woodland, subject to TPO, northern part is residential curtilage. There would be no change to heritage assets and only around 300-400m from the school/shop, albeit this includes a 150m section of Elsdon Lane which does not have pavements or street lighting. Negative points are sensitive landscape given presence of woodland and thick tree cover, including a TPO covering southern half of site. Adverse ecological impact. For these reasons, this is not a preferred allocation.	0	0
West_17 WI Building and adjoining land, West Hill Road, West Hill	Level site adjoining the north east edge of West Hill. Derelict building in west of site, remaining area covered by hardstanding, electricity sub-station, and overgrown vegetation. The context of built form to the south and west, coupled with the site characteristics, means less sensitive landscape. Also there would be no change to heritage assets. It is a steep route to facilities, without pavement for most of the way, which would deter pedestrians. An important negative impact is that surface water flood risk covers most of site – this constrains the yield to below the five dwelling threshold in the HELAA. In addition, there are sequentially preferable sites in West Hill that do not suffer from flood risk. Given all this, the site is not a recommended allocation.	0	0
GH/ED/23	Sifted out at Stage 2 of site selection process as not adjacent to a settlement.	0	0
Rock_15	Located at former Rockbeare Hill quarry, submitted in call for sites 2022 for employment uses. Given isolated location, not adjacent to a settlement or existing business park, this site would likely be sifted out at Stage 2 of the site selection process, and therefore not subject to full assessment.	0	0
	Totals	51	6

Whimble

- 7.72 Whimble is located between Cranbrook and Ottery St. Mary in the wider Clyst Valley. Whimble has a train station and 10 local facilities, but just one shop. It has a population of around 1,200 people and a low employment density where people have little option but to work elsewhere. The Role and Function of Settlements Study noted that further residential development in isolation would be likely to perpetuate unsustainable travel to work patterns.
- 7.73 Although outside of an AONB, the village has a very attractive rural setting, which is enhanced by historic orchards, as Whimble was a cider making centre. Between April 2020 and April 2022 there were no housing completions in the village and only 3 homes were granted consent. Much of the northern and eastern part of the village and surrounding areas has been designated as a critical drainage area. Any new development in this area should be served by a sustainable drainage system that meets certain standards and should also make a contribution towards a scheme that will reduce risks for those liable to flood.
- 7.74 Sites submitted at Whimble are shown on the map on the following page along with tabulated commentary that follows.



Site assessment map for Whimble

Sites coloured in Red (with some possible 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 may 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 1 to this committee report should be referred to for a complete picture.

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Table of sites assessed at Whimble

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Whim_03 Land to the South side of Grove Road	Whim_03 is within 500 metres of a range of services/facilities in the village centre including a primary school, pub, community hall, convenience store, GP practice and railway station, although Grove Road lacks footways. Whim_03 is well related to the existing settlement pattern and could provide a suitable site for around 70 new homes, subject to highways issues being resolved together with the implications of development for flooding, heritage, landscape and ecology. However, Whimble is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of up to 70 dwellings on Whim_03 may be considered high in relation to the scale of the existing village and may only be acceptable if part of a wider strategy to direct additional growth the village. It is therefore recommended that it be included as a 'second choice' site and put forward in the consultation on the draft plan.	0	70
Whim_04 Hits Farmhouse, Lilypond Lane	Whim_04 is within 850 metres of a range of services/facilities in the village centre including a primary school, pub, community hall, convenience store, GP practice and railway station. However, pedestrian and cycle access is poor, being along narrow lanes without footways. The site is to the east of and some way from Whimble village and a listed dwelling adjoins the site. The site is not recommended as a proposed allocation.	0	0
Whim_07 Land fronting Broadclyst Road	Whim_07 is well related to the services and facilities in the village centre, but is constrained by flooding and heritage issues that need further assessment. The site is not proposed as a preferred allocation due to the potential impact on heritage assets and historic character of village. However, it may be possible to accommodate around 5 dwellings on that part of the site outside of the floodplain in a satisfactory manner so it is recommended that the site be included as a second choice for consultation purposes.	0	5

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Whim_08 Land West of Church Road and Bramley Gardens	Whim_08 is a very large site in relation to the scale of the existing village with capacity for around 180 dwellings using the standard HEELA (maximum) density standard. It forms part of the very attractive rural landscape setting for the settlement. Although parts of the site are quite close to facilities in the village centre, safe pedestrian and cycling access to them is limited. Landscape setting of village, poor pedestrian and cycle links to village centre and excessive scale of development in relation to size of village mean that this is not a 'first choice' potential allocation. However, it is recommended that Whim_08 be included as a 'second choice' site and put forward in the consultation on the draft plan as it may be acceptable should the strategy be to make provision for additional development in less constrained villages to meet overall requirements.	0	180
Whim_09 Land at Church Road and Woodhayes Lane	Whim_09 forms an important part of the very attractive rural landscape setting for the settlement. It also integral to the setting of a grade II listed building and may have an impact on the setting of a grade II* listed building. Although parts of the site are reasonably close to facilities in the village centre, safe pedestrian and cycling access to them is limited. It is not recommended as either a preferred or second choice allocation.	0	0
Whim_10 Land adjoining Woodhayes Country House	Whim_10 forms part of the very attractive rural landscape setting for Whimble. It is also integral to the setting of a grade II listed building and may have an impact on the setting of a grade II* listed building. Although parts of the site are reasonably close to facilities in the village centre, safe pedestrian and cycling access to them is limited. It is not recommended as either a preferred or second choice allocation.	0	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
Whim_11 Land at Station Road	Whim_11 is close to the village centre and station and well related to the settlement pattern. Although the northern part of the site is within the floodplain there is potential for the development of around 33 dwellings on the remainder of the site. Further work is required to assess the impact of development on the setting of a listed building, ecological issues and improved pedestrian routes, but the site is considered to be the best option for accommodating an appropriate scale of development for Whimble. It is therefore recommended as a preferred allocation.	33	0
Whim_12 Land at Lillypond Lane	Whim_12 did not pass stage 2 of the site selection process as it did not progress through the HEELA	0	0
Whim_13 Land North of Grove Road	The south eastern part of Whim_13 is remote from the village centre, very poorly related to the settlement pattern and is in flood zone 2 and is not considered suitable for development. The north western part of the site that is outside of the floodplain is more suitable for development, but Grove Road is unlikely to be suitable for this scale of development and pedestrian access to the village centre is not ideal. Further work is required to understand constraints relating to highways, ecology, landscape and heritage issues. It is recommended that the north western part of Whim_08 (land outside of flood zone 2) be included as a 'second choice' site and put forward in the consultation on the draft plan as it may be acceptable should the strategy be to make provision for additional development in less constrained villages to meet overall requirements.	0	60
Whim_14 Land at Perriton Barton	Whim_14 is poorly related to the settlement, with insufficient pedestrian links to services and facilities in the village centre. It is attractive landscape with ecological interest and development here could affect the setting of two listed buildings. It is not recommended as either a preferred or second choice allocation.	0	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
GD/ED/13	This site did not pass stage 2 of the site selection process because it failed the HEELA.	0	0
Whim_16 Land Adjacent to 5 Woodlands	This site did not pass stage 2 of the site selection process because it failed the HEELA.	0	0
Whim_18 Field between Orchard Lea and Church Road	This is a new 2022 call for sites submission. It has not yet been assessed by the HELAA and therefore whether it should progress to final formal assessment, on account of meeting HELAA tests, remains to be seen. From initial review, however, the site does not look like a possible choice for allocation for development because it is remote from the village with poor pedestrian links. At this stage, awaiting further HELAA work and possible subsequent detailed site specific assessment, the site is not categorised as a preferred allocation or 2nd best choice.	0	0
Whim_19 Hitts Farm, Lillypond Lane	This is a new 2022 call for sites submission. It has not yet been assessed by the HELAA and therefore whether it should progress to final formal assessment, on account of meeting HELAA tests, remains to be seen. From initial review, however, the site does not look like a possible choice for allocation for development because it is remote from the village with poor pedestrian links. At this stage, awaiting further HELAA work and possible subsequent detailed site specific assessment, the site is not categorised as a preferred allocation or 2nd best choice.	0	0
Whim_20 Orchard Lea	This is a new 2022 call for sites submission. It has not yet been assessed by the HELAA and therefore whether it should progress to final formal assessment, on account of meeting HELAA tests, remains to be seen. From initial review, however, the site does not look like a possible choice for allocation for development because it is in active employment use. At this stage, awaiting further HELAA work and possible subsequent detailed site specific assessment, the site is not categorised as a preferred allocation or 2nd best choice.	0	0

Site ref	Summary commentary only (see appendix for fuller assessment)	Preferred Allocation - Homes	2 nd Best choices - Homes
		Totals	
		33	315

8. Next steps

- 8.1 In order to have a draft local plan that is fit for consultation in Autumn 2022 Strategic Planning Committee will need to come to a clear view, to provide instruction to officers, on the role that they see Tier 3 and 4 settlements playing in the plan and more importantly the sites members wish to see allocated for development. Development at Tier 3 and 4 settlements should be seen and set within the context of an overarching spatial strategy that also fully addresses the role that is played by development at existing towns, a new town and other developments.

Financial implications:

There are no financial implications on which to comment at this stage.

Legal implications:

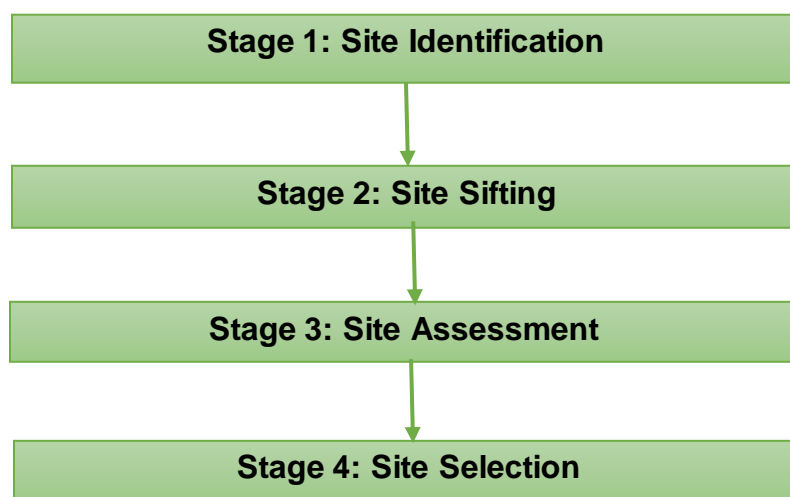
There is no direct comment to be made in relation to this report, each and any individual issue will need to be considered as it arises in respect of each issue as it comes forward.

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 \(eastdevon.gov.uk\)](https://www.eastdevon.gov.uk/300321bpurbancapacitystudyappendix1assessments.pdf)

- 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://www.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.

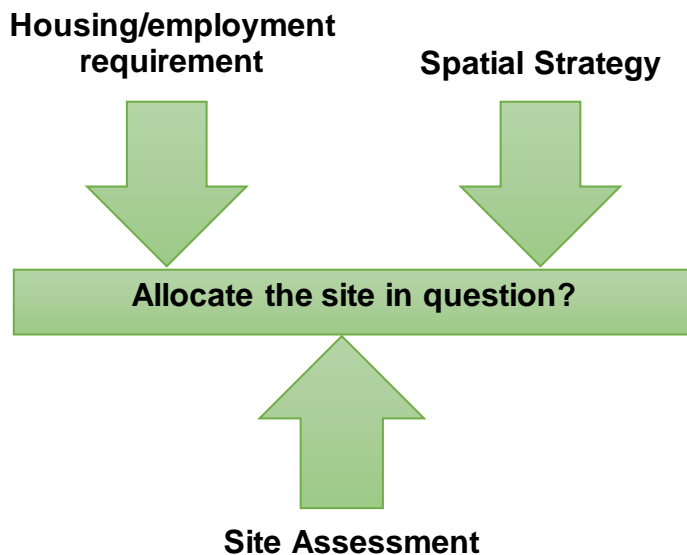
Summary conclusions

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, Lypstone, 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 Three settlements

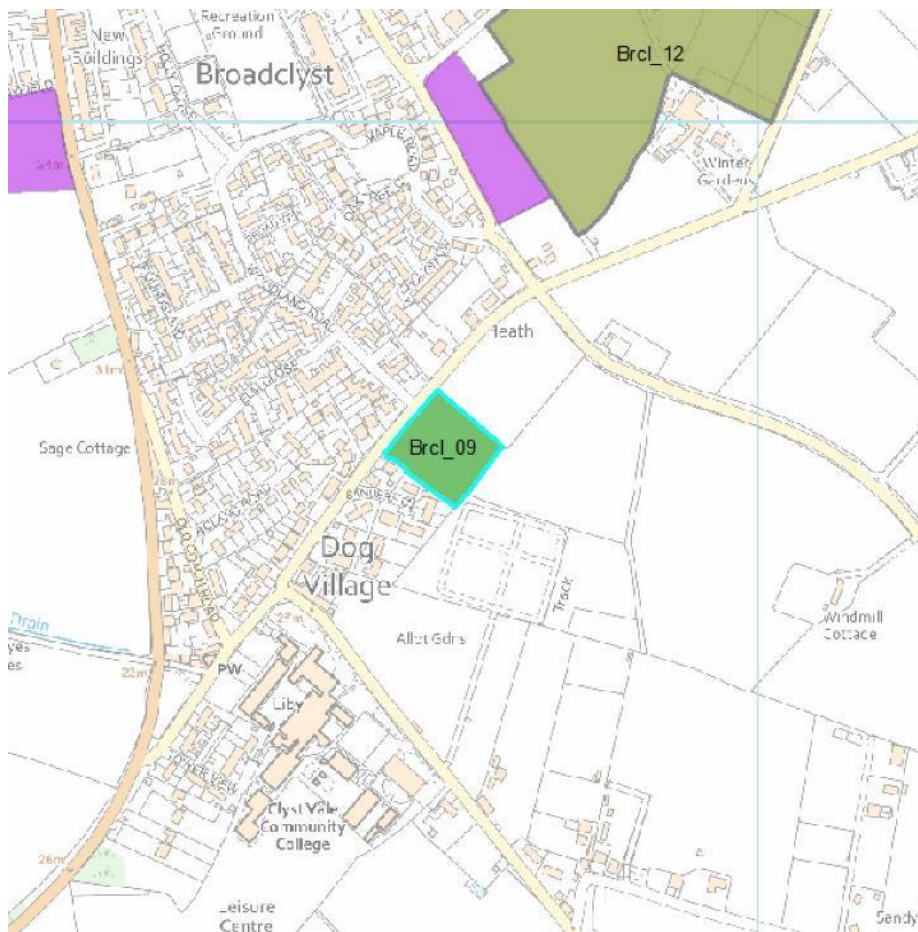
Site Detail:

Settlement: Broadclyst

Site reference number: Brcl_09

Site Address: Land at Heathfield (Southeast of Woodbury View), Broadclyst, EX5 3HL

Map of site:



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

Site Area: 0.77

Site Assessment Summary:

Infrastructure implications: Access: Accessible from highway (Woodbury View?) OK. DCC Education: Broadclyst Primary School is very popular and fills up with out of area children. Development within Broadclyst would mean that there would be a push back to other schools. The current primary school could not support the level of development proposed -36.8 ha, and could not be extended further. Additional new secondary provision required to support any development

Landscape sensitivity - summary of findings: Outside of AONB. Comprised of a single agricultural field adjacent to Broadclyst village, sloping up towards the south, with mature trees and hedgerow to surround. Multiple TPOs to borders. Overall, the site has a medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: Grade II Listed Heath Gardens to north (105m), Grade II Listed 2 Station Road 156m to south. Overall, no change - No change to assets or their settings.

Ecological impact - summary of findings: Site is a greenfield arable site adjacent to Broadclyst village, sloping up towards the south, with mature trees and hedgerow to surround. Site is adjacent to a small area of Nature Recovery Network (1m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

Accessibility assessment: 8 out of 12 facilities within 1,600m of site.

Other known site constraints: Site is free of flood risk. Site is grade 1 agricultural land. Planning application (00/P1550) for 23 houses and 5 bungalows refused in 2020, dismissed at appeal.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 15

Brief summary of the key positives and negatives of the site: Outside of AONB, good facilities close by, greenfield site.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: Small greenfield site adjacent to and opposite existing built form. Grade 1 agricultural land. Outside of AONB. Comprised of a single agricultural field adjacent to Broadlcyst village, sloping up towards the south, with mature trees and hedgerow to surround. Multiple TPOs to borders. Site is adjacent to a small area of Nature Recovery Network (1m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Overall, the site has a medium landscape sensitivity to new development. Development of the site is unlikely to impact on any heritage assets. With regard to ecology, significant moderate adverse effect predicted. Site is considered appropriate for development, subject to final detailed scheme and proportionate mitigation.

Appendix 2.

Site Selection – interim findings at Tier Three settlements

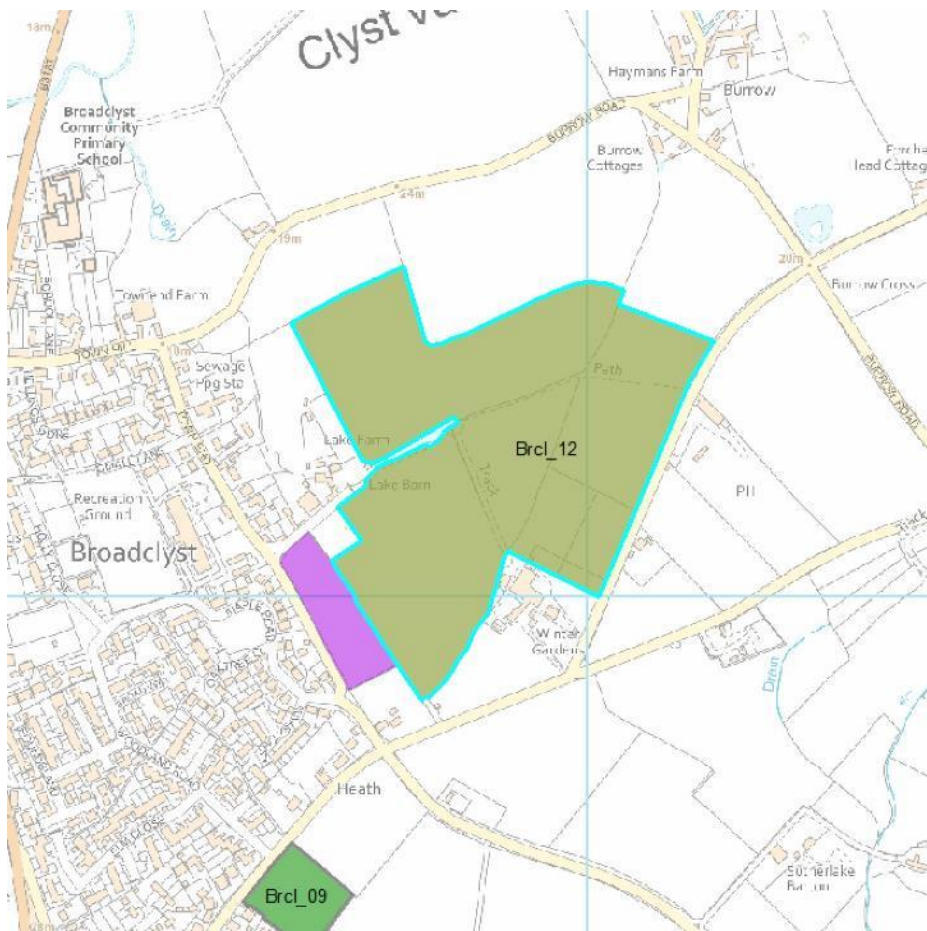
Site Detail:

Settlement: Broadclyst

Site reference number: Brcl_12

Site Address: Land west of Whimble Road, Broadclyst, Exeter, EX5 3BX

Map of site:



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

Site Area: 12.56

Site Assessment Summary:

Infrastructure implications: Access: Accessible from highway OK. DCC Education: Broadclyst Primary School is very popular and fills up with out of area children. Development within Broadclyst would mean that there would be a push back to other schools. The current primary school could not support the level of development proposed -36.8 ha, and could not be extended further. Additional new secondary provision required to support any development

Landscape sensitivity - summary of findings: Outside of AONB. Comprised of six small and medium fields with mature hedgerows and mature trees. Residential development to west provides some context of built form when viewing but site is otherwise bordered by agricultural fields. PROW (public footpath) crosses site east to west. Overall, the site has medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: Grade II listed Lake House (20m), Grade II listed College Cottage (105m), multiple listed buildings and Broadclyst Conservation Area 130-150m distant with screening / separation. 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: Nature Recovery Network (1m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (1m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

Accessibility assessment: 8 out of 12 facilities within 1,600m of site.

Other known site constraints: A portion of the eastern section of the site is located within flood zones 2 and 3 which has reduced the overall potential yield. Also present in patches are areas at low risk of surface water runoff. Site is grade 1 agricultural land.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 136

Brief summary of the key positives and negatives of the site: Outside of AONB, good facilities close by, reasonable access to significant local employment, extensive greenfield site, loss of grade 1 agricultural land.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: Site is comprised of six small and medium fields with mature hedgerows and trees to borders. Grade 1 agricultural land outside of the AONB. Residential development to west provides some context of built form but site is otherwise bordered by agricultural fields. PROW (public footpath) crosses site east to west. Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Overall, the site has a medium landscape sensitivity to new development, moderate heritage sensitivity where change would affect the special character of assets, where elements which contribute to their significance and their setting are harmed. With regard to ecology, significant moderate adverse effect is predicted. Site is considered appropriate for development, subject to final detailed scheme and appropriate Exe Estuary and Pebblebed Heath mitigation.

Site is outside of AONB and would provide an opportunity for a significant number of dwellings well related to Broadclyst and employment opportunities the west of the district. Figure of 160 homes considered appropriate in combination with new adjacent site Brcl_29.

Appendix 2.

Site Selection – interim findings at Tier Three settlements

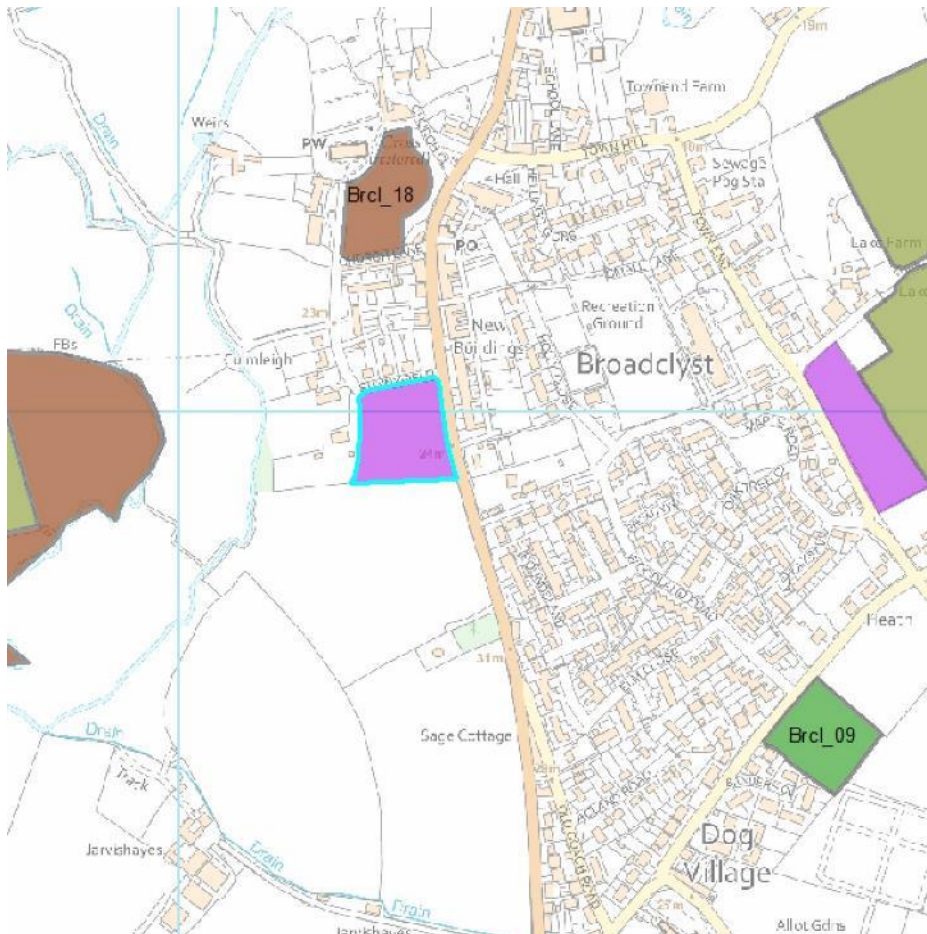
Site Detail:

Settlement: Broadclyst

Site reference number: Brcl_22

Site Address: Land at Jarvishayes Farm

Map of site:



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

Site Area: 0.92

Site Assessment Summary:

Infrastructure implications: New site / TBC

Landscape sensitivity - summary of findings: Outside of AONB. An area of green field at 0.92 Ha. Site is comprised of a single greenfield site with mature hedgerows and trees to borders. Grade 1 agricultural land. Residential development to north, east, and west provide some context of built form.

Impact on historic environment - summary of findings: Assets Present: Grade II listed Priors Court (20m), multiple Grade II listed buildings and Broadclyst Conservation Area adjacent. 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 is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Accessibility assessment: 8 out of 12 facilities within 1,600m of site.

Other known site constraints: Site is free of flood risk. Site is grade 1 agricultural land.

Site opportunities:

Amended Maximum Yield following discounted areas on site: 27

Brief summary of the key positives and negatives of the site: Outside of AONB, good facilities close by, reasonable access to significant local employment, greenfield site, loss of grade 1 agricultural land. Heritage impact deemed unacceptable.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Site is surrounded to three sides by the conservation area with a high presence of listed buildings. Gateway to Broadclyst conservation area with typical yellow estate properties to the east that overlook the site. In this instance, and with the presence of available alternative sites to meet local need, the site is considered unacceptable for future development.

Appendix 2.

Site Selection – interim findings at Tier Three settlements

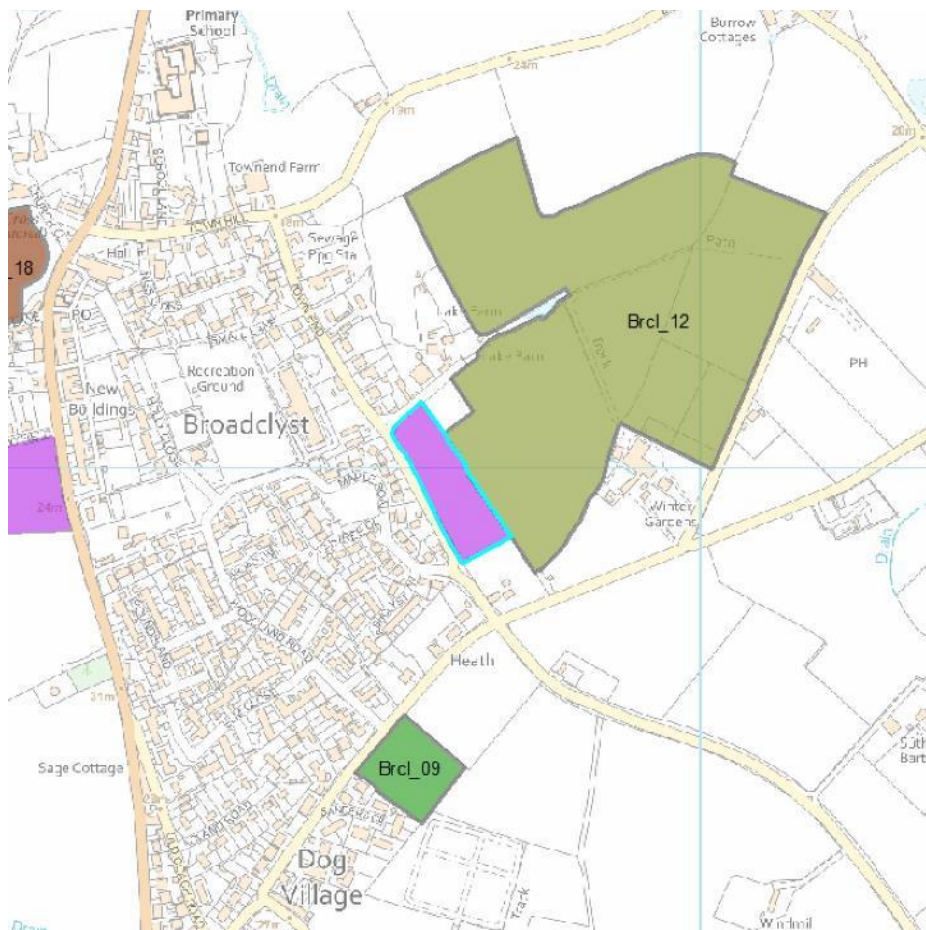
Site Detail:

Settlement: Broadclyst

Site reference number: Brcl_29

Site Address: Land to east of Town End, Broadclyst

Map of site:



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

Site Area: 0.96

Site Assessment Summary:

Infrastructure implications: TBC

Landscape sensitivity - summary of findings: Outside of AONB. An area of green field at 0.96 Ha, adjacent to Brcl_12. Site is comprised of a single greenfield site with mature hedgerows and trees to borders. Grade 1 agricultural land and outside of the AONB. Residential development to west provides some context of built form but site is otherwise bordered by agricultural fields.

Impact on historic environment - summary of findings: Assets Present: Grade II listed Lake House (20m), Grade II listed Hackworthy Cottage (105m), multiple listed buildings and Broadclyst Conservation Area 130-150m distant with screening / separation. 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: Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Accessibility assessment: 8 out of 12 facilities within 1,600m of site.

Other known site constraints: Site is free of flood risk. Site is grade 1 agricultural land.

Site opportunities: Site provides improved access to Brcl_12

Amended Maximum Yield following discounted areas on site: 24

Brief summary of the key positives and negatives of the site: Outside of AONB, good facilities close by, reasonable access to significant local employment, extensive greenfield site, loss of grade 1 agricultural land.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: An area of green field at 1 Ha, adjacent to Brcl_12. Site is comprised of a single greenfield site with mature hedgerows and trees to borders. Grade 1 agricultural land and outside of the AONB. Residential development to west provides some context of built form but site is otherwise bordered by agricultural fields. Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Overall, the site has a medium landscape sensitivity to new development, moderate heritage sensitivity where change would affect the special character of assets, where elements which contribute to their significance and their setting are harmed. With regard to ecology, significant moderate adverse effect is predicted. Site is considered appropriate for development, subject to final detailed scheme and proportionate mitigation.

Site is well related to existing built-up area and provides an alternative access option to Brcl_12. Figure of 160 homes considered appropriate in combination with adjacent site Brcl_12.

Appendix 2.

Site Selection – interim findings at Tier Three settlements

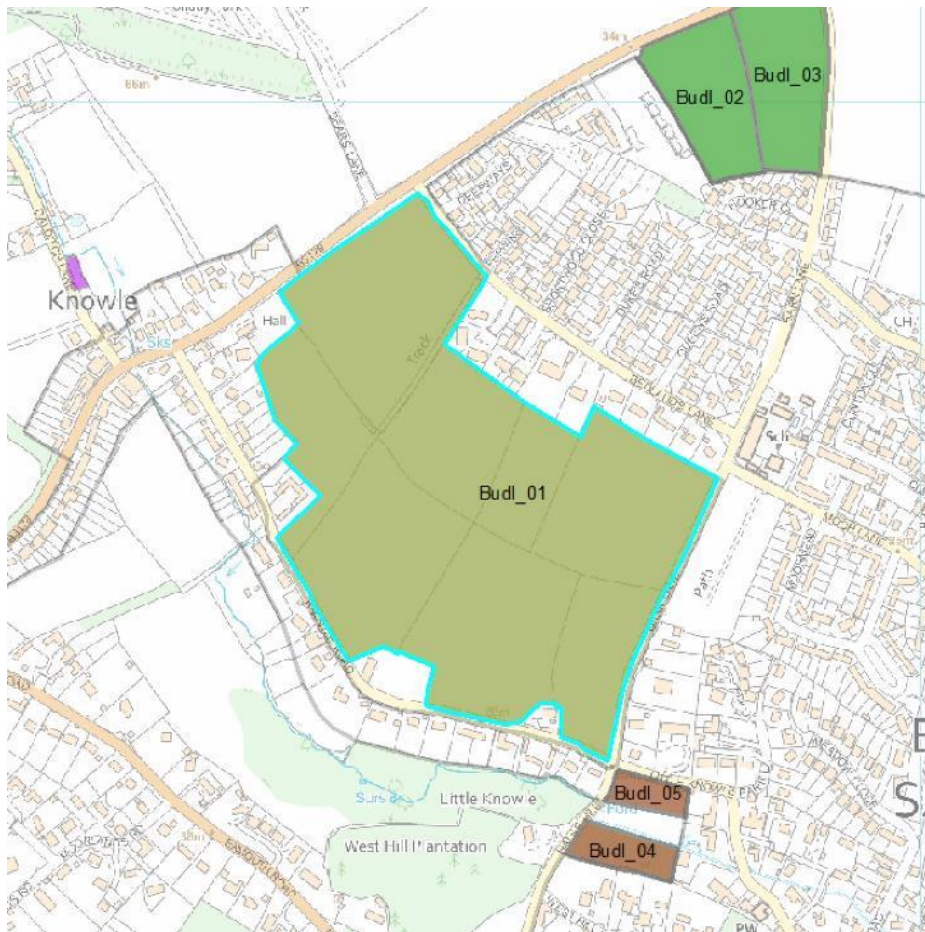
Site Detail:

Settlement: Budleigh Salterton

Site reference number: Budl_01

Site Address: Land adjacent to Clyst Hayes Farmhouse, Budleigh Salterton,

Map of site:



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Site Area: 17.51

Site Assessment Summary:

Infrastructure implications: Devon County Council (highways) advise that access from B3178/Bedlands L/Knowle Rd/Barn Lane is OK. Devon County Education state that there is insufficient primary capacity for overall levels of development from sites put forward for consideration, although there is some limited primary capacity. Additional primary capacity would be required and need to be funded. Transport costs would apply for secondary school pupils. Exmouth Community College has some capacity - but the has a large catchment area and capacity needs to be assessed alongside other proposed sites e.g. Woodbury, Exmouth, Clyst St George etc.

Landscape sensitivity - summary of findings: Budl_01 is a large (17.5 hectares) site of agricultural land in the East Devon AONB. It forms part of Landscape Character Type (LCT) 5D Estate wooded farmland. Key characteristics of this LCT shown on site are rolling hills and ridges, pastoral farmland with areas of arable cultivation and winding rural roads. Although it is mostly surrounded by existing housing, the development of the whole site would result in significant landscape change.

Impact on historic environment - summary of findings: Development of Budl_01 has the potential to affect the setting of two Grade II listed buildings and three non-designated heritage assets. The Devon Historic Environment Record shows that Dark Lane, to the east of the site is a possible medieval hollowway. Further work is required.

Ecological impact - summary of findings: Site has the potential for significant moderate adverse effects on a nearby county wildlife site and nature recovery network sites. It is within the Exe Estuary and Pebblebed Heaths mitigation zones. Site assessment required.

Accessibility assessment: Budl_01 is within 1600 metres of at least 8 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops and a primary and school. The site is reasonably close to an hourly bus route, although the northern part of the site is around 750 metres from it. Pedestrian access into the town centre along safe walking routes is available, although on the southern part of the site, this tends to be along lanes without separate pavements.

Other known site constraints: Budl_01 comprises several fields which are Grade 1 agricultural land. Initial assessment shows around 60% of the sites is at a high risk of groundwater flooding. A very small part of the northern part of the site is a source water protection zone. Much of the site slopes, with parts being steeply sloping.

Site opportunities: Budl_01 provides an opportunity for substantial additional development in a small town with a good range of services and facilities. It is largely surrounded by existing housing and benefits from a good relationship with the existing town and convenient pedestrian access to the town centre. The Sustrans national cycle route borders the north of the site.

Amended Maximum Yield following discounted areas on site: 50

Brief summary of the key positives and negatives of the site: Budl_01 is well related to the existing settlement pattern and could provide a good site to accommodate a significant amount of housing in relation to the existing town. However, it forms part of the East Devon AONB and is Grade 1 agricultural land so a strong case would need to be made to justify its allocation for housing.

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

Reason(s) for allocating or not allocating: Budl_01 forms a large site in an AONB on Grade 1 agricultural land, in a drinking water source protection zone and there are not considered to be sufficient reasons to justify this scale of development in such a sensitive location. However, some parts of the site may be considered suitable for allocation.

Appendix 2.

Site Selection – interim findings at Tier Three settlements

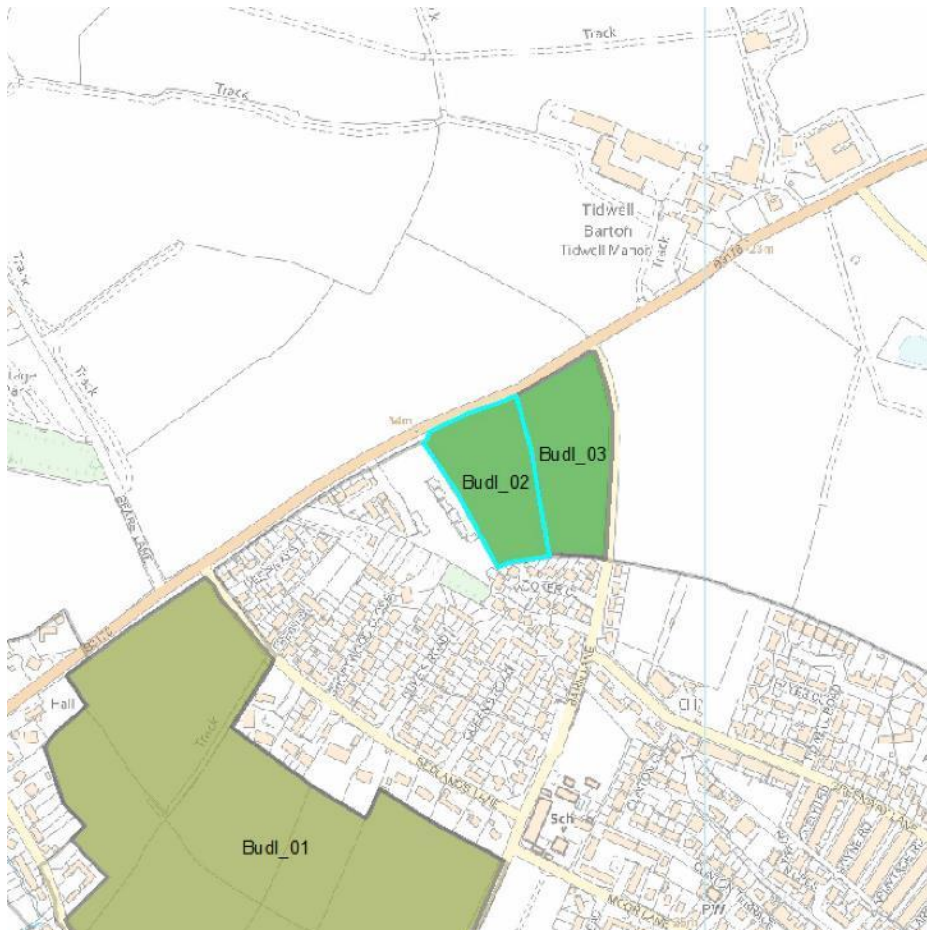
Site Detail:

Settlement: Budleigh Salterton

Site reference number: Budl_02

Site Address: Land at Barn Lane, Knowle, Budleigh Salterton, EX9 6QW

Map of site:



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Site Area: 1.58

Site Assessment Summary:

Infrastructure implications: Devon County Council (highways) advise that access is OK. Devon County Education state that there is insufficient primary capacity for overall levels of development from sites put forward for consideration, although there is some limited primary capacity. Additional primary capacity would be required and need to be funded. Transport costs would apply for secondary school pupils. Exmouth Community College has some capacity - but the has a large catchment area and capacity needs to be assessed alongside other proposed sites e.g. Woodbury, Exmouth, Clyst St George etc.

Landscape sensitivity - summary of findings: Budl_02 is located in the East Devon AONB and adjoins the northern part of the town on two sides. It forms part of Landscape Character Type (LCT) 5D Estate wooded farmland. Key characteristics of this LCT shown on site are rolling hills and ridges, pastoral farmland with areas of arable cultivation and winding rural roads.

Impact on historic environment - summary of findings: Development of the site has the potential to affect the setting of Tidwell House, a grade II* listed building. Further assessment required.

Ecological impact - summary of findings: It is within the Exe Estuary and Pebblebed Heaths mitigation zones.

Accessibility assessment: Budl_02 is within 1600 metres of at least 8 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops and a primary and school. The site is reasonably close to an hourly bus route, although the northern part of the site is around 750 metres from it. Pedestrian access into the town centre along safe walking routes is available.

Other known site constraints: Budl_02 comprises a field, which is Grade 1 agricultural land. It is wholly within a source water protection zone and is at a high risk of groundwater flooding. A planning application for a care home and 30 dwellings was withdrawn in 2015.

Site opportunities: Budl_02 provides an opportunity for additional development in a small town with a good range of services and facilities. There is housing on two sides of the site and the Sustrans national cycle route lies close to the site.

Amended Maximum Yield following discounted areas on site: 38

Brief summary of the key positives and negatives of the site: Budl_02 is well related to existing services and facilities in Budleigh Salterton and provides an opportunity for additional homes to meet local needs. If developed in conjunction with the neighbouring site, Budl_03, the sites could yield around 80 dwellings, which would be compatible with the local plan strategy for a tier 3 settlement to support development to meet local needs and those in the immediate surrounding area. However, Budl_02 is Grade 1 agricultural land, in a drinking water source protection zone, may be at a high risk of surface water flooding and is in the East Devon AONB.

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

Reason(s) for allocating or not allocating: Budl_02 comprises a field in an AONB which is Grade 1 agricultural land, may be at risk of groundwater flooding and is in a drinking water source protection zone. However, if it is considered that an allocation for Budleigh Salterton of this scale is required, this is likely to be the best site available. It is therefore considered that the site be included as a 'second choice' site for consultation, together with the neighbouring site (Budl_03).

Appendix 2.

Site Selection – interim findings at Tier Three settlements

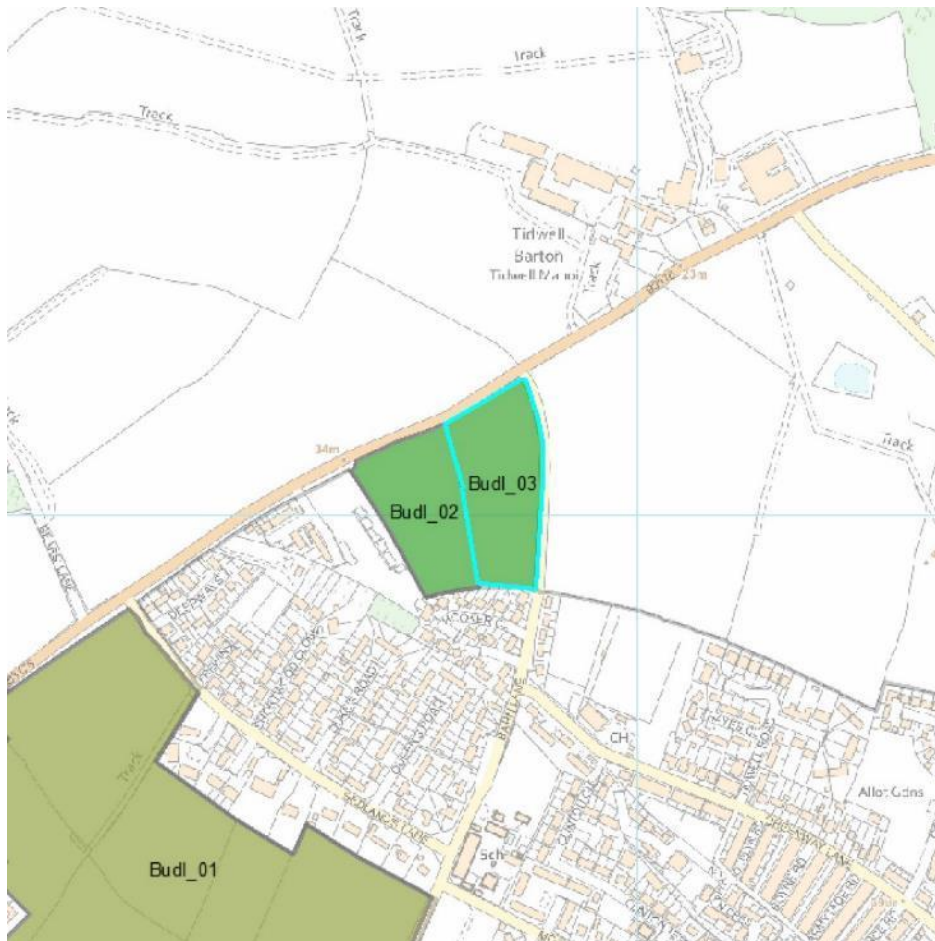
Site Detail:

Settlement: Budleigh Salterton

Site reference number: Budl_03

Site Address: Land at Barn Lane, Budleigh Salterton,

Map of site:



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

Site Area: 1.83

Site Assessment Summary:

Infrastructure implications: Devon County Council (highways) advise that access from B3178 or via Budl_2 is OK (ideally not Barn Lane). Devon County Education state that there is insufficient primary capacity for overall levels of development from sites put forward for consideration, although there is some limited primary capacity. Additional primary capacity would be required and need to be funded. Transport costs would apply for secondary school pupils. Exmouth Community College has some capacity - but the has a large catchment area and capacity needs to be assessed alongside other proposed sites e.g. Woodbury, Exmouth, Clyst St George etc.

Landscape sensitivity - summary of findings: Budl_03 is located in the East Devon AONB and adjoins the northern part of the town on one side and another potential development site on another side. It forms part of Landscape Character Type (LCT) 5D Estate wooded farmland. Key characteristics of this LCT shown on site are rolling hills and ridges, pastoral farmland with areas of arable cultivation and winding rural roads.

Impact on historic environment - summary of findings: Development of the site has the potential to affect the setting of Tidwell House, a grade II* listed building. Further assessment required.

Ecological impact - summary of findings: Budl_02 is within 100 metres of a grassland nature area. It is within the Exe Estuary and Pebblebed Heaths mitigation zones. Site assessment required.

Accessibility assessment: Budl_03 is within 1600 metres of at least 8 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops and a primary and school. The site is reasonably close to an hourly bus route, although the northern part of the site is around 750 metres from it. Pedestrian access into the town centre along safe walking routes is available.

Other known site constraints: Budl_03 comprises a field, which is Grade 1 agricultural land. It is wholly within a source water protection zone and is at a high risk of groundwater flooding.

Site opportunities: Budl_03 provides an opportunity for additional development in a small town with a good range of services and facilities.

Amended Maximum Yield following discounted areas on site: 44

Brief summary of the key positives and negatives of the site: Budl_03 is reasonably well related to existing services and facilities in Budleigh Salterton and provides an opportunity for additional homes to meet local needs. If developed in conjunction with the neighbouring site, Budl_02, the sites could yield around 80 dwellings, which would be compatible with the local plan strategy for a tier 3 settlement to support development to meet local needs and those in the immediate surrounding area. However, Budl_03 is Grade 1 agricultural land, in a drinking water source protection zone, may be at a high risk of flooding and is in the East Devon AONB.

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

Reason(s) for allocating or not allocating: Budl_03 comprises a field in an AONB which is Grade 1 agricultural land, may be at risk of groundwater flooding and is in a drinking water source protection zone. However, if it is considered that an allocation for Budleigh Salterton of this scale is required, this is likely to be the second best site available. It is therefore considered that the site be included as a 'second choice' site for consultation, together with the neighbouring site (Budl_02).

Appendix 2.

Site Selection – interim findings at Tier Three settlements

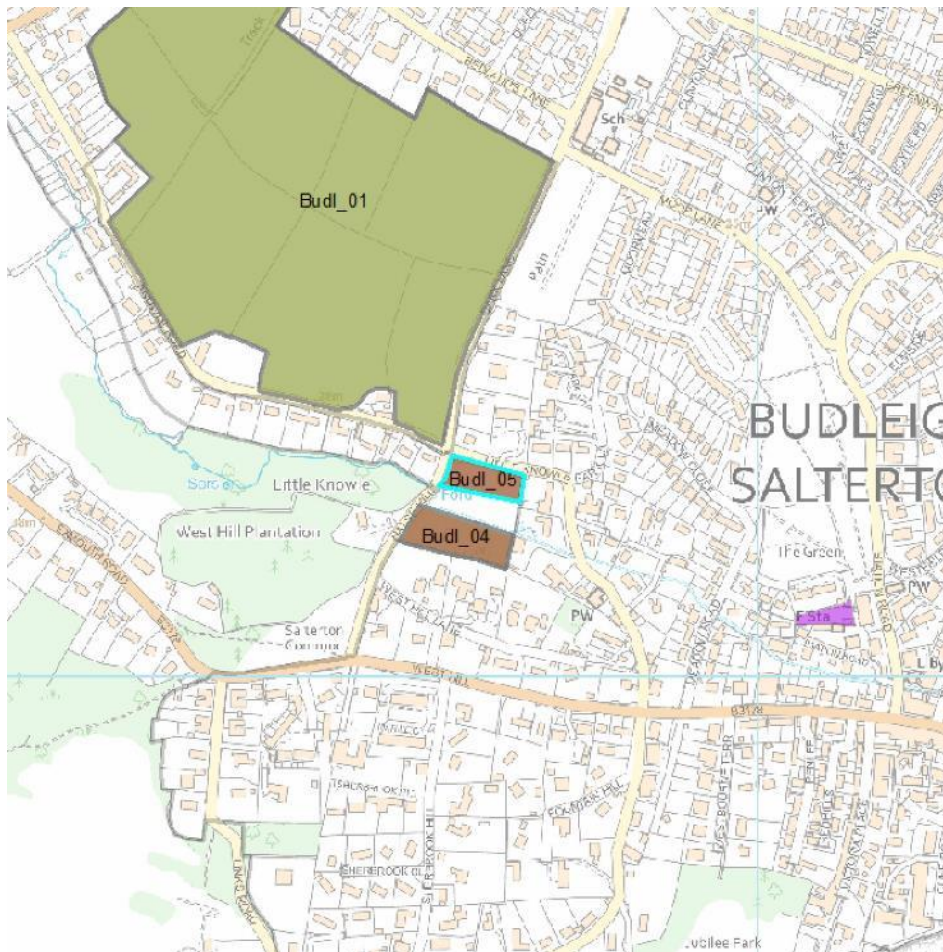
Site Detail:

Settlement: Budleigh Salterton

Site reference number: Budl_05

Site Address: Little Knowle, Budleigh Salterton,

Map of site:



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Site Area: 0.29

Site Assessment Summary:

Infrastructure implications: Devon County Council (highways) advise that access from Little Knowle Lane possible but only for small development. Devon County Education state that there is insufficient primary capacity for overall levels of development from sites put forward for consideration, although there is some limited primary capacity. Additional primary capacity would be required and need to be funded. Transport costs would apply for secondary school pupils. Exmouth Community College has some capacity - but the has a large catchment area and capacity needs to be assessed alongside other proposed sites e.g. Woodbury, Exmouth, Clyst St George etc.

Landscape sensitivity - summary of findings: Budl_05 forms a small attractive field with low density housing surrounding parts of it. It is within the East Devon AONB. Budl_05 largely forms part of Landscape Character Type (LCT) 5D Estate wooded farmland. Key characteristics of this LCT shown on site are rolling hills drained by frequent streams, pastoral farmland and winding rural roads. A small strip in the south of the site forms part of LCT 1C Pebblebed heaths, but the site is not considered to reflect the key characteristics of this LCT and is similar in character to the rest of the site.

Impact on historic environment - summary of findings: Budl_05 lies adjacent to the Budleigh Salterton Conservation Area and within 75 metres of a Grade II listed building. Further work required.

Ecological impact - summary of findings: Budl_05 is within 10 metres of a County Wildlife Site and nature recovery network site (Knowle - unimproved acidic and marshy grassland). A significant moderate adverse impact is predicted. It is within the Exe Estuary and Pebblebed Heaths mitigation zones. Site assessment required. Further work required.

Accessibility assessment: Budl_05 is within 1600 metres of at least 8 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops and a primary and school. The site is close to an hourly bus route. The site is well related to the town centre, although walking routes to it near to the sites are along narrow lanes without separate pavements.

Other known site constraints: Budl_05 forms a small field, the southern two thirds of which is in flood zone 3. Initial evidence suggests that it is also at risk of flooding from both a reservoir and groundwater.

Site opportunities: none identified

Amended Maximum Yield following discounted areas on site: 5

Brief summary of the key positives and negatives of the site: Budl_05 is very well related to the existing urban fabric of the town and parts of the site may be suitable for a small number of homes. However, the existing field forms an attractive feature in the street scene, and is at risk of flooding. The site is also close to a County Wildlife Site and could affect the setting of designated and non-designated heritage assets.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Given site constraints the site is unlikely to be capable of accommodating more than five dwellings. Consider for inclusion in settlement boundary under criteria B6 of the methodology.

Appendix 2.

Site Selection – interim findings at Tier Three settlements

Site Detail:

Settlement: Budleigh Salterton

Site reference number: Budl_06

Site Address: Budleigh Salterton Community Hospital, East Budleigh Road, Budleigh Salterton, Devon, EX9 6HF

Map of site:



North arrow symbol 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 0.4

Site Assessment Summary:

Infrastructure implications: Devon County Council (highways) advise that access is available from East Budleigh Rd but Boucher Rd may be too narrow. Devon County Education state that there is insufficient primary capacity for overall levels of development from sites put forward for consideration, although there is some limited primary capacity. Additional primary capacity would be required and need to be funded. Transport costs would apply for secondary school pupils. Exmouth Community College has some capacity - but the has a large catchment area and capacity needs to be assessed alongside other proposed sites e.g. Woodbury, Exmouth, Clyst St George etc.

Landscape sensitivity - summary of findings: Although located within the East Devon AONB (which 'washes over' the whole of Budleigh Salterton) Budl_06 has an urban setting.

Impact on historic environment - summary of findings: No significant issues identified.

Ecological impact - summary of findings: Site is within the Exe Estuary and Pebblebed Heaths mitigation zones. Site assessment required.

Accessibility assessment: Budl_06 is within 1600 metres of at least 8 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops and a primary and school. The site is close to an hourly bus route. Pedestrian access into the town centre is available along safe walking routes.

Other known site constraints: The site is currently used but the NHS as a health and wellbeing hub, providing local employment and a community facility.

Site opportunities: It would be possible to convert existing buildings to residential use.

Amended Maximum Yield following discounted areas on site: 20

Brief summary of the key positives and negatives of the site: Budl_06 may provide an opportunity for conversion of existing buildings and some new

development on a brownfield site very well related to services and facilities if it is no longer required for community use.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: Budl_06 comprises a brownfield development opportunity in a highly sustainable location.

Appendix 2.

Site Selection – interim findings at Tier Three settlements

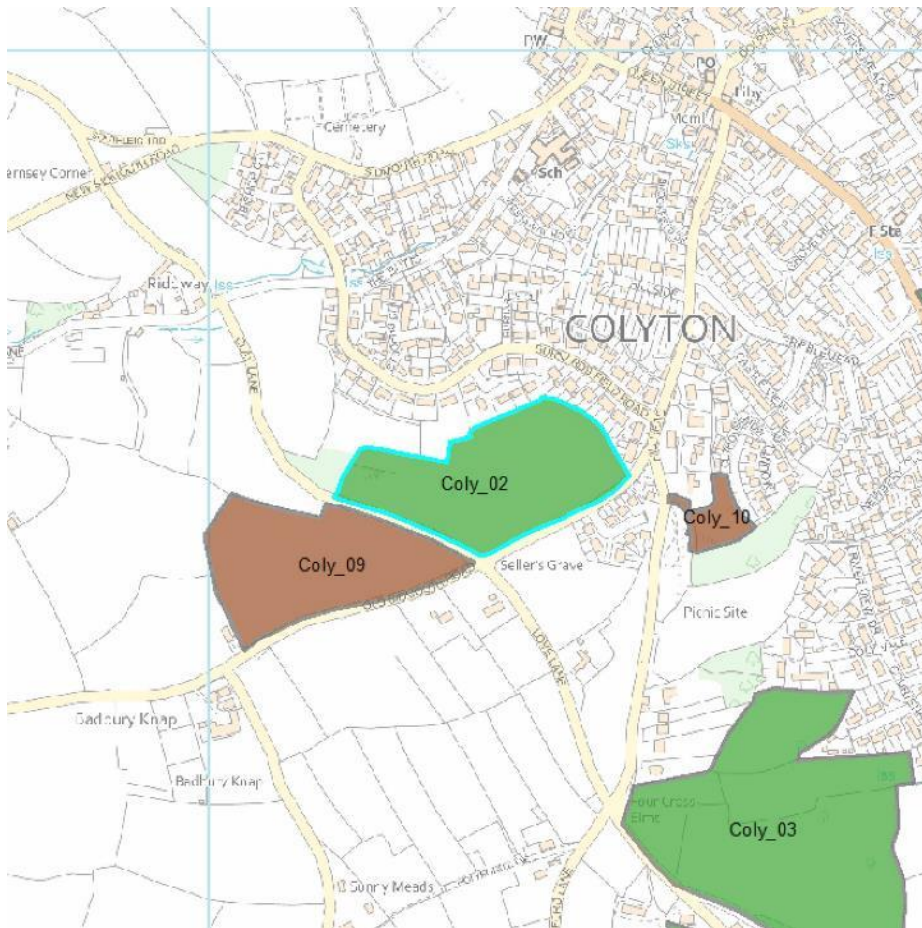
Site Detail:

Settlement: Colyton

Site reference number: Coly_02

Site Address: Land at Hillhead, Colyton,

Map of site:



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

Site Area: 3.28

Site Assessment Summary:

Infrastructure implications: DCC Highways: Accessible from Clay Lane & Old Sidmouth Rd OK | DCC Education: Proposed sites in the vicinity of Colyton and Colyford approx. 46ha - Colyton and Seaton primary schools have some capacity to support development, but not to total level. Additional capacity would need to be funded by developers. Axe Valley has some capacity to support development, but not at this level. Transport costs would apply for secondary.

Landscape sensitivity - summary of findings: The site is to the south-west of the town centre, sloping from south to north (towards the settlement). Dwellings are to the north and east of the site. The site is currently in use for growing barley (recently harvested). There are narrow country lanes adjacent to the south-west and south-east of the site with a crossroads to the south of the site, where the access point to the field is located. There is woodland to the west of the site, with individual TPOs along the aforementioned country lanes and a group TPO separating the north-west of the site from dwellings off Burnards Field Road. The site itself forms a large simple field sitting on the northern side of a low hill. The wider landscape is more complex, with smaller fields with more trees to the north and west and large, open fields along the high ground to the east. The site also forms the backdrop for Colyton when viewed across the river valley from the AONB to the north of the town. The medium-high rating reflects the site's role in the wider landscape. The site is not located in the AONB, but when viewed from the AONB to the north of Colyton the site forms a key undeveloped skyline to the immediate south of the town. The containment of the majority of the town below this ridge helps the town to 'sit within' the river valley when viewed from this part of the AONB. The topography provides a well defined settlement edge, with the majority of development respecting and being a field depth below the top of the hill (the notable exception is recently built housing to the south-east of the site). The site feels exposed but relatively tranquil for an area close to the town. There are extensive and expansive views from the hill top site to visual landmarks, including over the river valley to a range of hills beyond. The visible skylines are generally open or lightly settled. The site forms part of a predominant skyline that is important for the reasons stated above. High/medium

Impact on historic environment - summary of findings: A Grade II listed dwelling - 1 Hillhead Cottages - is approximately 87 metres from the eastern edge of the site. The listed building is already surrounded by modern development and is probably too far from the site for it to impact. However, Devon's Historic Environment Records show possible firing butts (Butt Ground) directly north of the site. Minor

Ecological impact - summary of findings: There is woodland to the west of the site, with individual TPOs on two oaks along the aforementioned country lanes (one to the south-west and one to the south-east) and a group of TPOs (again for oaks) separating the north-west of the site from dwellings off Burnards Field Road in a 'L'-shape. The site is within the Beer Quarry Caves Consultation Zone and, specifically,

the Landscape Connectivity Zones (the complex network of commuting routes used by the SAC's population of bats which provides connectivity between designated roosts) for both the Lesser Horseshoe Bat and the Greater Horseshoe Bat, as well as the Key Lesser Horseshoe Bat Sustenance Zone (the area which includes critical foraging and commuting habitat for the bats). The Key Lesser Horseshoe Bat roost at Coles Mill, Colyford is around 1,075 metres from the site, whilst the roost at Alaska Farm, Colyford is around 1,200 metres from the site. Significant moderate adverse effect predicted

Accessibility assessment: The sites passes 10 out of the 12 criteria set, with a bus route, primary school, convenience store, post office, community hall, pub, open space/allotments, play area, doctor's surgery and employment site all within a 20 minute walk. However, both the nearest train station and secondary school are located in Axminster; this is roughly a 25 minute bus journey or seven mile car journey.

Other known site constraints: Grade 3 Agricultural Land: Good to Moderate Quality - This land has moderate limitations that affect the choice of crops to be grown, timing and type of cultivation, harvesting or yield; the yield of more demanding crops grown on this land is generally lower or more variable than on Grade 1 and 2.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 25 on northern part of the site, 24 on the southern

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: High/medium landscape sensitivity due to its prominent position and views into the site. Significant moderate adverse ecological effect predicted as the site is within the bat zones related to Beer Quarry Caves SAC.

Should the site be allocated? Yes in terms of the northern part of the site. The southern portion of the site is considered to be a potential 2nd best choice allocation.

Appendix 2.

Site Selection – interim findings at Tier Three settlements

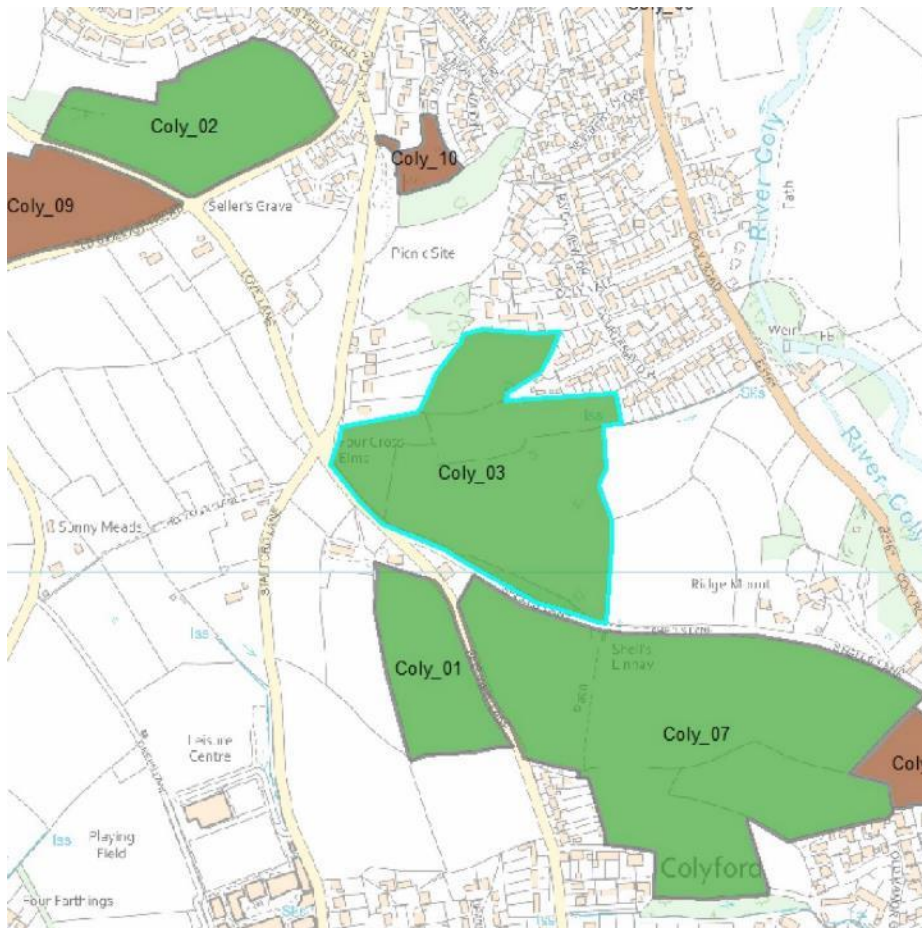
Site Detail:

Settlement: Colyton

Site reference number: Coly_03

Site Address: Land adjacent Fair View Lane, Colyton,

Map of site:



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Site Area: 6.44

Site Assessment Summary:

Infrastructure implications: DCC Highways: Accessible from Fair View Lane OK | DCC Education: Proposed sites in the vicinity of Colyton and Colyford approx. 46ha - Colyton and Seaton primary schools have some capacity to support development, but not to total level. Additional capacity would need to be funded by developers. Axe Valley has some capacity to support development, but not at this level. Transport costs would apply for secondary.

Landscape sensitivity - summary of findings: The site is to the south of the town centre, sloping from west to east. Dwellings are mainly to the north and north-east of the site, with a handful to the north-west. There is a country lane running to the west of the site, with a sunken footpath (Shells Lane) running adjacent to the south of the site. The site is a series of interconnecting fields, separated by hedgerows and trees, in a beautifully bucolic setting, with current uses including an orchard and a sheep pasture. Much of the land has the feel of a wild meadow, with many butterflies in evidence. The intricate field pattern, topography and hedgerows and trees contribute to a rich landscape pattern that would be highly sensitive to change. Although outside of the AONB, there are extensive views from/to the AONB on the other side of the valley that raises the sensitivity rating. Part of the site is identified as a traditional orchard. The southern fields are detached from the settlement boundary and form an important backdrop to the settlement that visually separates Colyton and Colyford. Parts of the two northern fields adjoin the settlement boundary, but this is relatively well integrated into the landscape. The character of the landscape is tranquil with few discordant features. The southern part of the site forms part of a ridge with extensive views across the river valley. The site forms the foreground for picturesque views across the valley from the crossroads at Four Cross Elms. Although the site is located on rising ground with fairly extensive views, including towards the AONB to the east, the small field size, attractive boundary and field trees and hedgerows reduce the sense of openness. There is a small but distinctive ridge to the south, which is well treed and very lightly settled. Skylines in the vicinity are generally undeveloped or lightly settled, although to the north the settlement level increases. The site slopes steeply to the south to form part of the ridge that follows Shells Lane and helps to give a visual separation between Colyton and Colyford. The site forms part of a rich and complex landscape on rising ground to the south of Colyford, which would be sensitive to landscape change. High/medium

Impact on historic environment - summary of findings: There are no listed buildings, conservation areas, scheduled ancient monuments or historic parks & gardens within 100 metres. Devon's Historic Environment Records show, on site, a possible trackway (Hollow Way) and probable post-medieval orchard tree planting ridges (Orchard; Tree Mound). The site abuts the location of two 19th century lincays and, also, where a fragment of a Bronze Age sword was found. Minor

Ecological impact - summary of findings: The site includes an orchard and many butterflies are present. The site is within the Beer Quarry Caves Consultation Zone and, specifically, the Landscape Connectivity Zones (the complex network of commuting routes used by the SAC's population of bats which provides connectivity between designated roosts) for both the Lesser Horseshoe Bat and the Greater Horseshoe Bat, as well as the Key Lesser Horseshoe Bat Sustenance Zone (the area which includes critical foraging and commuting habitat for the bats). The Key Lesser Horseshoe Bat roost at Coles Mill, Colyford is around 500 metres from the site, whilst the roost at Alaska Farm, Colyford is around 730 metres from the site. Significant moderate adverse effect predicted

Accessibility assessment: The sites passes 10 out of the 12 criteria set, with a bus route, primary school, convenience store, post office, community hall, pub, open space/allotments, play area, doctor's surgery and employment site all within a 20 minute walk. However, both the nearest train station and secondary school are located in Axminster; this is roughly a 25 minute bus journey or seven mile car journey.

Other known site constraints: The majority of the sites is Grade 3 Agricultural Land: good to moderate quality - moderate limitations that affect the choice of crops to be grown, timing and type of cultivation, harvesting or yield; the yield of more demanding crops grown on this land is generally lower or more variable than on Grade 1 and 2. However, the western portion of the site is Grade 2: very good quality agricultural land - minor limitations which affect crop yield, cultivations or harvesting.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 97

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: High/medium landscape sensitivity due to its bucolic, meadow/orchard setting and views into the site. Significant moderate adverse ecological effect predicted as the site is within the bat zones related to Beer Quarry Caves SAC.

Should the site be allocated? No

Appendix 2.

Site Selection – interim findings at Tier Three settlements

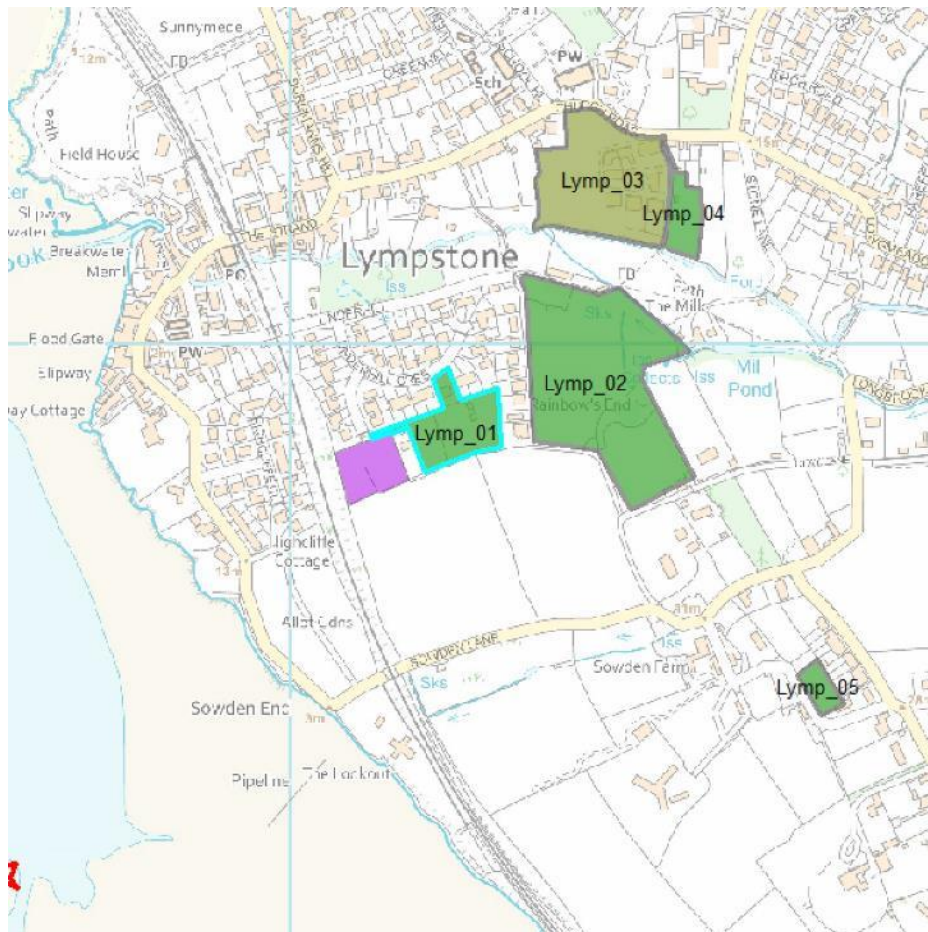
Site Detail:

Settlement: Lymestone

Site reference number: Lymp_01

Site Address: Little Paddocks, 22 Underhill Crescent, Lymestone, Devon., EX8 5JF

Map of site:



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

Site Area: 0.58

Site Assessment Summary:

Infrastructure implications: Access: Site seems to access off Underhill Crescent, involving the demolition of number 22. The necessary visibility will be required but potentially ok as on the outside of a bend. DCC Education: 50+ha development proposed some closer in towards Exmouth. Lypstone Primary and Exmouth primary schools have some capacity to support development - but safe walking routes would be required. A site for new primary school has already been allocated at Goodmoores Farm which is in close proximity to some of the proposed sites. Any additional capacity would require developer funding. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded by CIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.

Landscape sensitivity - summary of findings: Outside of AONB. Fairly level garden and field adjacent to Lypstone village. Site adjacent to / borders Coastal Preservation Area. Site features multiple small parcels of land with some garden areas. Mature trees across site, mature hedgerows throughout. Overall, the site has a medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: Grade II listed Sanctuary (47m) is well screened from the site by residential property. Overall, no change - No change to assets or their settings.

Ecological impact - summary of findings: Nature Recovery Network (75m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (75.6m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

Accessibility assessment: 8 out of 12 facilities within 1,600m of site.

Other known site constraints: Site does not contain any areas at risk of flooding. Grade 3 agricultural land in strategic assessment. Partially located within the existing green wedge Local Plan designation.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 14

Brief summary of the key positives and negatives of the site: Site is well related to village core and existing pattern of development. Bounded by car park and residential gardens.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: Fairly level garden and field adjacent to Lympstone village. Site outside of AONB and Coastal Preservation Area. Overall, the site has a medium landscape sensitivity to new development. Development would not adversely impact heritage assets or their settings but may have a significant moderate adverse effect with regard to ecology. Site is considered appropriate for development, subject to final detailed scheme and proportionate mitigation.

Appendix 2.

Site Selection – interim findings at Tier Three settlements

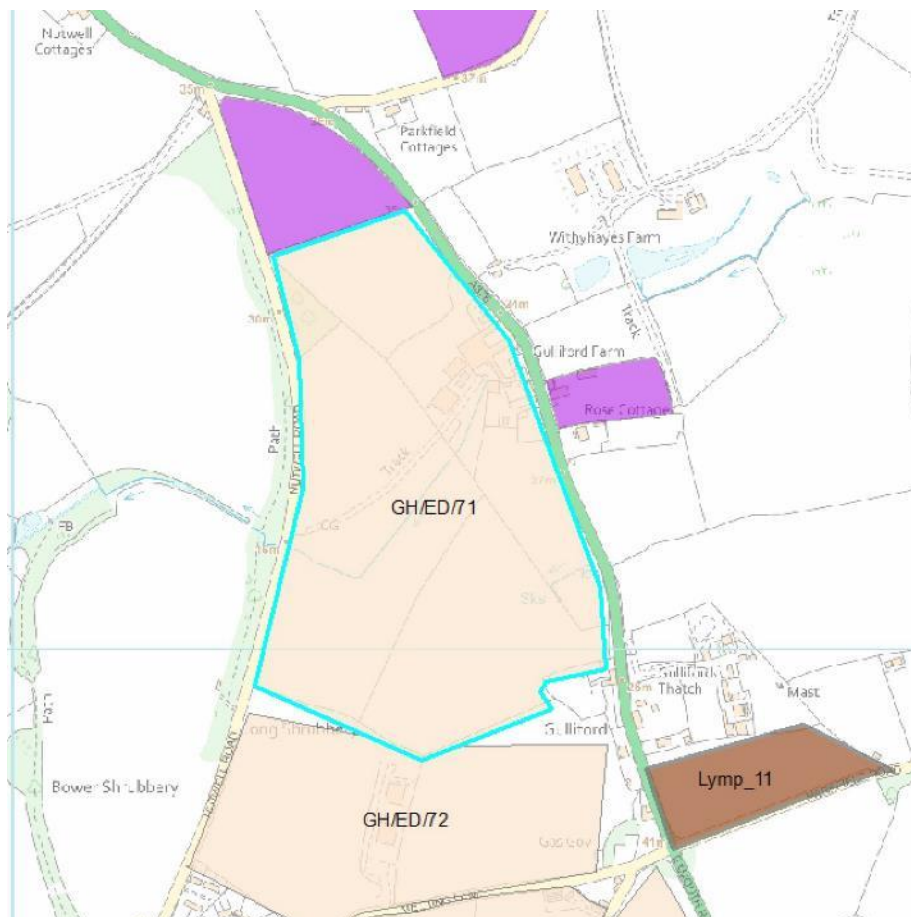
Site Detail:

Settlement: Lympstone

Site reference number: GH/ED/71

Site Address: Gulliford Farm, Exmouth Road, Lympstone

Map of site:



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

Site Area: 15.9

Site Assessment Summary:

Infrastructure implications: DCC Highways / Education comments to follow

Landscape sensitivity - summary of findings: Outside of AONB but entirely within the Coastal Preservation Area. Site made up of around 10 field parcels and Grade II listed Gulliford farm with curtilage. Site is poorly related to development further to the south. Multiple parcels of agricultural land with mature trees and hedgerows throughout. Grade II* listed assets and curtilage associated with Nutwell Park to the west. Highly exposed site from multiple viewpoints including A376 to north east. Further views of the site are highly likely from the East Devon AONB. A small copse is also located to the north-west of the site. Access is off the two-lane A376 and the single lane Nutwell Road. Overall, the site has a high/medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: Grade II listed Gulliford Farm (on site), Grade II listed Gulliford Cottages (10m), Grade II* listed Nutwell Cottages (500m), Grade II* listed Nutwell Court (500m), outbuilding, and curtilage adjacent to site. 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: Unconfirmed Wildlife Site (1m), Nature Recovery Network (two parcels on site), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (on site). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

Accessibility assessment: 8 out of 12 facilities within 1,600m of site.

Other known site constraints: Flooding: Other than the area within floodzone 3, the site lies within Flood Zone 1. Land in floodzone 1 has a low probability of experiencing fluvial flooding. Any planning application should include a Flood Risk Assessment. 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: Elements are at risk mainly from diffuse sources in this water body. Possible that development would enable some delivery of mitigation measures for dredging, obstruction management or habitat restoration. Agricultural land classification: Regional mapping indicates that the site is a mix of grade 1 and grade 3. Minerals and Waste: No constraints.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 281

Brief summary of the key positives and negatives of the site: Outside of AONB but entirely within the Coastal Preservation Area. Grade II listed Gulliford farm with curtilage with potential for major heritage impact. Site is poorly related to development further to the south and has a distinct rural character.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Outside of AONB but entirely within the Coastal Preservation Area. Site made up of around 10 field parcels and Grade II listed Gulliford farm with curtilage. Site is poorly related to development further to the south and has a distinct rural character. Grade II* listed assets and curtilage associated with Nutwell Park to the west. Highly exposed site from multiple viewpoints including A376 to north east. Further views of the site from the East Devon AONB. Grade II listed Gulliford Farm (on site), Grade II listed Gulliford Cottages (10m), Grade II* listed Nutwell Cottages (500m), Grade II* listed Nutwell Court (500m), outbuilding, and curtilage adjacent to site. Unconfirmed Wildlife Site (1m), Nature Recovery Network (two parcels on site), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (on site). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Overall, the site has a high/medium landscape sensitivity to new development. Development of the site considered to have a major heritage impact with a significant moderate adverse effect on ecology predicted. The site constraints do not support allocation at this stage.

Appendix 2.

Site Selection – interim findings at Tier Three settlements

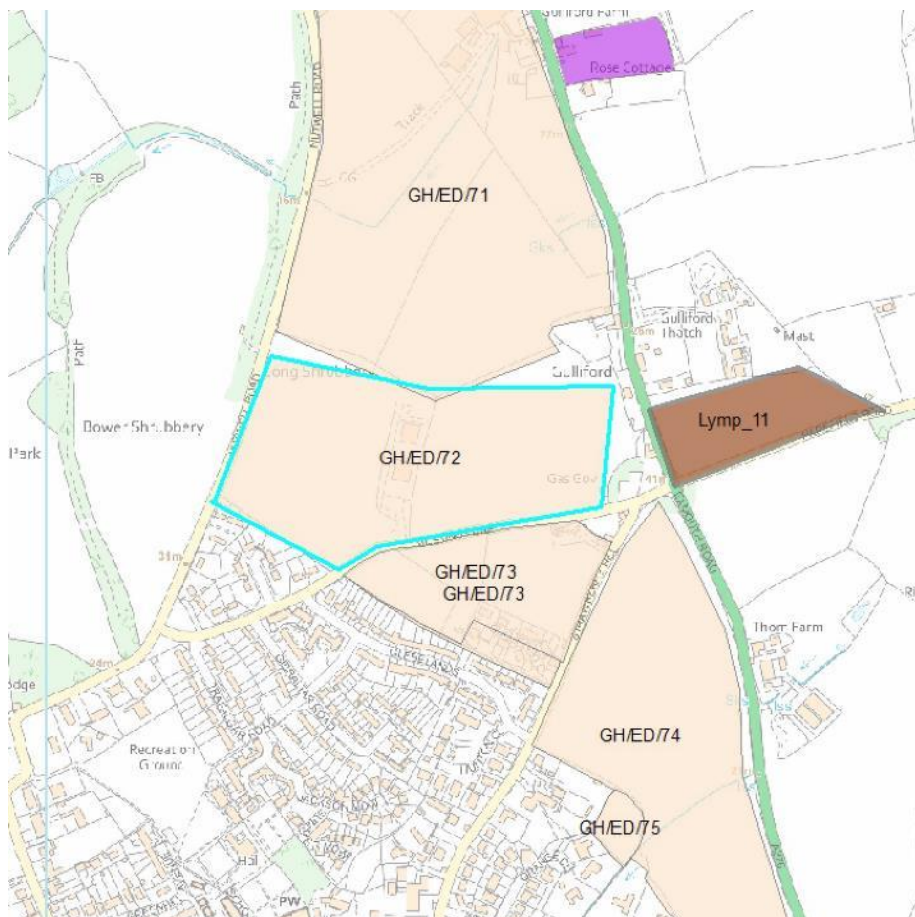
Site Detail:

Settlement: Lymestone

Site reference number: GH/ED/72

Site Address: Land at Meeting Lane, Lymestone

Map of site:



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

Site Area: 7.77

Site Assessment Summary:

Infrastructure implications: DCC Highways / Education comments to follow

Landscape sensitivity - summary of findings: Outside of AONB but entirely within the Coastal Preservation Area. Site comprises two rectangular agricultural fields on a gentle slope upwards from south to north. Bounded by mature trees and hedgerows. Accessed off the single track Meeting Lane. Site is less exposed than sites to the north and closely related to built form to the near south and immediate west. Views of the site from the East Devon AONB. Overall, the site has a high/medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: Grade II listed Gulliford Farm (410m) and curtilage, Grade II listed Boundary Cottage (53m), Grade II Listed Burial Ground (18m), Grade II listed Gulliford Cottages (83m), Grade II* listed Nutwell Cottages (569m), Grade II* listed Nutwell Court (459m), outbuilding, and curtilage adjacent to site. Site is however well screened to/from the most significant assets. 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: Unconfirmed Wildlife Site (1m), Nature Recovery Network (12m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (12m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

Accessibility assessment: 8 out of 12 facilities within 1,600m of site.

Other known site constraints: Flooding: Other than the area within floodzone 3, the site lies within floodzone 1. Land in floodzone 1 has a low probability of experiencing fluvial flooding. Any planning application should include a Flood Risk Assessment. 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: Elements are at risk mainly from diffuse sources in this water body. Possible that development would enable some delivery of mitigation measures for dredging, obstruction management or habitat restoration. Agricultural land classification: Regional mapping indicates that the site is a mix of grade 1 and grade 3. Minerals and Waste: No constraints.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 131

Brief summary of the key positives and negatives of the site: Outside of AONB but entirely within the Coastal Preservation Area. Site is less exposed than sites to the north and better related to built form to the near south and immediate west. Field parcel to the west currently including agricultural barn particularly well screened.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: Outside of AONB but entirely within the Coastal Preservation Area. Bounded by mature trees and hedgerows. Site is less exposed than sites to the north and better related to built form to the near south and immediate west. Field parcel to the west currently including agricultural barn particularly well screened. Improved access could be achieved as part of a coherent scheme covering sites 72 and 73. Heritage assets present include Grade II listed Gulliford Farm (410m) and curtilage, Grade II listed Boundary Cottage (53m), Grade II Listed Burial Ground (18m), Grade II listed Gulliford Cottages (83m), Grade II* listed Nutwell Cottages (569m), Grade II* listed Nutwell Court (459m), outbuilding, and curtilage adjacent to site. Site is however well screened to/from the most significant assets. Unconfirmed Wildlife Site (1m), Nature Recovery Network (12m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (12m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Site is considered appropriate for development, subject to a final detailed scheme that minimises impact on nearby heritage assets and provides proportionate ecology mitigation.

Appendix 2.

Site Selection – interim findings at Tier Three settlements

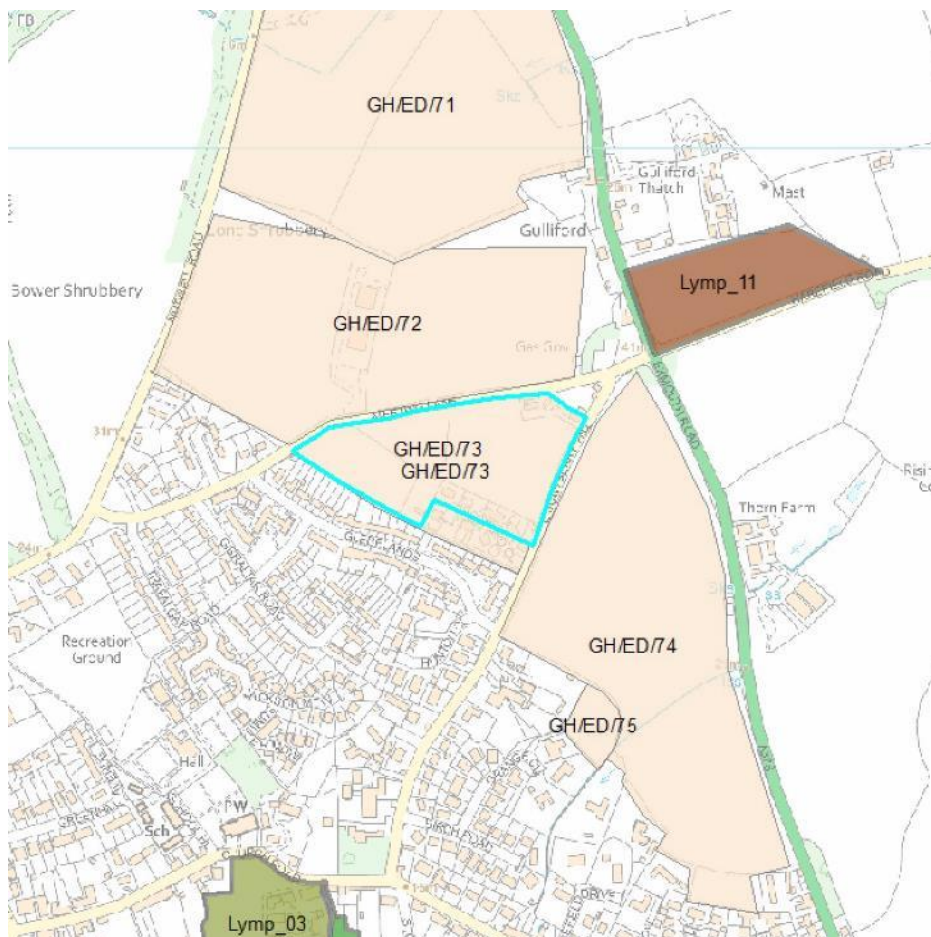
Site Detail:

Settlement: Lympstone

Site reference number: GH/ED/73

Site Address: Land north west of Strawberry Hill, Lympstone

Map of site:



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Site Area: 3.15

Site Assessment Summary:

Infrastructure implications: DCC Highways / Education comments to follow

Landscape sensitivity - summary of findings: Outside of AONB but entirely within the Coastal Preservation Area. Three level irregularly shaped fields bounded by hedgerows and mature trees. Partially covered by permitted planning application for 10 dwellings currently in development. Accessed via the single track Strawberry Hill to south and Meeting Lane to north. Good opportunity for high site permeability. The site may provide an appropriate scale opportunity for extension of the existing development at Lypstone. Grade II Listed burial ground and Boundary Cottage to north east. Overall, the site has a medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: Grade II listed Boundary Cottage (100m), Grade II Listed Burial Ground (45m), Grade II listed Gulliford Cottages (227m), Grade II* listed Nutwell Cottages (807m), Grade II* listed Nutwell Court (653m), outbuilding, and curtilage. 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: Unconfirmed Wildlife Site (1m), Nature Recovery Network (25m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

Accessibility assessment: 8 out of 12 facilities within 1,600m of site.

Other known site constraints: Flooding: The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application should include a Flood Risk Assessment. 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: Elements are at risk mainly from diffuse sources in this water body. Possible that development would enable some delivery of mitigation measures for dredging, obstruction management or habitat restoration. Agricultural land classification: Regional mapping indicates that the site is a mix of grade 1 and grade 3. Minerals and Waste: No constraints.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 46

Brief summary of the key positives and negatives of the site: Outside of AONB but entirely within the Coastal Preservation Area. Partially adjacent to permitted planning application for 10 dwellings currently in development.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: Outside of AONB but entirely within the Coastal Preservation Area. Good opportunity for high site permeability. Heritage assets present include Grade II listed Boundary Cottage (100m), Grade II Listed Burial Ground (45m), Grade II listed Gulliford Cottages (227m), Grade II* listed Nutwell Cottages (807m), Grade II* listed Nutwell Court (653m), outbuilding, and curtilage. With regard to ecology, assets present include - unconfirmed Wildlife Site (1m), Nature Recovery Network (25m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Overall, the site has a medium landscape sensitivity to new development. Development of the site considered to have a moderate impact affecting the special character of heritage assets, where elements which contribute to their significance and their setting are harmed. With regard to ecology, a significant moderate adverse effect is predicted. Site is considered appropriate for development, subject to a final detailed scheme that minimises impact on nearby heritage assets and provides proportionate ecology mitigation.

Appendix 2.

Site Selection – interim findings at Tier Three settlements

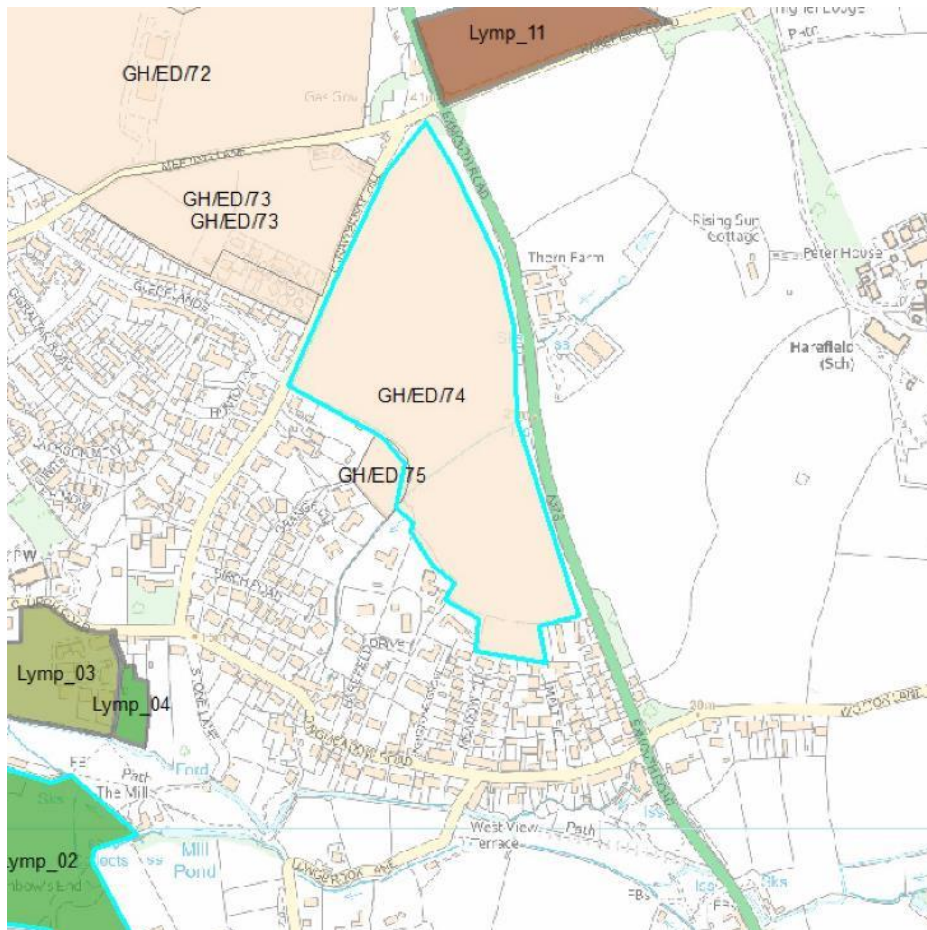
Site Detail:

Settlement: Lympstone

Site reference number: GH/ED/74

Site Address: Land at Strawberry Hill, Lympstone

Map of site:



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

Site Area: 8.28

Site Assessment Summary:

Infrastructure implications: DCC Highways / Education comments to follow

Landscape sensitivity - summary of findings: Outside of AONB but entirely within the Coastal Preservation Area. Two large and highly exposed agricultural fields sloping down to a watercourse running through the centre of the site. Views of the site from the East Devon AONB. Accessed off the two-lane A376 to east or Strawberry Hill to north. Mature trees to borders and freestanding / mature hedgerows to borders. Overall, the site has a high/medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: Grade II listed Boundary Cottage (51m), Grade II Listed Burial Ground (25m), Grade II listed Thorn Farm (27m), Grade II listed Crooks Court (34m). 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: Unconfirmed Wildlife Site (0m), Nature Recovery Network (25m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (23m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

Accessibility assessment: 8 out of 12 facilities within 1,600m of site.

Other known site constraints: Flooding: Other than the area within floodzone 3, the site lies within floodzone 1. Land in floodzone 1 has a low probability of experiencing fluvial flooding. Any planning application should include a Flood Risk Assessment. 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: Elements are at risk mainly from diffuse sources in this water body. Possible that development would enable some delivery of mitigation measures for dredging, obstruction management or habitat restoration. Agricultural land classification: Regional mapping indicates that the site is a mix of grade 1 and grade 3. Minerals and Waste: No constraints.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 141

Brief summary of the key positives and negatives of the site: Outside of AONB but entirely within the Coastal Preservation Area. Two large and highly exposed agricultural fields sloping down to a watercourse running through the centre of the site. Views of the site from the East Devon AONB.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Outside of AONB but entirely within the Coastal Preservation Area. Two large and highly exposed agricultural fields sloping down to a watercourse running through the centre of the site. Views of the site from the East Devon AONB. Grade II listed Boundary Cottage (51m), Grade II Listed Burial Ground (25m), Grade II listed Thorn Farm (27m), Grade II listed Crooks Court (34m). With regard to ecology, assets present include - Unconfirmed Wildlife Site (0m), Nature Recovery Network (25m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (23m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Overall, the site has a high/ medium landscape sensitivity to new development. Development of the site considered to have a moderate impact affecting the special character of heritage assets, where elements which contribute to their significance and their setting are harmed. With regard to ecology, a significant moderate adverse effect is predicted. The site is not considered appropriate for allocation as alternative sites provide more sustainable opportunities with reduced adverse impact.

Appendix 2.

Site Selection – interim findings at Tier Three settlements

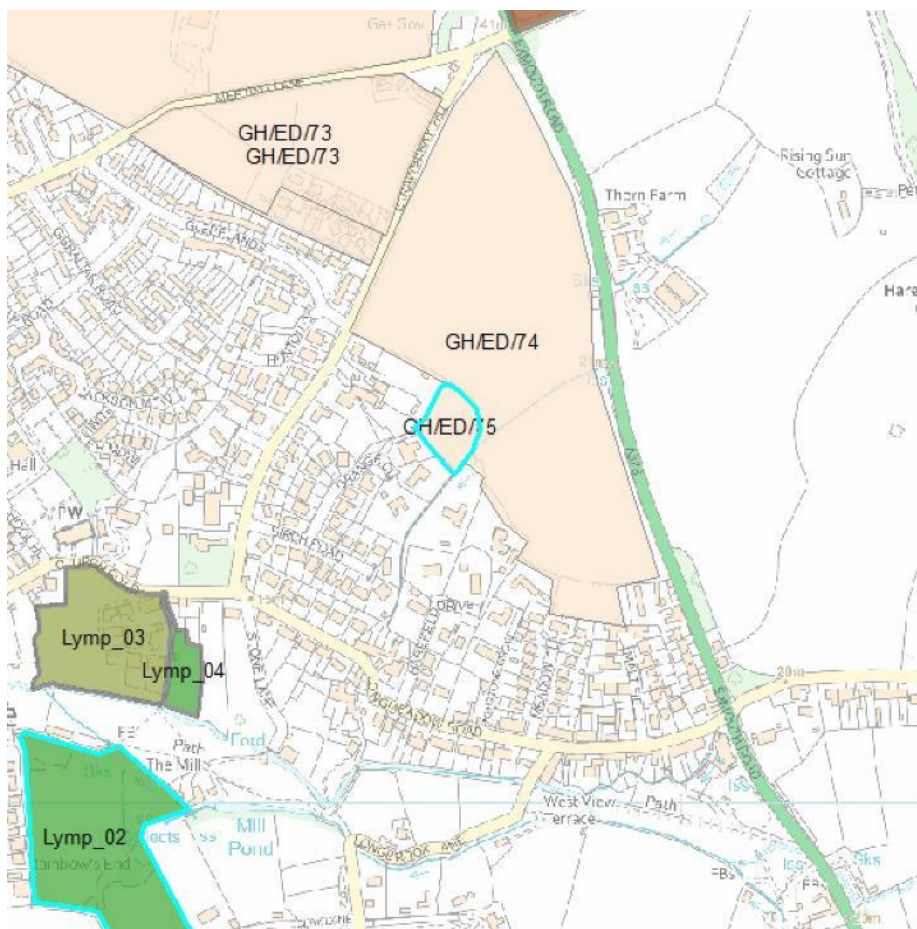
Site Detail:

Settlement: Lymstone

Site reference number: GH/ED/75

Site Address: Land off Grange Close, Lymstone

Map of site:



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Site Area: 0.35

Site Assessment Summary:

Infrastructure implications: DCC Highways / Education comments to follow

Landscape sensitivity - summary of findings: Outside of AONB but entirely within the Coastal Preservation Area. Site may be visible from the East Devon AONB. Includes hedgerows bordering the field boundaries and a number of mature trees. Overall, the site has a medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: No assets within 175m of site. No Change - No change to assets or their settings.

Ecological impact - summary of findings: Unconfirmed Wildlife Site (1m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

Accessibility assessment: 8 out of 12 facilities within 1,600m of site.

Other known site constraints: Flooding: Other than the area within floodzone 3, the site lies within floodzone 1. Land in floodzone 1 has a low probability of experiencing fluvial flooding. Any planning application should include a Flood Risk Assessment. 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: Elements are at risk mainly from diffuse sources in this water body. Possible that development would enable some delivery of mitigation measures for dredging, obstruction management or habitat restoration. Agricultural land classification: Regional mapping indicates that the site is grade 3. Minerals and Waste: No constraints.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 6

Brief summary of the key positives and negatives of the site: Outside of AONB but entirely within the Coastal Preservation Area. Site may be visible from the East Devon AONB.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: Outside of AONB but entirely within the Coastal Preservation Area. Site may be visible from the East Devon AONB. Includes hedgerows bordering the field boundaries and a number of mature trees. Heritage Assets Present: No assets within 175m of site. With regard to ecology, assets present include - Unconfirmed Wildlife Site (1m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Site is considered appropriate for development, subject to a final detailed scheme that provides mitigation.

Appendix 2.

Site Selection – interim findings at Tier Three settlements

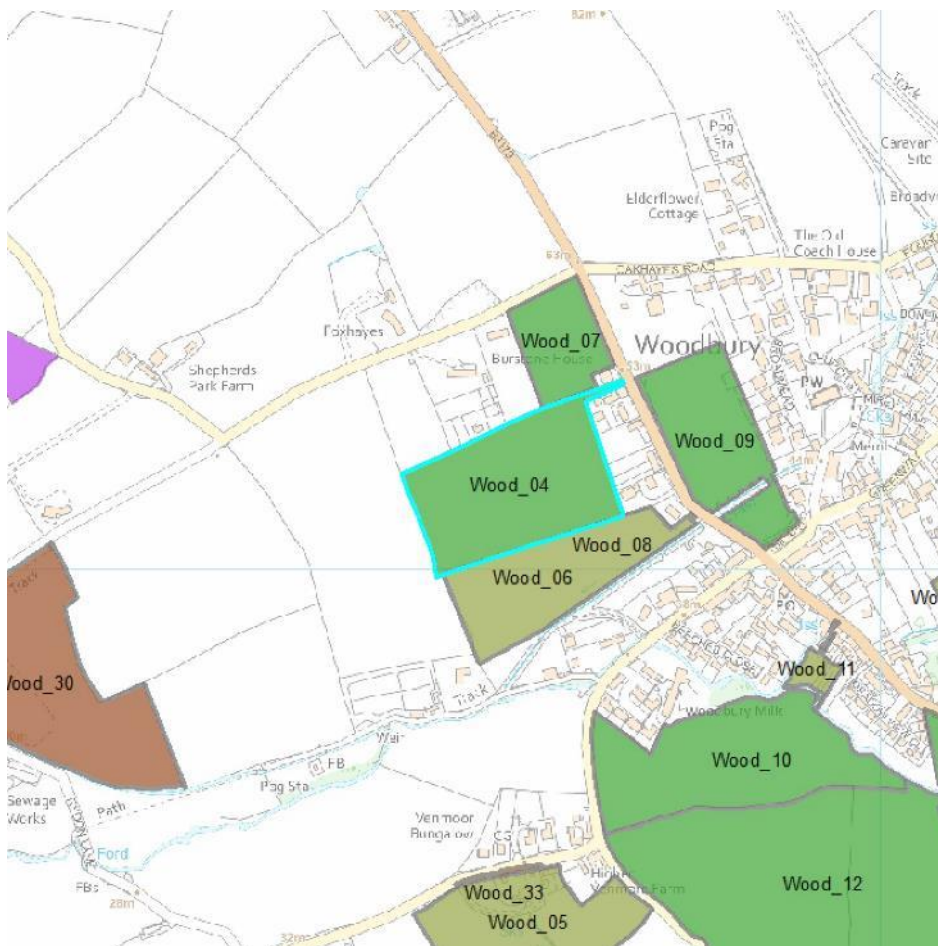
Site Detail:

Settlement: Woodbury

Site reference number: Wood_04

Site Address: Land off Globe Hill, Woodbury,

Map of site:



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

Site Area: 2.93

Site Assessment Summary:

Infrastructure implications: DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. This site will need to be considered in that context, but as per the submitter comments, would appear to need adjoining land to achieve access. Western half of site is within the middle and outer zone associated with the high pressure gas pipeline.

Landscape sensitivity - summary of findings: South west part of site is within LCT 3E: Lowland plains, remainder is within LCT 3B: Lower rolling farmed and settled valley slopes. Rectangular agricultural field located behind a group of dwellings on the western edge of Woodbury. Relatively steep slope to the south running across middle of site (gradient of 1:10 to 1:3). Limited short distance views of site from the road. Although near to western edge of Woodbury, there is only sparse development around the site (fields to north, west and south) so potential for adverse impact upon rural character.

Impact on historic environment - summary of findings: Development could affect the setting of the Conservation Area that runs along the eastern edge of the site, with a small portion of the site within this designation. Grade II listed Old Court House adjacent to north east edge of site, but intervening buildings mean limited affect on this asset. 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 field of agriculturally improved grassland. NRN 200m away. Minor adverse effect predicted (not significant)

Accessibility assessment: 10 out of 12 facilities within 1,600m of site. Pavement along B3179 Globe Hill offers pedestrian access into the settlement centre around 100m away where there are shops and pubs, although the pavement is narrow at

approx 1m wide. Primary school is slightly further at 500m. Bus stop in the centre offers hourly service to Exmouth/Exeter.

Other known site constraints: Grade 2 agricultural land. Low risk of surface water flooding (1/100 year) along eastern boundary of site.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 28

Brief summary of the key positives and negatives of the site: Positives: Close to facilities in the settlement centre, as well as primary school slightly further but still within walking distance. Limited ecological impact. Negatives: Potential for adverse impact upon rural character. Harm to heritage assets. Best and most versatile agricultural land (Grade 2). Site is within middle and outer zone associated with the high pressure gas pipeline.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Adverse landscape character. Harm to heritage assets. Best and most versatile agricultural land (Grade 2).

Appendix 2.

Site Selection – interim findings at Tier Three settlements

Site Detail:

Settlement: Woodbury

Site reference number: Wood_07

Site Address: Land off Globe Hill

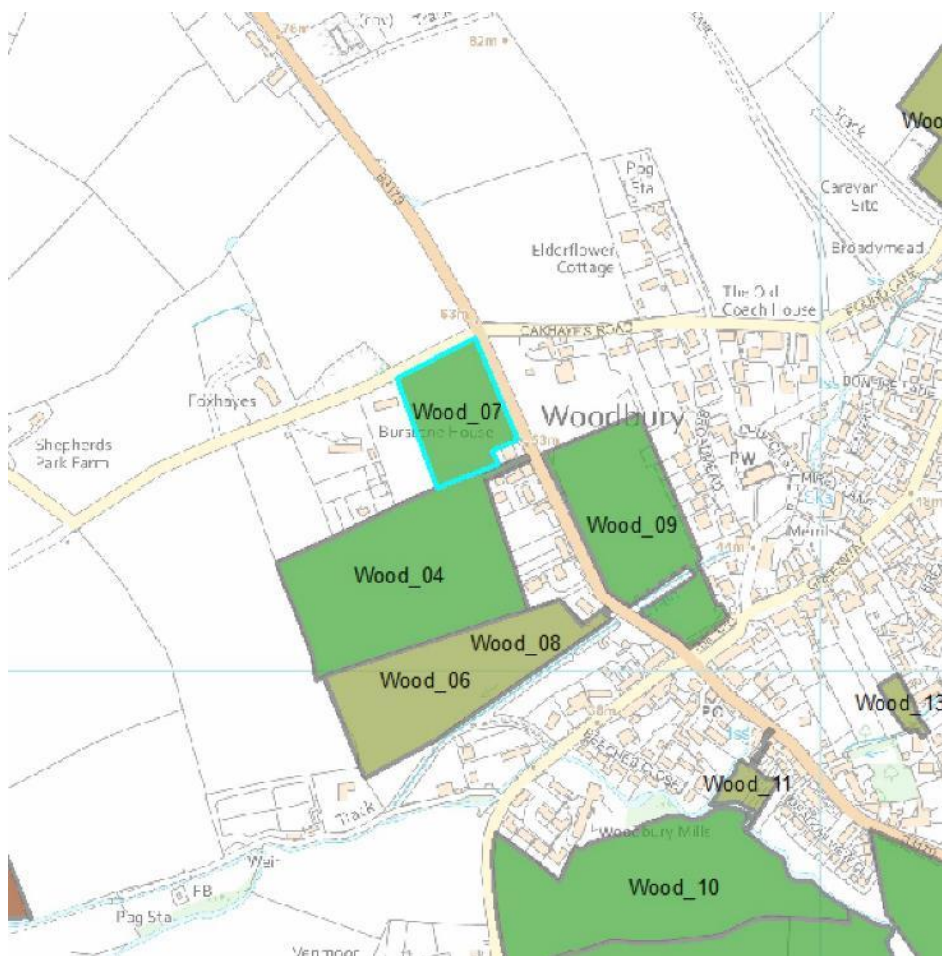
Woodbury

Nr. Exeter

Devon

EX5 1JZ

Map of site:



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

Site Area: 1.02

Site Assessment Summary:

Infrastructure implications: DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. See also previous 2010 comments. North west tip of the site is within the outer zone associated with the high pressure gas pipeline.

Landscape sensitivity - summary of findings: Located in Landscape Character Type 3B - Lower Rolling Farmed and Settled Valley Slopes. Square field in prominent location on northern entrance to Woodbury along B3179, sloping north to south. Open short distance views to site. Long distance views from countryside to the south. There is little presence of built form when viewing the site, the context for views is the surrounding agricultural fields.

Impact on historic environment - summary of findings: Grade II listed Old Court House 8m to south - views potentially available from this asset to the site, albeit obscured by intervening trees and a dwelling immediately north. Listed boundary wall to Oakhayes across road to east. Woodbury Conservation Area adjoins to south east and across the road to east and views widely available from this asset. 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 field of agriculturally improved grassland. Several mature trees along western boundary. NRN 200m away. Minor adverse effect predicted (not significant)

Accessibility assessment: 10 out of 12 facilities within 1,600m of site. Pavement along B3179 Globe Hill offers pedestrian access into the settlement centre around 250m away where there are shops and pubs, although the pavement is narrow at approx 1m wide. Primary school is slightly further at just over 500m. Bus stop in the centre offers hourly service to Exmouth/Exeter.

Other known site constraints: Grade 2 agricultural land. Low risk of surface water flooding (1/100 year) along adjacent B3179 (Woodbury Road). Application for 4 dw refused in 2016 (15/2737/OUT) due to location outside BUAB, adverse landscape and heritage impact, insufficient ecological information, loss of best and most versatile agricultural land.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 9

Brief summary of the key positives and negatives of the site: Positives: Close to facilities in the settlement centre, as well as primary school slightly further but still within walking distance. Limited ecological impact. Negatives: Adverse landscape impact. Adverse heritage impact. Loss of best and most versatile agricultural land (Grade 2).

Should the site be allocated? No

Reason(s) for allocating or not allocating: Adverse landscape impact. Adverse heritage impact. Loss of best and most versatile agricultural land (Grade 2).

Appendix 2.

Site Selection – interim findings at Tier Three settlements

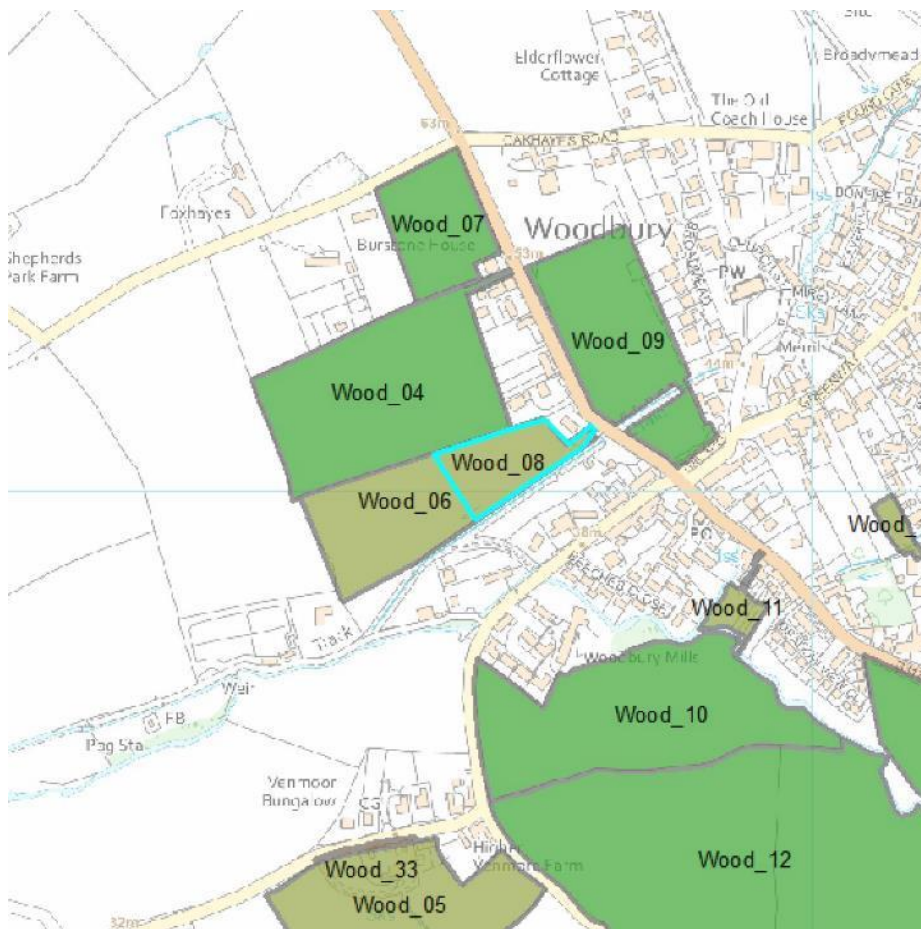
Site Detail:

Settlement: Woodbury

Site reference number: Wood_08

Site Address: Land to the rear of Orchard House, Globe Hill, Woodbury, EX5 1JP

Map of site:



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

Site Area: 0.66

Site Assessment Summary:

Infrastructure implications: DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. The previously consented access for a single dwelling would be inadequate for a larger scale development and would require adequate width and visibility.

Landscape sensitivity - summary of findings: Western half of site is within LCT 3E: Lowland plains, eastern half is within LCT 3B: Lower rolling farmed and settled valley slopes. Eastern section of larger field. Site gently slopes to south. Glimpsed views into site available from B3179 to east. Although existing dwellings adjoin to north and south east, these are low density with large plots. Fields adjoin to north west, west, and south, so the site has a generally rural context. PROW to south west offers views into the site.

Impact on historic environment - summary of findings: Small portion in east of site is within Woodbury Conservation Area, which also runs along boundary to north east and south east of site. Grade II listed cottages 54m to south east - large, intervening trees mean potential for obscured views of the site from these assets but site is not within their setting. 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. NRN 240m away. Minor adverse effect predicted (not significant)

Accessibility assessment: 10 out of 12 facilities within 1,600m of site. Pavement along B3179 Globe Hill offers pedestrian access into the settlement centre less than 100m away where there are shops and a pub, although the pavement is narrow at approx 1m wide. Primary school is slightly further at just less than 500m. Bus stop in the centre offers hourly service to Exmouth/Exeter.

Other known site constraints: Grade 2 agricultural land. Flood Zone 3 covers small area in south west of site, high surface water flood risk (1/30 yr) along southern boundary. Within a larger site that had an application for 24 dw dismissed at appeal in 2016 (14/2574/MOUT) because of harmful effect on the character and appearance of the area (landscape and historic assets), lack of contributions towards infrastructure, insufficient affordable housing provision (40% rather than 50%).

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 9

Brief summary of the key positives and negatives of the site: Positives: Close to facilities in the settlement centre, as well as primary school slightly further but still within walking distance. Limited ecological impact. Negatives: Adverse landscape impact. Adverse heritage impact. Loss of best and most versatile agricultural land (Grade 2).

Should the site be allocated? No

Reason(s) for allocating or not allocating: Adverse landscape impact. Adverse heritage impact. Loss of best and most versatile agricultural land (Grade 2).

Appendix 2.

Site Selection – interim findings at Tier Three settlements

Site Detail:

Settlement: Woodbury

Site reference number: Wood_09

Site Address: Land Off Globe Hill, Woodbury, EX5 1LL

Map of site:



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Site Area: 1.93

Site Assessment Summary:

Infrastructure implications: DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. See 2010 comments.

Landscape sensitivity - summary of findings: Located in Landscape Character Type 3B - Lower Rolling Farmed and Settled Valley Slopes. Two fields, separated by flood alleviation channel, with the northern field sloping north to south and southern field relatively level. Attractive 'park land' with several mature trees on site. Entire site is covered by TPO. Public views into site are obscured by existing wall and vegetation, and existing dwellings which surround site. Long distance views to site from south (road to Bridge Pitt Farm). Views of site have context of built form being close to the centre of the settlement. Historic context given location within Conservation Area and Grade I listed overlooking site to east.

Impact on historic environment - summary of findings: Grade I listed church overlooks site 65m to east. Although views into site are obscured by existing wall and vegetation, Grade II listed cottage across road to south west have views into site. Site is entirely within Conservation Area. 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: Field with several trees across the site, akin to 'park land'. Cluster of mature trees in north east of site, with others scattered around the boundary and the centre of the site. Appears to be an ancient tree in eastern boundary, potential veteran tree in north east of site. NRN 50m to east. Minor adverse effect predicted (not significant)

Accessibility assessment: 10 out of 12 facilities within 1,600m of site. Southern edge of site adjoins settlement centre which offers shops, pubs and an hourly bus service to Exeter/Exmouth. Primary school is slightly further at 400m away.

Other known site constraints: Grade 2 agricultural land in strategic assessment. Low risk of surface water flooding (1/100yr) runs across southern part of site.

Site opportunities: Retain mature trees.

Amended Maximum Yield following discounted areas on site: 18

Brief summary of the key positives and negatives of the site: Positives: Adjacent to facilities in the settlement centre, as well as primary school slightly further but still within walking distance. Limited ecological impact. Negatives: Adverse landscape and heritage impact given location within Conservation Area, proximity to Grade I listed church, and entire site covered by TPO.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Adverse landscape and heritage impact.

Appendix 2.

Site Selection – interim findings at Tier Three settlements

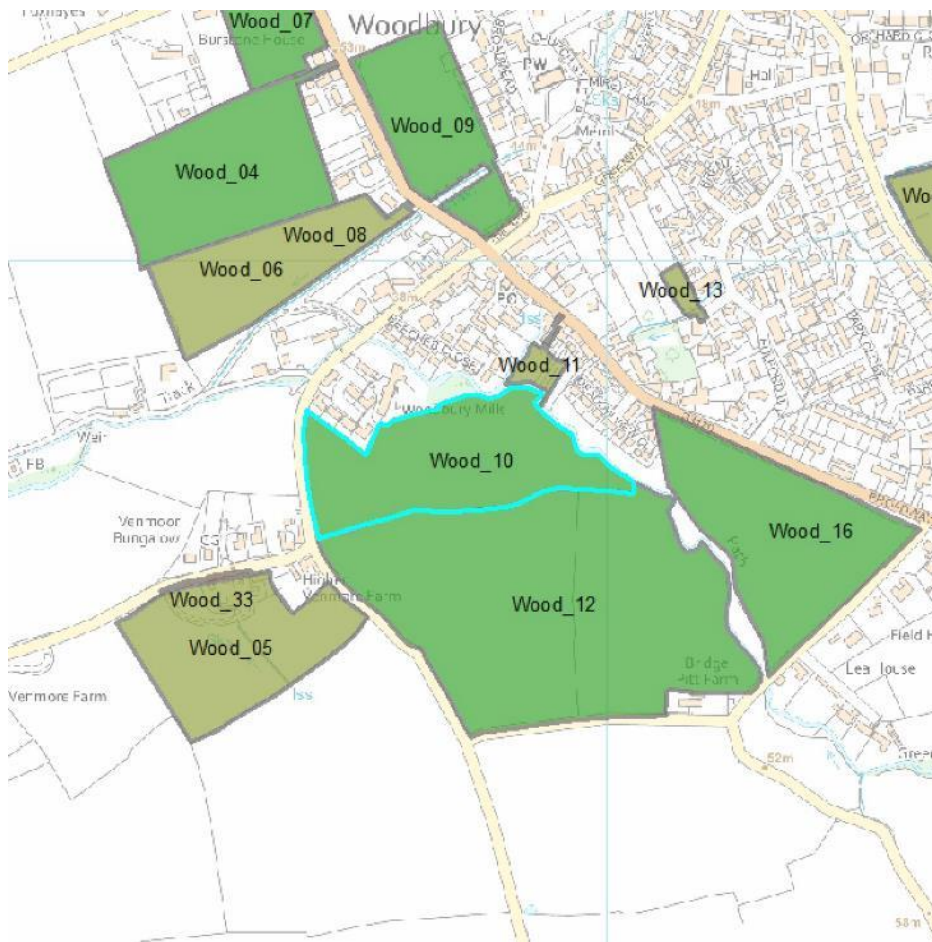
Site Detail:

Settlement: Woodbury

Site reference number: Wood_10

Site Address: Land at Gilbrook, Woodbury,

Map of site:



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

Site Area: 3.14

Site Assessment Summary:

Infrastructure implications: DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. A continuous footway to connect to the adjoining site would be required along with extension of the 30mph limit.

Landscape sensitivity - summary of findings: Located in Landscape Character Type 3B - Lower Rolling Farmed and Settled Valley Slopes. Large, generally level, arable field. Short distance views into site from road running along western edge of site and to south. The presence of existing dwellings to north and east of the site provides some built form as a context for these views, but adjacent field to south and several large trees provide rural character. 1888-90 map shows woodland across much of site which has been lost.

Impact on historic environment - summary of findings: Grade II listed Gilbrook House overlooks site 8m to north. Conservation area adjoins site to north. 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. Eastern boundary comprises mature trees, with an ancient tree in southern boundary. Minor adverse effect predicted (not significant)

Accessibility assessment: 10 out of 12 facilities within 1,600m of site. Whilst the centre of Woodbury is only 100m to the north as the crow flies, there is currently no pedestrian access, and the road adjoining to the west is too busy and narrow to walk safely and accommodate a pavement.

Other known site constraints: Grade 3 agricultural land. Flood Zone 3 cover north east of site so yield reduced accordingly; the same area also has high surface water flood risk (1/30 yr).

Site opportunities: Should incorporate pedestrian/cycle links into Gilbrook House and/or Beeches Close to the north, which would offer direct access to the settlement centre. Construct a bus stop on western edge of site for the number 56 bus which has an hourly service to Exeter/Exmouth.

Amended Maximum Yield following discounted areas on site: 60

Brief summary of the key positives and negatives of the site: Positives: Close to facilities in the settlement centre, as well as primary school slightly further but still within walking distance (although would require pedestrian access through adjoining development to the north). Limited ecological impact. Context of built form adjoining to north reduces landscape sensitivity. Negatives: Potential for adverse impact upon Grade II listed building to north. North east part of site is located within Flood Zone 3 and also has high surface water flood risk.

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 (assuming pedestrian/cycle link can be created through development adjoining to the north). Relatively low landscape sensitivity

Appendix 2.

Site Selection – interim findings at Tier Three settlements

Site Detail:

Settlement: Woodbury

Site reference number: Wood_11

Site Address: Land at the Rear of Escot Cottages, Broadway, Woodbury, Nr Exeter, Devon, EX5 1NS

Map of site:



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

Site Area: 0.19

Site Assessment Summary:

Infrastructure implications: DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: Completely unsuitable access in isolation. Could be considered in conjunction with Wood_10.

Landscape sensitivity - summary of findings: Located in Landscape Character Type 3B - Lower Rolling Farmed and Settled Valley Slopes. Level site located near the centre of Woodbury. Set behind several cottages on the B3179, including parts of rear gardens and land with tree cover. River/stream adjoins western and southern boundary. Limited views into site as it is set behind existing cottages that front B3179. Open fields to south but screened by trees. Numerous large trees currently on site provide landscape character.

Impact on historic environment - summary of findings: Entire site is within conservation area. Views from Grade II listed Gilbrook House, 120m to west, not likely to be possible due to intervening buildings and vegetation. 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: Back land' site comprised of hardstanding used for car parking, rear gardens, grass and trees. Several mature trees in southern part of site. Minor adverse effect predicted (not significant)

Accessibility assessment: 10 out of 12 facilities within 1,600m of site. Just 50m from the shops, pubs and hourly bus service in the settlement centre, although accessed along a narrow pavement on the B3179. Primary school 450m to the north.

Other known site constraints: Grade 3 agricultural land. Flood zone 3 along western and southern edge, also high surface water flood risk (1/30 yr) in these areas.

Site opportunities: Provide pedestrian crossing from site across the B3179.

Amended Maximum Yield following discounted areas on site: 5

Brief summary of the key positives and negatives of the site: Positives: Very close to facilities in the settlement centre, as well as primary school slightly further but still within walking distance. Context of built limits landscape sensitivity. Negatives: DCC Highways state completely unsuitable access in isolation. Entire site is within Conservation Area so potential for adverse heritage impact.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Unsuitable highways access, potential adverse heritage impact.

Appendix 2.

Site Selection – interim findings at Tier Three settlements

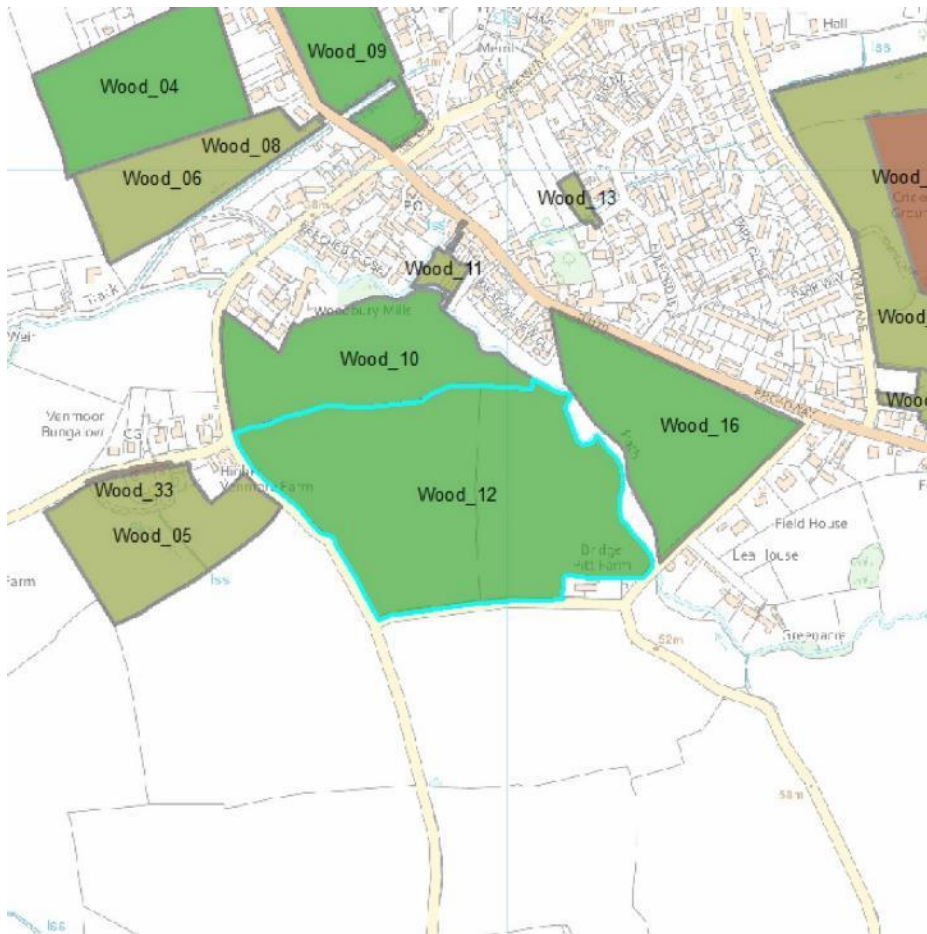
Site Detail:

Settlement: Woodbury

Site reference number: Wood_12

Site Address: Land to the East of Higher Venmore Farm, Woodbury, EX5 1LD

Map of site:



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

Site Area: 8.13

Site Assessment Summary:

Infrastructure implications: DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. Would need to be developed with, or after, Wood_10 to enable footway connection.

Landscape sensitivity - summary of findings: Located in Landscape Character Type 3B - Lower Rolling Farmed and Settled Valley Slopes. Two large arable fields. Prominent location on rising land means long distance views of site are available, including from B3179 to east, and also from B3179 to the north of Woodbury. The site is surrounded by fields with limited context of built form, so such views show the site as being in a rural area.

Impact on historic environment - summary of findings: Close proximity to Grade II listed building across road in north west means development could affect this heritage asset. Also could affect Conservation Area (75m away) and Gilbrook House (100m), given there are views of the site from these assets. 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: Two large arable fields. Several mature trees along eastern boundary, with an ancient tree on western boundary. Minor adverse effect predicted (not significant)

Accessibility assessment: 10 out of 12 facilities within 1,600m of site. Whilst the centre of Woodbury is only 250m to the north as the crow flies, there is currently no pedestrian access, and the road adjoining to the north west is too busy and narrow to walk safely and accommodate a pavement.

Other known site constraints: Grade 3 agricultural land. Flood Zone 3 covers east edge of site, so yield has been reduced accordingly; the same area also has high surface water flood risk (1/30 yr).

Site opportunities: Should incorporate pedestrian/cycle links through Wood_10 and/or Wood_16 to the north, which would offer direct access to the settlement centre. Construct a bus stop on north western edge of site for the number 56 bus which has an hourly service to Exeter/Exmouth.

Amended Maximum Yield following discounted areas on site: 141

Brief summary of the key positives and negatives of the site: Positives: Limited ecological impact. Negatives: Sensitive landscape given prominent location on rising land, surrounded by fields apart from at northern edge.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Scale of development is inconsistent with the spatial strategy when combined with other preferable sites at Woodbury. Sensitive landscape.

Appendix 2.

Site Selection – interim findings at Tier Three settlements

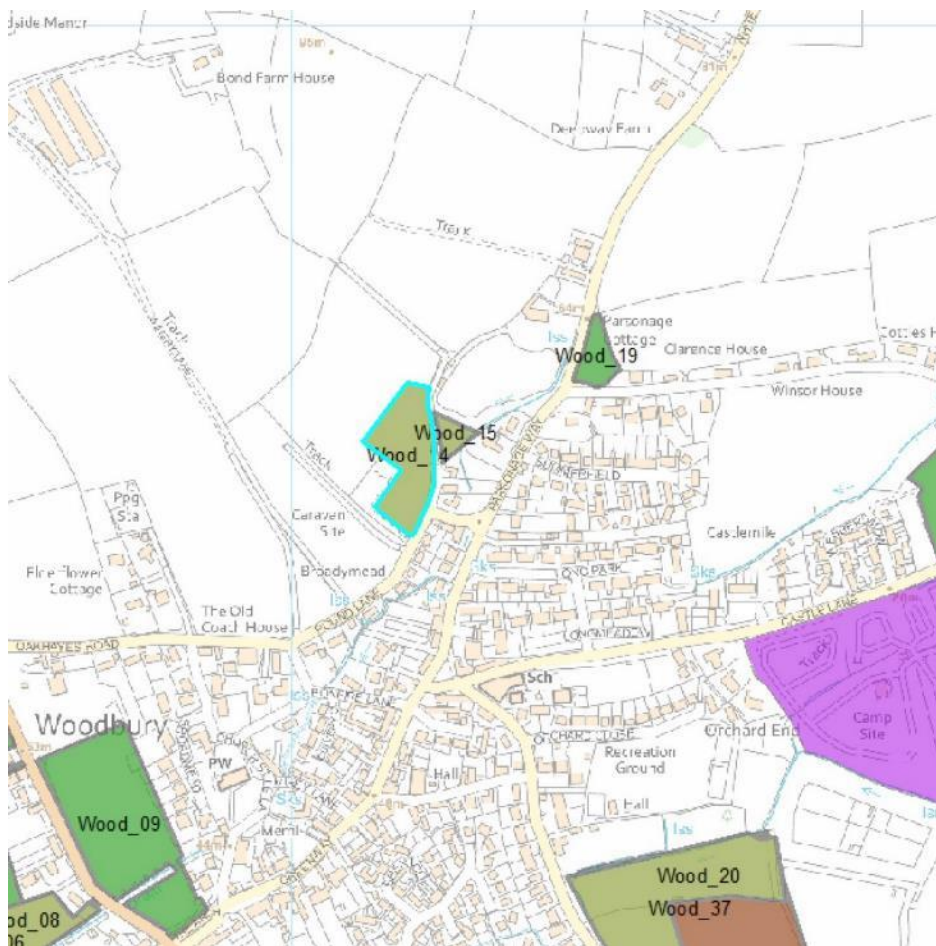
Site Detail:

Settlement: Woodbury

Site reference number: Wood_14

Site Address: Land West of Pound Lane, Woodbury,

Map of site:



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Site Area: 0.76

Site Assessment Summary:

Infrastructure implications: DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: Poor ped/cycle links to facilities, although lightly trafficked. Some limited development acceptable.

Landscape sensitivity - summary of findings: Located in Landscape Character Type 3B - Lower Rolling Farmed and Settled Valley Slopes. Portion of a larger field, adjoining the cemetery to its south west. Relatively level. Open short distance views of site from Pound Lane to east and south, but surrounding topography limits long distance views of site. The presence of existing dwellings to east provides some context of built form, but generally fields, mature trees and hedgerow surround the site.

Impact on historic environment - summary of findings: Intervening dwellings and relatively level topography mean limited views to Conservation Area and listed building 60m to south. Existing mature trees limit intervening views to Parsonage House, 125m to north east. 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: Small part of a larger arable field. NRN adjoins to south and south west, comprising the cemetery. Approx 3x mature trees, on southern and northern boundary. Minor adverse effect predicted (not significant)

Accessibility assessment: 10 out of 12 facilities within 1,600m of site. Primary school 180m to the south east, with the settlement centre beyond at 400m to south. Bus stop offering an hourly service to Exeter/Exmouth located 130m away on Parsonage Way. Initial part of journey is along narrow country lane, which could deter pedestrians.

Other known site constraints: Grade 2 agricultural land. Flood Zone 2 adjacent to south east of site, whilst low surface water flood risk runs along the eastern boundary.

Site opportunities:

Amended Maximum Yield following discounted areas on site: 18

Brief summary of the key positives and negatives of the site: Positives: Close to facilities (particularly primary school and bus stop), although initial part of journey along narrow country lane. Limited ecological impact. Negatives: Sensitive landscape. Best and most versatile agricultural land (Grade 2).

Should the site be allocated? No

Reason(s) for allocating or not allocating: Adverse landscape impact. Loss of best and most versatile agricultural land (Grade 2).

Appendix 2.

Site Selection – interim findings at Tier Three settlements

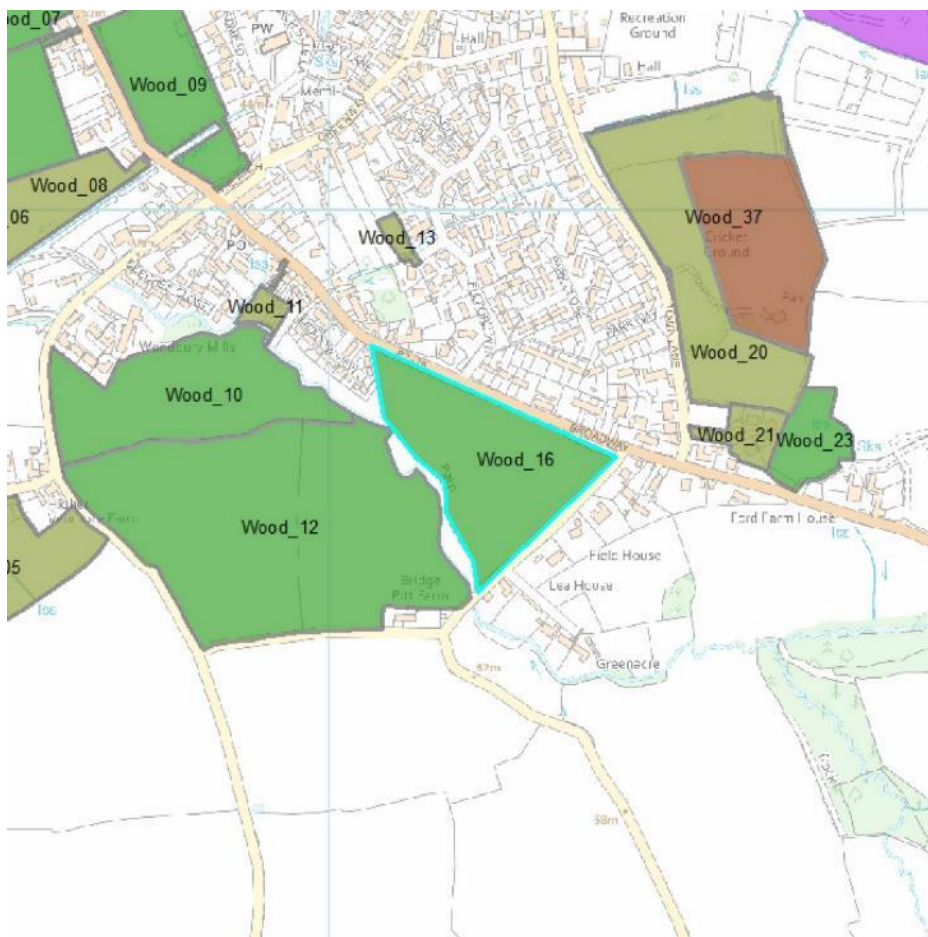
Site Detail:

Settlement: Woodbury

Site reference number: Wood_16

Site Address: Land of Broadway (Phase 2), Woodbury,

Map of site:



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

Site Area: 3.28

Site Assessment Summary:

Infrastructure implications: DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy.

Landscape sensitivity - summary of findings: Located in Landscape Character Type 3B - Lower Rolling Farmed and Settled Valley Slopes. Field that slopes down from the B3179 along its northern edge to the river that runs along its south western edge. Adjoined by existing dwellings to north west, north on the B3179 which overlook the site. Also low density housing to east, so many views are seen in the context of this built form. Open fields to south provide rural character. Open views into site from the PROW that runs across the western part of the site.

Impact on historic environment - summary of findings: the north west, both the Conservation Area and listed building (16m away) have views of site. Therefore, development, particularly in the north west part of the site, could affect these assets. The listed building is adjoined by another dwelling to the east and directly overlooks the new estate at Meadow View Close, reducing the contribution of Wood_16 to its setting. 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, large arable field. NRN 80m to north west. S.41 90m to north. Several mature trees along southern boundary, adjoining the stream. Veteran tree on western edge. Minor adverse effect predicted (not significant)

Accessibility assessment: 10 out of 12 facilities within 1,600m of site. Settlement centre 250m to north west offering shops, pubs, and hourly bus service to Exeter/Exmouth. Pedestrian access along footpath that runs along the north of the B3179, which is narrow in places. Primary school around 750m to north.

Other known site constraints: Grade 3 agricultural land. Flood zone 3 runs along south west edge, associated with the river and extends into a small part of the site. High surface water flood risk also to south west and along lane to east of site.

Site opportunities: Construct a pedestrian crossing from the site across the B3179 to access pavement that runs to the settlement centre.

Amended Maximum Yield following discounted areas on site: 67

Brief summary of the key positives and negatives of the site: Positives: Close to facilities. Limited ecological impact. Context of built form reduces landscape sensitivity. Negatives: Proximity to Conservation Area and listed building to north west means potential for adverse heritage impact.

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. Relatively low landscape sensitivity

Appendix 2.

Site Selection – interim findings at Tier Three settlements

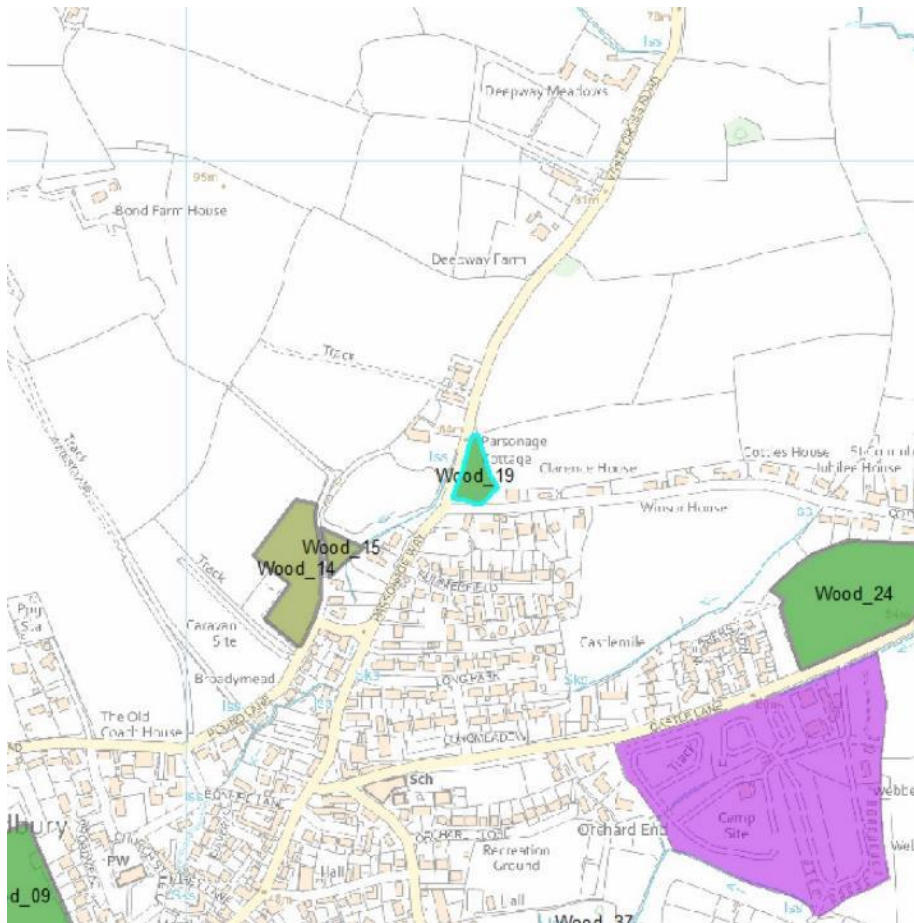
Site Detail:

Settlement: Woodbury

Site reference number: Wood_19

Site Address: Land on the east side of Parsonage Way, Woodbury, EX5 1EQ

Map of site:



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

Site Area: 0.21

Site Assessment Summary:

Infrastructure implications: DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: See 2010 comments. Site is within middle and outer zone associated with the high pressure gas pipeline.

Landscape sensitivity - summary of findings: Located in Landscape Character Type 3B - Lower Rolling Farmed and Settled Valley Slopes. Triangular shaped site, located on the northern tip of Woodbury. Appears to be overgrown. Existing dwellings to south, and trees and thick hedgerow around the site mean that public views into site are limited, including from PROW to the north. Although not protected by TPO, the on-site trees add to the rural character to the site.

Impact on historic environment - summary of findings: Intervening large trees and mature hedgerow obscure views of the site from Grade II listed Parsonage House, 44m to west, so development not likely to affect its setting. Overall, no change to heritage assets or their settings.

Ecological impact - summary of findings: Site is comprised of mature trees around site boundary and overgrown grass across the centre. Ancient tree on northern edge. Minor adverse effect predicted (not significant)

Accessibility assessment: 10 out of 12 facilities within 1,600m of site. Bus stop providing hourly service to Exeter/Exmouth just south of site. Settlement centre around 600m to south, but sections of pavement are narrow and missing in places, which could deter pedestrians. School is closer at 330m.

Other known site constraints: Grade 2 agricultural land. A band of low risk surface water flooding runs along the south of the site.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 5

Brief summary of the key positives and negatives of the site: Positives: Good access to a range of facilities. Negatives: Loss of trees would lead to adverse landscape impact. Site is within middle and outer zone associated with the high pressure gas pipeline. Grade 2 agricultural land.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Loss of trees would lead to adverse landscape impact. Site is within middle and outer zone associated with the high pressure gas pipeline. Grade 2 agricultural land.

Appendix 2.

Site Selection – interim findings at Tier Three settlements

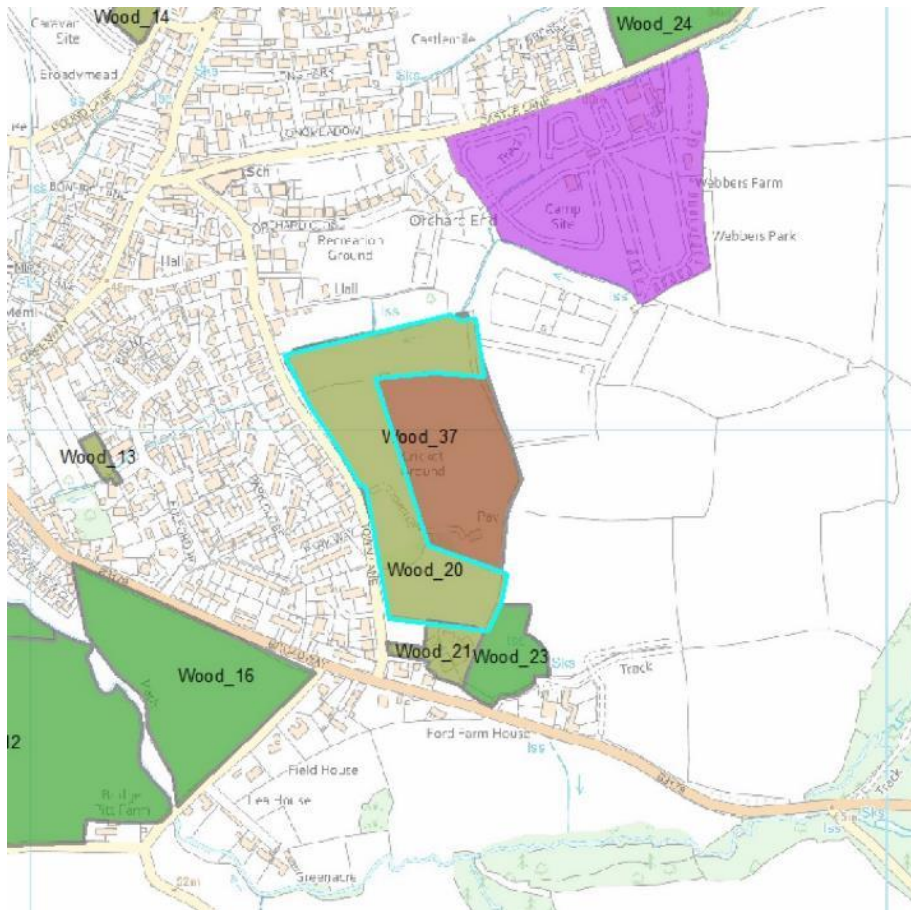
Site Detail:

Settlement: Woodbury

Site reference number: Wood_20

Site Address: Land at Town Lane, Woodbury,

Map of site:



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Site Area: 3.66

Site Assessment Summary:

Infrastructure implications: DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. Also needs to be considered in conjunction with adjoining sites.

Landscape sensitivity - summary of findings: Located in Landscape Character Type 3B - Lower Rolling Farmed and Settled Valley Slopes. Single field that rises from west to east. New dwellings adjacent to south, and existing dwellings to west provide some built form as context. Cricket ground and small woodland to north, with countryside to the east. Mature hedgerow helps to screen the site from surrounding views.

Impact on historic environment - summary of findings: Intervening dwellings mean site will not affect Grade II listed Knoll Cottage, 60m to south. Overall, no change to heritage assets or their settings.

Ecological impact - summary of findings: Single field, comprised of overgrown grass. NRN adjacent to north - a small woodland of mature trees. S.41 20m to north. Minor adverse effect predicted (not significant)

Accessibility assessment: 10 out of 12 facilities within 1,600m of site. School is 500m to north, but Town Lane is narrow and lacks pavements which will deter pedestrians/cyclists. Settlement centre around 400m to west, but a short section along Town Lane lacks pavement.

Other known site constraints: Grade 3 agricultural land. High risk of surface water flooding identified in group of trees that adjoin northern part of site.

Site opportunities: Consider how to improve pedestrian access along Town Lane.

Amended Maximum Yield following discounted areas on site: 28

Brief summary of the key positives and negatives of the site: Positives: close to a range of facilities. Limited ecological impact. No change to heritage assets. Adjoined by dwellings to west and south reduces landscape sensitivity. Negatives: Town Lane is narrow and lacks pavement for most of its length, making pedestrian access difficult - only a short walk to pavement along B3179 to south, but much further north to access the primary school.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: Close to a range of facilities. Limited ecological impact. No change to heritage asset.

Appendix 2.

Site Selection – interim findings at Tier Three settlements

Site Detail:

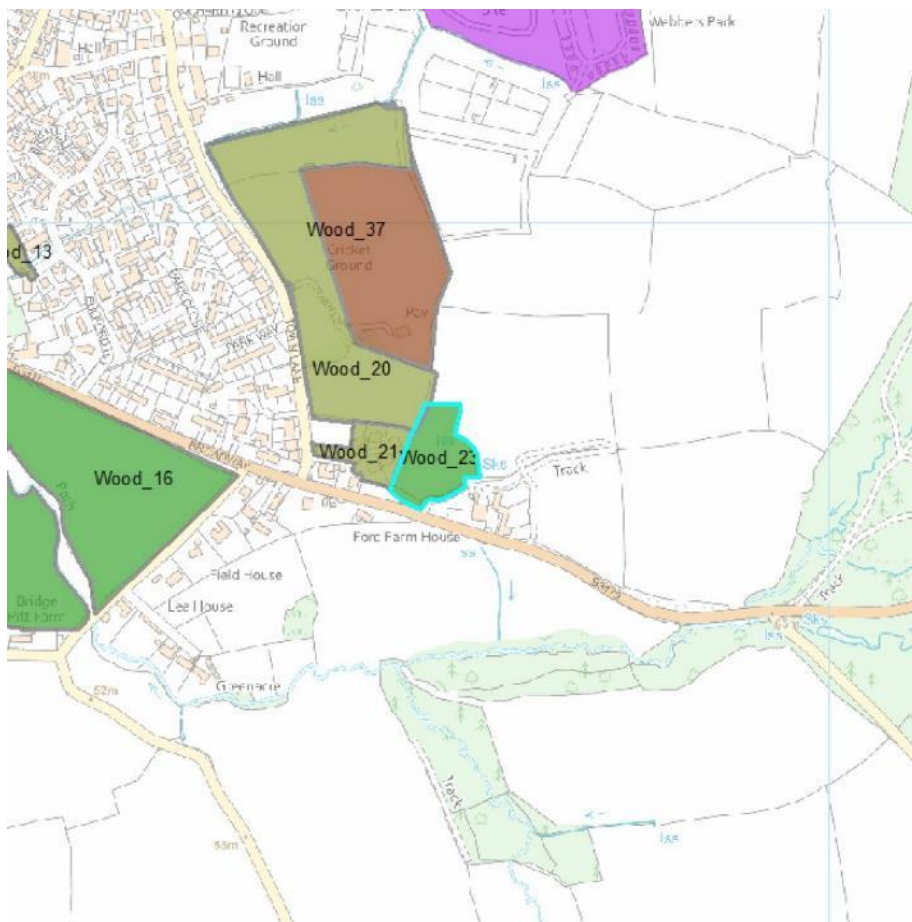
Settlement: Woodbury

Site reference number: Wood_23

Site Address: Ford Farm

Woodbury, EX5 1NJ

Map of site:



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Site Area: 0.74

Site Assessment Summary:

Infrastructure implications: DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: This site would need to be developed in conjunction with Wood_20 and 21.

Landscape sensitivity - summary of findings: Located in Landscape Character Type 3B - Lower Rolling Farmed and Settled Valley Slopes. Irregular shaped field, just beyond eastern entrance to Woodbury. Open views of the site are available from the B3179 to south. Modern dwellings beyond mature hedgerow/trees to the west. With countryside surrounding the remaining sides, apart from the farm house to south east, the site appears as a rural landscape albeit with some intrusive human activity from dwellings and B3179.

Impact on historic environment - summary of findings: The views from Grade II listed Knoll Cottage 36m west of the site are obscured by trees and hedgerow, but development could 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: Doesn't appear to be in agricultural use, possibly a paddock or similar. NRN 40m to north; S.41 habitat 150m to north. Minor adverse effect predicted (not significant)

Accessibility assessment: 10 out of 12 facilities within 1,600m of site. Settlement centre around 700m to west, but lacking pavement for a short section between the site and Knoll Cottage. Primary school is 600m to north, but access along narrow Town Lane which lacks pavements and would deter pedestrians/cyclists.

Other known site constraints: Grade 3 agricultural land. Low risk of surface water flooding along B3179 just beyond southern boundary. Application for 3x self build dw refused in 2021 (21/0299/OUT) due to location outside BUAB and lack of suitable footpath links and distance to essential services and facilities; and detrimental impact upon the semi-rural character and appearance of the area.

Site opportunities: Consider how to improve pedestrian access along Town Lane. Create pavement between site and Knoll Cottage to enable a continuous link to the settlement centre. Consider links with Wood_20 adjoining to north west.

Amended Maximum Yield following discounted areas on site: 18

Brief summary of the key positives and negatives of the site: Positives: limited ecological impact. Close to a range of facilities. Negatives: site appears as a semi-rural landscape as a field with some intrusive human activity from dwellings and B3179. Lacking footpaths to access school, and missing a short section between the site and Knoll Cottage on route to settlement centre.

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

Reason(s) for allocating or not allocating: Semi-rural character means that development would cause some landscape harm, however if footpath provision could be enhanced then this would be a potential 2nd choice allocation if further sites in Woodbury were considered appropriate.

Appendix 2.

Site Selection – interim findings at Tier Three settlements

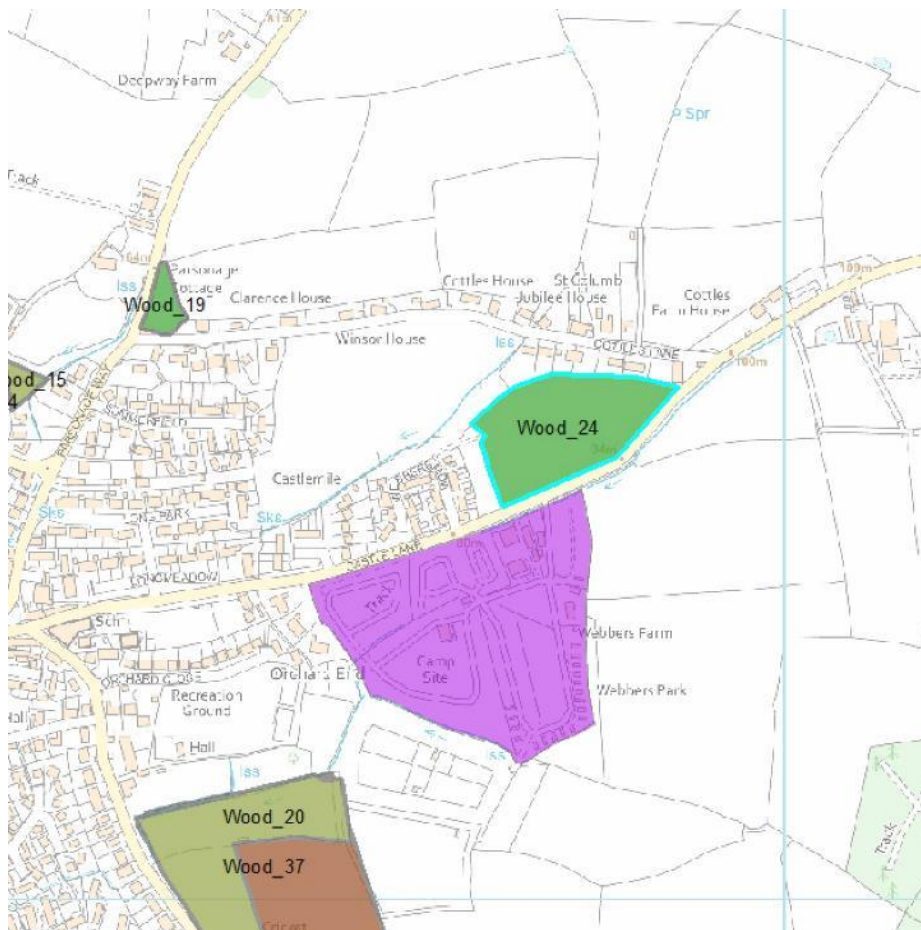
Site Detail:

Settlement: Woodbury

Site reference number: Wood_24

Site Address: Land North East of Webbers' Meadow, Castle Lane, Woodbury, EX5 1EE

Map of site:



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

Site Area: 1.89

Site Assessment Summary:

Infrastructure implications: DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: The site is relatively remote without the ability to link to the footway along Castle Lane. Castle Lane would require widening and visibility splays would necessitate loss of hedgerow.

Landscape sensitivity - summary of findings: Located in Landscape Character Type 3B - Lower Rolling Farmed and Settled Valley Slopes. Sloping field from east to west. Limited context of built form is provided by modern dwellings adjoining the western edge and low density dwellings along north east of the site. The promontory location with regards to the existing settlement means that the main context is a rural landscape character. Long distance views to Grade I listed church and Exe Estuary beyond to the west.

Impact on historic environment - summary of findings: There are potential views of the site from Grade II listed Cottles Farm to the north east, but distance (111m) and intervening field, road, and dwellings means development of the site not likely to affect this asset. The tower of Grade I listed church, approx 800m to west, is visible from the site, so development could 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: Single field of agriculturally improved grassland. Mature trees in hedgerow along northern and southern boundary. Minor adverse effect predicted (not significant)

Accessibility assessment: 10 out of 12 facilities within 1,600m of site. Around 900m to the settlement centre, but pavement is narrow and lacking in places. Primary school is 500m to the west and this journey benefits from a continuous pavement. Hourly bus service to Exeter/Exmouth available from Greenway/Parsonage Way 600m to west.

Other known site constraints: Grade 3 agricultural land. Low surface water flood risk along Castle Lane adjoining to the south.

Site opportunities: Provide access via Webbers Meadow to west to ensure suitable vehicle and pedestrian/cycle access can be achieved from the site.

Amended Maximum Yield following discounted areas on site: 45

Brief summary of the key positives and negatives of the site: Positives: Limited ecological impact. Good access to facilities. Negatives: Sensitive landscape setting means that development would cause landscape harm.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Adverse landscape impact.

Appendix 2.

Site Selection – interim findings at Tier Three settlements

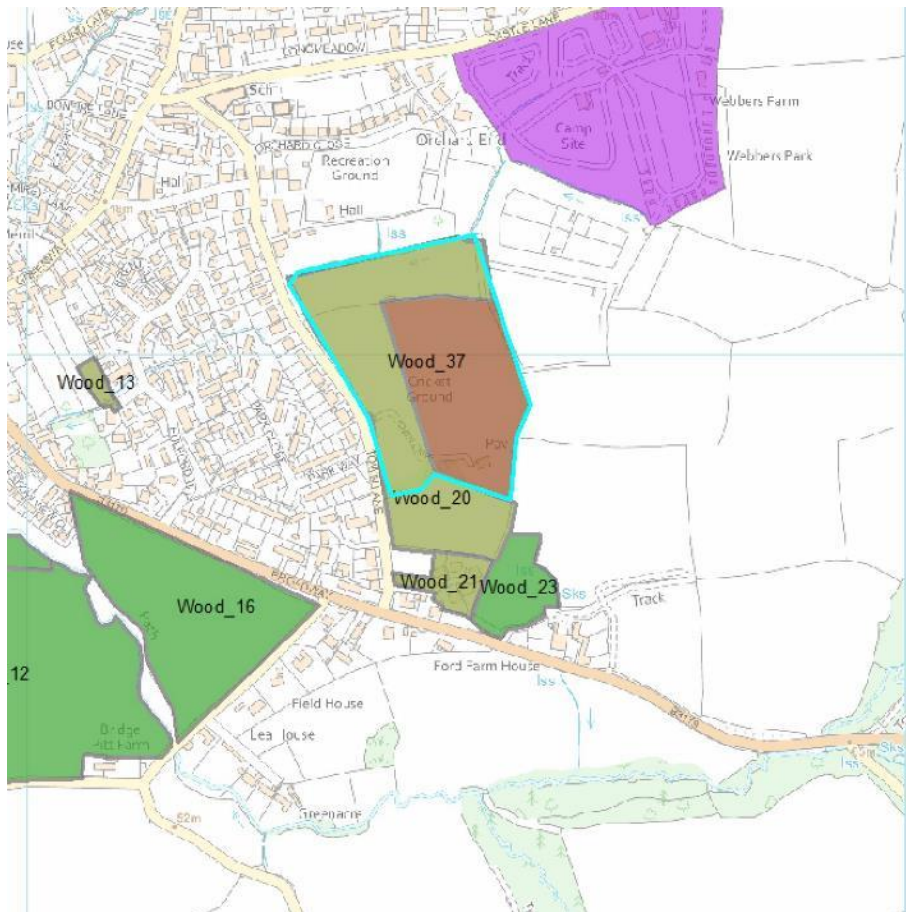
Site Detail:

Settlement: Woodbury

Site reference number: Wood_37

Site Address: Cricket Field off Town Lane, Woodbury,

Map of site:



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Site Area: 5.18

Site Assessment Summary:

Infrastructure implications: DCC Education: Lady Swards primary has some capacity to support development - but need to assess in conjunction with proposed sites nearby and in west end. Secondary capacity required. Transport costs would apply for both primary and secondary. DCC Highways: A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. Also, the junction with the A376 is unsuitable for significant development.

Landscape sensitivity - summary of findings: Located in Landscape Character Type 3B - Lower Rolling Farmed and Settled Valley Slopes. Site is comprised of a rectangular field to the north, and cricket ground to the south, located on the eastern edge of Woodbury. Site slopes gently down from west to east. Mature hedgerow helps to screen the northern field, but open views from the east into the southern section (the cricket ground). Existing dwellings along Town Lane to west provide some built form as context. Site is well contained by existing trees and hedgerow from views to the north and south, but site itself has an open, rural character.

Impact on historic environment - summary of findings: Intervening mature trees and hedgerow between the site and Grade II listed dwelling to north west limit intervisibility, but close proximity (23m) means development could 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: Northern field appears to be in agriculturally improved grassland, but southern field is a cricket pitch with a community orchard on north east edge. NRN within site. S.41 within site and s.41 also adjacent to north. Mature trees along northern and southern boundary. Veteran tree in north east edge of central field. Significant moderate adverse effect predicted

Accessibility assessment: 10 out of 12 facilities within 1,600m of site. Although school is only 220m to north, Town Lane is narrow and lacks pavements which will deter pedestrians/cyclists. Settlement centre around 400m to west, but a short section along Town Lane lacks pavement.

Other known site constraints: Grade 3 agricultural land. Flood zone 3 covers around half of the northern field. Also high surface water flood risk along northern edge of site and within the woodland in southern part. Developing the southern field for housing would mean loss of the cricket ground, an important community facility. Application for church and sports hall in northern field refused in 1997.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 81

Brief summary of the key positives and negatives of the site: Positives: Within walking distance to a range of facilities. Negatives: Loss of cricket pitch. S.41 habitat and NRN within site mean adverse ecological impact. Potential impact on setting of Grade II listed building to north.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Would result in loss of cricket pitch, an important community facility. Adverse ecological impact.

Appendix 2.

Site Selection – interim findings at Tier Three settlements

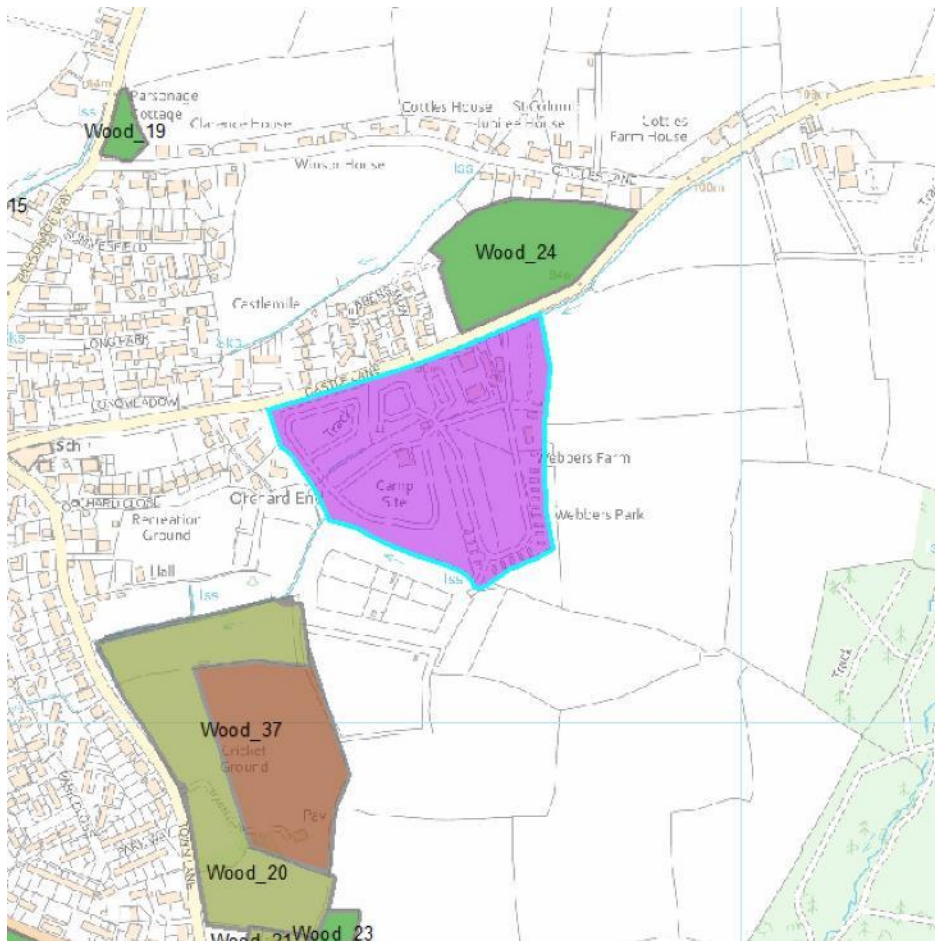
Site Detail:

Settlement: Woodbury

Site reference number: Wood_42

Site Address: Webbers Farm, Castle Lane

Map of site:



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Site Area: 5.7

Site Assessment Summary:

Infrastructure implications: new site / tbc

Landscape sensitivity - summary of findings: Located in Landscape Character Type 3B - Lower Rolling Farmed and Settled Valley Slopes. Campsite with caravans, tents, internal roads, hardstanding and associated small buildings (reception, toilet block etc). Modern dwellings to north, low density dwellings to north west, fields to east and south. Site rises from west to east, with views towards the Exe Estuary. High level of human disturbance reduces the sensitivity of the landscape.

Impact on historic environment - summary of findings: The tower of Grade I listed church, approx 600m to west, is visible from the site, so development could 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: Site is currently a campsite, with mature trees along northern, western and southern boundary. NRN across road to north west. Minor adverse effect predicted (not significant)

Accessibility assessment: 10 out of 12 facilities within 1,600m of site. Around 700m to the settlement centre, but pavement is narrow and lacking in places. Primary school is just 250m to the west and this journey benefits from a continuous pavement. Hourly bus service to Exeter/Exmouth available from Greenway/Parsonage Way 400m to west.

Other known site constraints: Grade 3 agricultural land. Flood zone 3 in south west part of site, with high surface water along southern boundary. Development for housing would result in loss of large and popular Webbers Farm camp site to the detriment of tourism and the local economy.

Site opportunities: Site would constitute previously developed land.

Amended Maximum Yield following discounted areas on site: 101

Brief summary of the key positives and negatives of the site: Positives: Good access to facilities. Relatively low landscape sensitivity given existing presence of

camp site. Negatives: loss of large and popular caravan and camp site would be detrimental to the local tourism offer and economy.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Loss of large and popular caravan and camp site would be detrimental to the local tourism offer and economy.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

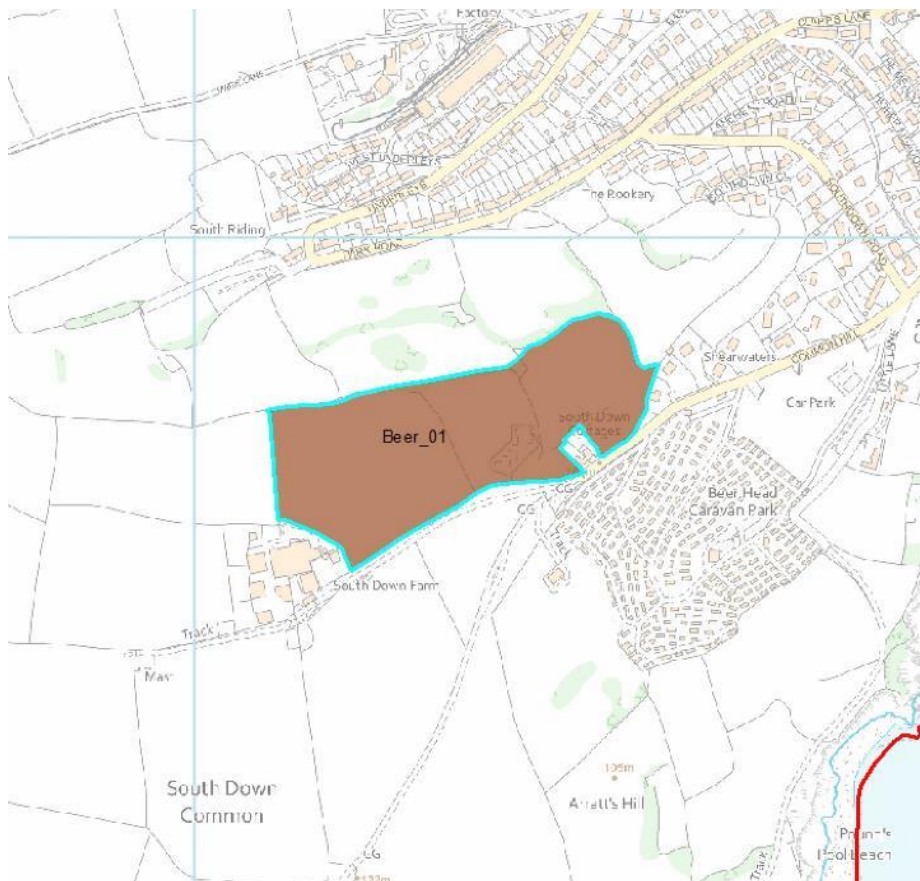
Site Detail:

Settlement: Beer

Site reference number: Beer_01

Site Address: Part South Down Farm, Common Hill, Beer, EX12 3AH

Map of site:



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Site Area: 7.25

Site Assessment Summary:

Infrastructure implications: As DCC Highways have noted, access to this site would be from the private track off Common Hill which is remote from Beer village centre with little or no cycle/footway provisions. In addition, the access is steep as this site is set on high ground above Beer. The Education Authority advise that Beer Primary school has limited capacity to support development and lies on a very constrained site, and also that there would be a transport implication for secondary.

Landscape sensitivity - summary of findings: Sensitivity is considered to be a high. The site occupies a coastal plateau above the village of Beer, with extensive and expansive views from the eastern part of the site particularly, over Beer and around the coastline to Dorset. The sites lies within the AONB, Heritage Coast and Coastal Protection Area, and whilst there is a caravan park in the foreground, and existing houses along the access road leading up to the site, residential development of any scale here be above the existing skyline and significantly impact the open and exposed character of the landscape.

Impact on historic environment - summary of findings: The site is set back by less than 400m from the Jurassic Coast World Heritage Site designation, which in part is designated for its landcape value, and to which this site contributes to setting in its current state. The site also lies entirely within an artefacts scatter and part of the site is also recorded as relict field system of possible later prehistoric to medieval date, visible on aerial photographs. The site does not lie is close proximity to any listed buildings, but due its vantage point over Beer there is long range intervisibility with this historic village. The assessment suggests potential moderate adverse impact on historic environment from introducing residential development in this location.

Ecological impact - summary of findings: The sites is predominantly agricultural grazing, with boundary hedgerows which contain some large/mature trees. The site lies within the Beer Quarry & Caves Consultation Zones, less than 0.5km from this SAC and County Wildlife Site. It also lies immediaetely adjacent to a swathe of semi-improved grassland s41 Priority Habitat which is also a Core Nature Area under Nature Recovery Network data. Significant moderate adverse impact is indicated overall from the assessment.

Accessibility assessment: The site includes 9 community facilities and services within 1600m. This includes an hourly or better bus service, primary school, convenience shop(s), post office, community hall, pub(s), open space/allotment, GP and children's play area. There is limited capacity at the primary school however as noted by the LEA. The majority of these facilities are within the village centre to which there are significant accessibility issues due to the location of the site at the

top of a steep prolonged incline. The shortest route on foot is along a narrow access road from the village, mostly without footway. Overall, accessibility by all modes of transport would be challenging for residents.

Other known site constraints: Potentially entirely Grade 3 agricultural land. N.b. c.100m from Mineral Consultation Area and 0.5km from drinking water source protection zone.

Site opportunities: None identified.

Amended Maximum Yield following discounted areas on site: 130

Brief summary of the key positives and negatives of the site: Prominent coastal location. Long range intervisibility along the coastline (WHS/Heritage Coast) and the East Devon AONB. Poor relationship to the settlement of Beer and poor accessibility to facilities and services - predominantly due to topography.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Exposed nature of the site and poor relationship and accessibility to the settlement and services/facilities of Beer.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

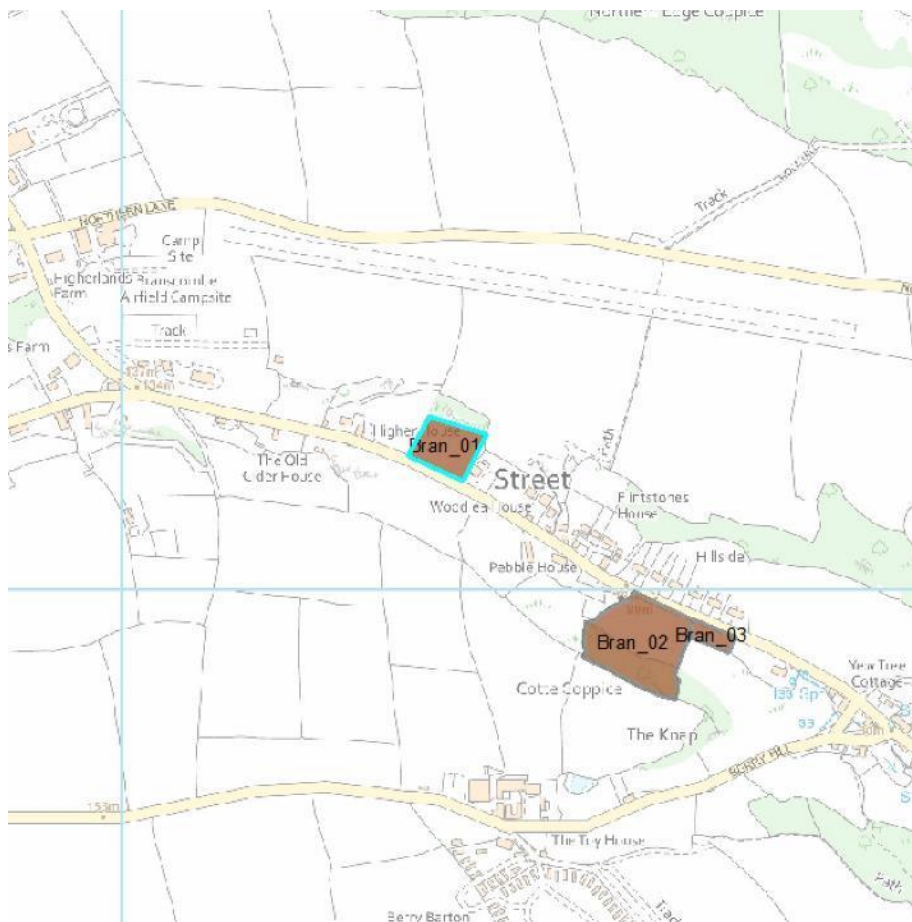
Site Detail:

Settlement: Branscombe

Site reference number: Bran_01

Site Address: Land to the west of Cott Mead, north side of the road, EX12 3BH

Map of site:



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Site Area: 0.34

Site Assessment Summary:

Infrastructure implications: DCC Highways - although it may be technically possible to access this site for development it is very remote from services and facilities and the site has quite a steep gradient. DCC Education - notes that Branscombe Primary has capacity to support development, home to school transport costs implications for secondary. Secondary capacity limited, and would need to be looked at in combination with other sites.

Landscape sensitivity - summary of findings: The site lies entirely within the East Devon AONB on the lower slopes of a steep coombe valley side. Overall landscape sensitivity is assessed to be medium-high. The site which has some intervisibility from across the valley side and through the valley in both directions and stands apart from the sporadic ribbon development beyond.

Impact on historic environment - summary of findings: Assessed as an overall moderate impact due to the relationship/intervisibility with the setting of the nearest identified heritage asset - a grade II listed farmhouse. The land provides a countryside/agricultural context to the farmhouse, lying between it and the start of the more modern ribbon development of housing beyond that marks the start of the outskirts of Branscombe.

Ecological impact - summary of findings: Assessed as overall significant moderate adverse effect. The site is across the lane from an area of grassland which is s41 Priority Habitat, and is bounded by hedgerow with mature trees. It is an area of unimproved pasture and site lies within the Beer Quarry Caves consultation zone.

Accessibility assessment: The site is recorded as having up to 7 community facilities and services within 1600m (primary school, children's play area, convenience store, post office, community hall, pub, open space/allotment). However, the shop has in fact now closed and the PO is only open for a few hours a week. Moreover, the site lies at the western extremity of the linear settlement of Branscombe, beyond a cluster of almost entirely residential /holiday accommodation uses. It is only the pub (Fountain Head) which is in the immediate vicinity. With a less than hourly bus service and narrow winding lanes with no pavement (and no opportunities to provide any), for the route to the majority of the facilities, which are clustered in the vicinity of the village hall over 1700m away, it is not considered an accessible/sustainable location and would be reasonable to assume the vast majority of services would be accessed by car.

Other known site constraints: Potentially part Grade 3 agricultural land. Band of surface water flooding (1 in 100 years) along road boundary.

Site opportunities: Potential to support Branscombe Primary school which has capacity.

Amended Maximum Yield following discounted areas on site: 10

Brief summary of the key positives and negatives of the site: Remote rural location with landscape and heritage sensitivities. Poor accessibility to facilities and services and relationship to existing built development.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Primarily for reasons of landscape and heritage impact and the poor accessibility of the location by sustainable modes of transport to facilities and services, which have declined since the role and function study assessment was undertaken.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

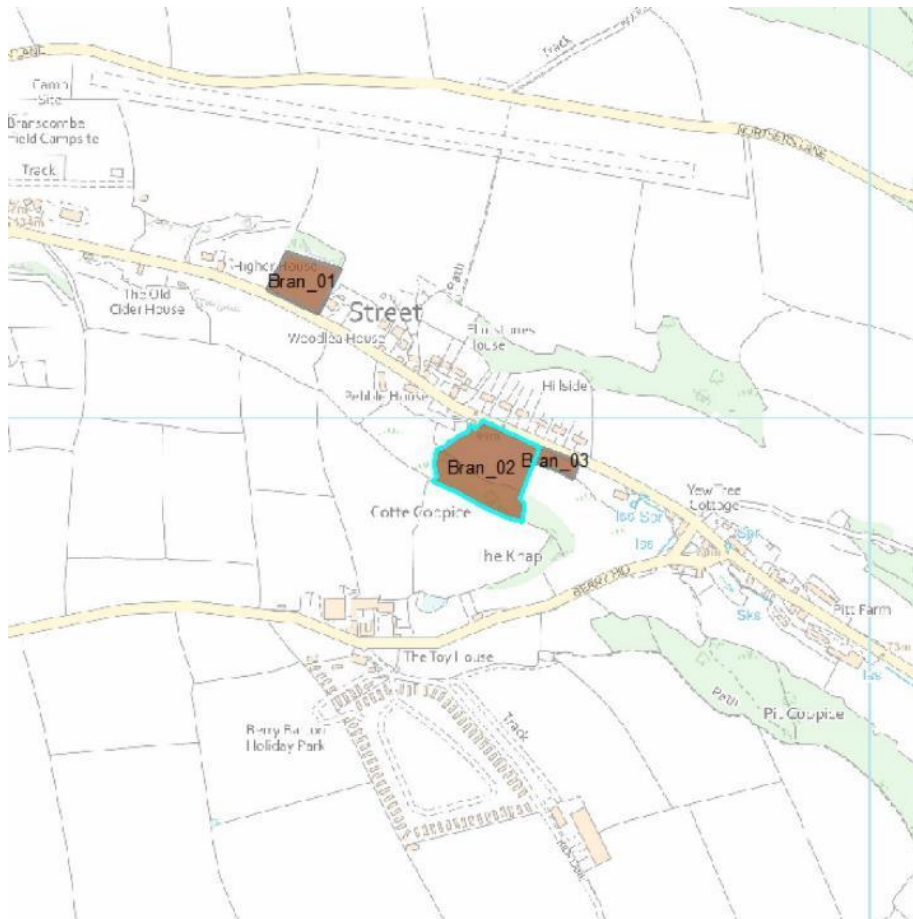
Site Detail:

Settlement: Branscombe

Site reference number: Bran_02

Site Address: Field forming part of Cotte Barton Farm, EX12 3BH

Map of site:



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Site Area: 0.87

Site Assessment Summary:

Infrastructure implications: DCC Highways - consider the site could be acceptable for possible frontage development, but the carriageway would be likely to require localised widening to accommodate the additional vehicle / pedestrian movements. DCC Education - Notes Branscombe Primary has capacity to support development, home to school transport costs implications for secondary. Secondary capacity limited, and would need to be looked at in combination with other sites.

Landscape sensitivity - summary of findings: The site lies entirely within the East Devon AONB on the lower slopes of a steep coombe valley side. Overall landscape sensitivity is assessed to be medium-high. The site which has some intervisibility from across the valley side and through the valley in both directions and whilst it would be opposite existing housing, it would intensify development here which is currently sporadic, ribbon development, mainly on the opposite side / along one side of the lane.

Impact on historic environment - summary of findings: Assessed as an overall minor impact due to the limited direct relationship/intervisibility with the nearest identified heritage assets (2 Grade II listed buildings) and their setting. The nearest however is with 100m.

Ecological impact - summary of findings: Assessed as overall significant moderate adverse effect as the site lies within the Beer Quarry Caves consultation zone, includes and is adjoining an area of deciduous woodland identified as s41 priority habitat, and is considered also to have value as an unimproved pasture.

Accessibility assessment: The site is recorded as having up to 7 community facilities and services within 1600m (primary school, children's play area, convenience store, post office, community hall, pub, open space/allotment). However, the shop has in fact now closed and the PO is only open for a few hours a week. Moreover, the site lies at the western extremity of the linear settlement of Branscombe, beyond a cluster of almost entirely residential /holiday accommodation uses. It is only the pub (Fountain Head) which is in the immediate vicinity. With a less than hourly bus service and narrow winding lanes with no pavement (and no opportunities to provide any), for the route to the majority of the facilities, which are clustered in the vicinity of the village hall over 1700m away, it is not considered an accessible/sustainable location and would be reasonable to assume the vast majority of services would be accessed by car.

Other known site constraints: Band of surface water flooding (1 in 100 years) along road boundary.

Site opportunities: Potential to support Branscombe Primary school which has capacity. Potential if carriageway was widened to make some contribution to alleviate traffic issues due to narrow road, limited passing and off-road parking, but this would result in hedgerow removal.

Amended Maximum Yield following discounted areas on site: 21

Brief summary of the key positives and negatives of the site: Reasonable relationship to immediate surroundings but remote rural location with landscape and some heritage and ecological sensitivities. Poor accessibility to facilities and services.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Primarily for reasons of landscape impact and the poor accessibility of the location by sustainable modes of transport to facilities and services.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

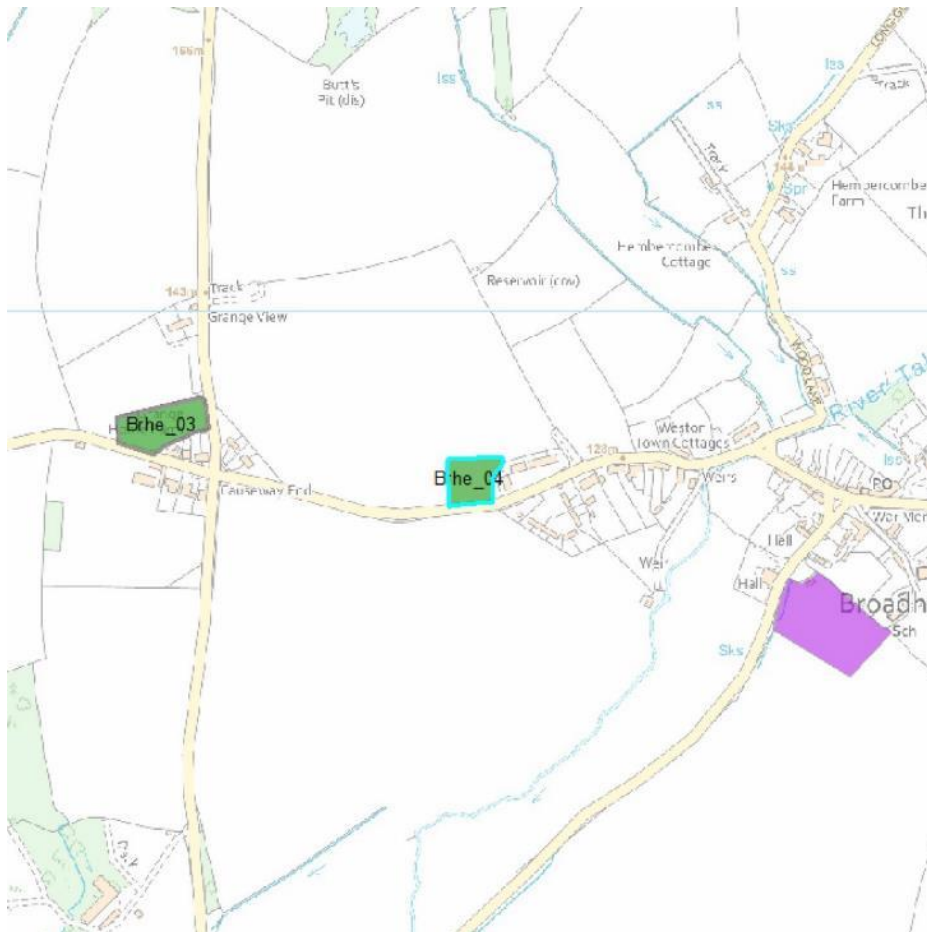
Site Detail:

Settlement: Broadhembury

Site reference number: Brhe_04

Site Address: Causeway End, Broadhembury, EX14 3LR

Map of site:



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Site Area: 0.28

Site Assessment Summary:

Infrastructure implications: No obvious access difficulties. Broadhembury Primary has capacity to support some development. Additional secondary provision required. Transport costs would apply for secondary pupils.

Landscape sensitivity - summary of findings: AONB site. Very high landscape value but the site is a corner of a much larger field with limited intrinsic local value, adjoining a small group of post war housing, so its sensitivity to development is medium-high.

Impact on historic environment - summary of findings: No heritage implications identified.

Ecological impact - summary of findings: Minimal ecological impact provided the boundary trees and hedgerows were retained. Within the site there is limited habitat of value. Potential to separate the site from the larger field with new hedgerow planting.

Accessibility assessment: The site includes a range of community facilities and services within 1600m. These include a pub, hall, school and PO shop and tea room. There is not a frequent bus service. The majority of these facilities are within the village centre although access from the site would be via a narrow lane without lighting or pavement.

Other known site constraints: None identified

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 8

Brief summary of the key positives and negatives of the site: The site is reasonably well located adjacent to development on the periphery of the village. It is accessible to facilities, albeit along unlit, unpaved single width lanes. Landscape concerns can be addressed through screening. It performs well in ecology and heritage terms. There is local concern that the need for housing is for

affordable and/or small family and elderly persons housing not unrestricted market housing.

Should the site be allocated? No

Reason(s) for allocating or not allocating: The site performs reasonably well in terms of accessibility (although a lack of pavements or lighting could prove hazardous) and landscape impact can be addressed. Given the village's heritage importance, there is a need to reflect the existing historic character in new development. There is also a strong local desire to restrict new development to that which will meet existing need for affordable, small family and elderly/adaptable housing.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

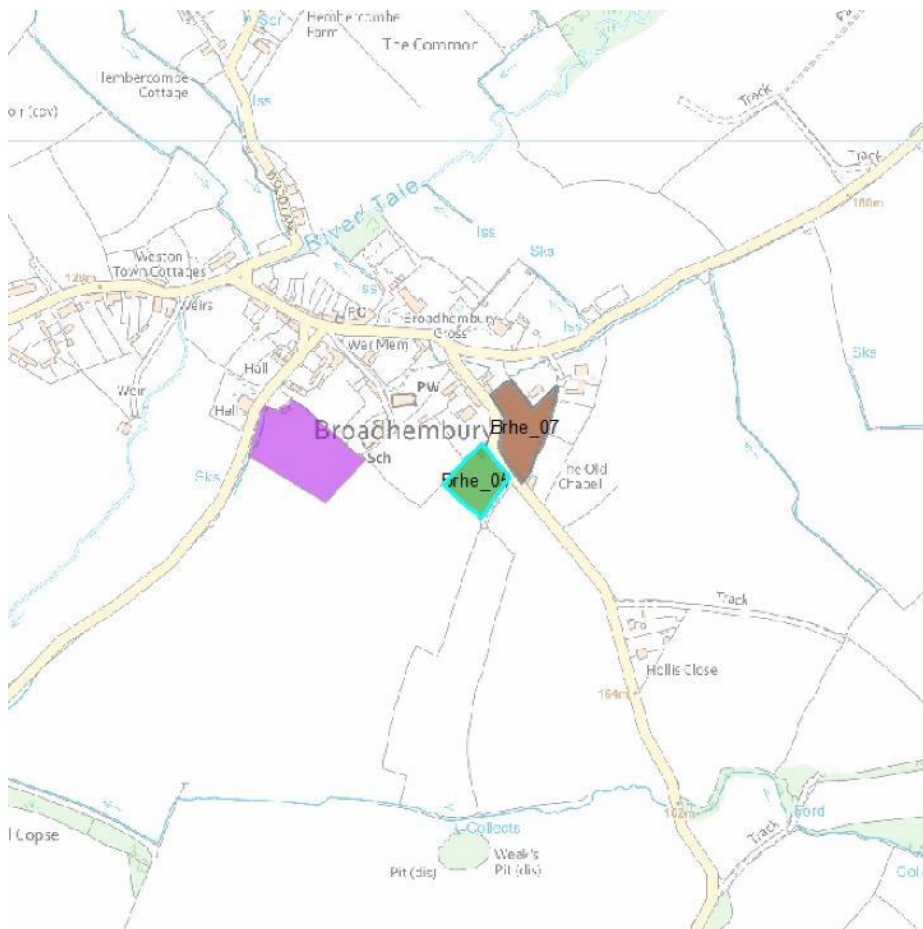
Site Detail:

Settlement: Broadhembury

Site reference number: Brhe_05

Site Address: The Old Orchard, Broadhembury, Devon

Map of site:



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Site Area: 0.32

Site Assessment Summary:

Infrastructure implications: Access from highway OK. Broadhembury Primary has capacity to support some development. Additional secondary provision required. Transport costs would apply for secondary pupils.

Landscape sensitivity - summary of findings: AONB site. Very high landscape value but the site is a small, well screened paddock so it's sensitivity to development is medium-high.

Impact on historic environment - summary of findings: Significant heritage implications- within the site lie historic earthworks and the site would directly impact upon the setting and appearance of the Grade 1 listed Church

Ecological impact - summary of findings: Minimal ecological impact provided the boundary trees and hedgerows were retained. Within the site there is limited habitat of value.

Accessibility assessment: The site includes a range of community facilities and services within 1600m. These include a pub, hall, school and PO shop and tea room. There is not a frequent bus service. The majority of these facilities are within the village centre although access from the site would be via a narrow lane without lighting or pavement.

Other known site constraints: n/a

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 10

Brief summary of the key positives and negatives of the site: The site performs well in terms of accessibility and ecology but landscape and heritage impacts cannot be satisfactorily overcome.

Should the site be allocated? No

Reason(s) for allocating or not allocating: The site performs well in terms of accessibility and ecology but landscape and heritage impacts cannot be satisfactorily overcome.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

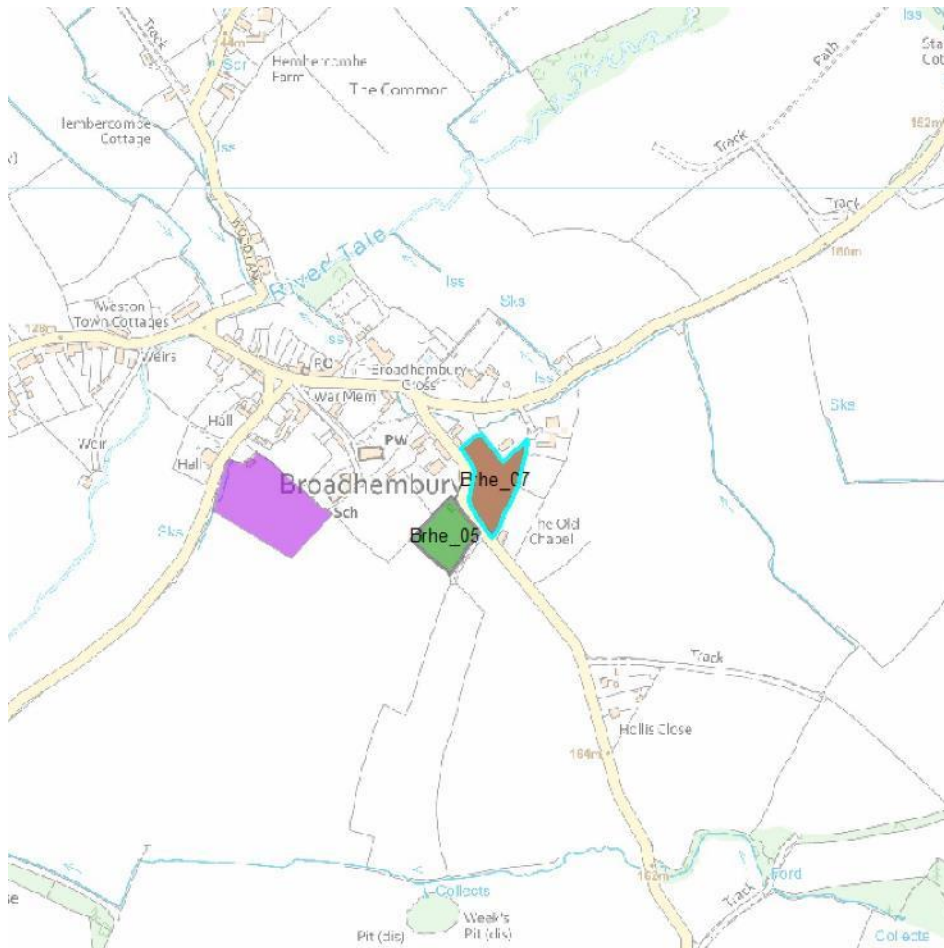
Site Detail:

Settlement: Broadhembury

Site reference number: Brhe_07

Site Address: Land South of the Vicarage, Broadhembury, Devon, EX14 3FF

Map of site:



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Site Area: 0.44

Site Assessment Summary:

Infrastructure implications: This site is on the edge of Broadhembury with good highway connection to the centre. Broadhembury Primary has capacity to support some development. Additional secondary provision required. Transport costs would apply for secondary pupils.

Landscape sensitivity - summary of findings: AONB site. Very high landscape value and the site slopes so the upper parts are visible, increasing its development sensitivity to high.

Impact on historic environment - summary of findings: Significant heritage implications- adjacent, and higher than, adjoining listed buildings and the site would (to a lesser degree) impact upon the setting and appearance of the Grade 1 listed Church

Ecological impact - summary of findings: Minimal ecological impact provided the boundary trees and hedgerows were retained. Within the site there is limited habitat of value.

Accessibility assessment: The site includes a range of community facilities and services within 1600m. These include a pub, hall, school and PO shop and tea room. There is not a frequent bus service. The majority of these facilities are within the village centre although access from the site would be via a narrow lane without lighting or pavement.

Other known site constraints: n/a

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 10

Brief summary of the key positives and negatives of the site: The site performs well in terms of accessibility and ecology but landscape and heritage impacts cannot be satisfactorily overcome.

Should the site be allocated? No

Reason(s) for allocating or not allocating: The site performs well in terms of accessibility and ecology but landscape and heritage impacts cannot be satisfactorily overcome.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

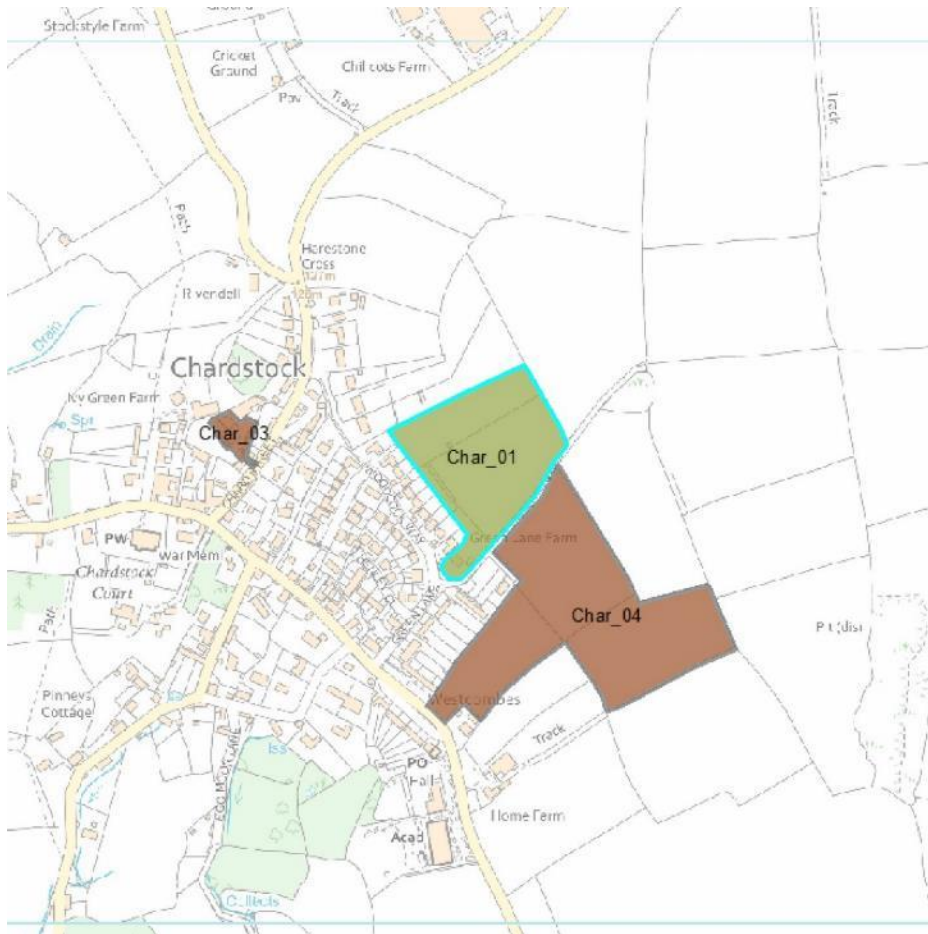
Site Detail:

Settlement: Chardstock

Site reference number: Char_01

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

Map of site:



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Site Area: 2.41

Site Assessment Summary:

Infrastructure implications: Access: Access from adopted Green Lane turning head only OK. DCC Education: St Andrews and Axe Valley have capacity to support development. Transport costs would apply for secondary pupils. Safe walking route required for primary.

Landscape sensitivity - summary of findings: Located entirely within Blackdown Hills AONB, on rising land east of Chardstock. Comprised of a two small fields with mature tree lined hedgerows. Many medium-long distance views into site, including from elsewhere in the AONB. Residential development to south west provides some context of built form when viewing but site is otherwise bordered by agricultural fields. Overall, the site has a high landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: The Chardstock Conservation Area containing multiple listed buildings lies 83 metres to the west of the site but is separated from it by modern development. Overall, minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.

Ecological impact - summary of findings: Within River Axe SAC Nutrient catchment area. Overall, significant moderate adverse effect predicted.

Accessibility assessment: 6 out of 12 facilities within 1,600m of site.

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

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 44

Brief summary of the key positives and negatives of the site: Located entirely within Blackdown Hills AONB with many medium-long distance views into site, including from elsewhere in the AONB. Residential development to south west

provides some context of built form when viewing but site is otherwise bordered by agricultural fields. Site access is poor.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Located entirely within Blackdown Hills AONB, on rising land east of Chardstock. Comprised of a two small fields with mature tree lined hedgerows. Many medium-long distance views into site, including from elsewhere in the AONB. Residential development to south west provides some context of built form when viewing but site is otherwise bordered by agricultural fields. Heritage assets present - the Chardstock Conservation Area containing multiple listed buildings lies 83 metres to the west of the site but is separated from it by modern development. Within River Axe SAC Nutrient catchment area.

Overall, the site has a high landscape sensitivity to new development with minor heritage impact where harm is minimal. With regard to Ecology, a significant moderate adverse effect is predicted. Site access is poor. The site constraints do not support allocation at this stage.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

Site Detail:

Settlement: Chardstock

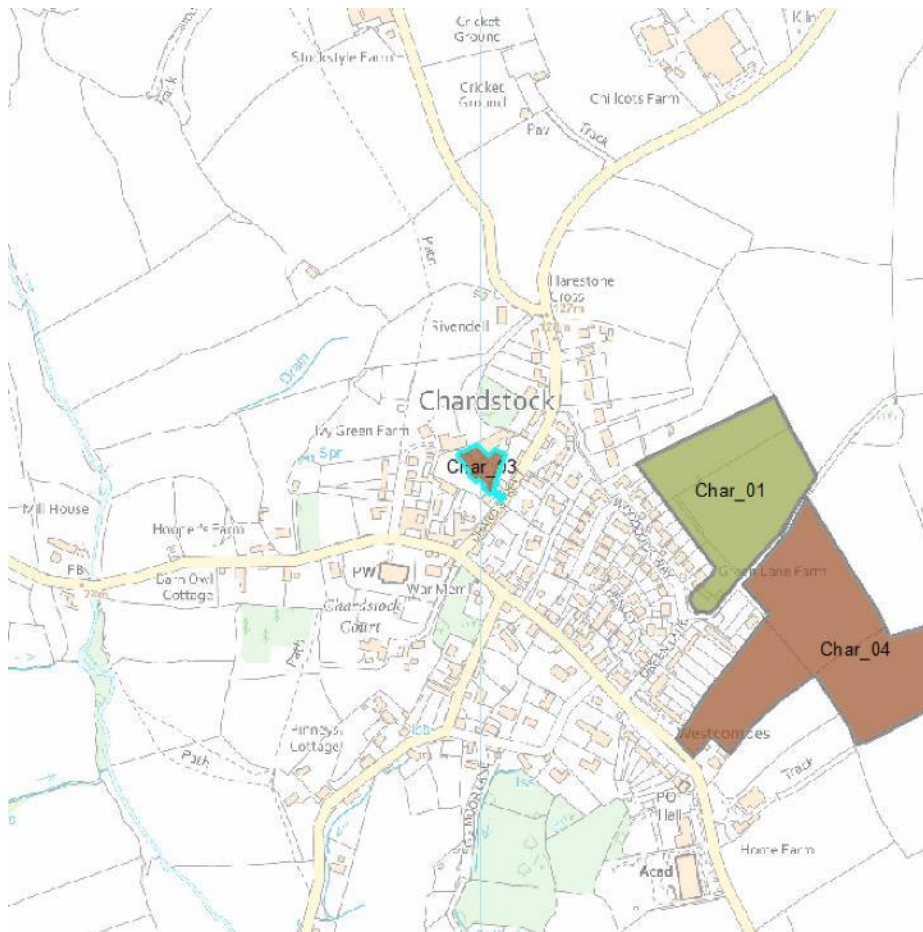
Site reference number: Char_03

Site Address: Chubbs Yard

Chardstock

Axminster, EX13 7BT

Map of site:



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Site Area: 0.17

Site Assessment Summary:

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

Landscape sensitivity - summary of findings: Located entirely within Blackdown Hills AONB, on brownfield site (builders yard with active employment use) to centre of Chardstock. Adjacent to Chardstock conservation area and in close proximity to multiple heritage assets. Overall, the site has a high landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets present: The site adjoins the Chardstock Conservation Area with a number of listed buildings. Grade II listed Yew Tree Cottage (2m), Grade II listed The Old House (14m), Grade II listed The priory (44m), Grade II listed Rose Cottage (10m), Grade II* Goerge Inn (39m), Grade II listed St Andrews School House (61m). Potential for adverse heritage impacts could therefore be a constraint on development. 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: Nature Recovery Network (24m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (86m), within River Axe SAC Nutrient catchment area. Overall, significant moderate adverse effect predicted.

Accessibility assessment: 6 out of 12 facilities within 1,600m of site.

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

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 5

Brief summary of the key positives and negatives of the site: Located entirely within Blackdown Hills AONB, on brownfield site (builder's yard with active employment use) to centre of Chardstock. Adjacent to Chardstock conservation area and in close proximity to multiple heritage assets. With regard to ecology, Nature Recovery Network (24m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (86m), within River Axe SAC Nutrient catchment area. The loss of the active employment site in addition to the constraints identified limit potential.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Located entirely within Blackdown Hills AONB, on brownfield site (builder's yard with active employment use) to centre of Chardstock. Adjacent to Chardstock conservation area and in close proximity to multiple heritage assets. Potential for adverse heritage impacts are a constraint on development.

Overall, the site has a high landscape sensitivity to new development with potential for a moderate heritage impact. With regard to Ecology, a significant moderate adverse effect is predicted. The loss of the active employment site in addition to the constraints identified do not support development of the site.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

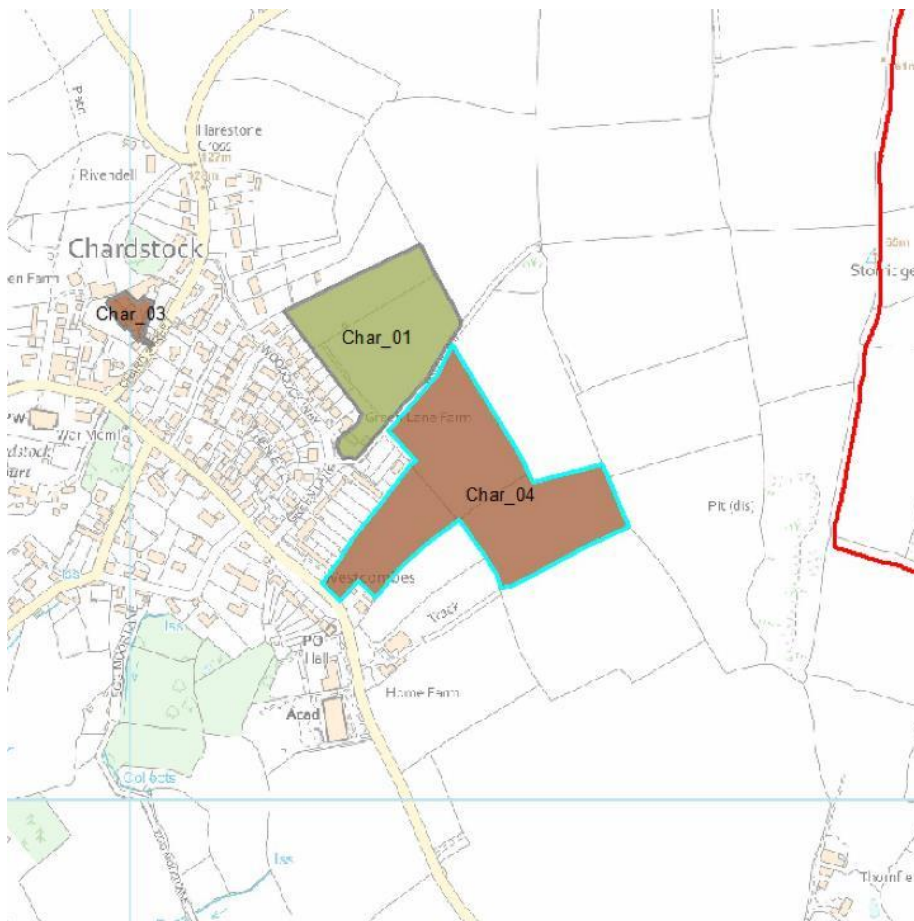
Site Detail:

Settlement: Chardstock

Site reference number: Char_04

Site Address: Land off Green Land, Chardstock, Nr. Axminster, Devon EX13 7BH, EX13 7BH

Map of site:



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

Site Area: 4.14

Site Assessment Summary:

Infrastructure implications: Access: Access available from main Chardstock Rd and from Green Lane. DCC Education: St Andrews and Axe Valley have capacity to support development. Transport costs would apply for secondary pupils. Safe walking route required for primary.

Landscape sensitivity - summary of findings: Located outside of, but adjacent to, Blackdown Hills AONB, on rising land east of Chardstock. Comprised of a three small fields with mature hedgerows and a few mature trees. Many medium-long distance views into site, including from the AONB. Residential development to west provides some context of built form when viewing but site is otherwise bordered by agricultural fields. Overall, the site has a medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: The Chardstock Conservation Area containing multiple listed buildings lies 98 metres to the west of the site but is separated from it by modern development. Overall, minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.

Ecological impact - summary of findings: County Wildlife Site (1m), Nature Recovery Network (1m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (1m), within River Axe SAC Nutrient catchment area. Overall, significant moderate adverse effect predicted.

Accessibility assessment: 6 out of 12 facilities within 1,600m of site.

Other known site constraints: There are no flooding, water extraction or mineral consideration identified in respect of the site. Grade 3 agricultural land in strategic assessment. Application (90/P0506) for residential development including low cost starter homes refused in 1990.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 30

Brief summary of the key positives and negatives of the site: Located outside of, but adjacent to, Blackdown Hills AONB. Many medium-long distance views into site, including from the AONB. Residential development to west provides some context of built form when viewing but site is otherwise bordered by agricultural fields. The Chardstock Conservation Area containing multiple listed buildings lies 98 metres to the west of the site but is separated from it by modern development. With regard to ecology, County Wildlife Site (1m), Nature Recovery Network (1m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (1m), within River Axe SAC Nutrient catchment area. Partial development of site may be acceptable.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: Located outside of, but adjacent to, Blackdown Hills AONB, on rising land east of Chardstock. Comprised of a three small fields with mature hedgerows and a few mature trees. Many medium-long distance views into site, including from the AONB. Residential development to west provides some context of built form when viewing but site is otherwise bordered by agricultural fields.

Overall, the site has a medium landscape sensitivity to new development with minor heritage impact where potential harm is minimal. With regard to Ecology, a significant moderate adverse effect is predicted. Potential yield is 74 houses but this is reduced to reflect local character and site/area constraints.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

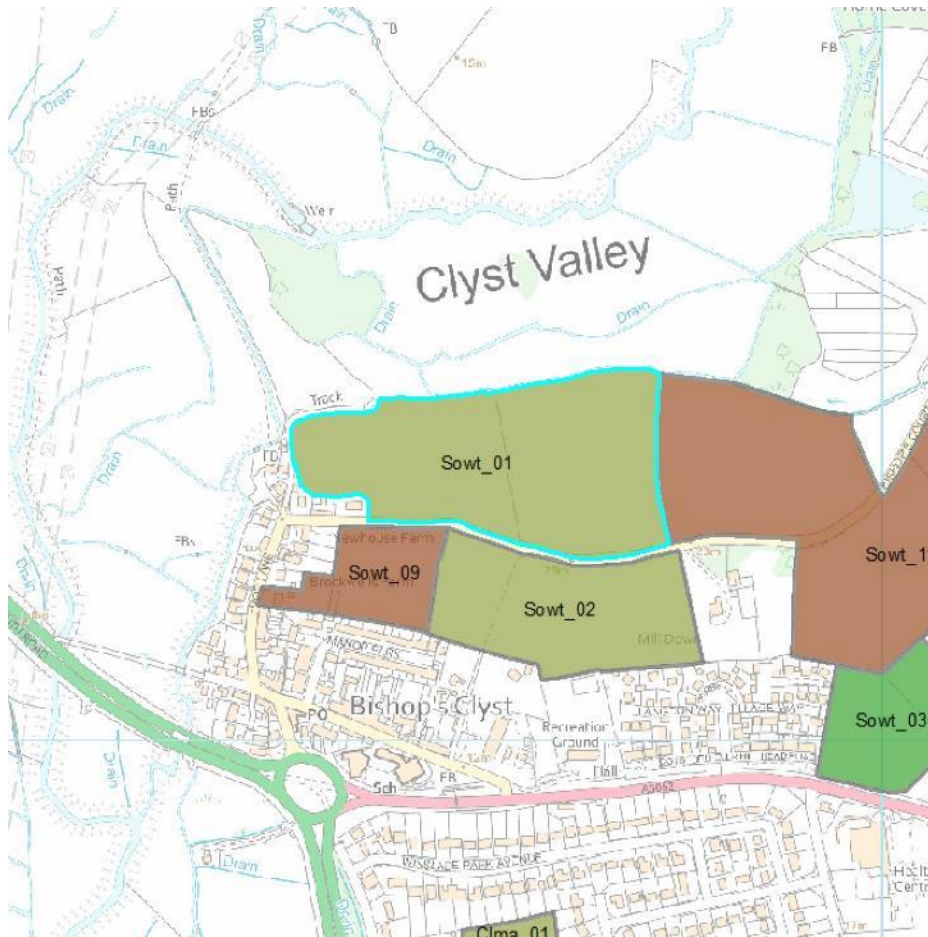
Site Detail:

Settlement: Clyst St Mary

Site reference number: Sownt_01

Site Address: Land at Bishops Court Lane, Clyst St Mary, EX5 1DG

Map of site:



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

Site Area: 6.42

Site Assessment Summary:

Infrastructure implications: Access: Access would be recommended through the Greenspire development with the fit for purpose access though ped/cyclist/emergency access could be obtained through Frog Lane and/or Bishops Court Road. - A3052/A376 Sites - The highway network already has capacity. A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. Notwithstanding the submitters comments, the site is landlocked in isolation.

Landscape sensitivity - summary of findings: Outside of AONB. Agricultural fields adjacent to Clyst St Mary Village. Site slopes fairly steeply up to the south. Mature tree-lined hedgerows with some very large oaks. Highly exposed from multiple viewpoints including PROWs to south and west. Adjacent heritage asset and curtilage to south west corner. Narrow sunken lane limiting access with pinch point through village to west. Priority habitat forms part of the site and adjacent to north. Overall, the site has a high/medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: Grade II listed Newhouse (17m). 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: Unconfirmed Wildlife Site (1m), Nature Recovery Network (on site to northern section), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (on site to northern section). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

Accessibility assessment: 7 out of 12 facilities within 1,600m of site.

Other known site constraints: A strip of the site in the north is located within floodzones 2 and 3 which has reduced the overall potential yield. The site comprises grade 2 agricultural land.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 107

Brief summary of the key positives and negatives of the site: Outside of AONB. Agricultural fields adjacent to Clyst St Mary Village. Site slopes fairly steeply up to the south. Highly exposed from multiple viewpoints including PROWs to south and west. Adjacent heritage asset and curtilage to south west corner. Narrow sunken lane limiting access with pinch point through village to west. Priority habitat forms part of the site and adjacent to north. Overall, the site has a high/medium landscape sensitivity to new development. Grade II listed Newhouse (17m).

Unconfirmed Wildlife Site (1m), Nature Recovery Network (on site to northern section), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (on site to northern section). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.

This prominent and exposed site on the north side of the ridgeline has multiple constraints.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Outside of AONB. Agricultural fields adjacent to Clyst St Mary Village. Site slopes fairly steeply up to the south. Mature tree-lined hedgerows with some very large oaks. Highly exposed from multiple viewpoints including PROWs to south and west. Adjacent heritage asset and curtilage to south west corner. Narrow sunken lane limiting access with pinch point through village to west. Priority habitat forms part of the site and adjacent to north. Overall, the site has a high/medium landscape sensitivity to new development.

Heritage assets present: Grade II listed Newhouse (17m). Overall, Moderate - Change affecting the special character of assets, where elements which contribute to their significance and their setting are harmed.

Unconfirmed Wildlife Site (1m), Nature Recovery Network (on site to northern section), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (on site to northern section). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

This prominent and exposed site on the north side of the ridgeline has multiple constraints. Officers do not recommend allocation at this stage.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

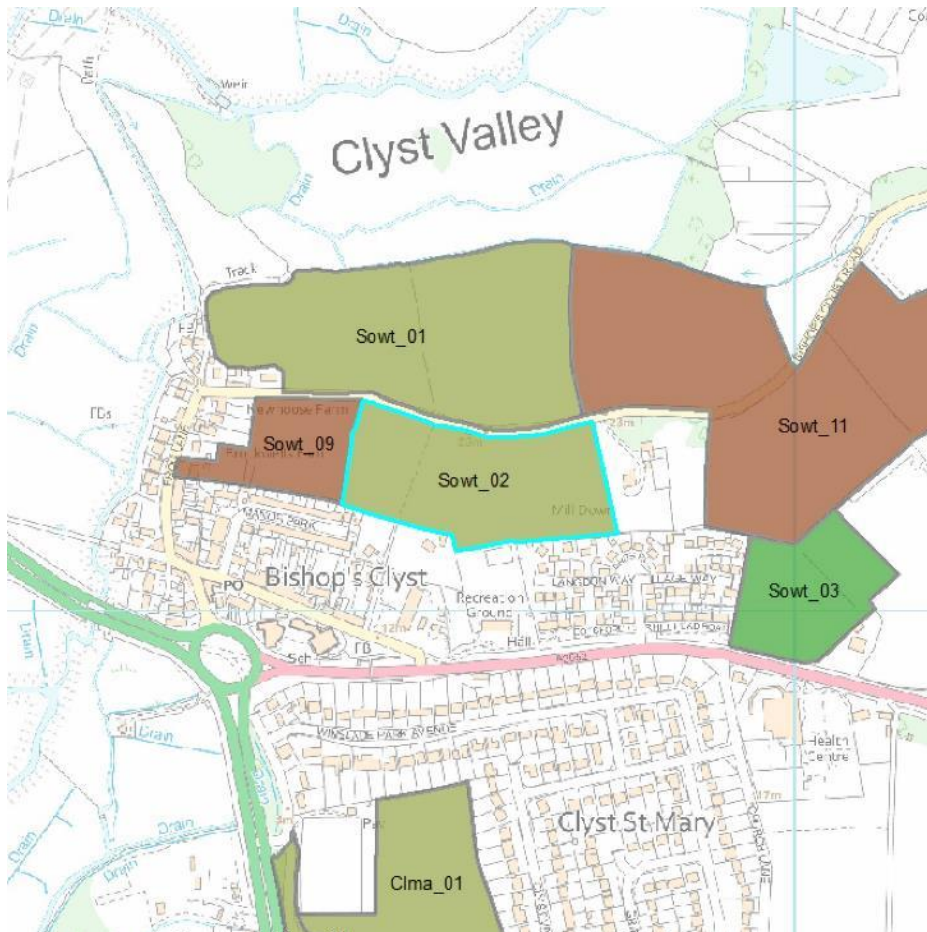
Site Detail:

Settlement: Clyst St Mary

Site reference number: Sowt_02

Site Address: Land south of Bishops Court Road, Clyst St Mary, Exeter, EX5 1BB

Map of site:



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Site Area: 3.59

Site Assessment Summary:

Infrastructure implications: Access: Access would be recommended through the Greenspire development with the fit for purpose access though ped/cyclist/emergency access could be obtained through Frog Lane and/or Bishops Court Road. - A3052/A376 Sites - The highway network already has capacity. A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. Notwithstanding the submitters comments, the site is landlocked in isolation.

Landscape sensitivity - summary of findings: Outside of AONB. Agricultural fields adjacent to Clyst St Mary Village. Site rises above the village with gradual slope. Mature tree-lined hedgerows with some very large oaks. Highly exposed from multiple viewpoints including PROWs to centre of site and to the west. Narrow sunken lane limiting access with pinch point through village to west. TPOs to south of site along PROW. Overall, the site has a high/medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: Grade II listed Craig's Cottages (98m). Overall, No Change - No change to assets or their settings.

Ecological impact - summary of findings: Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, minor adverse effect predicted (not significant)

Accessibility assessment: 7 out of 12 facilities within 1,600m of site.

Other known site constraints: Site is free of flood risk. The site comprises a mix of grade 2 and grade 3b agricultural land.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 64

Brief summary of the key positives and negatives of the site: Outside of AONB. Agricultural fields adjacent to Clyst St Mary Village. Site rises above the village with gradual slope. Highly exposed from multiple viewpoints including PROWs to centre of site and to the west. Narrow sunken lane limiting access with pinch point through village to west. TPOs to south of site along PROW. Overall, the site has a high/medium landscape sensitivity to new development.

Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.

This prominent and exposed site spans the ridgeline where development would dominate the existing built-up area.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Outside of AONB. Agricultural fields adjacent to Clyst St Mary Village. Site rises above the village with gradual slope. Mature tree-lined hedgerows with some very large oaks. Highly exposed from multiple viewpoints including PROWs to centre of site and to the west. Narrow sunken lane limiting access with pinch point through village to west. TPOs to south of site along PROW. Overall, the site has a high/medium landscape sensitivity to new development.

Assets Present: Grade II listed Craig's Cottages (98m). Overall, No Change - No change to assets or their settings.

Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, minor adverse effect predicted (not significant)

This prominent and exposed site spans the ridgeline where development would dominate the existing built-up area. Officers do not recommend allocation at this stage.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

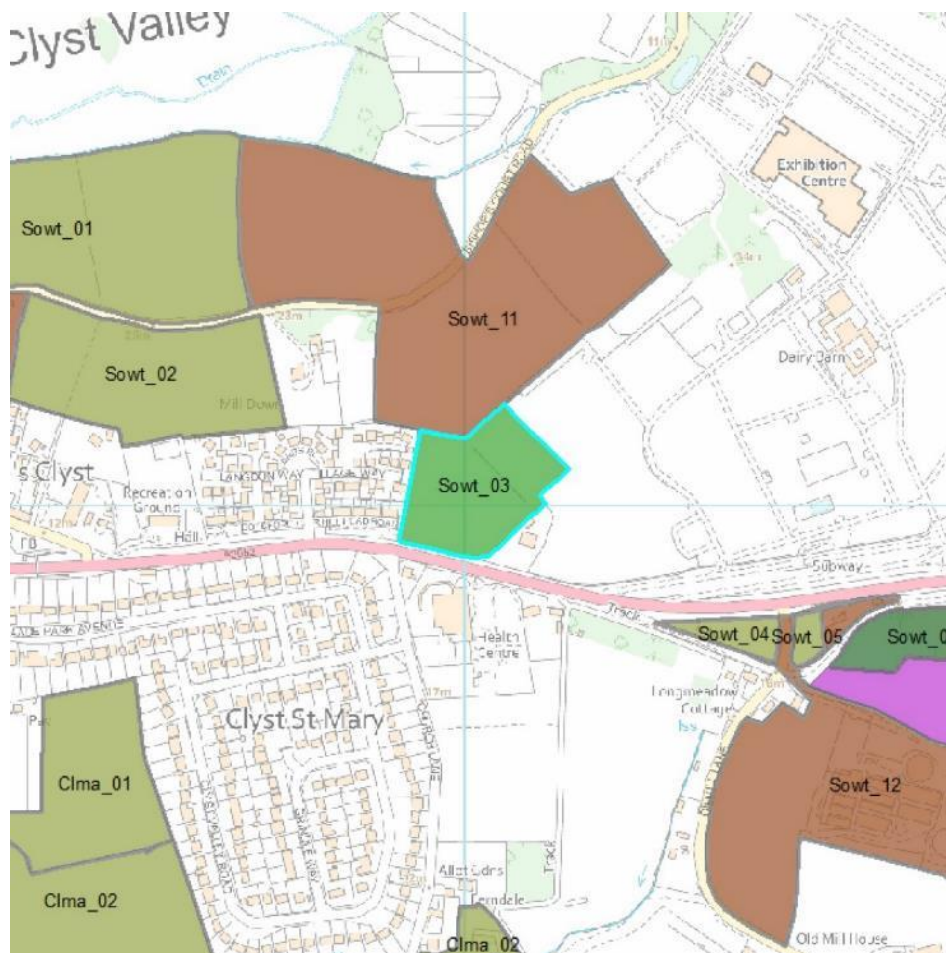
Site Detail:

Settlement: Clyst St Mary

Site reference number: Sowt_03

Site Address: Land north of Sidmouth Road, Clyst St Mary,

Map of site:



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Site Area: 2.06

Site Assessment Summary:

Infrastructure implications: Access: Access would be recommended through the Greenspire development with the fit for purpose access though ped/cyclist/emergency access could be obtained through Frog Lane and/or Bishops Court Road. A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. Notwithstanding the submitters comments, the site is landlocked in isolation.

Landscape sensitivity - summary of findings: Outside of AONB. Two mown grassland agricultural fields adjacent to Clyst St Mary village. Gently slopes up towards the north. Site is bordered to the south by A3052 with garden centre opposite, to the west by modern residential development, to the east by large detached property and Devon County Showground beyond. Agricultural land to north. Grade II listed Red Lodge over A3052 to south west. Overall, the site has a medium/low landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: Grade II listed Red lodge (27m). Heritage asset is on opposite side of main road. New development would have a minor impact only. 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 within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, minor adverse effect predicted (not significant)

Accessibility assessment: 7 out of 12 facilities within 1,600m of site.

Other known site constraints: Site is free of flood risk. Grade 1 agricultural land in strategic assessment.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 37

Brief summary of the key positives and negatives of the site: Grade 1 agricultural land outside of AONB. Site is bordered to the south by A3052 with garden centre opposite, to the west by modern residential development, to the east by large detached property and Devon County Showground beyond. Agricultural land to north. Grade II listed Red Lodge over A3052 to south west. Grade II listed Red lodge (27m). Heritage asset is on opposite side of main road. New development would have a minor impact only. Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Site is well related to existing built-up area with good opportunities for access.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: Outside of AONB. Site is bordered to the south by A3052 with garden centre opposite, to the west by modern residential development, to the east by large detached property and Devon County Showground beyond. Agricultural land to north. Grade II listed Red Lodge over A3052 to south west. Overall, the site has a medium/low landscape sensitivity to new development.

Assets Present: Grade II listed Red lodge (27m). Heritage asset is on opposite side of main road. New development would have a minor impact only. Overall, minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.

Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, minor adverse effect predicted (not significant).

Site is considered appropriate for development, subject to final detailed scheme and proportionate mitigation

Appendix 2.

Site Selection – interim findings at Tier Four settlements

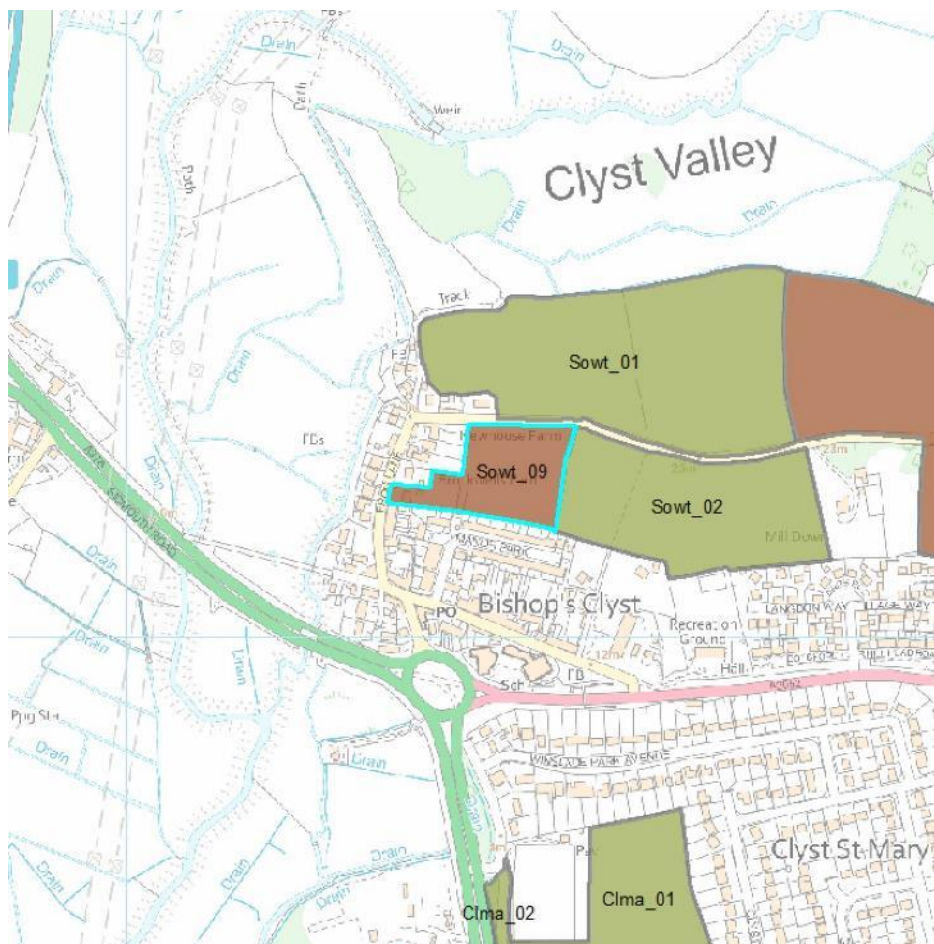
Site Detail:

Settlement: Clyst St Mary

Site reference number: Sowt_09

Site Address: 3.69 acres Bishops Court Lane, Clyst St Mary,

Map of site:



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Site Area: 1.5

Site Assessment Summary:

Infrastructure implications: Access: Access would be recommended through the Greenspire development with the fit for purpose access though ped/cyclist/emergency access could be obtained through Frog Lane and/or Bishops Court Road. - A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy.

Landscape sensitivity - summary of findings: Outside of AONB. Agricultural fields, dwelling and garden adjacent to Clyst St Mary village. Site slopes up towards the east. Site features stables and mature hedgerows with trees. Set within the context of the village core with multiple potential access points. Residential gardens to south and west. Overall, the site has a medium/low landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: Scheduled Ancient Monument Clyst St Mary Bridge (88m), Grade II listed Newhouse (13m), Grade II listed Maltsters Arms (90m), Grade II listed Craig's Cottages (95m). 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: Unconfirmed Wildlife Site (43m), Nature Recovery Network (43m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (48m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

Accessibility assessment: 7 out of 12 facilities within 1,600m of site.

Other known site constraints: Site is largely free of flood risk. Comprises grade 2 agricultural land.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 35

Brief summary of the key positives and negatives of the site: Outside of AONB. Agricultural fields, dwelling and garden adjacent to Clyst St Mary village. Site slopes up towards the east. Site features stables and mature hedgerows with trees. Set within the context of the village core with multiple potential access points. Residential gardens to south and west. Scheduled Ancient Monument Clyst St Mary Bridge (88m), Grade II listed Newhouse (13m), Grade II listed Maltsters Arms (90m), Grade II listed Craig's Cottages (95m). Unconfirmed Wildlife Site (43m), Nature Recovery Network (43m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (48m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Site is well related to built-up area where identified harm could be mitigated.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: Outside of AONB. Set within the context of the village core with multiple potential access points. Residential gardens to south and west.

Assets Present: Scheduled Ancient Monument Clyst St Mary Bridge (88m), Grade II listed Newhouse (13m), Grade II listed Maltsters Arms (90m), Grade II listed Craig's Cottages (95m).

Unconfirmed Wildlife Site (43m), Nature Recovery Network (43m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (48m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Site is well related to existing built-up area with good access. Site is considered appropriate for development, subject to final detailed scheme and proportionate mitigation.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

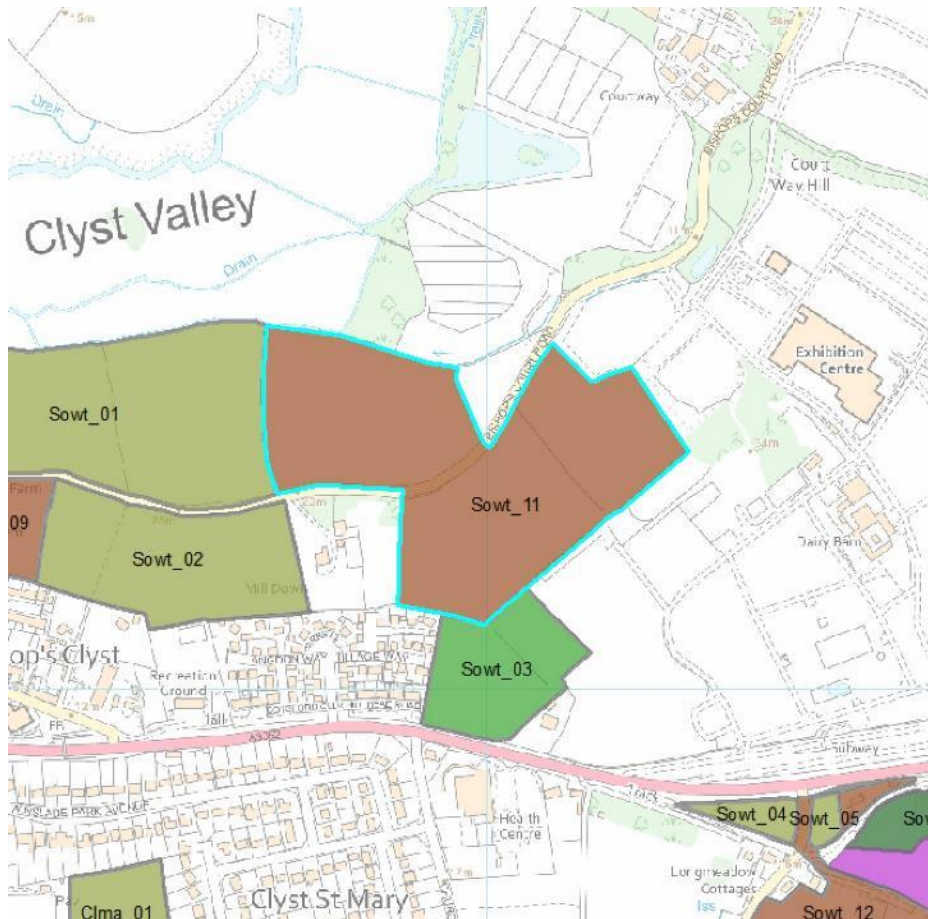
Site Detail:

Settlement: Clyst St Mary

Site reference number: Sowt_11

Site Address: Land at Bishops Court Lane, Clyst St Mary, EX5 1BX

Map of site:



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Site Area: 9.18

Site Assessment Summary:

Infrastructure implications: Access would be recommended through the Greenspire development with the fit for purpose access though ped/cyclist/emergency access could be obtained through Frog Lane and/or Bishops Court Road. - A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy.

Landscape sensitivity - summary of findings: Outside of AONB. Three grassland agricultural fields in part adjacent to Clyst St Mary village. Site is north of the ridgeline with limited visible development. Site is bordered to the west by large detached property with Devon County Showground in close proximity to the east. Agricultural land to north. Overall, the site has a high/medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: Grade II listed Red lodge (158m). Heritage asset is on opposite side of ridge beyond main road. New development would have a minor impact only. 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 within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, minor adverse effect predicted (not significant).

Accessibility assessment: The site is within 1,600 metres of 4 or more different 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 is largely free of flood risk. Comprises mainly grade 2 agricultural land.

Site opportunities: Opportunity to create link through from A3052 to Bishops Court Road

Amended Maximum Yield following discounted areas on site: 30

Brief summary of the key positives and negatives of the site: Outside of AONB. Site is north of the ridgeline currently with limited visible development. Site is bordered to the west by large detached property with Devon County Showground in close proximity to the east. Agricultural land to north. Grade II listed Red lodge (158m). Heritage asset is on opposite side of ridge beyond main road. New development would have a minor impact only. Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Part of the site may be appropriate for limited development.

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

Reason(s) for allocating or not allocating: Outside of AONB. Three grassland agricultural fields in part adjacent to Clyst St Mary village. Site is north of the ridgeline currently with limited visible development. Site is bordered to the west by large detached property with Devon County Showground in close proximity to the east. Agricultural land to north. Overall, the site has a high/medium landscape sensitivity to new development.

Assets Present: Grade II listed Red lodge (158m). Heritage asset is on opposite side of ridge beyond main road. New development would have a minor impact only. Overall, minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.

Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, minor adverse effect predicted (not significant).

Part of the site may be appropriate for limited development where a clear public benefit can be achieved. The site has a maximum yield of 162 dwellings. This figure is significantly reduced due to the constraints present and the exposed nature of the majority of the site. Development would be limited to around 30 dwellings to the south of the site adjacent to Sowt_03 potentially to Bishops Court Road access.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

Site Detail:

Settlement: Dunkeswell

Site reference number: Dunk_01

Site Address: Land at Hutshayes Farm Dunkeswell, Honiton,, Ex14 4RH

Map of site:



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Site Area: 3.53

Site Assessment Summary:

Infrastructure implications: Access: Accessible from public highway OK. DCC Education: Approx. 26 ha of development sites in the vicinity of Dunkeswell. Honiton Primary has the ability to increase their net capacity to 630 pupils - however would need to assess the capacity of Honiton primaries in conjunction with the proposed development sites in the vicinity of the town. Additional secondary capacity required. Transport costs would apply for both primary and secondary.

Landscape sensitivity - summary of findings: Located entirely within Blackdown Hills AONB, this site is a triangular field adjoining former airfield/employment site. Overall, the site has a high/medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: Adjacent, and on higher ground to Dunkeswell Conservation area with listed buildings - Grade 2 listed Spring Cottage (55m), Grade II listed St Nicholas' Church (70m), Grade II listed Bramble Cottage (85m) and Grade II* listed Connetts Farm (120m). 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: County Wildlife Site (8m), Unconfirmed Wildlife Site (1m), Nature Recovery Network (1m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (1m). Overall, significant moderate adverse effect predicted.

Accessibility assessment: 6 out of 12 facilities within 1,600m of site.

Other known site constraints: 0.2ha in centre of site liable to surface water flooding. Grade 3 agricultural land in strategic assessment.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 64

Brief summary of the key positives and negatives of the site: Within AONB, development on this high ground over conservation area would detract from special qualities of AONB and heritage value.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Located entirely within Blackdown Hills AONB, this site is a triangular field adjoining former airfield/employment site.

Heritage assets present: Adjacent, and on higher ground to Dunkeswell Conservation area with listed buildings - Grade 2 listed Spring Cottage (55m), Grade II listed St Nicholas' Church (70m), Grade II listed Bramble Cottage (85m) and Grade II* listed Connetts Farm (120m).

Ecology: County Wildlife Site (8m), Unconfirmed Wildlife Site (1m), Nature Recovery Network (1m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (1m).

Due to the local topography and context of the site, development is considered to introduce built form that would have a significant impact on the setting, character, and appearance of those identified heritage assets. The site constraints do not support allocation at this stage.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

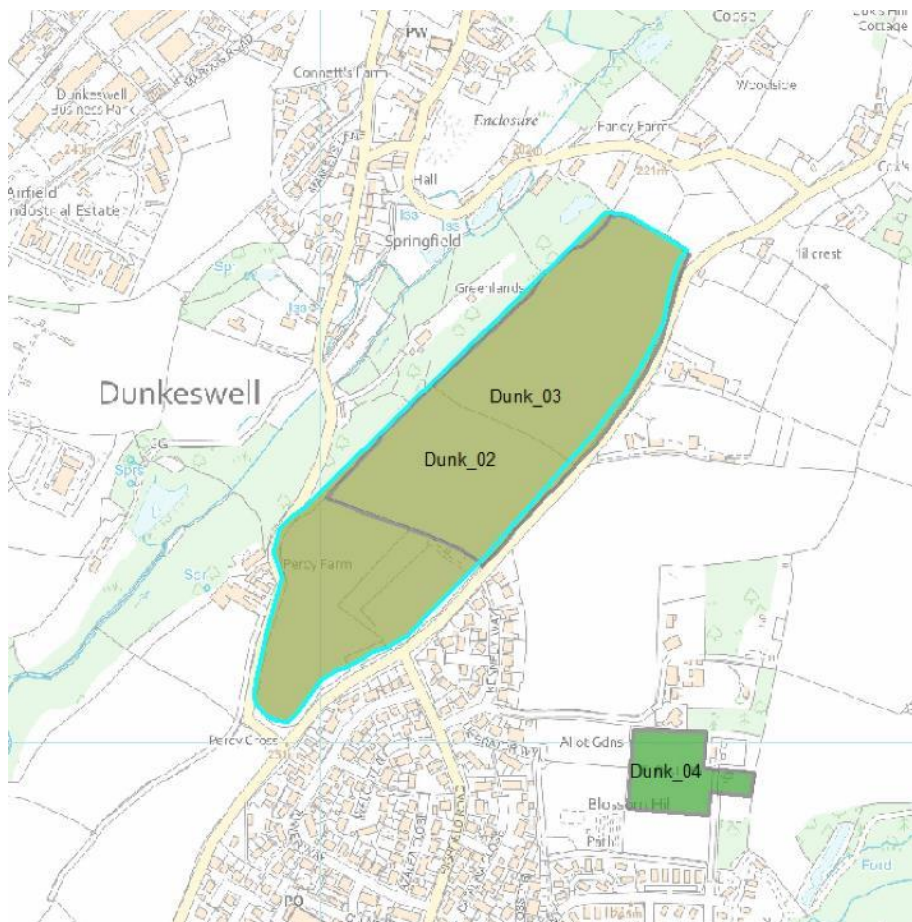
Site Detail:

Settlement: Dunkeswell

Site reference number: Dunk_02

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

Map of site:



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Site Area: 10.92

Site Assessment Summary:

Infrastructure implications: Access: Accessible from public highway OK. DCC Education: Approx. 26 ha of development sites in the vicinity of Dunkerswell. Honiton Primary has the ability to increase their net capacity to 630 pupils - however would need to assess the capacity of Honiton primaries in conjunction with the proposed development sites in the vicinity of the town. Additional secondary capacity required. Transport costs would apply for both primary and secondary.

Landscape sensitivity - summary of findings: Located entirely within Blackdown Hills AONB, this site is a triangular field, gently sloping. Overall, the site has a high landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: Within 50m of the conservation area including a number of listed buildings. Grade II listed Autumn Cottage (60m). Significant screening and separation due to topography and intervening woodland. Overall, no change - No change to assets or their settings.

Ecological impact - summary of findings: Unconfirmed Wildlife Site (12m), Nature Recovery Network (on site), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (partially on site to norther border). Overall, significant moderate adverse effect predicted.

Accessibility assessment: 6 out of 12 facilities within 1,600m of site.

Other known site constraints: Free from flood risk. Grade 3 agricultural land in strategic assessment.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 196

Brief summary of the key positives and negatives of the site: Within AONB, development on this exposed site would detract from special qualities of AONB. North of site poorly related to existing built form. South of site includes recreational/sports ground.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Located entirely within Blackdown Hills AONB, this site is a triangular field, gently sloping. The north of the site is not well related to the existing built-up area, the south of the site features a sports ground.

Heritage assets present: Within 50m of the conservation area including a number of listed buildings. Grade II listed Autumn Cottage (60m). Significant screening and separation due to topography and intervening woodland.

Ecology: Unconfirmed Wildlife Site (12m), Nature Recovery Network (on site), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (partially on site to norther border).

The site context and constraints do not support allocation at this stage.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

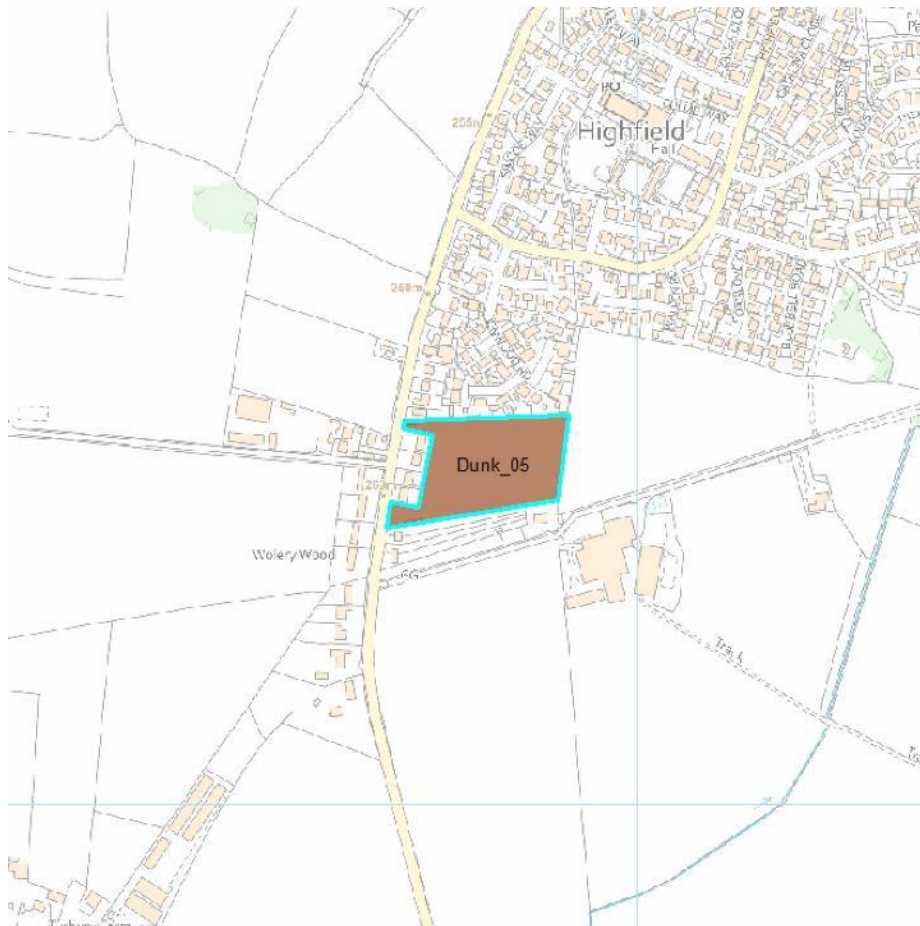
Site Detail:

Settlement: Dunkeswell

Site reference number: Dunk_05

Site Address: Broomfields Dunkeswell, EX144QH

Map of site:



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

Site Area: 1.79

Site Assessment Summary:

Infrastructure implications: Access: Access to the site for vehicles would need to be at the southernmost existing access even if it meant losing the mature trees. The northern existing access would be ok for ped/cycle but is too narrow for vehicles. DCC Education: Approx. 26 ha of development sites in the vicinity of Dunkerswell. Honiton Primary has the ability to increase their net capacity to 630 pupils - however would need to assess the capacity of Honiton primaries in conjunction with the proposed development sites in the vicinity of the town. Additional secondary capacity required. Transport costs would apply for both primary and secondary.

Landscape sensitivity - summary of findings: Located entirely within Blackdown Hills AONB, this site is a flat field in agricultural use but may be used as playing field (visible pitch markings), set behind frontage development but well related to nearby housing and good access. Overall, the site has a high landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets present: Over 400m from any listed building or conservation area. Overall, no change - No change to assets or their settings.

Ecological impact - summary of findings: Nature Recovery Network (Grassland covering entire site). Overall, Minor adverse effect predicted (not significant).

Accessibility assessment: 6 out of 12 facilities within 1,600m of site.

Other known site constraints: No flooding concerns are identified on the site. Grade 3 agricultural land in strategic assessment.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 43

Brief summary of the key positives and negatives of the site: Within AONB, also Nature Recovery Network (Grassland covering entire site). Site is however well related to built-up area and is of limited landscape value. No heritage impact identified.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: Located entirely within Blackdown Hills AONB, this site is a flat field in agricultural use but may be used as playing field (visible pitch markings), set behind frontage development but well related to nearby housing and good access.

Heritage assets present: Over 400m from any listed building or conservation area.

Ecology: Nature Recovery Network (Grassland covering entire site).

Site is deemed suitable for allocation.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

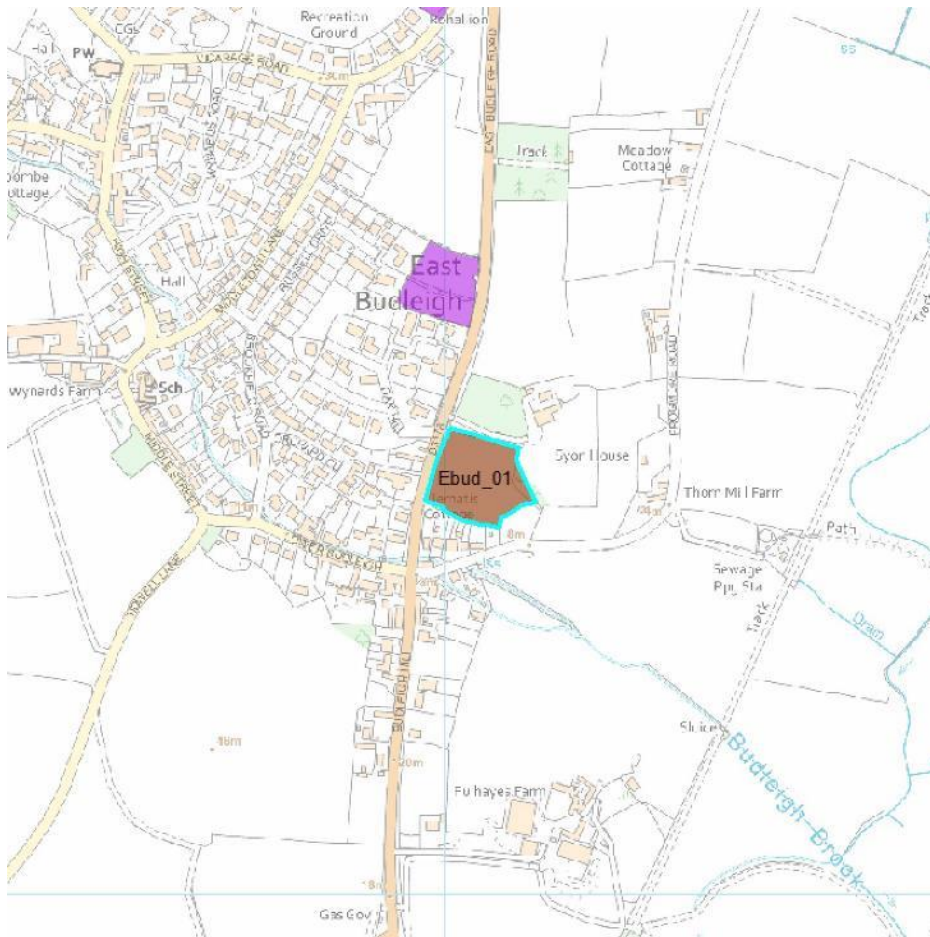
Site Detail:

Settlement: East Budleigh

Site reference number: Ebud_01

Site Address: Land off Frogmore Road, East Budleigh,

Map of site:



North arrow symbol (↑) 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 0.9

Site Assessment Summary:

Infrastructure implications: Devon County Council (highways) advise that suitable access could be obtained from Frogmore Road if adequate foot/cycle improvements to access the village centre and crossing the B3178. County education advise that there is limited capacity to support development and home to school transport implications.

Landscape sensitivity - summary of findings: Ebud_01 is located within the East Devon AONB and comprises a gently sloping grassed field with a group of mature 'parkland' trees to north west of site. There are views across site from the road towards attractive trees to the east and rolling hills beyond. Ebud_01 forms part of Landscape Character Type (LCT) 5D Estate wooded farmland. Key characteristics of this LCT shown on site are rolling hills, pastoral farmland and historic parkland.

Impact on historic environment - summary of findings: Development of the site has the potential to affect the setting of 4 listed buildings and one non-designated heritage asset. Further assessment required.

Ecological impact - summary of findings: Site is adjacent to two nature recovery areas (woodland to north and east of site) and within 100m of an unconfirmed wildlife site (Otterton park - Colaton Raleigh Marsh, possible floodplain grazing marsh with hedges). Site is within the Exe Estuary and Pebblebed Heaths mitigation zones. Site assessment required.

Accessibility assessment: Ebud_01 is within 1600m of 6 services and facilities, including a primary school, convenience store and pub. It is 90m from a bus stop with an hourly bus route. There is no pavement on this side of Oak Hill, but there is one on the other side of the road.

Other known site constraints: Ebud_01 is in a drinking water source protection zone. Initial evidence shows that most of the site is at a high risk of groundwater flooding. A planning application for the erection of 18 dwellings (66% affordable) was withdrawn in 2016 (ref. 14/2959/MOUT).

Site opportunities: none identified

Amended Maximum Yield following discounted areas on site: 22

Brief summary of the key positives and negatives of the site: Development of Ebud_01 has the potential to provide housing within walking distance of the services and facilities available in the village centre, although not along a continuous footway. However, the site is within the East Devon AONB, is in a drinking water source protection zone and maybe subject to groundwater flooding. Development of the site may also affect the setting of heritage assets, particularly the setting of Syon House, a locally listed building.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Impact on AONB, heritage assets, relatively poor relationship with village centre (opposite side of main road and lack of footways), potential impact on groundwater drinking source and possible flooding issues.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

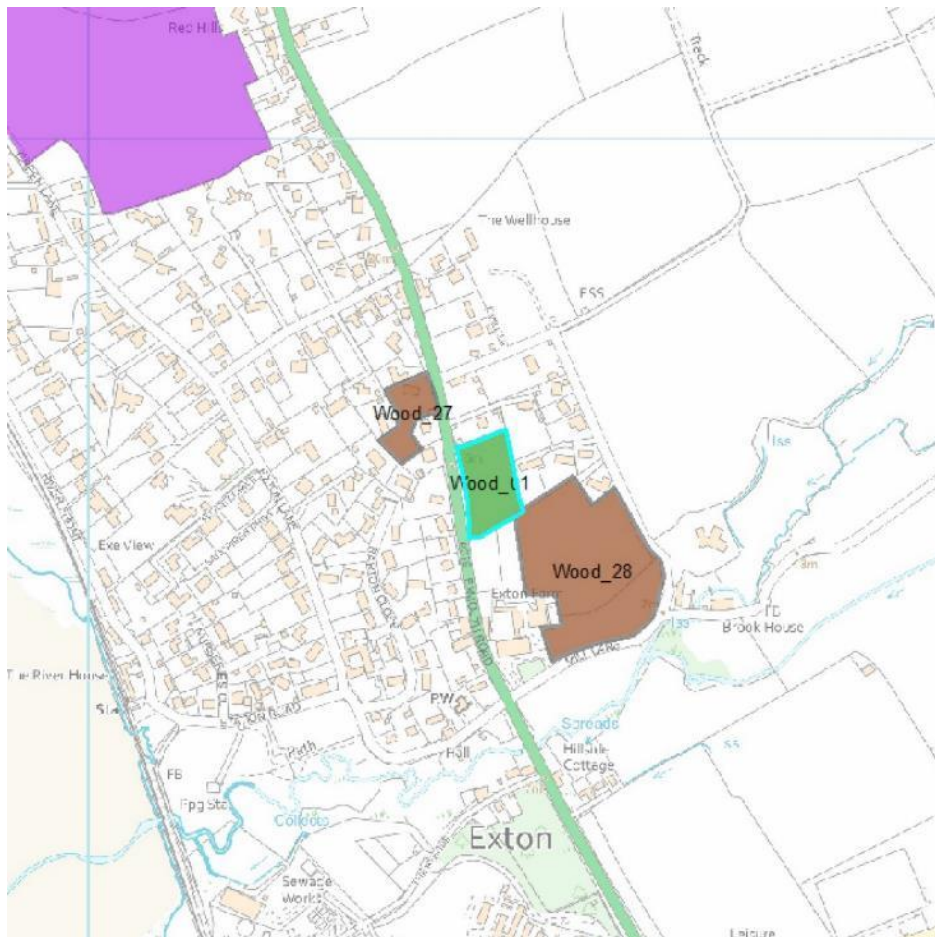
Site Detail:

Settlement: Exton

Site reference number: Wood_01

Site Address: Field 4583, Exmouth Road, Exton, EX3 0PZ

Map of site:



North arrow symbol (↑) 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 0.58

Site Assessment Summary:

Infrastructure implications: DCC Education: Lady Swards primary has some capacity to support development - but need to assess in conjunction with proposed sites nearby and in west end. Secondary capacity required. Transport costs would apply for both primary and secondary. DCC Highways: No objection subject to adequate visibility.

Landscape sensitivity - summary of findings: Located in Landscape Character Type 3E: Lowland Plains. Level, single field that is adjacent to the A376 to the west, low density dwellings to north and east, and a field to the south. The noisy, busy A376 means a high level of human disturbance on the site. Limited public views into site due to tall mature hedgerow along western and southern boundary and residential development to north and east.

Impact on historic environment - summary of findings: Grade II* listed Exton Farm 87m to south has windows on its northern side that offer views of the site, but separated by hedgerow and field, limiting the affect on the asset. Grade II* listed Exton House 110m to south/south west but adjoined by dwellings to north and there is thick hedgerow (along eastern side of A376) - this means that views to the heritage asset are limited. 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: Single field of agriculturally improved grassland. Exe Estuary SPA and Ramsar 426m to west. Minor adverse effect predicted (not significant)

Accessibility assessment: 7 out of 12 facilities within 1,600m of site. These include Exton train station approx 400m to the west and the convenience store at the petrol station 500m to the north. Employment opportunities at industrial estate 1400m to the north, and Darts Farm slightly further. These can be accessed by pavement, although it is narrow. Half hourly bus service to Exeter/Exmouth from stop on A376 adjacent to the site. Close to Exe Estuary Trail which offers convenient walking/cycling access to other settlements nearby.

Other known site constraints: Grade 3 agricultural land. Low surface water flood risk (1/100 year) along A376 just beyond the western boundary.

Site opportunities: Provide pedestrian crossing from site across the A376 to enable easy access to facilities. Also provide pedestrian/cycle links to Wood_28 adjacent to south east.

Amended Maximum Yield following discounted areas on site: 17

Brief summary of the key positives and negatives of the site: Positives: several facilities within easy walking access including train station, regular bus service, Exe Estuary Trail, pub, shop. Relatively low landscape sensitivity given enclosed nature of site and presence of busy A376 adjacent. Suitable highways access subject to adequate visibility. Negatives: Potential adverse impact on Grade II* listed farm house to south.

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 several facilities, excellent sustainable travel links. Relatively low landscape sensitivity

Appendix 2.

Site Selection – interim findings at Tier Four settlements

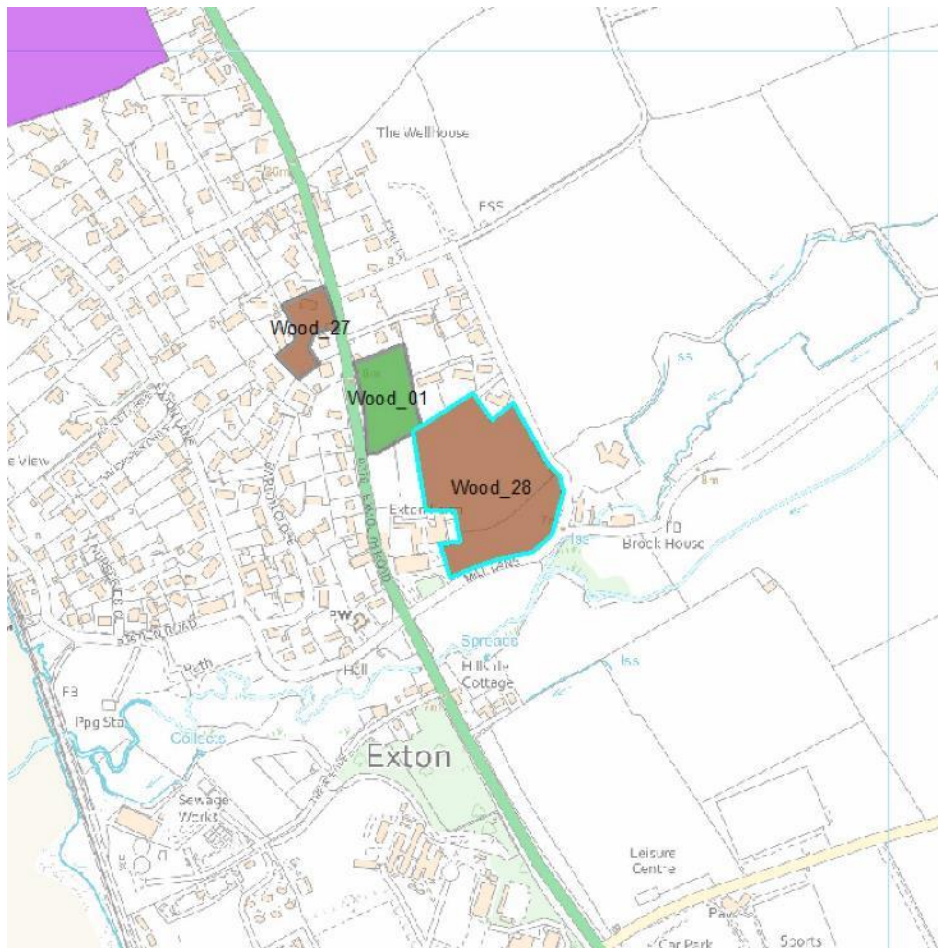
Site Detail:

Settlement: Exton

Site reference number: Wood_28

Site Address: Land to the north and east of Exton Farm, Exton,

Map of site:



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

Site Area: 2.17

Site Assessment Summary:

Infrastructure implications: DCC Education: Lady Swards primary has some capacity to support development - but need to assess in conjunction with proposed sites nearby and in west end. Secondary capacity required. Transport costs would apply for both primary and secondary. DCC Highways: A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. Also, the junction with the A376 is unsuitable for significant development.

Landscape sensitivity - summary of findings: Located in Landscape Character Type 3E: Lowland Plains. Two fields, gently sloping to the south. Bounded by single track lane (Mill Lane) along east and south, with countryside beyond. Existing, low density dwellings to north and west of site. Open views into site from Mill Lane to east, from which the existing village provides some context of built form, but rural landscape in other directions with just 2-3 large detached dwellings on south eastern edge. Noise from busy A376 is audible from the site.

Impact on historic environment - summary of findings: Intervening farm buildings mean only the north west tip of the site is visible from Grade II* listed Exton Farm, 46m away. Two Grade II listed dwellings to south/south west have glimpsed views of site, but intervening trees and hedgerow limit these views. 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: 2x fields of agriculturally improved grassland. Exe Estuary SPA and Ramsar 463m to west. Minor adverse effect predicted (not significant)

Accessibility assessment: 7 out of 12 facilities within 1,600m of site. These include Exton train station approx 450m to the west and the convenience store at the petrol station 600m to the north. Employment opportunities at industrial estate 1500m to the north, with Darts Farm slightly further. These can be accessed by pavement, although it is narrow. Half hourly bus service to Exeter/Exmouth from stop on A376 adjacent to the site. Close to Exe Estuary Trail which offers convenient walking/cycling access to other settlements nearby.

Other known site constraints: Grade 3 agricultural land. Flood zone 3 and high surface water flood risk adjoins the southern boundary of site.

Site opportunities: Provide footpath along Mill Lane south to the existing pedestrian crossing at the A376/Station Road junction, to enable easy access to facilities. Upgrade this crossing to accommodate cyclists, who can then access the Exe Estuary Trail via Station Road. Also provide pedestrian/cycle links to Wood_01 adjacent to north west.

Amended Maximum Yield following discounted areas on site: 33

Brief summary of the key positives and negatives of the site: Positives: several facilities within easy walking distance including train station, regular bus service, Exe Estuary Trail, pub, shop. Negatives: DCC state junction with A376 is unsuitable for significant development ("significant" not defined). Potential for adverse landscape impact given relatively rural location with open countryside to east and south.

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 several facilities, excellent sustainable travel links.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

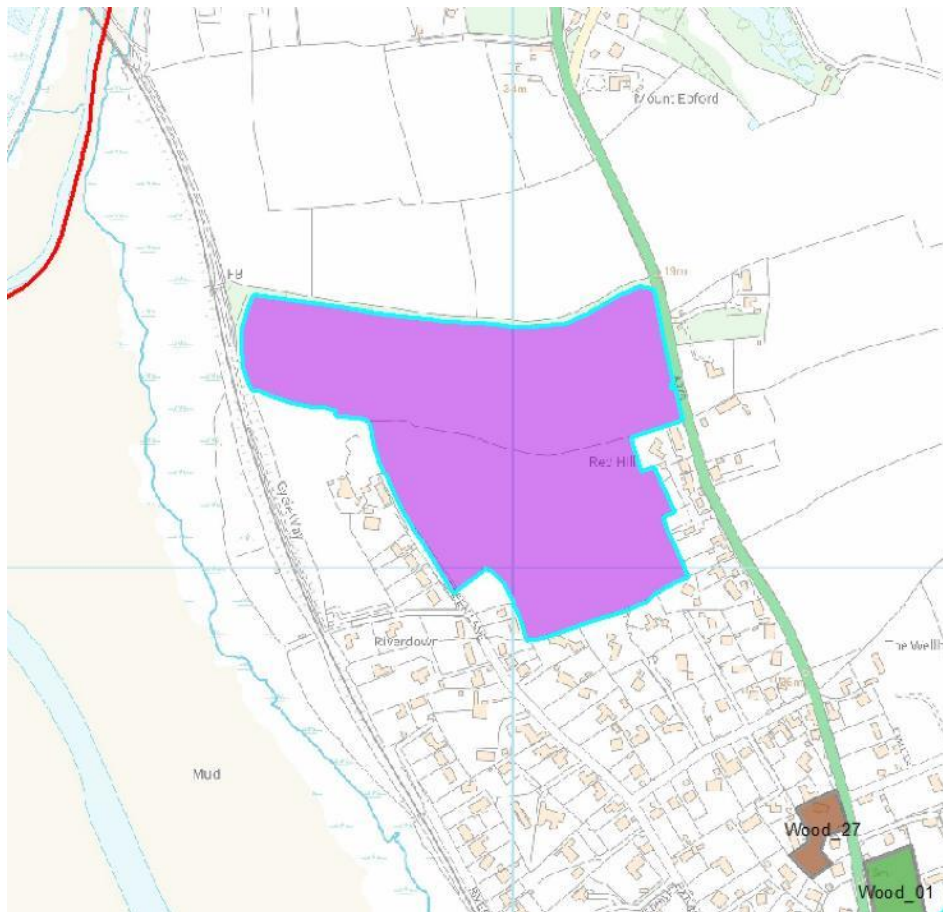
Site Detail:

Settlement: Exton

Site reference number: Wood_41

Site Address: Land adj A376, Exton

Map of site:



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

Site Area: 12.5

Site Assessment Summary:

Infrastructure implications: new site / tbc

Landscape sensitivity - summary of findings: Located in Landscape Character Type 3E: Lowland Plains. Two large fields bounded by A376 to east, existing low density housing to south/south west, small area of woodland to north, and the Exe Estuary to the west. Undulating site, subject to substantial hedgerow removal when compared with the 1888-90 map. Open views from the noisy A376 which provides a high level of human disturbance. Site is prominent in short and long distance views with little context of existing built form. Site rises up from the Exe Estuary making it prominent in long distance views as well.

Impact on historic environment - summary of findings: No change to heritage assets or their settings.

Ecological impact - summary of findings: 2x large fields comprised of agriculturally improved grassland. Northern boundary comprises a belt of mature trees. Other mature trees along western boundary. Exe Estuary Ramsar, SPA, and SSSI located 30m to west of site at closest point. S.41 habitat 30m to west associated with Exe Estuary. Close proximity of these international and national designations mean that a significant moderate adverse effect predicted

Accessibility assessment: 7 out of 12 facilities within 1,600m of site. These include Exton train station approx 550m to the south and the convenience store at the petrol station adjacent to the north. Employment opportunities at industrial estate 700m to the north, with Darts Farm slightly further. These can be accessed by pavement, although it is narrow. Half hourly bus service to Exeter/Exmouth from stop on A376. South west part of site is adjacent to Exe Estuary Trail.

Other known site constraints: Mostly Grade 1 agricultural land, located in north west portion of site; remainder is Grade 3.

Site opportunities: Provide direct access to Exe Estuary Trail. Create bus stop on A376 adjoining the site.

Amended Maximum Yield following discounted areas on site: 225

Brief summary of the key positives and negatives of the site: Positives: Good access to facilities, including shop, train station, regular bus service, and

employment at industrial estate and Darts Farm to the north. No change to heritage assets. Negatives: Close proximity to internationally protected Exe Estuary. Mostly Grade 1 agricultural land. Although the noisy A376 provides a high level of human disturbance and reduces landscape sensitivity to a degree, the site is prominent in short and long distance views with little context of existing built form.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Would not be consistent with the spatial strategy for limited development to meet local needs. Exposed site that makes the landscape sensitive to change. Close proximity of these international and national designations mean that a significant moderate adverse effect predicted. Mostly Grade 1 agricultural land.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

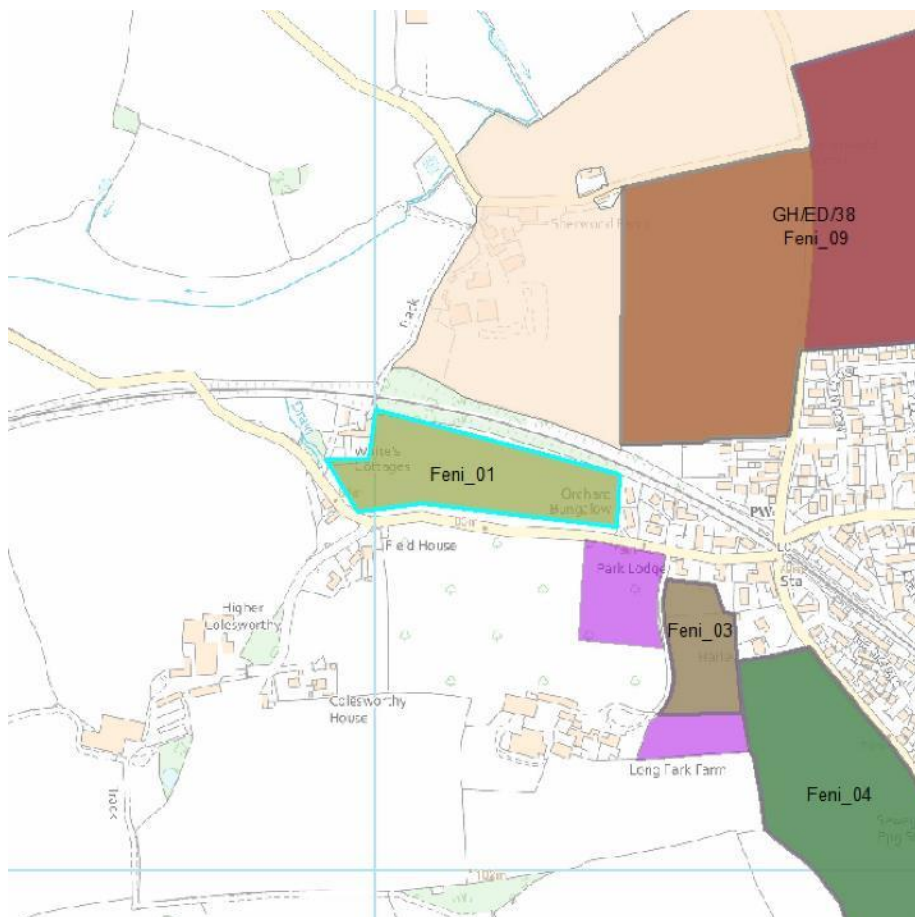
Site Detail:

Settlement: Feniton

Site reference number: Feni_01

Site Address: Land at Feniton forming part of Sherwood Farm,

Map of site:



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Site Area: 2.56

Site Assessment Summary:

Infrastructure implications: There are no explicit site specific infrastructure issues identified in this phase of this work for this site. However, for Feniton on a more general level (and these concerns could impact on or be relevant to development potential of this site), there are or could be concerns around highway capacity, water and flooding and education provision.

Landscape sensitivity - summary of findings: The site is flat and in a low lying part of East Devon. It falls in the Landscape Character Type 3E which is described as comprising of gently sloping/undulating land which surrounds the valley floors, this forms a good summary of this site. There is some but very limited inter-visibility between the site and the East Devon AONB to the east of Feniton. The site itself is attractive, and boundaries are unchanged from historic mapping records, though in other respects it forms unremarkable countryside with some buildings at its edges including a low density bungalow developed urban edge of Feniton, softened with vegetation, to the west. If fully built out the site would extend a potentially quite prominent developed finger of buildings westward from Feniton into open countryside. The site is identified as having a low-medium sensitivity to development.

Impact on historic environment - summary of findings: There are no designated heritage assets in close proximity of the site. Whilst the railway line to the north is of some historic interest any development of the site would not be expected to have no adverse heritage impacts.

Ecological impact - summary of findings: This is a greenfield site of improved farmland. The northern site boundary is defined by a hedgerow and a band of mature trees beyond which lies the Exeter to Waterloo railway line. Other boundaries are defined by hedgerows. The hedgerows and trees to the site boundaries can be expected to be of some local wildlife importance, and should the site be developed their protection and enhancement would be appropriate. There are no designated wildlife features or assets close to the site.

Accessibility assessment: The site falls within 1,600 metres of the modest range of services and facilities that are available in Feniton.

Other known site constraints: There are no other identified constraints to development that are specific to this site.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 39

Brief summary of the key positives and negatives of the site: The site could form a reasonable allocation for development. Probably the most significant concern would be that development would form a linear extension of Feniton westward into open countryside.

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

Reason(s) for allocating or not allocating: This flat Greenfield site is in agricultural use and lies to the western side of new Feniton to the south of and abutting the railway. Facilities in the village are reasonably close, albeit some are across the railway line. Overall the site appears a possible development option with no obvious over-riding constraints. It is suggested as a 2nd Best site for allocation for development.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

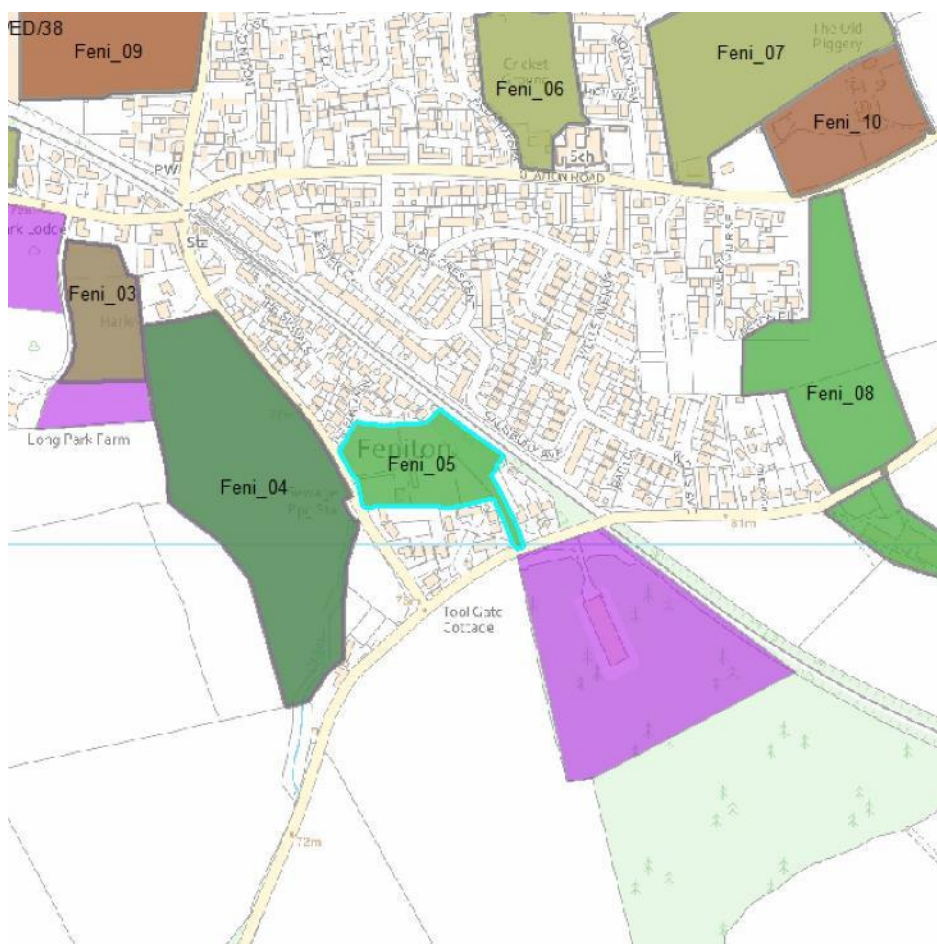
Site Detail:

Settlement: Feniton

Site reference number: Feni_05

Site Address: Land and buildings at Burland Mead, Feniton, Honiton (Land Registry DN459561), EX14 3BS

Map of site:



North arrow symbol (N↑) 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 1.48

Site Assessment Summary:

Infrastructure implications: There are no explicit site specific infrastructure issues identified in this phase of this work for this site. However, for Feniton on a more general level (and these concerns could impact on or be relevant to development potential of this site), there are or could be concerns around highway capacity, water and flooding and education provision.

Landscape sensitivity - summary of findings: This site was previously used as a plant nursery and some building and structures and an old dwelling remain on the site. The site is over-grown and with development to three sides and a road frontage it does not read as being part of the open countryside, albeit it does have an open and somewhat wild character.

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 extensive vegetation cover on the site and the fact that it contains a number of mature trees within and to its boundaries means that it is likely to support species of at least some local interest. There are no designated wildlife features or assets close to the site.

Accessibility assessment: The site falls within 1,600 metres of the modest range of services and facilities that are available in Feniton.

Other known site constraints: There are no other identified constraints to development that are specific to this site.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 42

Brief summary of the key positives and negatives of the site: The site would form a reasonable allocation for residential development.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: This is the site of a former plant nursery that contains former structures and buildings that are in a poor state of repair. The site lies towards the southern side of new Feniton. A planning application, 20/2247/FUL, on part of the site to include three houses was refused. The rectangular site has existing development to three sides and can be seen as a reasonable development option, it presents what might be looked upon as a large infill opportunity in the built fabric of the village. However, there is a concern that it is not clear if alternative employment uses for the site have been effectively explored and also extensive on-site vegetation cover may be of some wildlife interest.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

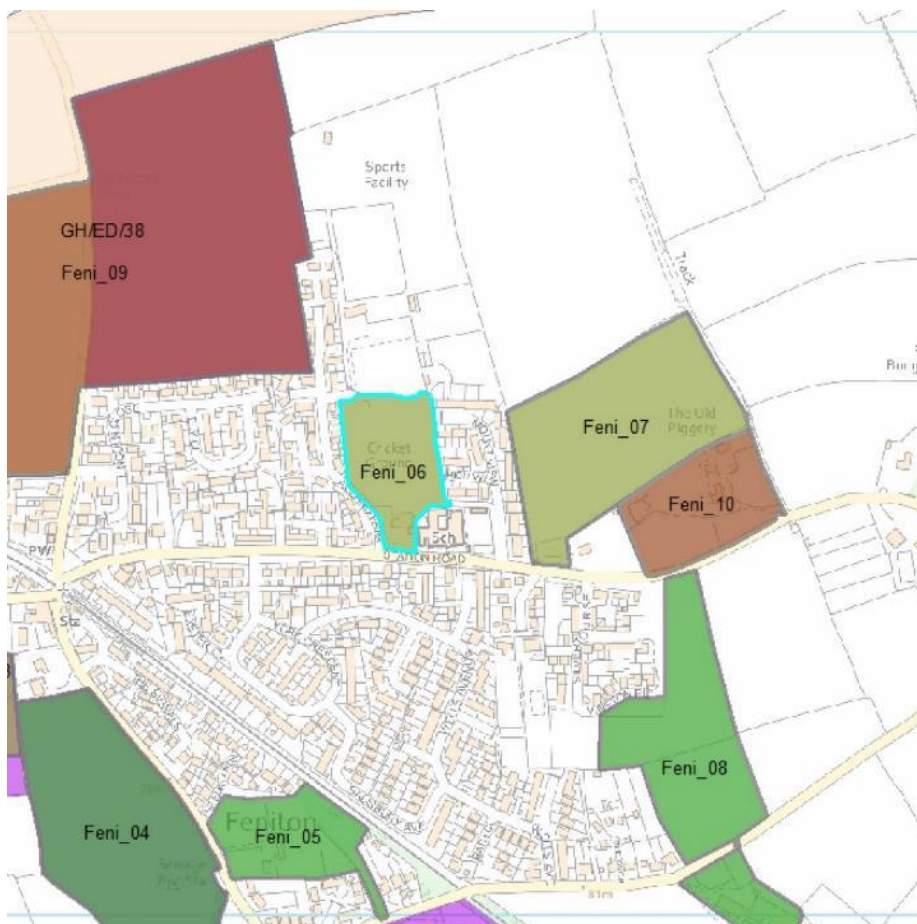
Site Detail:

Settlement: Feniton

Site reference number: Feni_06

Site Address: F P F A Club, Station Road, Feniton, Honiton, Devon, EX14 3DF

Map of site:



North arrow (N↑) 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 1.49

Site Assessment Summary:

Infrastructure implications: There are no explicit site specific infrastructure issues identified in this phase of this work for this site. However, for Feniton on a more general level (and these concerns could impact on or be relevant to development potential of this site), there are or could be concerns around highway capacity, water and flooding and education provision.

Landscape sensitivity - summary of findings: The site contains an existing building and a sports pitch. Built development falls to the west, south and east and to the north are more sports pitches. Possible adverse landscape impacts arising from development could be expected to be minimal.

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 expectation is that there would be nil or minimal adverse ecological impacts from development given the current site uses.

Accessibility assessment: The site falls within 1,600 metres of the modest range of services and facilities that are available in Feniton.

Other known site constraints: There are no other identified constraints to development that are specific to this site.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 30

Brief summary of the key positives and negatives of the site: The existing productive uses made of the site would render it unsuitable for development unless equal or improved provision could be made.

Should the site be allocated? No

Reason(s) for allocating or not allocating: This flat site lies on the northern side of old Feniton with built development to three sides. Most of the site is occupied by a sports pitch and on the southern edge is the Feniton Sports and Social Club building. Possible loss of facilities to development would be a significant planning concern and in the absence of alternative and ideally better provision coming forward and it being acceptable this is identified as a significant constraint.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

Site Detail:

Settlement: Feniton

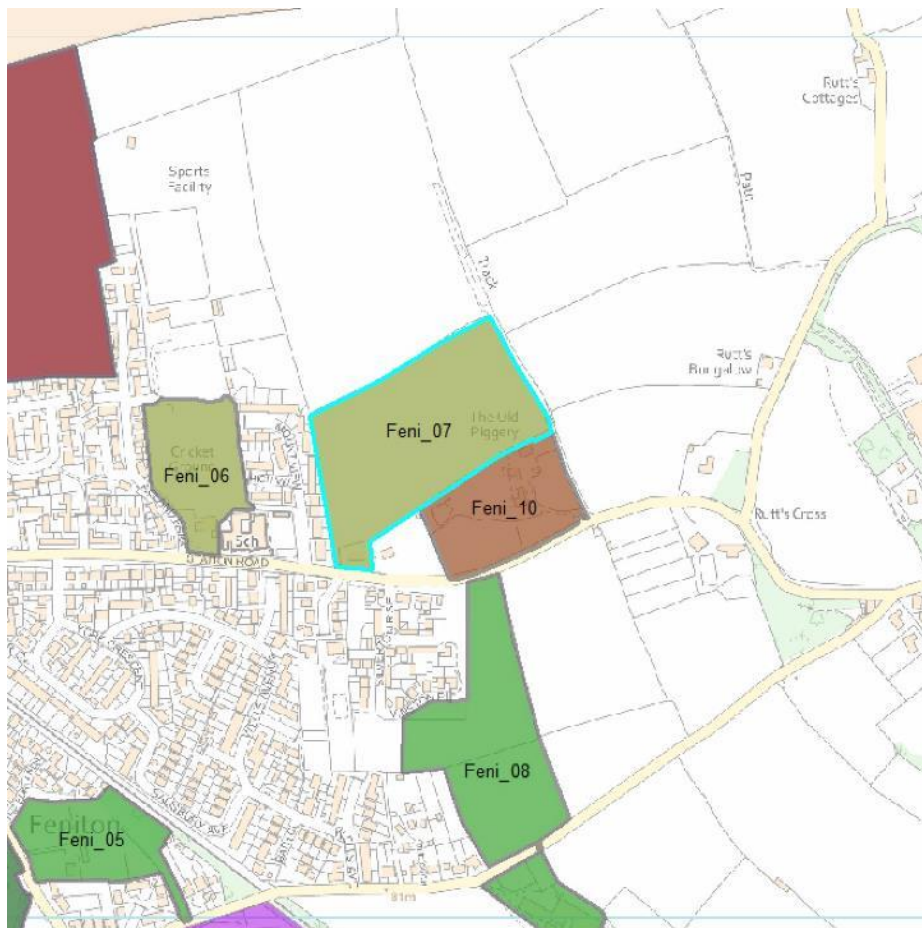
Site reference number: Feni_07

Site Address: Lyndale

Feniton

Honiton, EX14 3ED

Map of site:



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Site Area: 3.99

Site Assessment Summary:

Infrastructure implications: There are no explicit site specific infrastructure issues identified in this phase of this work for this site. However, for Feniton on a more general level (and these concerns could impact on or be relevant to development potential of this site), there are or could be concerns around highway capacity, water and flooding and education provision.

Landscape sensitivity - summary of findings: The site slopes gently upward to the east, with higher land beyond, and is well screened from public viewpoints. Housing to the western site boundary forms a linear block of suburban housing with other boundaries defined by hedgerows and some mature trees. The expectation would be of limited adverse landscape impacts from development.

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 made up of improved farmland but hedgerow boundaries to the site are mature with a number of mature trees, especially at/close to the southern site boundary. It can be expected that these boundaries features will support wildlife of some local interest. However, there are no designated sites in close proximity of this site.

Accessibility assessment: The site falls within 1,600 metres of the modest range of services and facilities that are available in Feniton.

Other known site constraints: There are no other identified constraints to development that are specific to this site.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 60

Brief summary of the key positives and negatives of the site: The site could form a reasonable allocation for development.

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

Reason(s) for allocating or not allocating: This flat site lies on the north-eastern side of Feniton. The site has housing to the west and south and is in agricultural use. It would appear a possible development option with no obvious over-riding constraints. It is suggested as a 2nd Best site for allocation for development.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

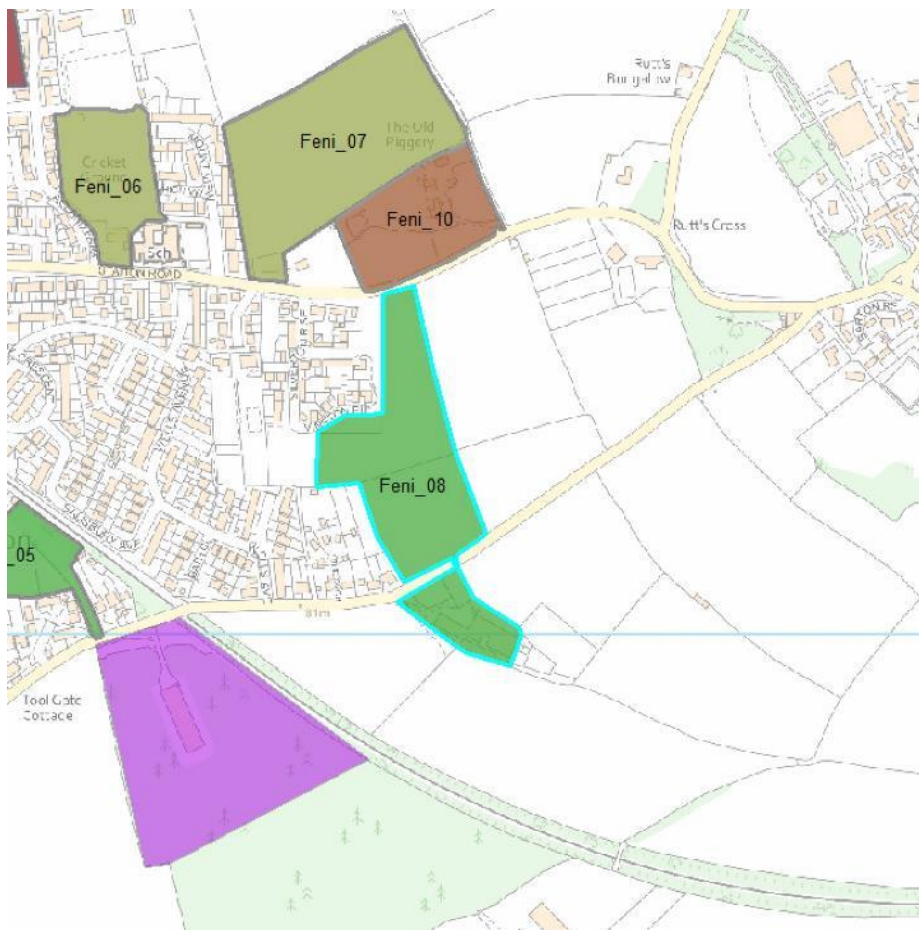
Site Detail:

Settlement: Feniton

Site reference number: Feni_08

Site Address: Land Adjoining To The West Of Beechwood, and Land lying To The Southeast Of Beechwood

Map of site:



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Site Area: 3.67

Site Assessment Summary:

Infrastructure implications: There are no explicit site specific infrastructure issues identified in this phase of this work for this site. However, for Feniton on a more general level (and these concerns could impact on or be relevant to development potential of this site), there are or could be concerns around highway capacity, water and flooding and education provision.

Landscape sensitivity - summary of findings: The site can be categorised falling into two parts, the larger area lies to the north of Green Lane and a smaller area to the south. The more northerly part slopes very gently upwards to the east with higher land, eastward, beyond. Much of its western site boundary is formed by housing development which forms a suburban edge to the settlement of Feniton. A hedgerow forms part of the eastern boundary of the site. Lanes to the north and south of this part of the site are narrow with a countryside feel and degree of remoteness. The smaller part of the site, south of Green Lane comprises of some open grass areas and a large complex of somewhat run-down looking farm buildings. This southern site part is more open from southerly views but quality within landscape quality is compromised, to some degree at least, by the existing farm buildings. Development of this southerly area would, however, extend the residential built form of Feniton in an easterly direction into the 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: Aside from the farm buildings on the southern part of the site the site is made up of improved farmland with some hedgerows within and to site boundaries. There are limited mature trees at these boundaries and there may be some local wildlife value. There are, however, no designated wildlife sites in close proximity.

Accessibility assessment: The site falls within 1,600 metres of the modest range of services and facilities that are available in Feniton.

Other known site constraints: There are no other identified constraints to development that are specific to this site.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 83

Brief summary of the key positives and negatives of the site: The site could form a reasonable allocation for development.

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

Reason(s) for allocating or not allocating: This flat site lies on the eastern side of old Feniton. The site has housing to the west and is in agricultural use. A previous planning application, 13/0591/MFUL, for residential development was refused on this site (plus a small additional adjoining area). It would appear, however, to be a possible development option with no overriding obvious constraints. It is suggested as a 2nd Best site for allocation for development.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

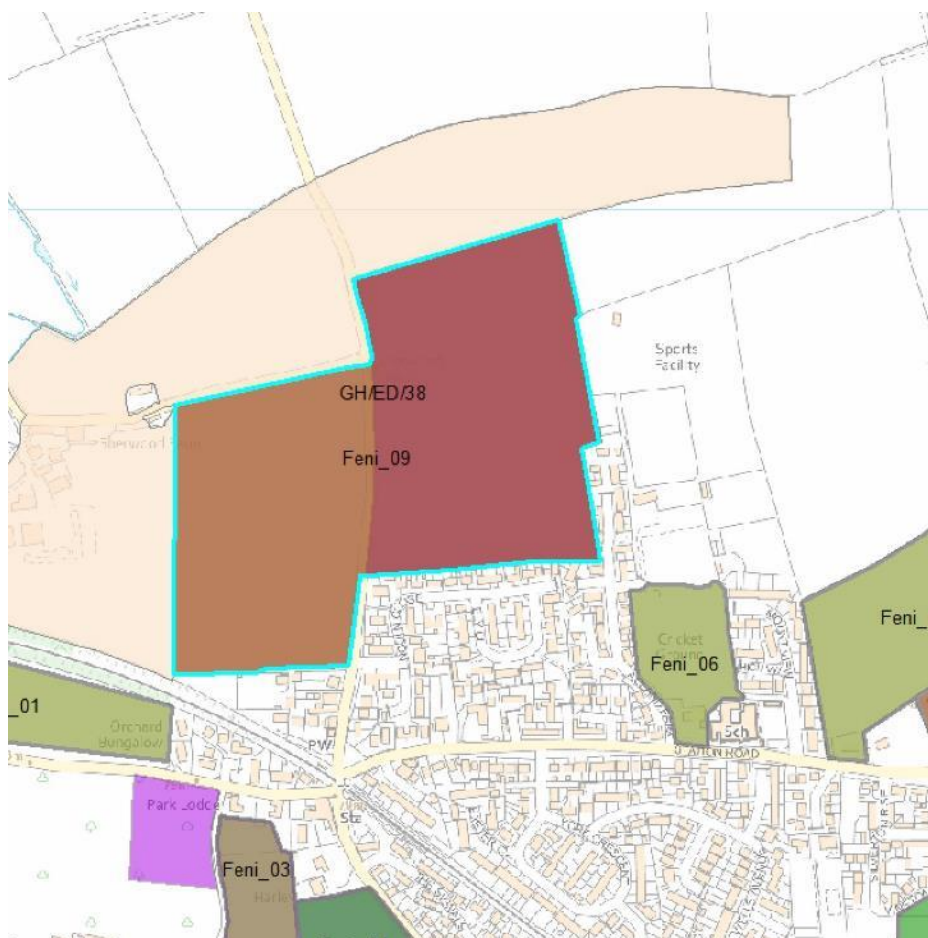
Site Detail:

Settlement: Feniton

Site reference number: Feni_09 also incorporating new call for sites - ref Fen-11 and swept over by larger site GH/ED/38

Site Address: Land at Sherwood Cross, Feniton,

Map of site:



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Site Area: 14.99

Site Assessment Summary:

Infrastructure implications: There are no explicit site specific infrastructure issues identified in this phase of this work for this site. However, for Feniton on a more general level (and these concerns could impact on or be relevant to development potential of this site), there are or could be concerns around highway capacity, water and flooding and education provision.

Landscape sensitivity - summary of findings: Taken as a whole GH/ED/38 is substantial in scale and if fully built out it would amount to a significant northward extension of Feniton into open countryside. The north easterly parts of GH/ED/38 are highest and there is a general upward slope of the site to the north east where edges of the site are higher up in general viewpoint, albeit the site is comparatively flat, especially so south western parts. With large fields divided by hedgerows the site is characteristic of surrounding areas and as the site sits in a comparatively flat area viewpoints into site are relatively limited. The smaller site Feni_09, which sits within GH/ED/38, is more contained in the landscape and it shares a southern edge with GH/ED/38 that abuts a suburban built up edge of Feniton, albeit one that is comparatively low on account of the linear form of dormer bungalows at this boundary. To the south east there is more modern housing development. The smallest of the sites, Feni_11 is the smallest area and is most directly related to the built form of the village.

Impact on historic environment - summary of findings: Grade II Listed properties of Sheridan and Sherwood Cottage are surrounded by Site GH/ED/38. These are historical rural properties that were built and sit within the context of an open country setting, albeit with the modern edges of Feniton visible to the south east and substantial farm buildings (falling within the submission site) of various ages to the south west. Any possible development of Site GH/ED/38 would need to address the potential for adverse impacts on these properties, which, if surrounded by development, and especially if hemmed in could lose their relationship with the countryside. The north western side of Feni_09 lies close to the Listed properties and whilst similar adverse impacts concerns are shared to some degree they are of less explicit direct concern and sensitive treatment of development in the north westerly part of Feni_09 could start to meaningfully lessen potential for adverse impacts. Site Feni_11 lies much further from the Listed properties and minimal likelihood of adverse impacts is identified.

Ecological impact - summary of findings: The fields making up the site are improved grassland separated by hedgerow boundaries. These and a limited number of mature trees in/close to these may be of some local wildlife value. However there are no designated wildlife sites at or in close proximity of the site.

Accessibility assessment: The site falls within 1,600 metres of the modest range of services and facilities that are available in Feniton.

Other known site constraints: There are no other identified constraints to development that are specific to this site.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 225 - if Feni_09 were allocated.

Brief summary of the key positives and negatives of the site: Taken as a whole GH/ED/38 offers considerable development potential but with scope for adverse impacts. The smaller areas of Feni_09 and Feni_11 are less sensitive, especially the later.

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

Reason(s) for allocating or not allocating: There are a number of separate overlapping site submissions that have been looked at. Taking the whole area as shown on mapping records the largest overarching area is site GH/ED/38. This was a 2017 submission and it comprises of a number of fields and sweeps over some quite substantial farm buildings and it encircles some listed buildings, these form a constraint to potential for development. Site GH/ED/38 is relatively flat though slopes upwards slightly to its northern edges where the land has a degree of semi-ridgeline prominence. Site Feni_09 was a 2021 submission and it comprises of two rectangular fields that are bisected by a country lane leading to Colestock, the site forms, in effect, the south westerly half of the larger site, GH/ED/38. The new 2022 call for sites submission was smaller still and it comprises just the most easterly field that makes up site Feni_09. Taken overall the more southerly parts of GH/ED/38 have the greater suitability for development with more northerly parts likely to lead to greater overall adverse landscape impacts. On this basis the Feni_09 submission could be seen as a possible option to allocate for development with no obvious overarching constraints. However, the new Call for sites submission appears a better option than this with the western edges of Feni_09 being more exposed and less well contained in the landscape. It is suggested as a 2nd Best site (parts if not all) for allocation for development.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

Site Detail:

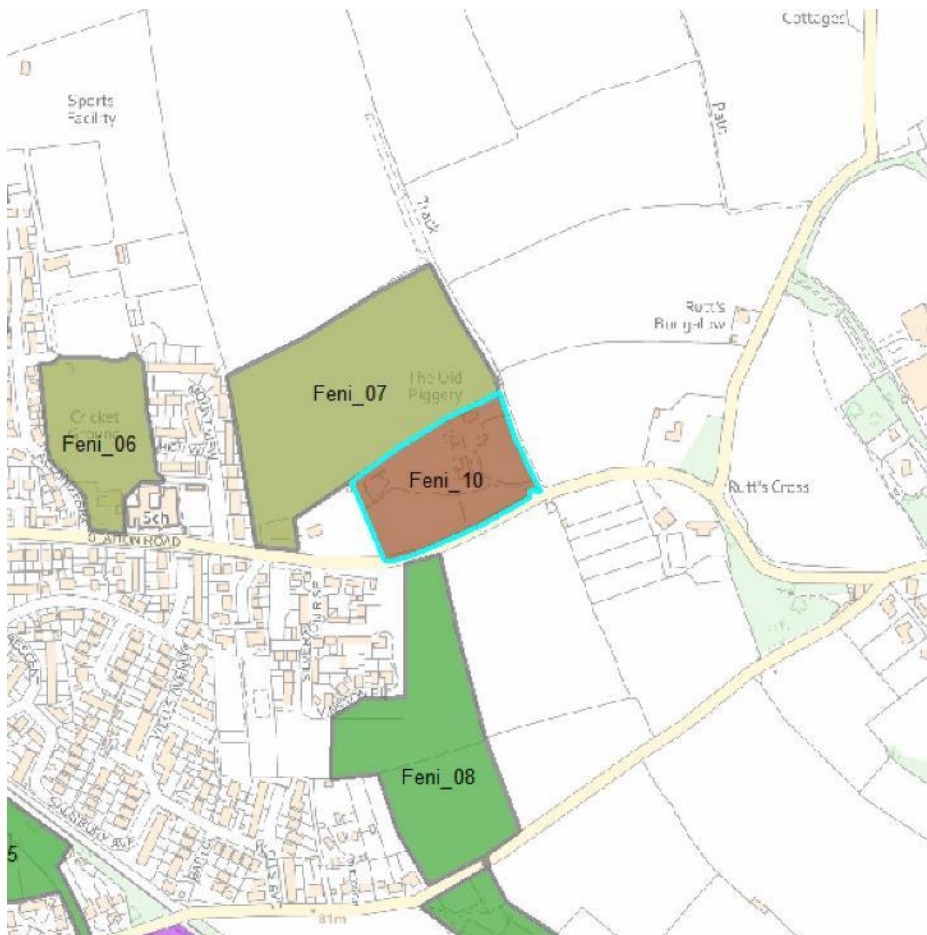
Settlement: Feniton

Site reference number: Feni_10

Site Address: Westlades

Feniton, EX14 3ED

Map of site:



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

Site Area: 1.79

Site Assessment Summary:

Infrastructure implications: There are no explicit site specific infrastructure issues identified in this phase of this work for this site, other than a suggestion of need for improved pedestrian and cycle links. However, for Feniton on a more general level (and these concerns could impact on or be relevant to development potential of this site), there are or could be concerns around highway capacity, water and flooding and education provision.

Landscape sensitivity - summary of findings: Site Feni_10 lies on the north eastern side of Feniton on land that gently slopes upwards from west to east. The extensive vegetation cover within and around the site gives it a semi-enclosed feel and views in, from public viewpoints, are limited.

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

Ecological impact - summary of findings: Whilst there are no designated wildlife sites at or close to site Feni_10 there is a substantial amounts of mature vegetation within and at the site and to its boundaries. This, taken along with grassed areas within the site that may not (at least not all) have been agricultural improved suggest there could be wildlife value at the site of some local importance.

Accessibility assessment: The site falls within 1,600 metres of the modest range of services and facilities that are available in Feniton.

Other known site constraints: There are no other identified constraints to development that are specific to this site.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 36

Brief summary of the key positives and negatives of the site: The site could form a reasonable allocation for development.

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

Reason(s) for allocating or not allocating: This flat site of Westslades lies on the north-eastern side of Feniton and incorporates two residential dwellings in a mostly farmed grassed area though there are also some substantial trees on the site. The site would appear a possible development option, with no over-arching constraints, though there may be a need for some off-site footpath and cycle improvements and mature vegetation in/at the site could be of some importance for wildlife. It is suggested as a 2nd Best site for allocation for development.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

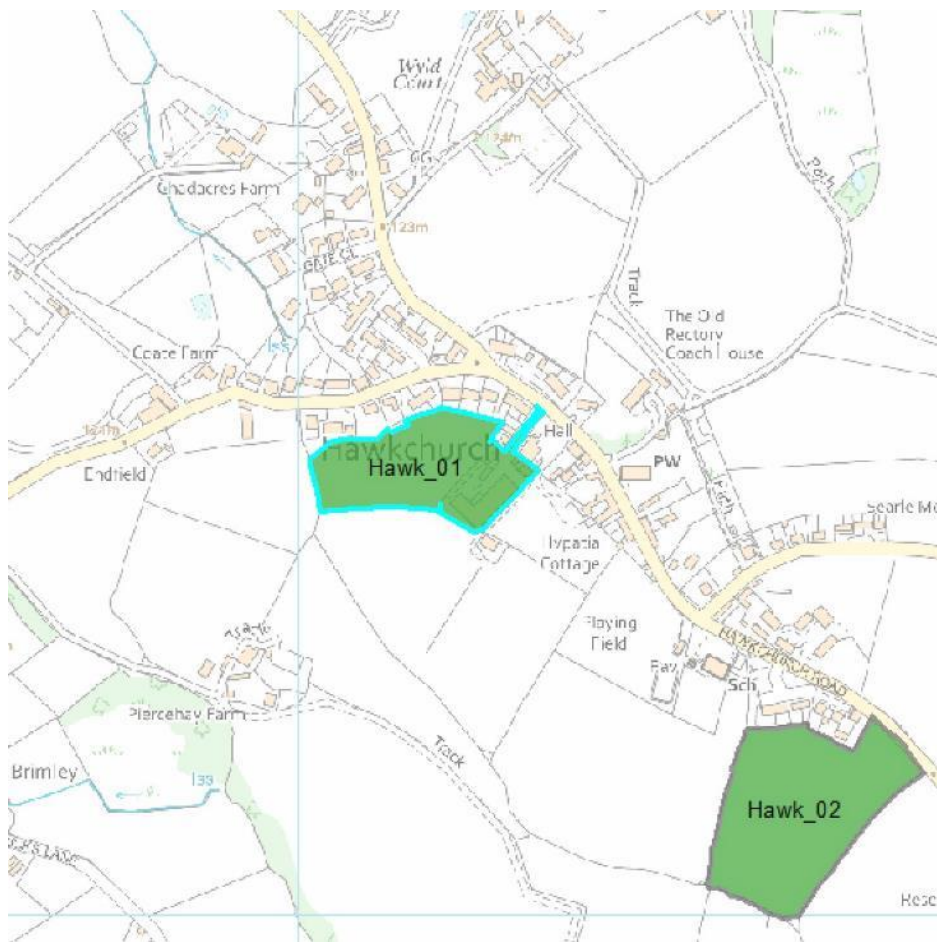
Site Detail:

Settlement: Hawkchurch

Site reference number: Hawk_01

Site Address: Norton Store, Hawkchurch, Axminster, Devon, EX13 5XW

Map of site:



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

Site Area: 1.56

Site Assessment Summary:

Infrastructure implications: Access: Accessible from private estate road onto Hawkchurch Rd? DCC Education: Hawkchurch Primary school has the capacity to support development within the village. Transport costs would apply for secondary.

Landscape sensitivity - summary of findings: Outside of AONB. Agricultural field with active employment use behind housing. Mature trees and hedgerow to south, west, east borders, mature tree in field. Set in context of residential and industrial development. PROW to west, south, east (footpaths). Overall, the site has a medium/low landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets present: Grade II listed 1 Wytch Green (44m to north), Grade I listed St John the Baptist Church, row of Grade II buildings including the Old Bakery, the Old Inn, Fir View, Rose Cottage, Windwhistle Cottage. Currently light industrial units in closest area to heritage assets. Asset to the north separated from the site by residential development. Residential development may enhance the setting of the assets to the east rather than causing harm, subject to final detailed scheme. 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: Nature Recovery Network (2m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (88m), within River Axe SAC Nutrient catchment area. Site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

Accessibility assessment: 5 out of 12 facilities within 1,600m of site.

Other known site constraints: Grade 3 agricultural land in strategic assessment.

Site opportunities: Residential development may enhance the setting of heritage assets to the east, subject to final detailed scheme.

Amended Maximum Yield following discounted areas on site: 38

Brief summary of the key positives and negatives of the site: Site is well related to village core with opportunities to enhance local heritage. Employment land would need to be retained.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: Outside of AONB. Agricultural field with active employment use behind housing. Mature trees and hedgerow to south, west, east borders, mature tree in field. Set in context of residential and industrial development. PROW to west, south, east (footpaths).

Heritage assets present: Grade II listed 1 Wytch Green (44m to north), Grade I listed St John the Baptist Church, row of Grade II buildings including the Old Bakery, the Old Inn, Fir View, Rose Cottage, Windwhistle Cottage. Currently light industrial units in closest area to heritage assets. Asset to the north separated from the site by residential development. Residential development may enhance the setting of the assets to the east rather than causing harm, subject to final detailed scheme.

Ecology: Nature Recovery Network (2m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (88m), within River Axe SAC Nutrient catchment area. Site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Well related to existing built-up area. Employment use should be retained on site.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

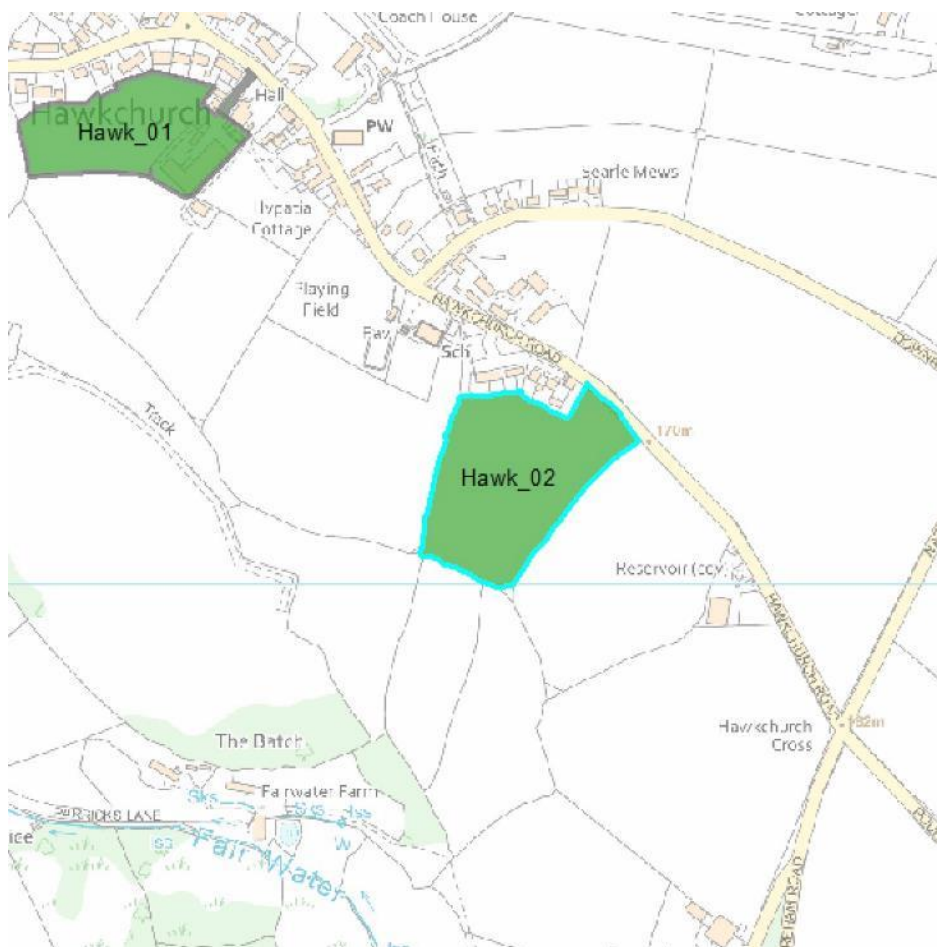
Site Detail:

Settlement: Hawkchurch

Site reference number: Hawk_02

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

Map of site:



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

Site Area: 2.26

Site Assessment Summary:

Infrastructure implications: Access: Accessible from Hawkchurch Rd OK. DCC Education: Hawkchurch Primary school has the capacity to support development within the village. Transport costs would apply for secondary.

Landscape sensitivity - summary of findings: Outside of AONB. Field in agricultural use to south of Hawkchurch, adjoins an exception site. Mature hedgerow to surround with occasional mature tree. Overall, the site has a medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: Over 200m from nearest listed buildings. Overall, no change - No change to assets or their settings.

Ecological impact - summary of findings: Nature Recovery Network (25m), within River Axe SAC Nutrient catchment area. Site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

Accessibility assessment: 5 out of 12 facilities within 1,600m of site.

Other known site constraints: Grade 3 agricultural land in strategic assessment.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 41

Brief summary of the key positives and negatives of the site: Site is poorly related to built form and is highly exposed. Intervisible form multiple viewpoints.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Outside of AONB. Field in agricultural use to south of Hawkchurch, adjoins an exception site. Mature hedgerow to surround with occasional mature tree.

Assets Present: Over 200m from nearest listed buildings.

Nature Recovery Network (25m), within River Axe SAC Nutrient catchment area. Site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone.

The site has a rural, agricultural character adjacent to an exception site only. The site context does not support allocation at this stage.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

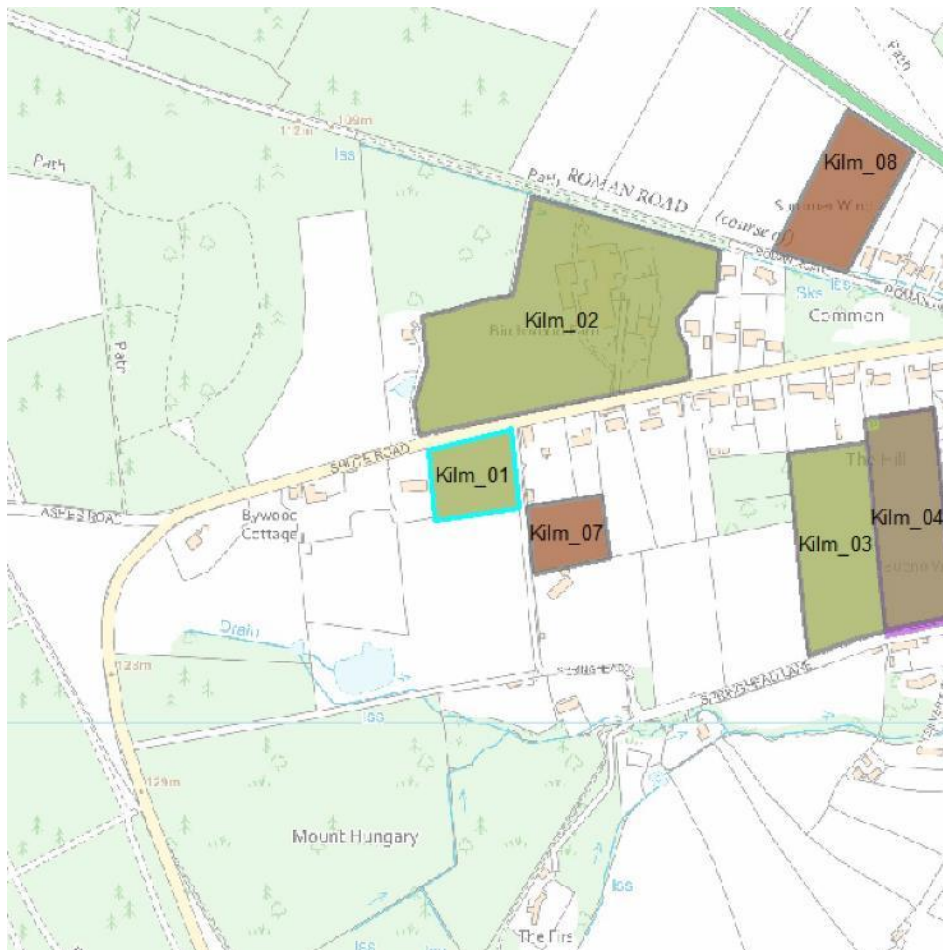
Site Detail:

Settlement: Kilmington

Site reference number: Kilm_01

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

Map of site:



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

Site Area: 0.66

Site Assessment Summary:

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

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

Impact on historic environment - summary of findings: The site located outside the Kilmington built-up area, no designated heritage asset within 100m and the nearest designated heritage asset a Grade II listed building 473m away, heritage impacts are limited.

Ecological impact - summary of findings: The site covered by improved grassland, 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 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other known site constraints: No hourly bus service from 31July 2022. 6 service per day and No service on Sunday and bank holidays

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 16

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

Relatively flat land, Good access to existing residential dwellings and facilities. Minor ecological and heritage impact. Negatives: the site falls in the AONB, Site is within a designated landscape and has very high landscape value with medium- high visibility. The site has medium-high landscape sensitivity. Only six bus services per day and No service on Sunday and bank holidays due to very recent bus route reschedule, and train station over 1600m.

Should the site be allocated? No

Reason(s) for allocating or not allocating: This site located outside the built-up area of Kilmington and falls in an AONB, Site is within a designated landscape and has very high landscape value with medium- high visibility. Development of the site (5 max yield) would have a high landscape impacts.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

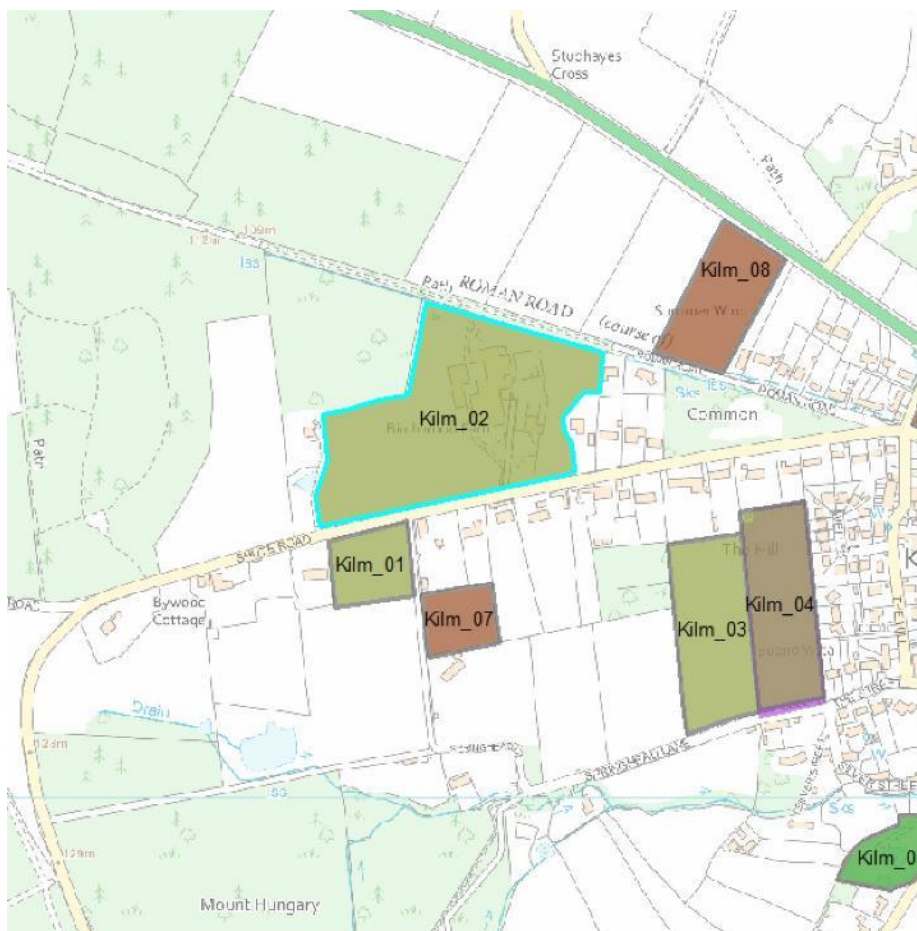
Site Detail:

Settlement: Kilmington

Site reference number: Kilm_02

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

Map of site:



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

Site Area: 4.38

Site Assessment Summary:

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

Landscape sensitivity - summary of findings: the site falls in the AONB, Site is within a designated landscape and has very high landscape value with high visibility. The site has high landscape sensitivity.

Impact on historic environment - summary of findings: The site located outside the Kilmington built-up area, no designated heritage asset within 100m and the nearest designated heritage asset a Grade II listed building 349m away, heritage impacts are limited.

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

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

Other known site constraints: No hourly bus service from 31 July 2022. 6 service per day and No service on Sunday and bank holidays (check the new timetable)

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 79

Brief summary of the key positives and negatives of the site: Positives: Good access to existing residential dwellings and facilities. Minor heritage impact. Negatives: the site falls in the AONB, Site is within a designated landscape and has very high landscape value with high visibility. The site has high landscape sensitivity. Significant ecological adverse effects predicted. Only six bus services per day and No service on Sunday and bank holidays due to very recent bus route reschedule, and train station over 1600m.

Should the site be allocated? No

Reason(s) for allocating or not allocating: The site is an existing farmyard located outside the built-up area of Kilmington, this site falls in an AONB, Site is within a designated landscape and has very high landscape value with high visibility from multiple locations, including A35. It is also adjoining to a Deciduous woodland. Development of the site (66 max yield) would have a high landscape impact. and medium-high ecological impacts.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

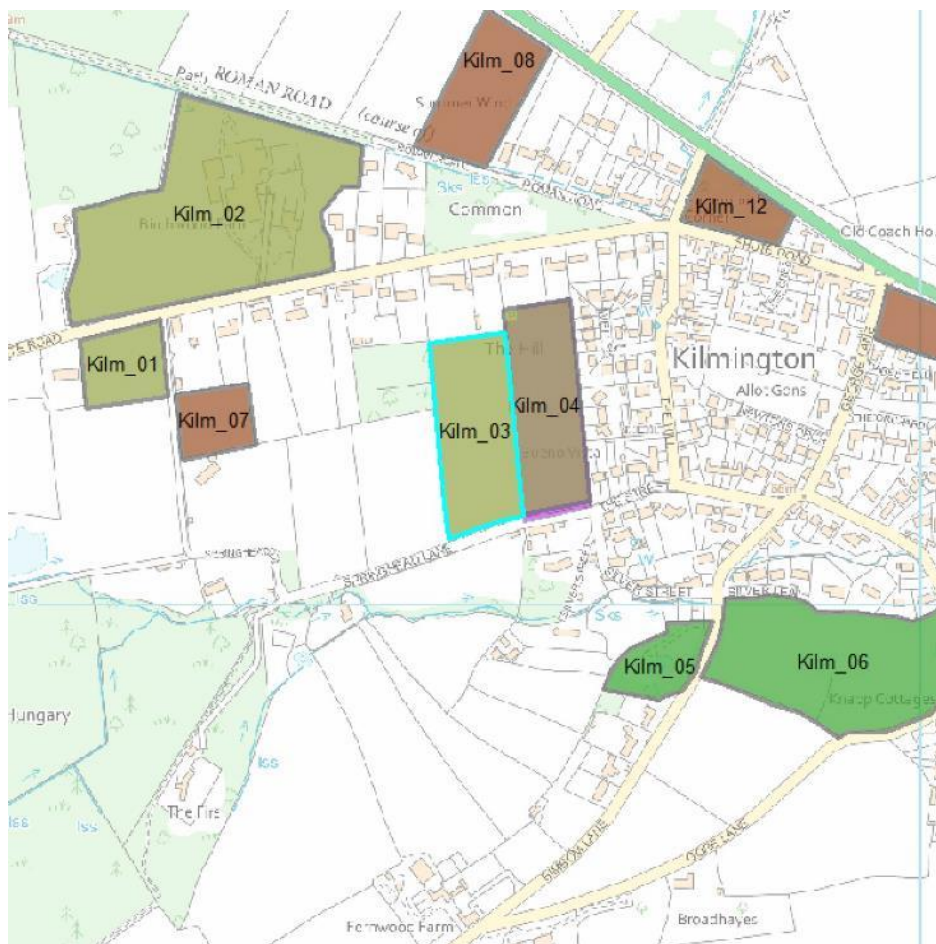
Site Detail:

Settlement: Kilmington

Site reference number: Kilm_03

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

Map of site:



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

Site Area: 1.6

Site Assessment Summary:

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

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

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

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

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

Other known site constraints: No hourly bus service from 31July 2022. 6 service per day and No service on Sunday and bank holidays (check the new timetable)

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 38

Brief summary of the key positives and negatives of the site: Positives: Good access to existing residential dwellings and facilities. Minor heritage impact. Negatives: the site falls in the AONB, Site is within a designated landscape and has very high landscape value with medium-high visibility. The site has high landscape sensitivity. Significant ecological adverse effects predicted. Only six bus services per day and No service on Sunday and bank holidays due to very recent bus route reschedule, and train station over 1600m.

Should the site be allocated? No

Reason(s) for allocating or not allocating: The site is a gentle slope agriculture land, located at the edge of existing built-up area of Kilmington and surrounded by dwellings. This site falls in an AONB, Site is within a designated landscape and has very high landscape value with medium- high visibility. It is also adjoining to a Deciduous woodland. Development of the site (40 max yield) would have a high landscape impact and medium-high ecological impacts.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

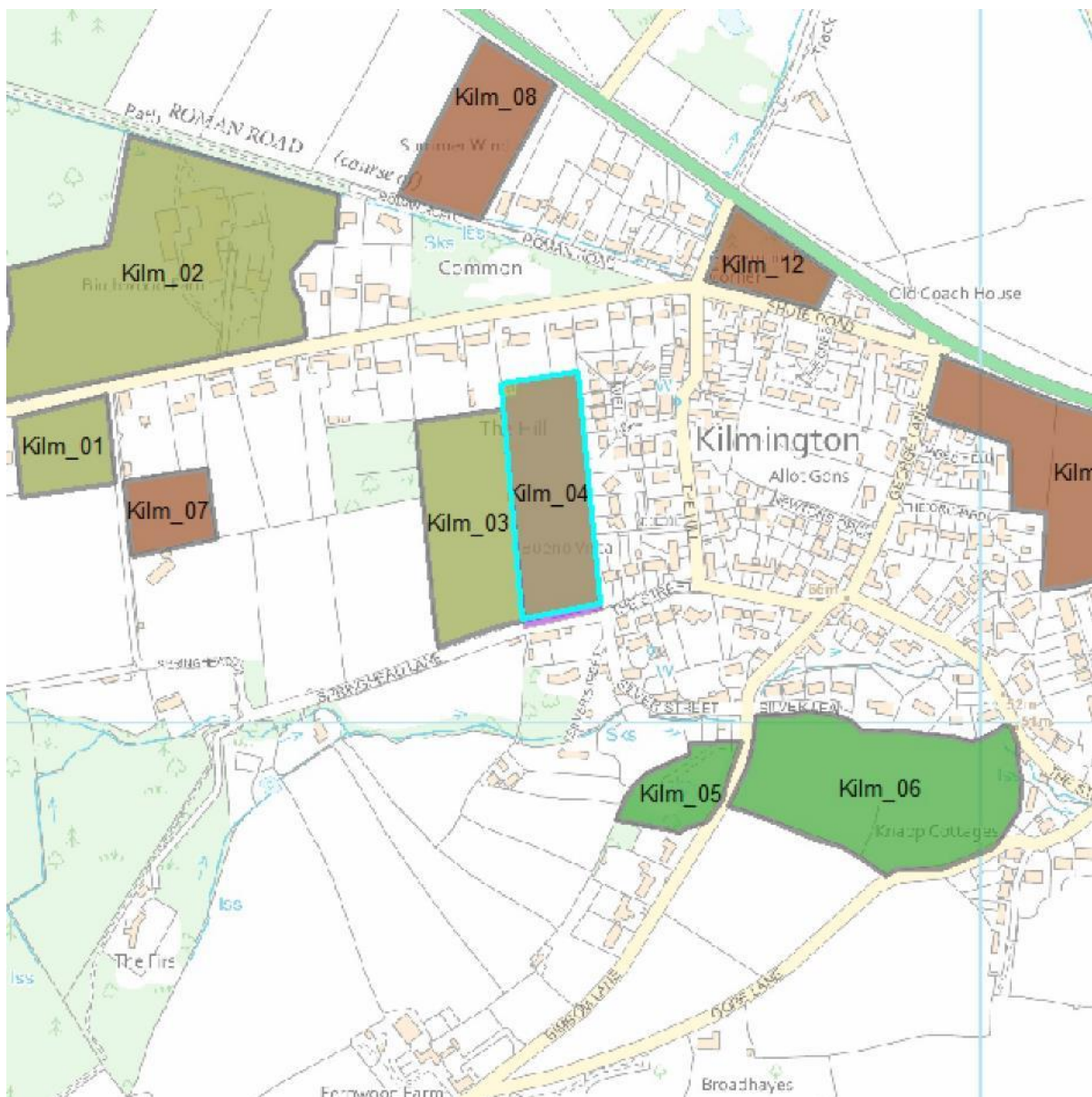
Site Detail:

Settlement: Kilmington

Site reference number: Kilm_04

Site Address: Paddock off Springhead Lane, Kilmington, Devon, EX13 7SS

Map of site:



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

Site Area: 1.54

Site Assessment Summary:

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

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

Impact on historic environment - summary of findings: Grade II listed dwellings 95m to south of site, There is substantial existing development in between so no intervening views. Heritage impacts are limited.

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

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

Other known site constraints: No hourly bus service from 31July 2022. 6 service per day and No service on Sunday and bank holidays (check the new timetable)

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 37

Brief summary of the key positives and negatives of the site: Positives: Good access to existing residential dwellings and facilities. Minor heritage & ecological impact. Negatives: the site falls in the AONB, Site is within a designated landscape and has very high landscape value with medium-high visibility. The site has high landscape sensitivity. Only six bus services per day and No service on Sunday and bank holidays due to very recent bus route reschedule, and train station over 1600m.

Should the site be allocated? No

Reason(s) for allocating or not allocating: The site is a gentle slope agriculture land, located at the edge of existing built-up area of Kilmington and surrounded by dwellings. This site falls in an AONB, Site is within a designated landscape and has very high landscape value with medium- high visibility. Close to a Deciduous woodland. Development of the site (50 max yield) would have a high landscape impact and medium-high ecological impacts.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

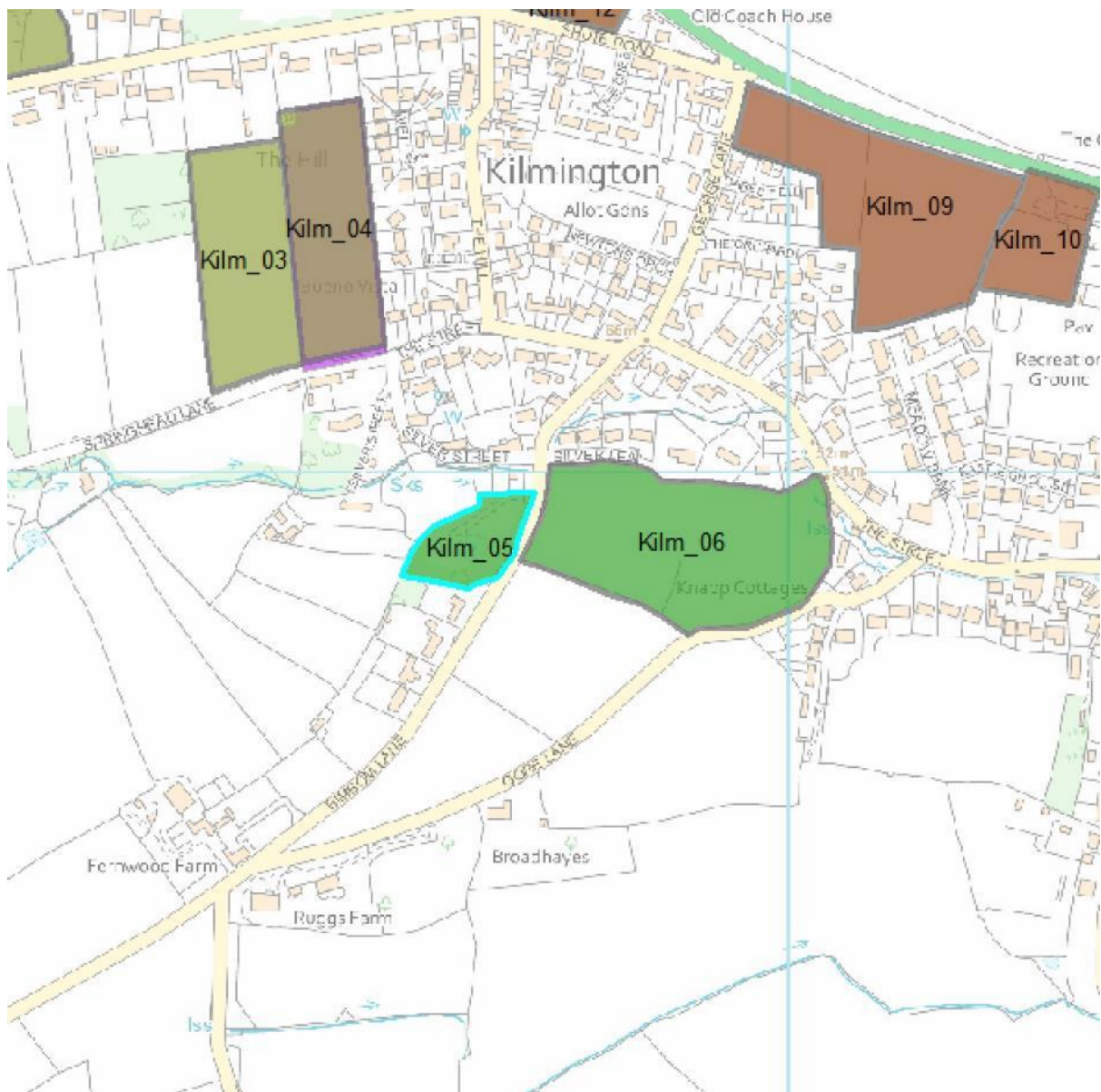
Site Detail:

Settlement: Kilmington

Site reference number: Kilm_05

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

Map of site:



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

Site Area: 0.56

Site Assessment Summary:

Infrastructure implications: DCC - highways : The greater majority of this parcel has already been approved under planning application 15/1746/OUT and 16/1586/RES. DCC - Education: Significant ha development sites proposed. Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.

Landscape sensitivity - summary of findings: the site falls in the AONB, Site is within a designated landscape and has very high landscape value with low - medium visibility. The site has high landscape sensitivity.

Impact on historic environment - summary of findings: Grade II listed dwellings 46m to north west of site, existing trees and hedgerow obscure views. Heritage impacts are limited.

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

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

Other known site constraints: No hourly bus service from 31 July 2022. 6 service per day and No service on Sunday and bank holidays (check the new timetable)

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 14

Brief summary of the key positives and negatives of the site: Positives: Good access to existing residential dwellings and facilities. Minor heritage impact. Negatives: the site falls in the AONB, Site is within a designated landscape and has very high landscape value with low- medium visibility. The site has high landscape sensitivity. Significant ecological adverse effects predicted. Only six bus services per day and No service on Sunday and bank holidays due to very recent bus route reschedule, and train station over 1600m.

Should the site be allocated? No

Reason(s) for allocating or not allocating: The site is a steep slope land, located outside the existing built-up area of Kilmington, close to dwellings and adjoining to Kilm_06. This site falls in an AONB, Site is within a designated landscape and has very high landscape value, it would have visual impact to the other parts of AONB due to topograph. The site covered by various vegetation, trees and unimproved grassland including overgrown grass. Development of the site (6 max yield) would have a high landscape impact and medium-high ecological impacts.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

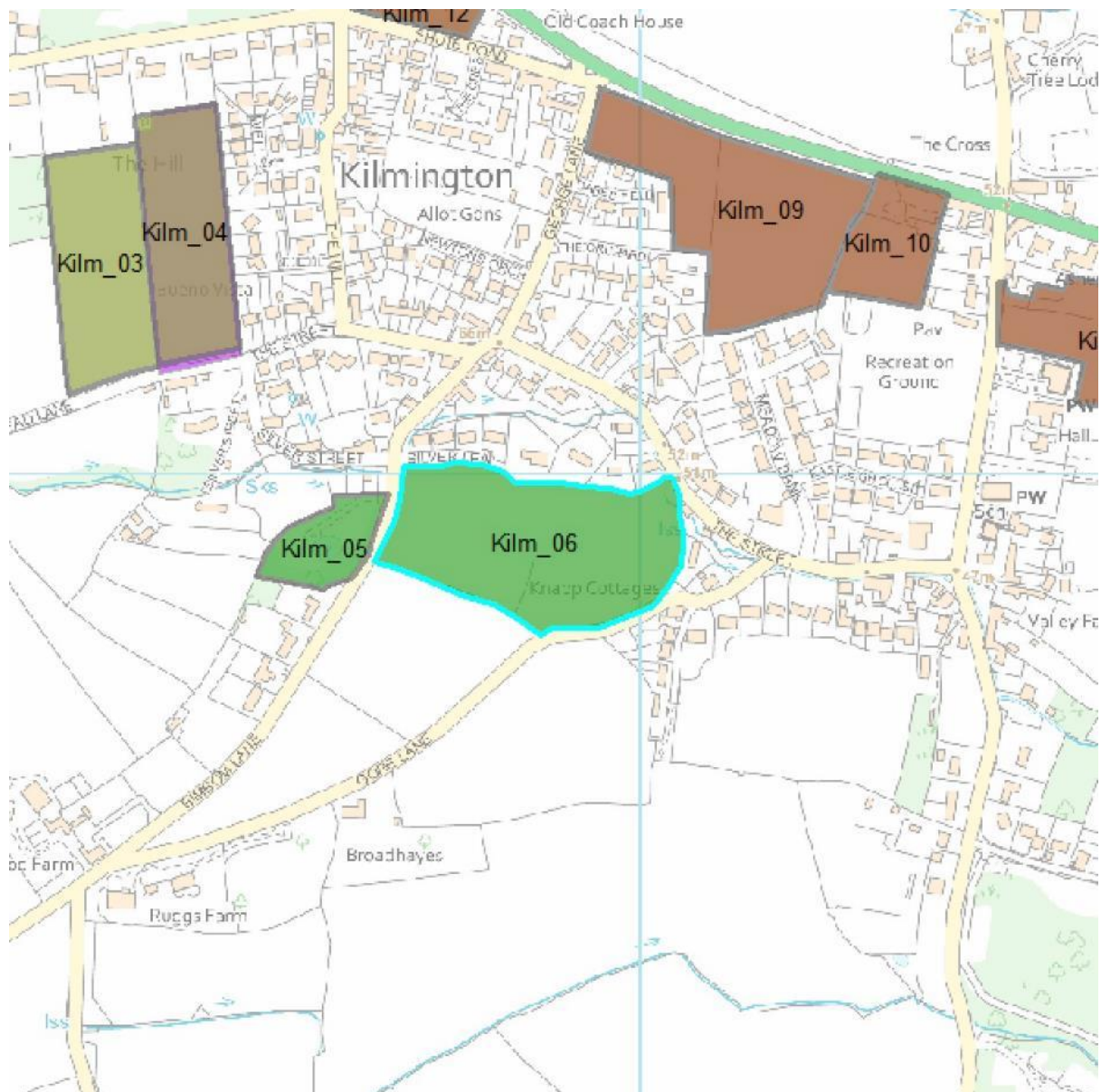
Site Detail:

Settlement: Kilmington

Site reference number: Kilm_06

Site Address: Land at Gore Lane, Kilmington, Axminster,

Map of site:



North arrow symbol (N with an upward arrow) 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 2.76

Site Assessment Summary:

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

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

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

Ecological impact - summary of findings: The site covered by improved grassland, 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 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other known site constraints: No hourly bus service from 31 July 2022. 6 service per day and No service on Sunday and bank holidays (check the new timetable)

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 50

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 falls in the AONB, Site is within a designated landscape and has very high landscape value with medium - high visibility. The site has high landscape sensitivity. Development would have Moderate impact on historic environment as The Conservation Area runs along the eastern edge of the site. Adjoining floodzone 3 on the eastern of the site. Only six bus services per day and No service on Sunday and bank holidays due to very recent bus route reschedule, and train station over 1600m.

Should the site be allocated? No

Reason(s) for allocating or not allocating: This site falls in an AONB, Site is within a designated landscape and has very high landscape value with high visibility. The eastern part of the site adjoining with Conservation Area - Kilmington and close to numbers of listed building. Development of the site (41 max yield) would have a high landscape impacts and medium-high heritage impacts.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

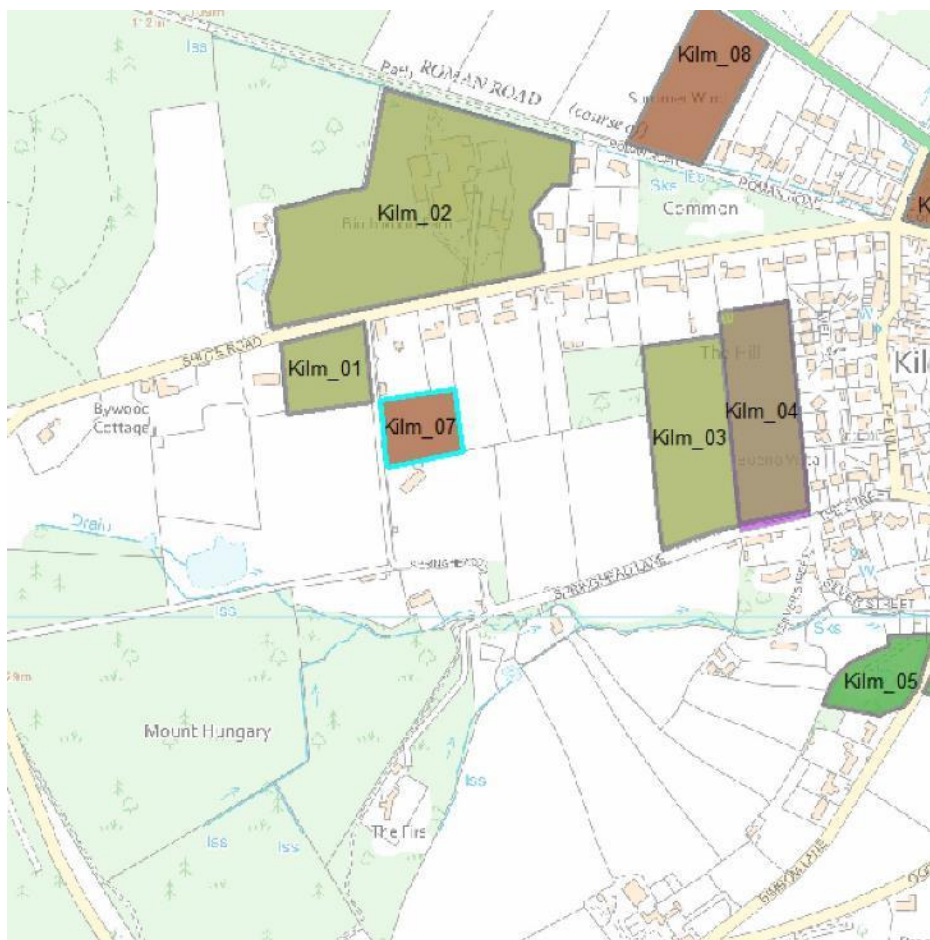
Site Detail:

Settlement: Kilmington

Site reference number: Kilm_07

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

Map of site:



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

Site Area: 0.51

Site Assessment Summary:

Infrastructure implications: DCC - highways : No access difficulties. The benefits from an existing lane, Springhead Lane which leads directly on to Shute Road. A development parcel any larger may present trip generation issues. DCC - Education: Significant ha development sites proposed. Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.

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

Impact on historic environment - summary of findings: The site located outside the Kilmington built-up area, no designated heritage asset within 100m and the nearest designated heritage asset a Grade II listed building 369m away, heritage impacts are limited.

Ecological impact - summary of findings: The site covered by unproved grassland, including overgrown, 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 meters of 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other known site constraints: No hourly bus service from 31 July 2022. 6 service per day and No service on Sunday and bank holidays (check the new timetable)

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 12

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

Relatively flat land, Good access to existing residential dwellings and facilities. Minor ecological and heritage impact. Negatives: the site falls in the AONB, Site is within a designated landscape and has very high landscape value with medium visibility. The site has high landscape sensitivity. Only six bus services per day and No service on Sunday and bank holidays due to very recent bus route reschedule, and train station over 1600m.

Should the site be allocated? No

Reason(s) for allocating or not allocating: This site located outside the built-up area of Kilmington and falls in an AONB, Site is within a designated landscape and has very high landscape value with medium visibility. It is also adjoining to a Deciduous woodland. Development of the site (5 max yield) would have a high landscape impacts and medium ecological impacts.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

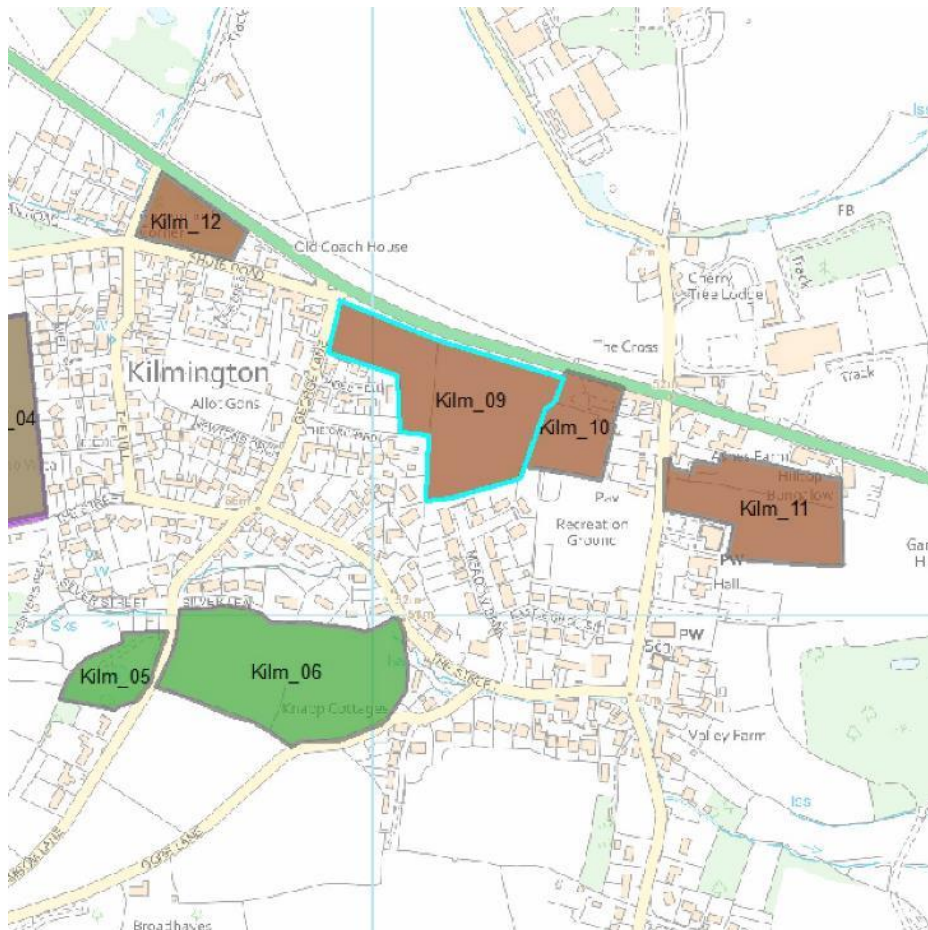
Site Detail:

Settlement: Kilmington

Site reference number: Kilm_09

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

Map of site:



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

Site Area: 2.45

Site Assessment Summary:

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

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

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

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

Ecological impact - summary of findings: The site is agriculture land covered by crops, 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 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other known site constraints: No hourly bus service from 31 July 2022. 6 service per day and No service on Sunday and bank holidays (check the new timetable)

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 37

Brief summary of the key positives and negatives of the site: Positives: Relatively flat land, well screened and surrounded by existing and new dwellings, Good access to existing residential dwellings and facilities, good access road adjoining A35. Minor ecological impact. Part of the site is Kilmington Neighbourhood allocation housing site. Negatives: the site falls in the AONB, Site is within a designated landscape and has very high landscape value with medium-high visibility. The site has high landscape sensitivity. Development would have Moderate impact on historic environment. Only six bus services per day and No service on Sunday and bank holidays due to very recent bus route reschedule, and train station over 1600m.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: The site formed by two flat farmlands, alongside A35 with good access road at the eastern and western parts. It is located at the central part of Kilmington built-up area and on the edge of AONB. Site is within a designated landscape and has very high landscape value with medium visibility; medium-high heritage impact, the site close to Conservation Area - Kilmington and numbers of listed building including Grade II listed War Memorial. Development of the site (37 max yield) would have a high landscape impacts and medium heritage impacts. The Referendum version of Kilmington Neighbourhood Plan has allocated 14 dwellings at the Western part of the site (land off George land and adjacent to Dares Field). According to the heritage impact reviews in Kilmington NP, "there will be a limited impact on the existing heritage assets through the allocation of the site. There will be some unavoidable impact through the change of use of open land at a prominent entrance to the village, however, the immediate setting of heritage assets in the village will not be impacted." Thus, it is suggested as preferred allocation, despite AONB designation.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

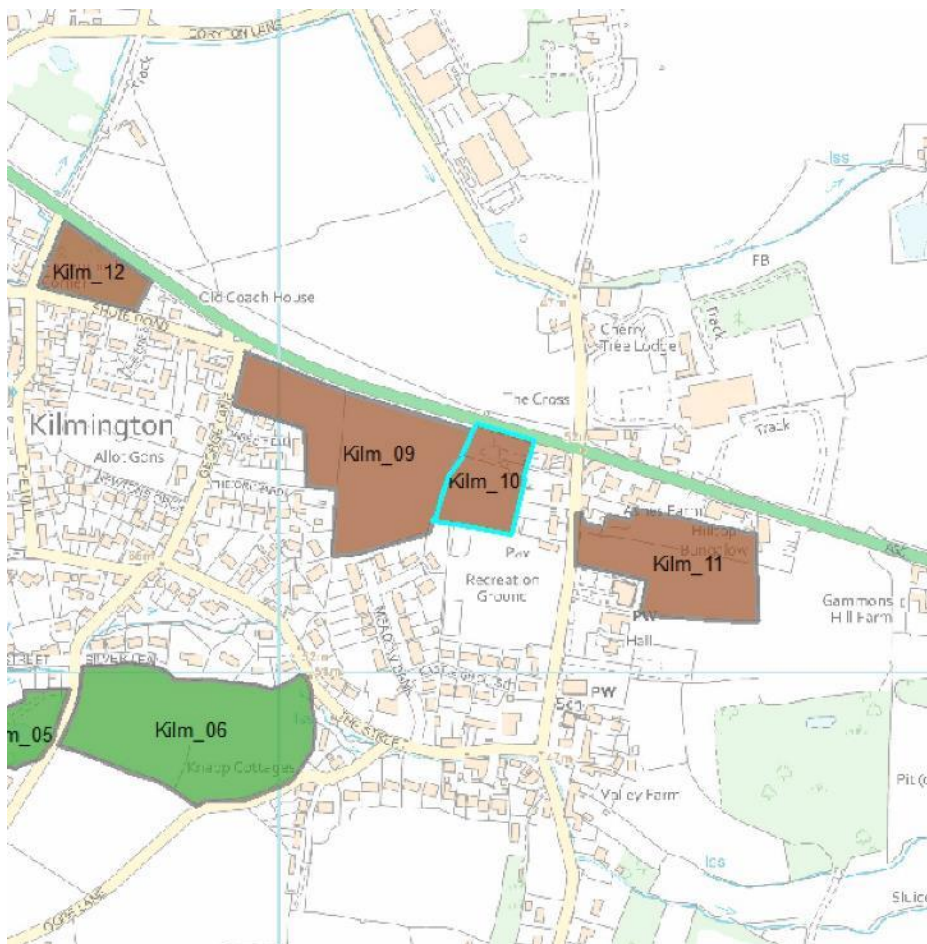
Site Detail:

Settlement: Kilmington

Site reference number: Kilm_10

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

Map of site:



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

Site Area: 0.76

Site Assessment Summary:

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

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

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

Ecological impact - summary of findings: The site covered by improved grassland, 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 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other known site constraints: No hourly bus service from 31 July 2022. 6 service per day and No service on Sunday and bank holidays (check the new timetable)

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 5

Brief summary of the key positives and negatives of the site: Positives: Relatively flat land, well screened, Good access to existing residential dwellings and facilities, good access road adjoining A35. Minor ecological impact. Negatives: the

site falls in the AONB, Site is within a designated landscape and has very high landscape value with medium- highvisibility.The site has high landscape sensitivity. Development would have Moderate impact on historic environment. Only six bus services per day and No service on Sunday and bank holidays due to very recent bus route reschedule, and train station over 1600m.

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

Reason(s) for allocating or not allocating: The site formed by existing car park and a improved grassland. Located at the central part of Kilmington built-up area and on the edge of AONB, alongside A35 with good access road. Close to the existing neighbourhood and the recreation grade. Site is within a designated landscape and has very high landscape value with medium- high visibility; medium- high heritage impact, the site close to the site close to Conservation Area - Kilmington and adjacent to Grade II listed building, The Old Inn. However, it is suggested as a '2nd best' choice option, despite AONB designation, though it would be appropriate to look at heritage impacts in more detail.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

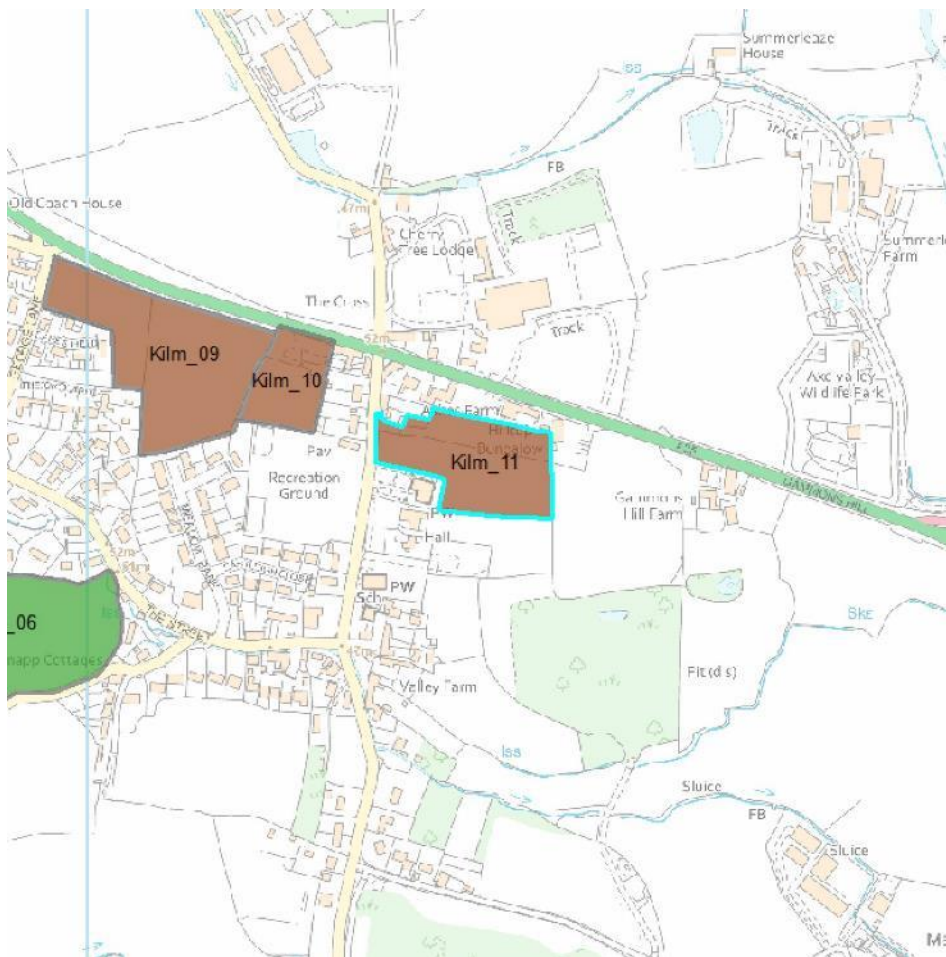
Site Detail:

Settlement: Kilmington

Site reference number: Kilm_11

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

Map of site:



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

Site Area: 1.57

Site Assessment Summary:

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

Landscape sensitivity - summary of findings: The site located just outside the AONB, which crosses the road (The Green) to west. medium visibility. The site might have visual impact to the AONB, especially from the Recreation ground to the south. The site has medium landscape sensitivity.

Impact on historic environment - summary of findings: Grade II listed Ashes Farm Cottage located west of the site. Clear views from public road. Conservation Area and Grade II listed St Giles Church to south. Clear views from the St Giles Church and the Conservation Area. Development would have Moderate impact on historic environment.

Ecological impact - summary of findings: The site covered by Unimproved grassland, grazed by sheep 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 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other known site constraints: No hourly bus service from 31 July 2022. 6 service per day and No service on Sunday and bank holidays (check the new timetable)

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 10

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

Relatively flat land, Good access to existing residential dwellings and facilities, good access road adjoining A35. Minor ecological impact. This site is one of the Kilmington Neighbourhood allocation housing site and the only site on the list located outside AONB. Negatives: the site located just outside the AONB, with medium- high visibility. The site has medium-high landscape sensitivity. Development would have Moderate impact on historic environment. Only six bus services per day and No service on Sunday and bank holidays due to very recent bus route reschedule, and train station over 1600m.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: The site is a flat agriculture land located at the central part of Kilmington built-up area and just outside the AONB. The site has good access road adjoining A35. This site is one of the Kilmington Neighbourhood Plan allocation housing site. Development of the site would have visual impact to the AONB, especially from the Recreation ground to the south; Grade II listed Ashes Farm Cottage located west of the site. Clear views from public road. Conservation Area and Grade II listed St Giles Church to south. Clear views from the St Giles Church and the Conservation Area. Development of the site (10 max yield) would have a high landscape and heritage impacts. The Referendum version of Kilmington Neighbourhood Plan has allocated 10 dwellings for this site. According to the heritage impact reviews in Kilmington NP, "there will be a potential on two existing heritage assets through the allocation of the site but these can be minimised through mitigation measures. Public views of the Church will not be impeded, although the development will be partially visible from the Church." & "With sensitive design and layout, the development of the sites will not have a significant impact on nearby heritage assets but key views into and out of the sites should be retained, for instance, views of the Grade II* Church in particular." Thus, it is suggested as preferred allocation.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

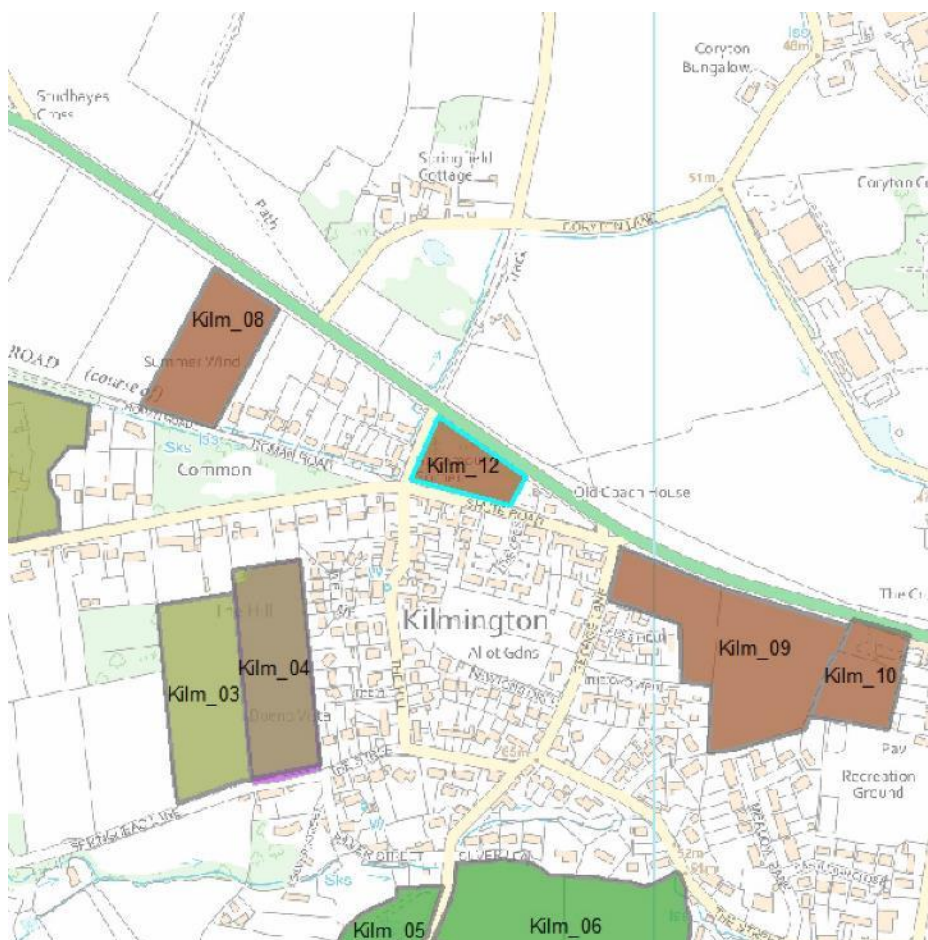
Site Detail:

Settlement: Kilmington

Site reference number: Kilm_12

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

Map of site:



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

Site Area: 0.56

Site Assessment Summary:

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

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

Impact on historic environment - summary of findings: Grade II listed dwellings 70m to south of site, and Grade II listed War Memorial 89m to east of site. Existing buildings, trees and hedgerow obscure views. Heritage impacts are limited.

Ecological impact - summary of findings: The site covered by various vegetation, trees and unimproved grassland including overgrown grass, with trees and vegetation on the edge of the site boundary. Section 41 (S41) Habitat of Principle Importance and County Wildlife Site (CWS) within 100m of site. Significant moderate adverse effect predicted.

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

Other known site constraints: No hourly bus service from 31 July 2022. 6 service per day and No service on Sunday and bank holidays (check the new timetable)

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 14

Brief summary of the key positives and negatives of the site: Positives: Good access to existing residential dwellings and facilities, good access road. Negatives: the site falls in the AONB, Site is within a designated landscape and has very high landscape value with medium visibility. The site has high landscape sensitivity. Only six bus services per day and No service on Sunday and bank holidays due to very recent bus route reschedule, and train station over 1600m. The site has been authorised to clear felling of conifer species under the felling licence, which is conditional, requiring the felled area to be restocked with broadleaved trees by 30th June 2026. The restocked trees must be maintained and protected for a period of ten years from the restocking having occurred.

Should the site be allocated? No

Reason(s) for allocating or not allocating: The site is a flat unimproved grassland land covered by various vegetation, trees and unimproved grassland including overgrown grass, located at the edge of existing built-up area of Kilmington and surrounded by dwellings. This site falls in an AONB, Site is within a designated landscape and has very high landscape value with medium- high visibility. The site has been authorised to clear felling of conifer species under the felling licence, which is conditional, requiring the felled area to be restocked with broadleaved trees by 30th June 2026. The restocked trees must be maintained and protected for a period of ten years from the restocking having occurred. Development of the site (5 max yield) would have a high landscape impact and medium-high ecological impacts and against the felling licence conditions.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

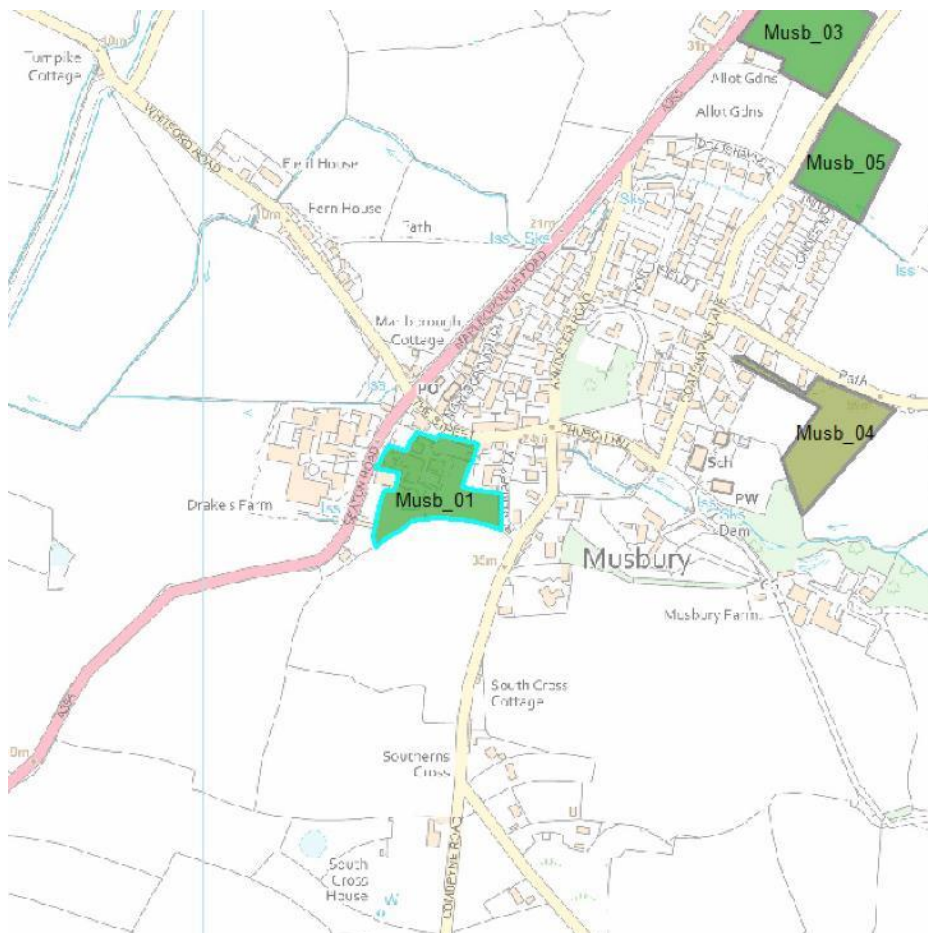
Site Detail:

Settlement: Musbury

Site reference number: Musb_01

Site Address: Baxter's Farm, The Street, Musbury, EX13 8AU

Map of site:



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Site Area: 0.98

Site Assessment Summary:

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

Landscape sensitivity - summary of findings: Musb_01 is located in the East Devon AONB. The character of the site can be divided into two distinct areas. Firstly the developed northern part of the site associated with the former farmhouse and agricultural buildings and structures (including a former slurry pit). By contrast the south eastern part of the site comprises a small field on steeply sloping land that forms the immediate setting for the historic village core there is a smaller field adjacent to the village hall car park on flatter land. There are extensive views over the site and across the Axe valley from a field gate on Combpyne Road. Musb_01 forms part of Landscape Character Type (LCT) 3B Lower rolling farmed and settled valley slopes. Key characteristics of this LCT shown on site are gently rolling landforms sloping up from valley floor, pastoral with historic landscape features and views across valleys.

Impact on historic environment - summary of findings: Further work needs to be undertaken to assess impacts of developing land outside of the Baxter's Farm Development Brief Area.

Ecological impact - summary of findings: Musb_01 is within the River Axe SAC Nutrient catchment zone and the Beer Quarry and Caves SAC bat consultation zone. The existing buildings are likely to be used by bats and barn owls and further work is required to assess the impact of development.

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

Other known site constraints: The northern part of the site is within flood zone 3 (which runs along the Street). Initial evidence indicates that there may be potential for groundwater flooding on part of the site. It is classified as Grade 3 agricultural land. The site is opposite an intensively used farm complex and residential use on the part of the site fronting this may be incompatible with this. The Baxter's Farm Development Brief proposed employment uses here to overcome this issue.

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

Amended Maximum Yield following discounted areas on site: 15

Brief summary of the key positives and negatives of the site: Much of the northern part of Musb_01 forms a former farmyard and there is potential to retain and conserve the older buildings, which are non-designated heritage assets. Conversion/redevelopment of this part of the site provides an opportunity to provide housing and employment opportunities on a site that is very well related to village centre. This land is already within the Built-up Area Boundary for Musbury, which was defined in the Villages Plan, and development is promoted through a draft Baxter's Farm Development Brief. This also provides for gypsy and traveller pitches on the south of the site and possible community uses on those parts of the site not included in the BUAB (such as a community garden/orchard and expansion area for the village hall. However, this new local plan provides an opportunity for additional housing and the flatter part of the south western area (next to the village hall car park) appears to be a good location for this (subject to suitable alternative provision being made for gypsy and traveller pitches by Devon County Council). The more steeply sloping orchard land to the south east of the site is unlikely to be suitable for housing, subject to further landscape appraisal. The site is less than 1 ha in size and would therefore contribute to the percentage of homes that need to be built on smaller sites.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: Development levels good fit with local plan strategy and has potential to improve visual appearance and conserve historic assets. Very well related to services and facilities in village centre.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

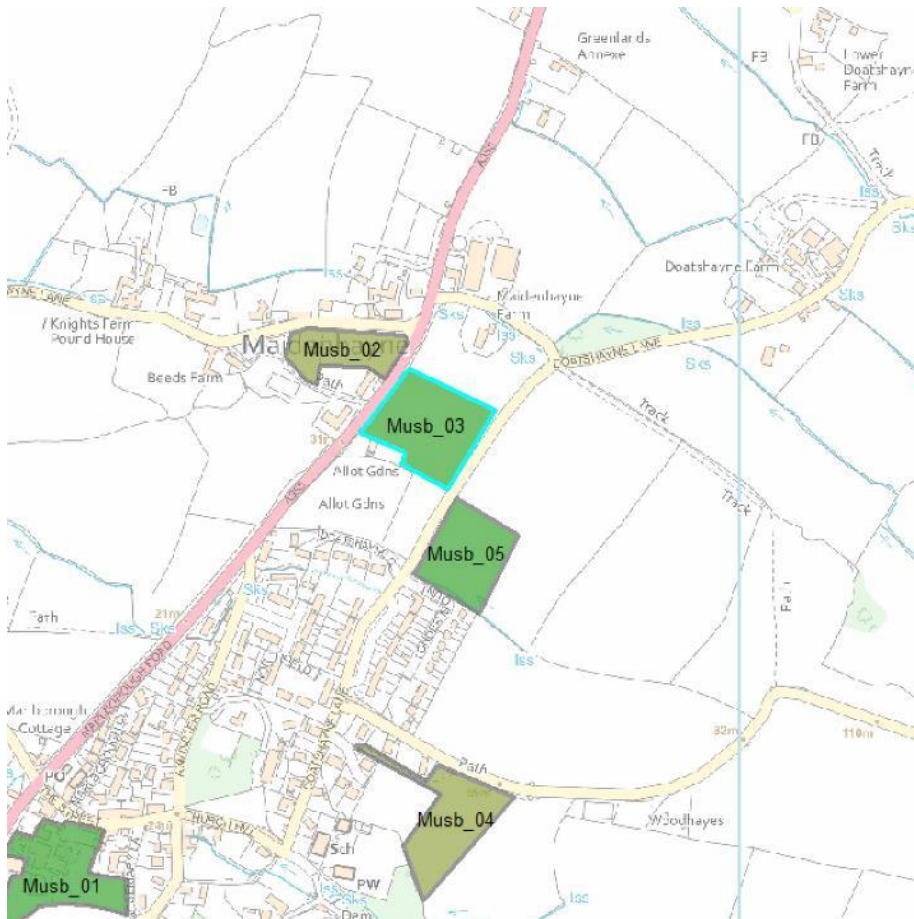
Site Detail:

Settlement: Musbury

Site reference number: Musb_03

Site Address: Churchpath field, Axminster Road, Musbury, EX13 8AQ

Map of site:



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Site Area: 1.04

Site Assessment Summary:

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

Landscape sensitivity - summary of findings: Musb_03 is located in the East Devon AONB. It forms part of quite large grassed field on sloping ground outside of village with views across site to Musbury Castle from main road and across site over Axe Valley from Dosthayne Lane to the east of the site. Musb_03 forms part of Landscape Character Type (LCT) 3B Lower rolling farmed and settled valley slopes. Key characteristics of this LCT shown on site are gently rolling landforms sloping up from valley floor, pastoral with historic landscape features, low hedged boundaries and views across valleys.

Impact on historic environment - summary of findings: No significant issues identified.

Ecological impact - summary of findings: Musb_03 is within the River Axe SAC Nutrient catchment zone and the Beer Quarry and Caves SAC bat consultation zone.

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

Other known site constraints: The site is classified as grade 3 agricultural land.

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

Amended Maximum Yield following discounted areas on site: 25

Brief summary of the key positives and negatives of the site: Although within a reasonable walking distance of the village centre, this is quite a large site in relation

to the scale of the village and is located on rising ground in an AONB. A suitable highways access may be difficult to achieve.

Should the site be allocated? No

Reason(s) for allocating or not allocating: AONB setting where a better alternative site is available in Musbury with no overriding reason for substantial development in AONB. Also possible potential impact on ecology. However, it is recommended that the western part of the site be included as a potential 'second choice' so that it can form part of a consultation.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

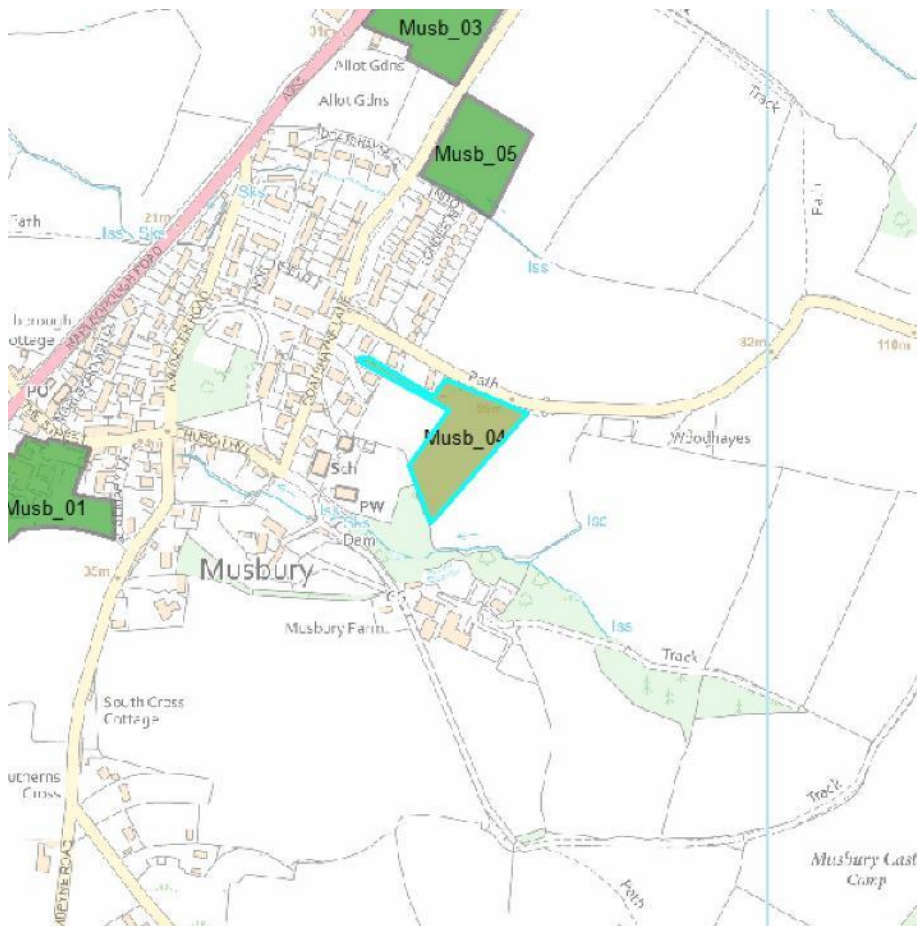
Site Detail:

Settlement: Musbury

Site reference number: Musb_04

Site Address: Field known as Adcroft, Adjacent to Westbank, Mounthill Lane, Musbury,, EX13 8DD

Map of site:



North arrow symbol 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 0.87

Site Assessment Summary:

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

Landscape sensitivity - summary of findings: Musb_04 is located in the East Devon AONB. Part of fairly large open grassed field on gently sloping land above main part of village. A public footpath runs through the site and affords extensive views up to Musbury Castle and over the Axe Valley. Musb_04 forms part of Landscape Character Type (LCT) 3B Lower rolling farmed and settled valley slopes. Key characteristics of this LCT shown on site are gently rolling landforms sloping up from valley floor, pastoral with historic landscape features, low hedged boundaries and views across valleys.

Impact on historic environment - summary of findings: Development on Musb_04 has the potential to affect the setting of 4 designated heritage assets.

Ecological impact - summary of findings: Musb_04 is within the River Axe SAC Nutrient catchment zone and the Beer Quarry and Caves SAC bat consultation zone. Musb_04 is adjacent to two nature recovery network areas (urban and grassland) and adjacent to a core nature area (woodland).

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

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

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

Amended Maximum Yield following discounted areas on site: 21

Brief summary of the key positives and negatives of the site: Although within a reasonable walking distance of the village centre, this is quite a large site in relation to the scale of the village, could have heritage implications and is located on rising ground in an AONB.

Should the site be allocated? No

Reason(s) for allocating or not allocating: AONB setting where a better alternative site is available in Musbury with no overriding reason for substantial development in AONB. Also possible potential impact on ecology and heritage.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

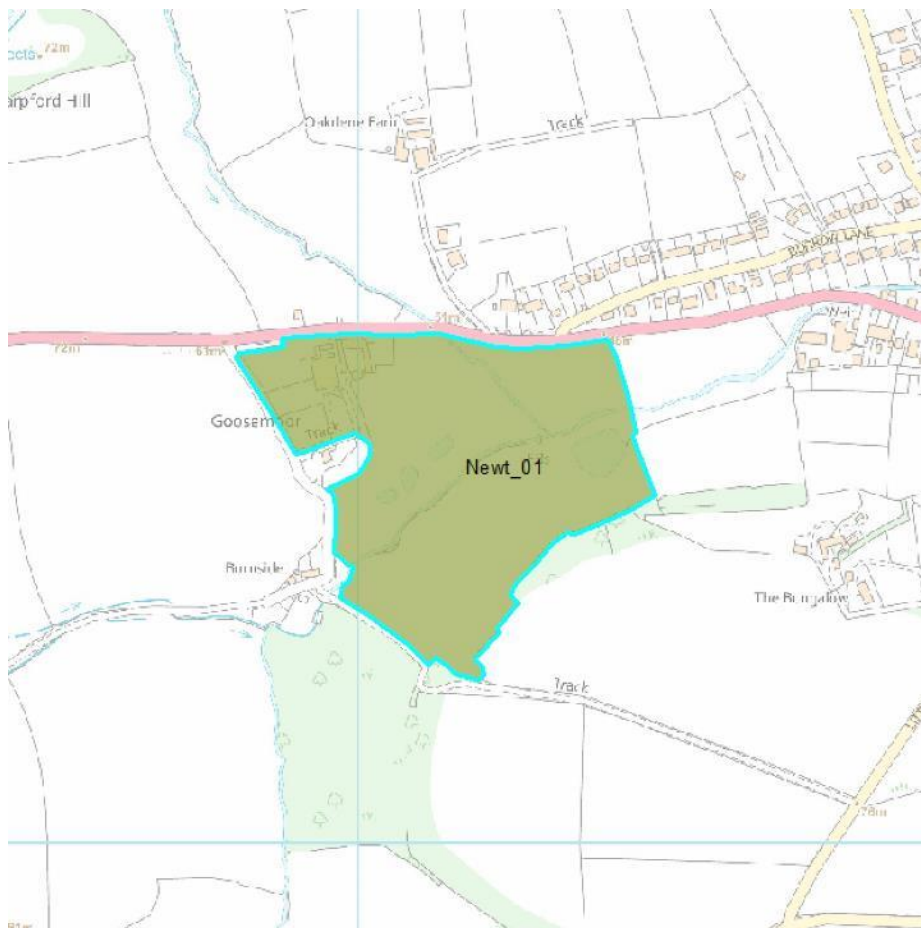
Site Detail:

Settlement: Newton Poppleford

Site reference number: Newt_01

Site Address: Goosemoor Farm, Exeter Road, Newton Poppleford, Sidmouth, EX10 0BL

Map of site:



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

Site Area: 9.51

Site Assessment Summary:

Infrastructure implications: Devon County Highways advise that the site is remote from facilities with poor ped/cycle access. A vehicular site access could probably be achieved but would require significant improvements to visibility entailing potential loss of walls and/or vegetation at this point on the A3052 at a point where a system of double white lines in the centre of the road are in place indicating hazardous conditions. This site is not favoured for these reasons. Devon County Education advise that Newton Poppleford Primary has some capacity to support some limited development. Sites within safe walking distance of the primary school preferable. Depending on level of development new primary capacity could be required, but no ability to extend on the current primary school. There could be some push back to Sidmouth primary and Sidbury primary. Additional secondary capacity required. Transport costs apply for secondary.

Landscape sensitivity - summary of findings: Newt_01 is located in the East Devon AONB. Newt_01 forms part of Landscape Character Type (LCT) 3B Lower rolling farmed and settled valley slopes. Key characteristics of this LCT shown on site are gently rolling landform sloping up from valley floor, many hedgerow trees, copses and streamside tree rows, predominantly pastoral farmland, semi natural habitats include streams and ditches, a relatively enclosed and sheltered landscape.

Impact on historic environment - summary of findings: Development of Newt_01 has the potential to affect a non-designated heritage asset and its setting (Goosemoor Farm).

Ecological impact - summary of findings: Newt_01 is within the Exe Estuary and Pebblebed Heaths habitat mitigation zones. Newt_01 is adjacent to a woodland nature recovery network and has a river flowing through it. Significant moderate adverse impacts are predicted.

Accessibility assessment: The eastern part of Newt_01 is within 1600m of six services and facilities and is adjacent to an hourly or better bus service. However, much of the site is more than 1600m from the facilities, which are concentrated at the eastern part of the village, and there is no footway along Exeter Road. The site is not considered to have a safe and convenient route for pedestrians and cyclists to access services and facilities.

Other known site constraints: The northern third of the site is Grade 2 agricultural land and the remainder is Grade 3. The site has two streams crossing it with narrow associated areas of Flood zone 3. The site is in a drinking water source protection zone. Initial evidence shows the site is at a high risk of groundwater flooding.

Site opportunities: none identified

Amended Maximum Yield following discounted areas on site: 119

Brief summary of the key positives and negatives of the site: This 9.5 hectare site is poorly related to the village and, using our standard maximum density calculation, has the capacity to accommodate over 100 homes. Newt_01 is located in very attractive countryside that is in the East Devon AONB. Issues related to the development of the site include highways access, lack of safe pedestrian and cycling routes to village centre, heritage, ecology, landscape and flooding.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Large development in relation to size of village that would be poorly related to village facilities and in the East Devon AONB.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

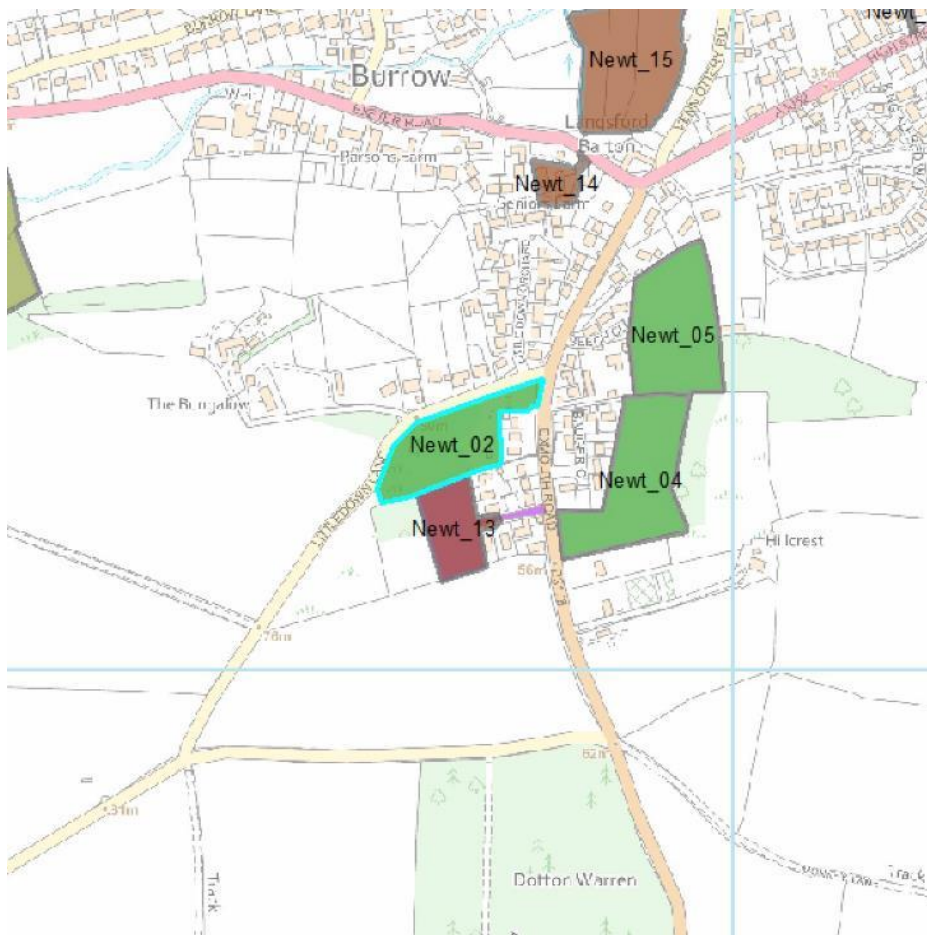
Site Detail:

Settlement: Newton Poppleford

Site reference number: Newt_02

Site Address: Littledown Farm, Littledown Lane, Newton Poppleford, Sidmouth, Devon, EX10 0BG

Map of site:



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

Site Area: 0.86

Site Assessment Summary:

Infrastructure implications: Devon County Highways advise that it has no objection subject to a small scale development with adequate visibility being provided at the site access. Devon County Education advise that Newton Poppleford Primary has some capacity to support some limited development. Sites within safe walking distance of the primary school preferable. Depending on level of development new primary capacity could be required, but no ability to extend on the current primary school. There could be some push back to Sidmouth primary and Sidbury primary. Additional secondary capacity required. Transport costs apply for secondary.

Landscape sensitivity - summary of findings: Newt_02 is in the East Devon AONB. The site comprises a gently sloping site accessed from a sunken lane. There are many trees on the site, particularly to the boundary and there is an area TPO. Views into the site from the lane are restricted by the steep bank and boundary vegetation. The immediate landscape is quite complex with sinuous sunken lanes, hedge banks and trees, but the wider landscape pattern is more simple with regular shaped fields interspersed with small wooded areas. Newt_02 forms part of Landscape Character Type (LCT) 3B Lower rolling farmed and settled valley slopes. Key characteristics of this LCT shown on site are many hedgerow trees and copses, semi-natural habitats including woodland and trees, winding, narrow, sunken lanes and a relatively enclosed and sheltered landscape.

Impact on historic environment - summary of findings: No significant issues identified.

Ecological impact - summary of findings: Newt_02 is within the Exe Estuary and Pebblebed Heaths habitat mitigation zones. The western half of Newt_02 is a woodland nature recovery network. Significant moderate adverse impacts are predicted.

Accessibility assessment: Newt_02 is within 1600 metres of six services and facilities and is adjacent to a hourly bus service. However, there is not considered to be a safe and convenient route for pedestrians or cyclists to access the facilities, which are concentrated in the east of the village.

Other known site constraints: The majority of the site is Grade 2 agricultural with a small area of Grade 1 in the west of the site. Newt_02 is within a drinking water source protection area. A Tree Preservation Area covers the whole site.

Site opportunities: none identified

Amended Maximum Yield following discounted areas on site: 21

Brief summary of the key positives and negatives of the site: The development potential of Newt_02 is highly constrained by protected trees, highways access and ecological interest. There is no safe and convenient pedestrian or cycling access to the services and facilities in the village centre.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Development potential severely restricted by protected trees, ecological interest and highways access.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

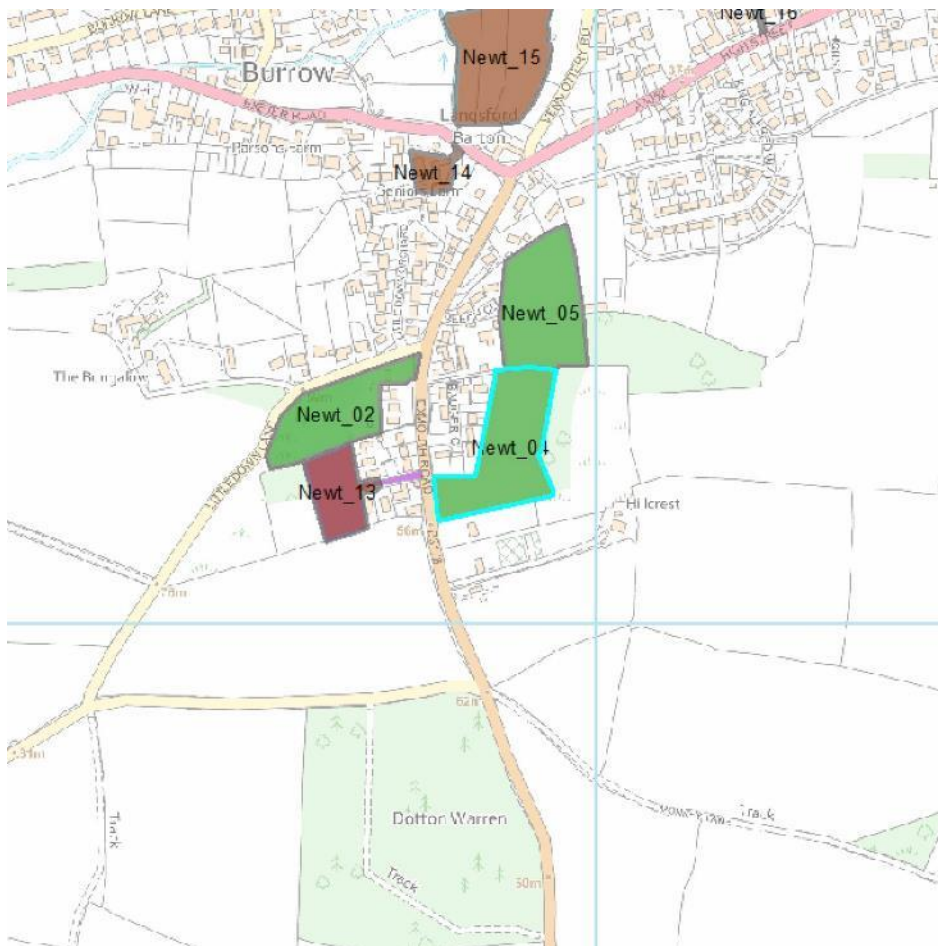
Site Detail:

Settlement: Newton Poppleford

Site reference number: Newt_04

Site Address: Land to the West of Badger Close, Exmouth Road, Newton Poppleford, EX10 0EA

Map of site:



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

Site Area: 1.18

Site Assessment Summary:

Infrastructure implications: Devon County Highways advise development of the site is acceptable if access can be achieved via Badger Close. Devon County Education advise that Newton Poppleford Primary has some capacity to support some limited development. Sites within safe walking distance of the primary school preferable. Depending on level of development new primary capacity could be required, but no ability to extend on the current primary school. There could be some push back to Sidmouth primary and Sidbury primary. Additional secondary capacity required. Transport costs apply for secondary.

Landscape sensitivity - summary of findings: Newt_04 is in the East Devon AONB. It comprises a field that slopes up gently from the road to a group of trees (outside the site) that form an attractive skyline feature. There is sporadic housing development along the road that partly shields the site from public view. Newt_04 forms part of Landscape Character Type (LCT) 3B Lower rolling farmed and settled valley slopes. Key characteristics of this LCT shown on site are gently rolling landform sloping up from valley floor, copses, predominantly pastoral farmland, often with wooded appearance, semi-natural habitats include woodland and trees.

Impact on historic environment - summary of findings: No significant issues identified.

Ecological impact - summary of findings: Newt_04 is within the Pebblebed Heaths habitat mitigation zone. Newt_04 is adjacent to a woodland nature recovery network. Significant moderate adverse impacts are predicted.

Accessibility assessment: Newt_04 is within 1600 metres of six services and facilities and is adjacent to a hourly bus service. However, there is not considered to be a safe and convenient route for pedestrians or cyclists to access the facilities, which are concentrated in the east of the village.

Other known site constraints: Newt_04 is Grade 2 agricultural land and is in a drinking water source protection zone. Planning permission on this site and Newt_05 was refused on appeal in 2014 (13/1490/MOUT).

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 37

Brief summary of the key positives and negatives of the site: Newt_04 is located in the East Devon AONB. There is no safe and convenient pedestrian or cycling access to the services and facilities in the village centre. There are potential negative ecological impacts. Grade 2 agricultural land.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Lack of safe and convenient pedestrian or cycling access to the services and facilities in the village centre. Potential landscape and ecological impacts.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

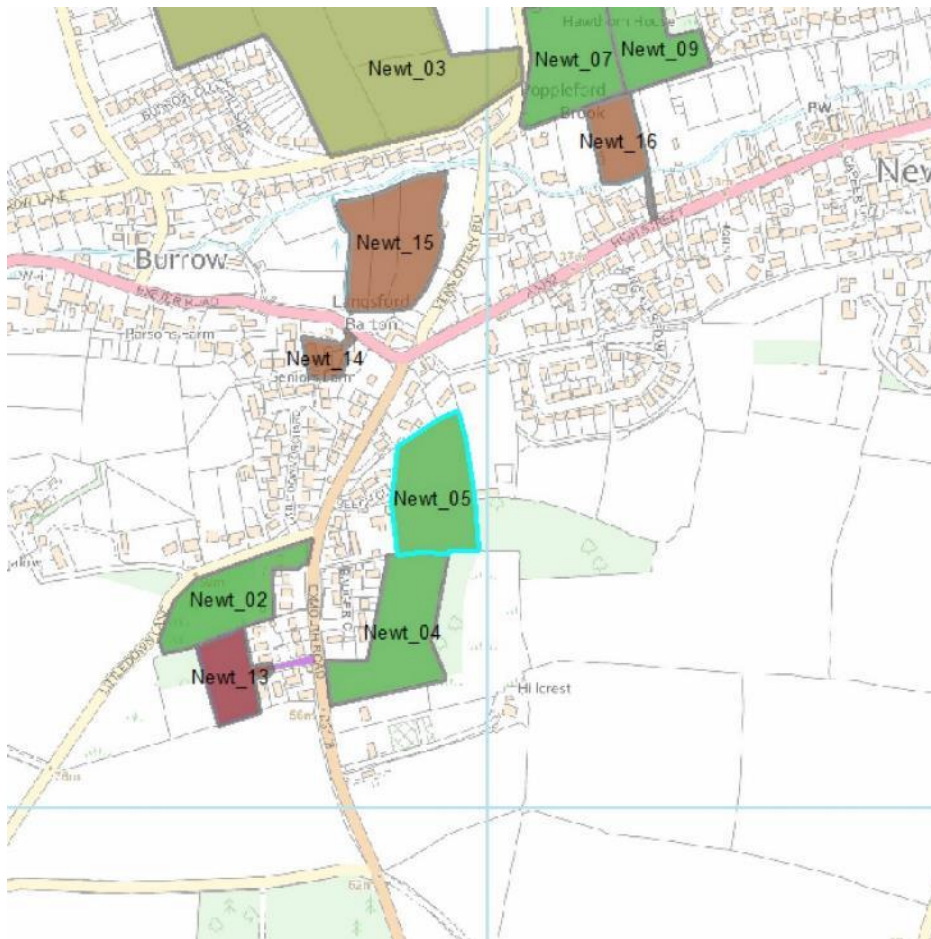
Site Detail:

Settlement: Newton Poppleford

Site reference number: Newt_05

Site Address: Land to the east Of Exmouth Road, Newton Poppleford, EX10 0EA

Map of site:



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

Site Area: 1.11

Site Assessment Summary:

Infrastructure implications: Devon County Highways has no objection. Devon County Education advise that Newton Poppleford Primary has some capacity to support some limited development. Sites within safe walking distance of the primary school preferable. Depending on level of development new primary capacity could be required, but no ability to extend on the current primary school. There could be some push back to Sidmouth primary and Sidbury primary. Additional secondary capacity required. Transport costs apply for secondary.

Landscape sensitivity - summary of findings: Newt_05 is located in the East Devon AONB. It forms a grassed field with narrow frontage to Exmouth Road, the group rising up to an attractive group of trees to the east of the site that form a prominent skyline feature. Newt_05 forms part of Landscape Character Type (LCT) 3B Lower rolling farmed and settled valley slopes. Key characteristics of this LCT shown on site are gently rolling landform sloping up from valley floor, copses, predominantly pastoral farmland, often with wooded appearance, semi-natural habitats include woodland and trees.

Impact on historic environment - summary of findings: Development of Newt_05 has the potential to affect the setting of 5 Grade II Listed Buildings.

Ecological impact - summary of findings: Newt_05 is within the Pebblebed Heaths habitat mitigation zone. Newt_05 is adjacent to a woodland nature recovery network. Significant moderate adverse impacts are predicted.

Accessibility assessment: Newt_05 is within 1600 metres of six services and facilities and is adjacent to a hourly bus service. However, there is not considered to be a safe and convenient route for pedestrians or cyclists to access the facilities, which are concentrated in the east of the village.

Other known site constraints: Newt_05 is Grade 2 agricultural land and is in a drinking water source protection zone. Planning permission on this site and Newt_04 was refused on appeal in 2014 (13/1490/MOUT).

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 27

Brief summary of the key positives and negatives of the site: Newt_05 is located in the East Devon AONB and has the potential to affect the setting several heritage assets. These issues together with potential ecological impacts require further investigation. There is no safe and convenient pedestrian or cycling access to the services and facilities in the village centre. It is Grade 2 agricultural land.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Lack of safe and convenient pedestrian or cycling access to the services and facilities in the village centre. Potential landscape, heritage and ecological impacts. Grade 2 agricultural land.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

Site Detail:

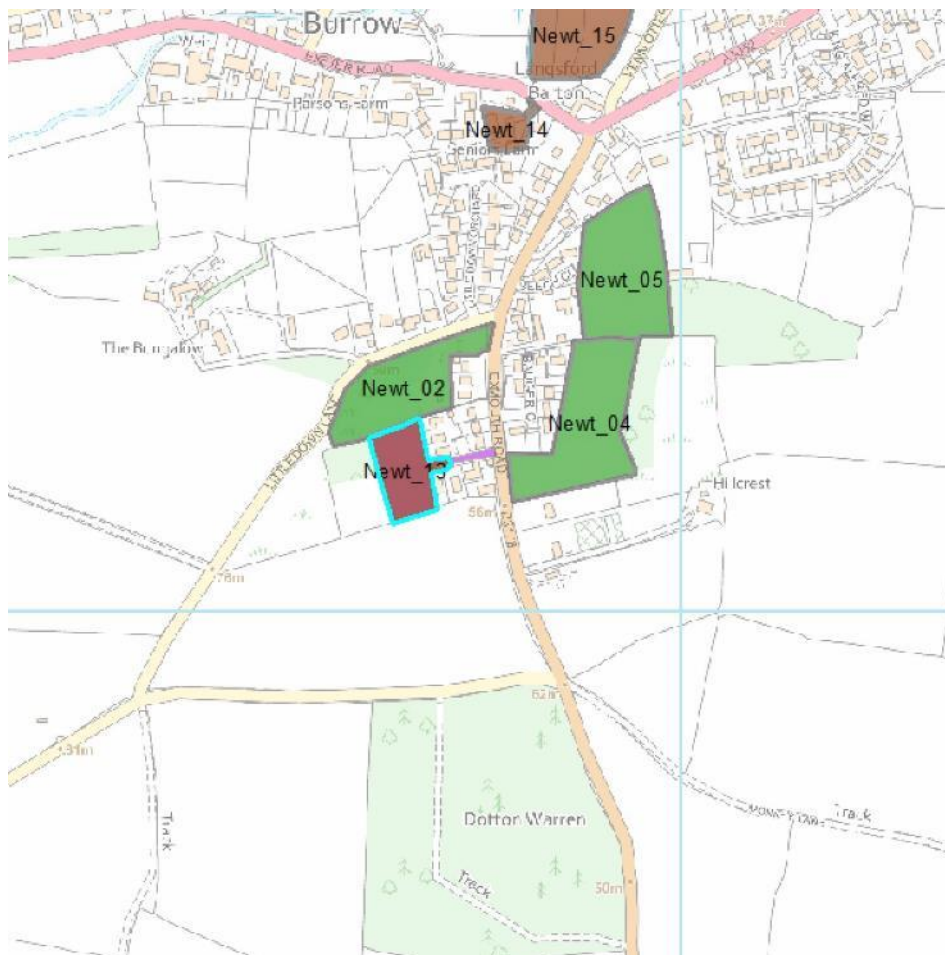
Settlement: Newton Poppleford

Site reference number: Newt_13

Site Address: Land off Down Close

Newton Poppleford Devon OJD, EX10 0JD

Map of site:



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

Site Area: 0.48

Site Assessment Summary:

Infrastructure implications: Devon County Highways has no objection, subject to access being from Down Close. Devon County Education advise that Newton Poppleford Primary has some capacity to support some limited development. Sites within safe walking distance of the primary school preferable. Depending on level of development new primary capacity could be required, but no ability to extend on the current primary school. There could be some push back to Sidmouth primary and Sidbury primary. Additional secondary capacity required. Transport costs apply for secondary.

Landscape sensitivity - summary of findings: Newt_13 is in the East Devon AONB. It comprises a grassed field with a wooded area on gently sloping land. Three site boundaries are well vegetated, with the eastern boundary to the adjoining housing being suburban style fencing. Newt_13 forms part of Landscape Character Type (LCT) 3B Lower rolling farmed and settled valley slopes. Key characteristics of this LCT shown on site are are gently rolling landform sloping up from valley floor, copses, predominantly pastoral farmland, often with wooded appearance, semi-natural habitats include woodland and trees.

Impact on historic environment - summary of findings: No significant issues identified.

Ecological impact - summary of findings: Newt_13 is within the Exe Estuary and Pebblebed Heaths habitat mitigation zones. Newt_13 is adjacent to a woodland nature recovery network. Significant moderate adverse impacts are predicted.

Accessibility assessment: Newt_13 is within 1600 metres of six services and facilities and is adjacent to a hourly bus service. However, there is not considered to be a safe and convenient route for pedestrians or cyclists to access the facilities, which are concentrated in the east of the village.

Other known site constraints: Newt_13 is partly Grade 1 and partly Grade 2 agricultural land and is in a drinking water source protection zone. Planning permission for 15 dwellings was refused on appeal in 2015 (14/1303/MFUL)

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 11

Brief summary of the key positives and negatives of the site: There is no safe and convenient pedestrian or cycling access to the services and facilities in the village centre. Grade 1 and 2 agricultural land. Potential impacts on ecology and AONB landscape.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Lack of safe and convenient pedestrian or cycling access to the services and facilities in the village centre. Potential landscape and ecological impacts. Grade 1 and 2 agricultural land.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

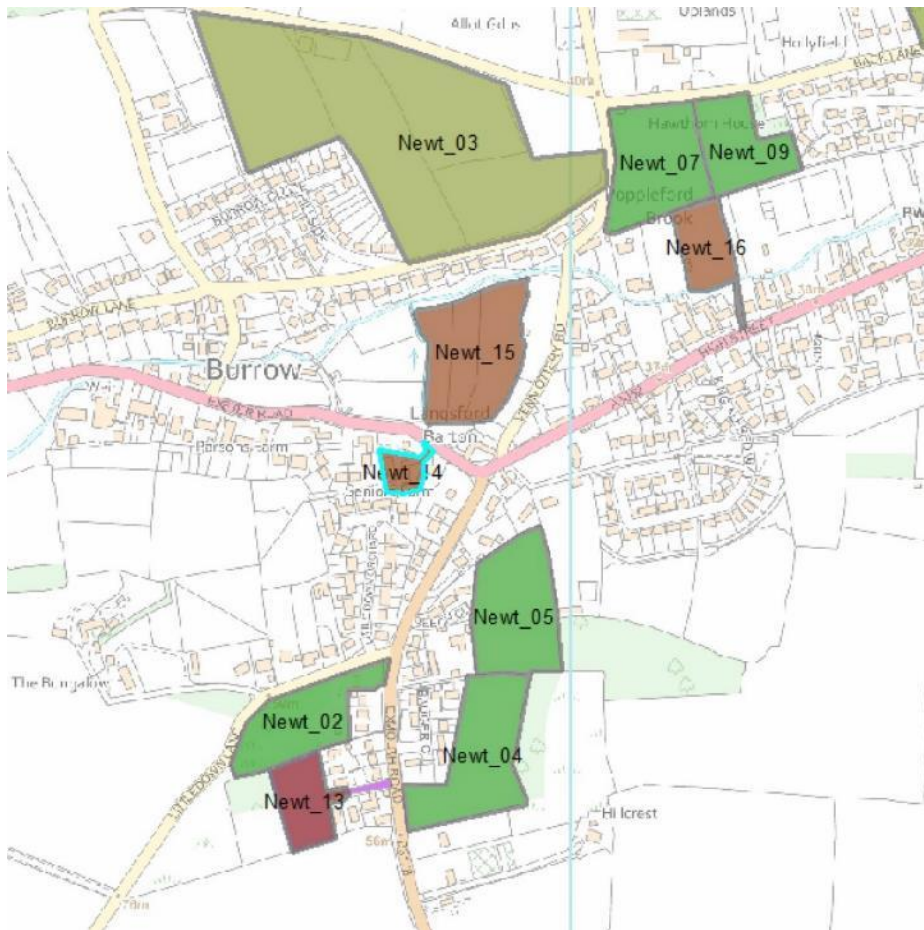
Site Detail:

Settlement: Newton Poppleford

Site reference number: Newt_14

Site Address: Seniors Farm yard, Ex10 0BH

Map of site:



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

Site Area: 0.17

Site Assessment Summary:

Infrastructure implications: Devon County Highways advise that it is likely that improvements to visibility outside of the submitted site would be required to secure an appropriate residential access. Devon County Education advise that Newton Poppleford Primary has some capacity to support some limited development. Sites within safe walking distance of the primary school preferable. Depending on level of development new primary capacity could be required, but no ability to extend on the current primary school. There could be some push back to Sidmouth primary and Sidbury primary. Additional secondary capacity required. Transport costs apply for secondary.

Landscape sensitivity - summary of findings: Newt_14 is within the East Devon AONB but comprises agricultural buildings with housing on all sides. Newt_14 forms part of Landscape Character Type (LCT) 3B Lower rolling farmed and settled valley slopes. Key characteristics of this LCT shown on site are farmsteads and various building ages, patterns and styles with various building materials including stone, bob, thatch and tile.

Impact on historic environment - summary of findings: Development of Newt_14 could affect the setting of 4 Grade II listed buildings.

Ecological impact - summary of findings: Newt_14 is within the Pebblebed Heaths habitat mitigation zone.

Accessibility assessment: Newt_14 is within 1600 metres of six services and facilities and is adjacent to a hourly bus service. However, there is not considered to be a safe and convenient route for pedestrians or cyclists to access the facilities, which are concentrated in the east of the village.

Other known site constraints: The access to Newt_14 and the adjacent road are within flood zone 3. It is in a drinking water source protection zone and has a moderate risk of groundwater flooding.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 5

Brief summary of the key positives and negatives of the site: There is no safe and convenient pedestrian or cycling access to the services and facilities in the village centre. Potential negative impact on setting of designated heritage assets and flooding issues.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Lack of safe and convenient pedestrian or cycling access to the services and facilities in the village centre. Potential heritage and flooding issues.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

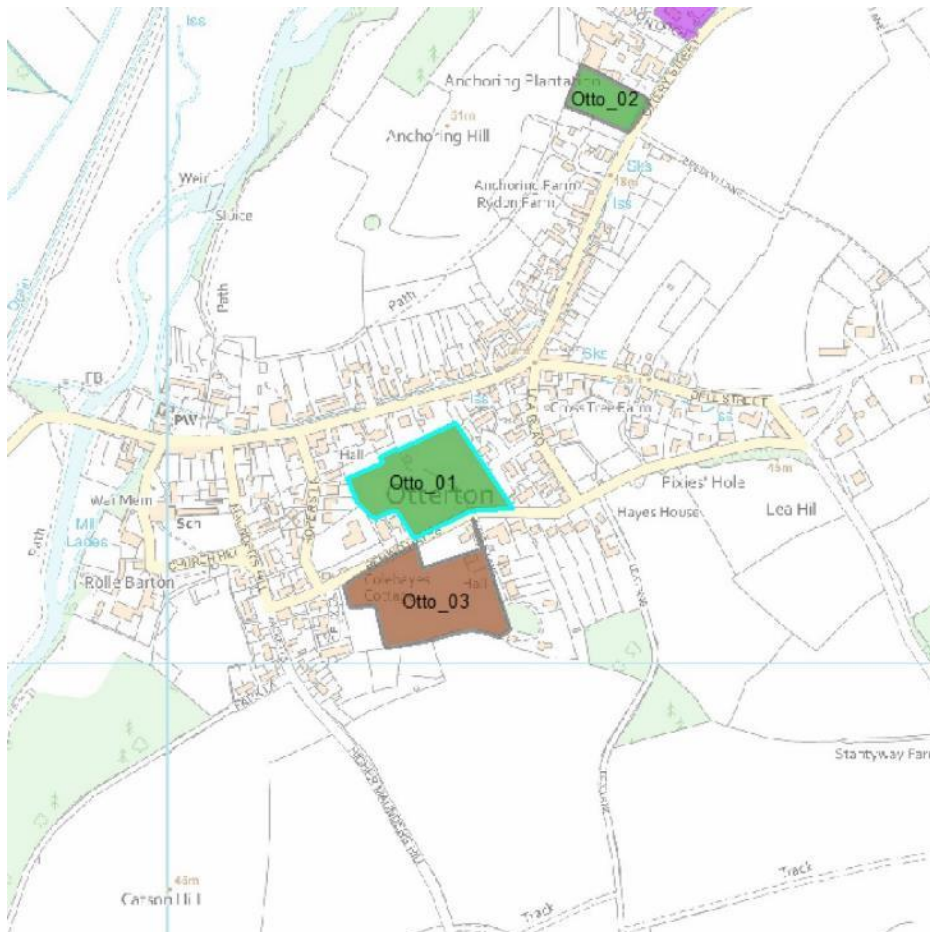
Site Detail:

Settlement: Otterton

Site reference number: Otto_01

Site Address: Land of Bell Street, Otterton,

Map of site:



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Site Area: 1.24

Site Assessment Summary:

Infrastructure implications: Devon County Council highways comments awaited. Devon County Education advise that Otterton Primary School has capacity to support the proposed development, which is within walking distance. Transport costs would apply for secondary.

Landscape sensitivity - summary of findings: Otto_01 is in the East Devon AONB. Otto_01 forms part of Landscape Character Type (LCT) 5D Estate wooded farmland. Key characteristics of this LCT shown on site are rolling hills drained by frequent streams, well-wooded character, nucleated historic villages, pastoral farmland and winding rural roads.

Impact on historic environment - summary of findings: Development of Otto_01 has the potential to affect the setting of 19 designated heritage assets. Further assessment required.

Ecological impact - summary of findings: Site is within the Exe Estuary and Pebblebed Heaths Habitat Mitigation Zones. Site assessment work required.

Accessibility assessment: Otto_01 is within 110 metres of a small range of services/facilities including a primary school, pub, community hall and convenience store.

Other known site constraints: Otto_01 lies within a drinking water source protection zone. Initial evidence shows that it is at moderate risk of groundwater flooding. Planning permission for 18 homes was refused in 1990 (ref. 90/P0695).

Site opportunities: Development of Otto_01 would enable provision of additional homes very close to the village centre.

Amended Maximum Yield following discounted areas on site: 10

Brief summary of the key positives and negatives of the site: Development of Otto_01 would enable provision of additional homes very close to the village centre, but there are significant constraints, particularly highways, heritage and landscape.

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

Reason(s) for allocating or not allocating: Further work on the impact of development on highways, landscape and heritage is required to understand potential impacts before it would be appropriate to allocate the site for development. However, it is recommended that the site be included as a 'second choice' site so that consultation can be undertaken on a potential allocation while further assessment work is undertaken.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

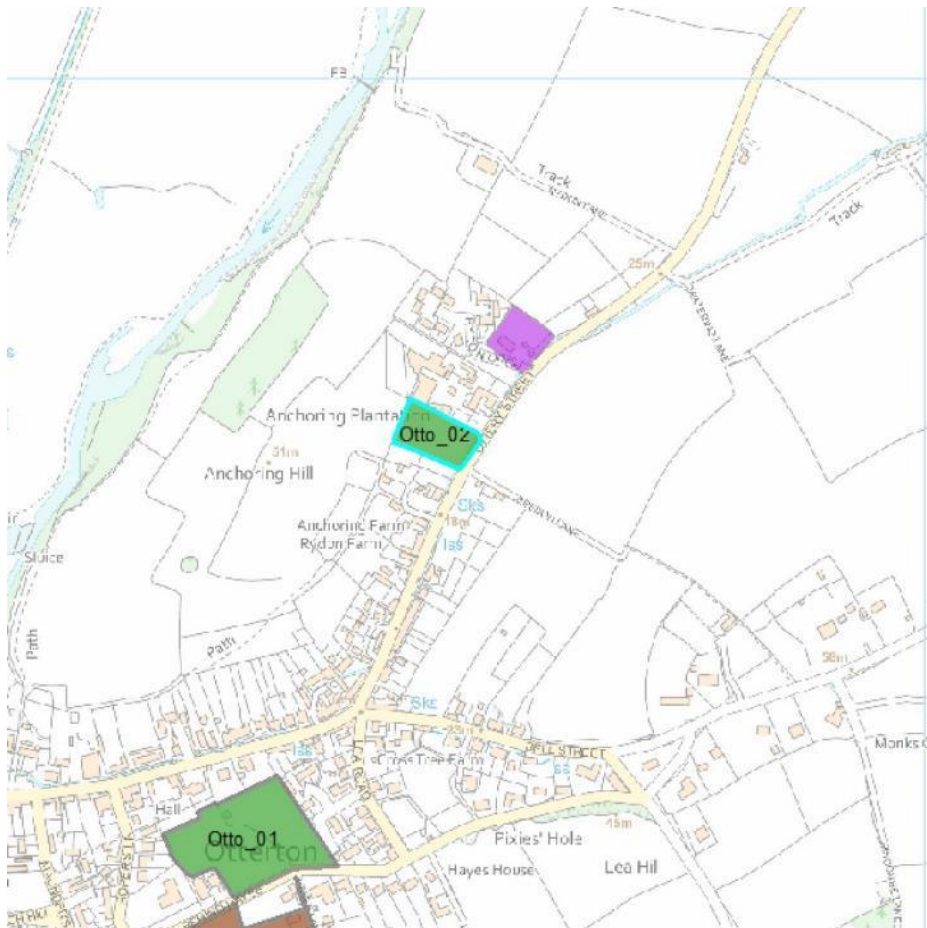
Site Detail:

Settlement: Otterton

Site reference number: Otto_02

Site Address: Land adjacent to the North Star, Otterton,

Map of site:



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Site Area: 0.37

Site Assessment Summary:

Infrastructure implications: Devon County Council highways advise that Behind Hayes is quite a narrow lane, although it does have some existing development and could be an infilled plot with a footway frontage to gain visibility, possible emergency/ped/cycle access through Vieux Close. Devon County Education advise that Otterton Primary School has capacity to support the proposed development, which is within walking distance. Transport costs would apply for secondary.

Landscape sensitivity - summary of findings: Otto_02 is within the East Devon AONB. Otto_02 forms part of Landscape Character Type (LCT) 5D Estate wooded farmland. Key characteristics of this LCT shown on site are rolling hills drained by frequent streams, nucleated historic villages, pastoral farmland and winding rural roads.

Impact on historic environment - summary of findings: Development of Otto_02 has the potential to affect the setting of 4 designated and 1 non-designated heritage assets. Further assessment required.

Ecological impact - summary of findings: Site is within the Exe Estuary and Pebblebed Heaths Habitat Mitigation Zones. Desktop assessment shows that Otto_02 is within 100m of a nature recovery network grassland area. Further site assessment required.

Accessibility assessment: Otto_02 is within 620 metres of a small range of services/facilities including a primary school, pub, community hall and convenience store.

Other known site constraints: The eastern half of the site is within flood zone 2, as is the road. It is Grade 2 agricultural land in a drinking water source protection zone. Initial evidence indicates that the site is at a moderate to high risk of groundwater flooding. There is potentially contaminated land associated with a factory to the north of the site.

Site opportunities: none identified

Amended Maximum Yield following discounted areas on site: 8

Brief summary of the key positives and negatives of the site: Development of Otto_02 would enable provision of additional homes in Otterton, but there are significant constraints, particularly flooding, heritage and landscape.

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

Reason(s) for allocating or not allocating: Further work on the impact of development on landscape, flooding and heritage is required to understand potential impacts before it would be appropriate to allocate the site for development. However, it is recommended that the site be included as a 'second choice' site so that consultation can be undertaken on a potential allocation while further assessment work is undertaken.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

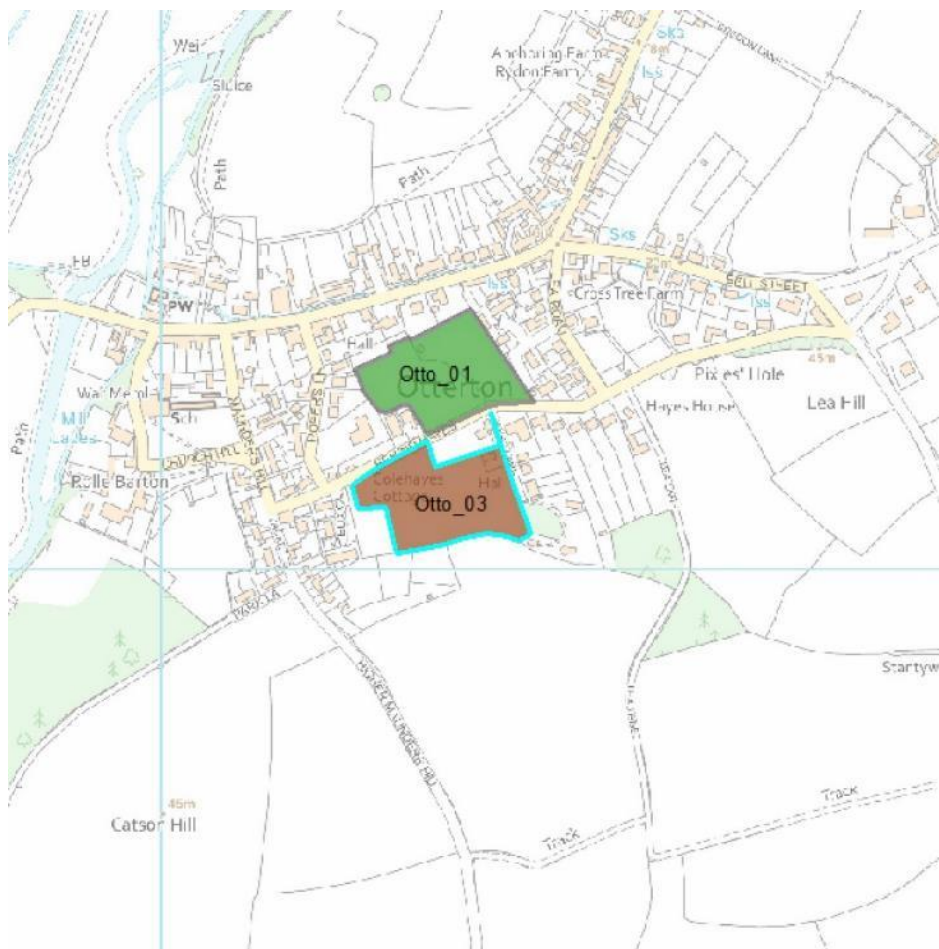
Site Detail:

Settlement: Otterton

Site reference number: Otto_03

Site Address: Land at Hayes Lane, Otterton, Devon, EX9 7JS

Map of site:



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Site Area: 1.33

Site Assessment Summary:

Infrastructure implications: Devon County Council highways advise that, although Ottery Street has no footways but a shared use style carriageway, the land would be able to provide a modest infill in terms of impact upon the highway and access would be acceptable. Devon County Education advise that Otterton Primary School has capacity to support the proposed development, which is within walking distance. Transport costs would apply for secondary.

Landscape sensitivity - summary of findings: Otto_03 is in the East Devon AONB. Otto_03 forms part of Landscape Character Type (LCT) 5D Estate wooded farmland. Key characteristics of this LCT shown on site are rolling hills, well-wooded character, nucleated historic villages, pastoral farmland and winding rural roads.

Impact on historic environment - summary of findings: Development of Otto_03 has the potential to affect The Old Vicarage, Ropers Lane, a Grade II listed building.

Ecological impact - summary of findings: Site is within the Exe Estuary and Pebblebed Heaths Habitat Mitigation Zones. Desktop assessment shows that Otto_03 is adjacent to a Nature Recovery Network grassland area. Further site assessment required.

Accessibility assessment: Otto_03 is within 200 metres of a small range of services/facilities including a primary school, pub, community hall and convenience store.

Other known site constraints: Otto_03 lies within a drinking water source protection zone. Initial evidence indicates that part of the site may have a moderate risk of groundwater flooding. The Jubilee Playground, shown as local green space in the Otterton Neighbourhood Plan, lies to the immediate west of the site.

Site opportunities: Development of Otto_03 would enable provision of additional homes very close to the village centre.

Amended Maximum Yield following discounted areas on site: 5

Brief summary of the key positives and negatives of the site: Development of Otto_03 would enable provision of additional homes close to the village centre, but there are significant constraints, particularly highways, heritage and landscape.

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

Reason(s) for allocating or not allocating: Further work on the impact of development on highways, landscape, flooding and heritage is required to understand potential impacts before it would be appropriate to allocate any part of the site for development. However, it is recommended that the northern site frontage be included as a 'second choice' site so that consultation can be undertaken on a potential allocation while further assessment work is undertaken.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

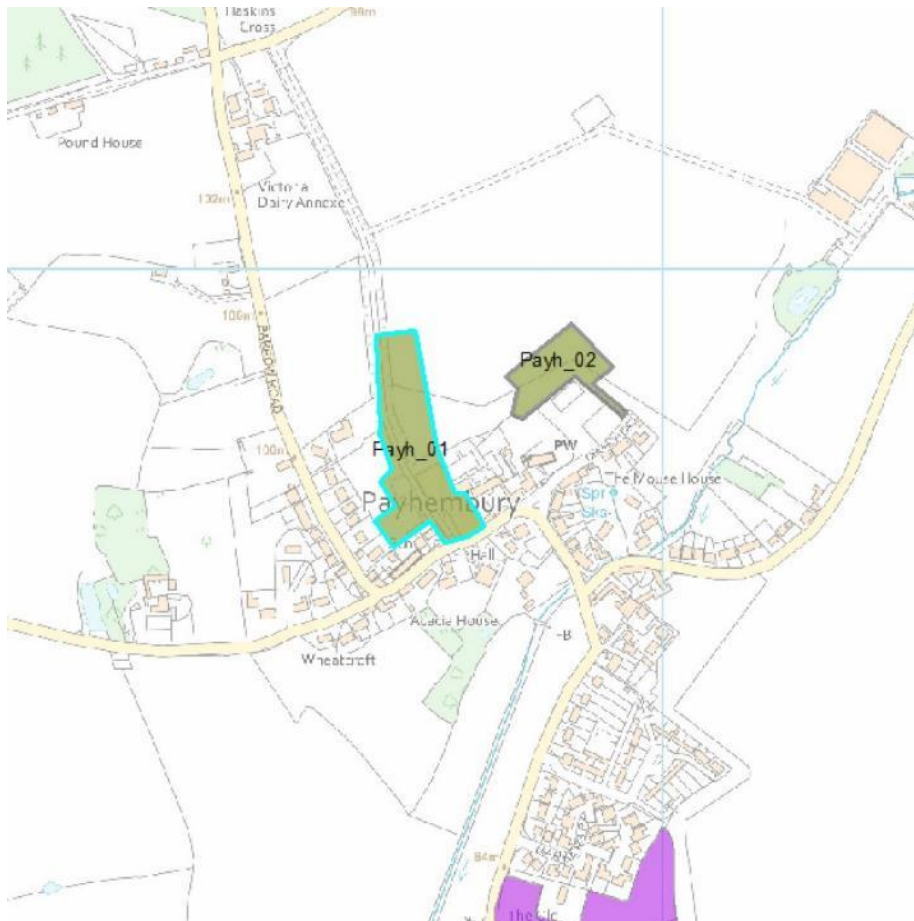
Site Detail:

Settlement: Payhembury

Site reference number: Payh_01

Site Address: Slade Barton, EX14 3HR

Map of site:



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

Site Area: 1.42

Site Assessment Summary:

Infrastructure implications: Access: Current industrial/local employment units near to Payhembury school and village facilities, exiting access and footway on south side of carriageway. DCC Education: Both sites are within walking distance of Payhembury primary school. The primary has some capacity to support development, but as it is a popular school with out-of-area children this is likely to cause a pushback on other primary schools. Site Payh_01 is adjacent/ takes in part of the school site - impact on school could be a concern and needs to be carefully assessed. Additional secondary capacity required and transport costs for secondary apply. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.

Landscape sensitivity - summary of findings: Outside of AONB. Units and agricultural field at Slade Barton in Payhembury village. Site slopes up towards the north. Current permission for 9 dwellings and relocated workshop on southern part of the site. Remainder of site is considered to have capacity for 5 dwellings. Remainder of the site to north is highly exposed and poorly related to the existing village development. Overall, the site has a high/medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: Heritage assets present: Grade II Apple Tree Cottage (50m), Grade II Yeomans Cottage (72m), Grade II Payhembury VC School and School House (18m), Grade II Sunnyside (48m), Grade II Higher House (59m), Grade I St Mary's Church (75m). Potential for adverse heritage impact subject to final design and layout. Northern extent of site more exposed. 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: Ecology: Nature Recovery Network (1m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (73m). Site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

Accessibility assessment: 5 out of 12 facilities within 1,600m of site.

Other known site constraints: Site is not in the flood zone but central road running through the site is at low risk of surface water runoff. Grade 3 agricultural land in strategic assessment.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 34

Brief summary of the key positives and negatives of the site: Site has active employment use to south and is exposed and poorly related to built-up area pattern to north.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Outside of AONB. Employment units and agricultural field at Slade Barton in Payhembury village. Site slopes up towards the north. Current permission for 9 dwellings and relocated workshop on southern part of the site. Remainder of site is considered to have capacity for 5 dwellings. Remainder of the site to north is highly exposed and poorly related to the existing village development.

Heritage assets present: Grade II Apple Tree Cottage (50m), Grade II Yeomans Cottage (72m), Grade II Payhembury VC School and School House (18m), Grade II Sunnyside (48m), Grade II Higher House (59m), Grade I St Mary's Church (75m). Potential for adverse heritage impact subject to final design and layout. Northern extent of site more exposed.

Ecology: Nature Recovery Network (1m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (73m). Site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Southern half of site has planning permission under ref. 22/0989/MRES. Northern half of site more exposed and poorly aligned to existing built form. The site context and constraints do not support allocation at this stage.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

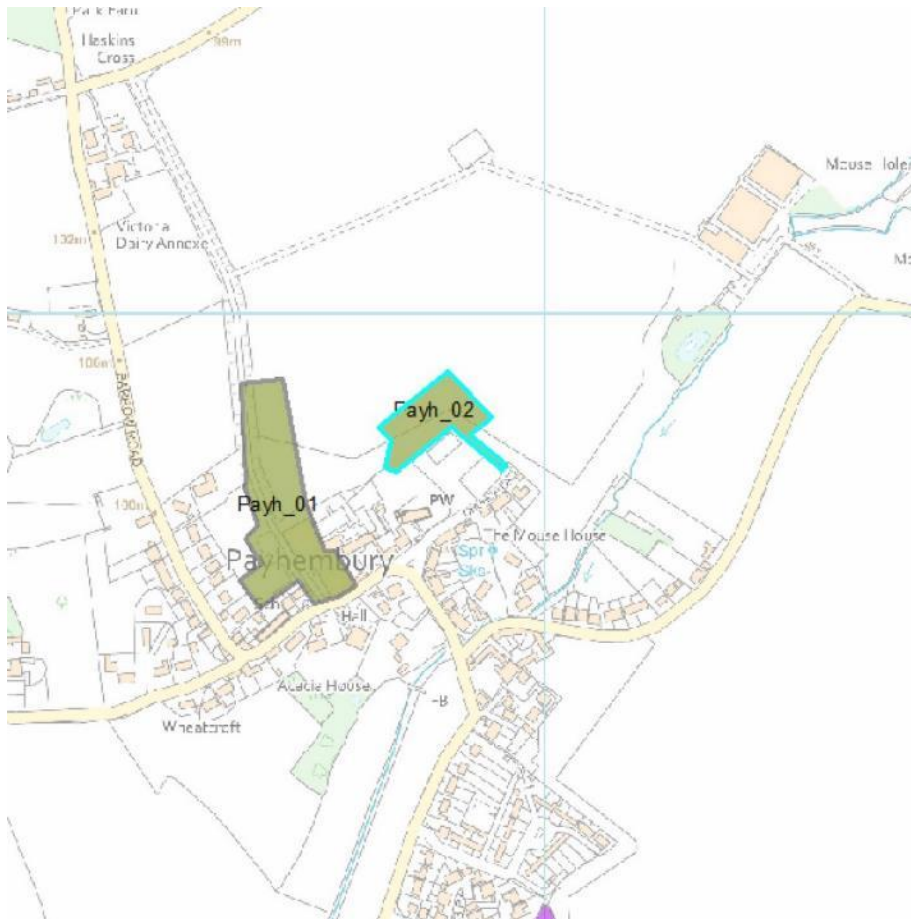
Site Detail:

Settlement: Payhembury

Site reference number: Payh_02

Site Address: Behind Playing fields, EX14 3HR

Map of site:



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

Site Area: 0.57

Site Assessment Summary:

Infrastructure implications: Access: Restricted access through Church Lane but a possible connection through Payh_01 should that parcel come through would make the parcel more viable. Limited visibility for peds and cycles on Church Lane. DCC Education: Both sites are within walking distance of Payhembury primary school. The primary has some capacity to support development, but as it is a popular school with out-of-area children this is likely to cause a pushback on other primary schools. Site Payh_01 is adjacent/ takes in part of the school site - impact on school could be a concern and needs to be carefully assessed. Additional secondary capacity required and transport costs for secondary apply. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.

Landscape sensitivity - summary of findings: Outside of AONB. Agricultural field adjoining Payhembury village recreation ground. Site slopes up towards the north. Highly exposed site to north of village adjacent to Grade I listed building and curtilage (St Mary's Church). Overall, the site has a high landscape sensitivity to new development.

Impact on historic environment - summary of findings: Heritage assets present: Grade II Sunnyside (75m), Grade II Higher House (61m), Grade I St Mary's Church (45m). Likely significant heritage impact to adjacent Grade I listed church and curtilage. 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: Ecology: Nature Recovery Network (1m). Site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

Accessibility assessment: 5 out of 12 facilities within 1,600m of site.

Other known site constraints: Site does not contain any areas at risk of flooding. Grade 2 agricultural land in strategic assessment.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 14

Brief summary of the key positives and negatives of the site: Site is adjacent to Grade I listed church with clear heritage implications. Site development would not relate well to the local character.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Outside of AONB. Agricultural field adjoining Payhembury village recreation ground. Site slopes up towards the north. Highly exposed site to north of village adjacent to Grade I listed building and curtilage (St Mary's Church).

Heritage assets present: Grade II Sunnyside (75m), Grade II Higher House (61m), Grade I St Mary's Church (45m). Likely significant heritage impact to adjacent Grade I listed church and curtilage.

Ecology: Nature Recovery Network (1m). Site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone.

The site context and constraints do not support allocation at this stage.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

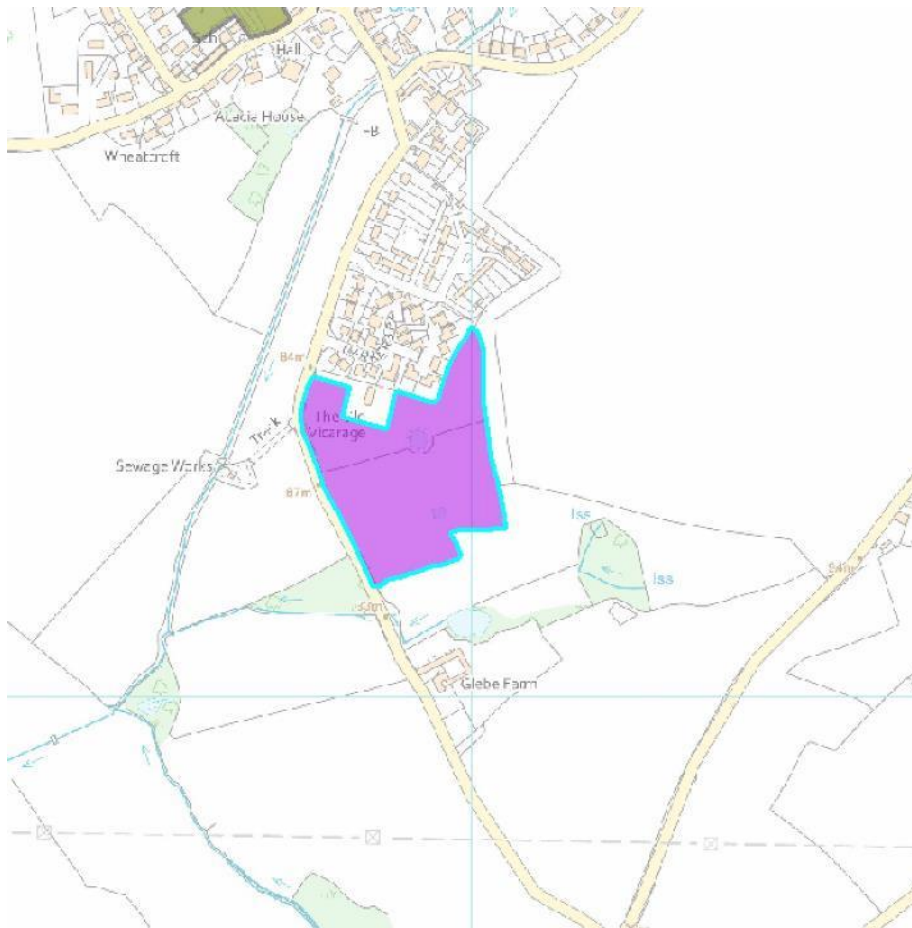
Site Detail:

Settlement: Payhembury

Site reference number: Payh_03

Site Address: Markers Park, Payhembury

Map of site:



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

Site Area: 3.3

Site Assessment Summary:

Infrastructure implications: 2022 Call for sites - data not available

Landscape sensitivity - summary of findings: Outside of AONB. Highly prominent site with high intervisibility, notably from southern approach to Payhembury. Agricultural field adjoining Payhembury built-up area. Site slopes up towards the east. Overall, the site has a high landscape sensitivity to new development.

Impact on historic environment - summary of findings: Heritage assets present: Grade II Glebe Farm to south (115m). 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: Ecology: Nature Recovery Network (5m). Site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone. Mature trees and hedgerows to borders. Mature trees in open field. Ponds to centre of field. Overall, significant moderate adverse effect predicted.

Accessibility assessment: 5 out of 12 facilities within 1,600m of site.

Other known site constraints: Site does not contain any areas at risk of flooding. Grade 3 agricultural land in strategic assessment.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 65

Brief summary of the key positives and negatives of the site: Site is a highly exposed gateway location.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Outside of AONB. Highly prominent site with high intervisibility, notably from southern approach to Payhembury.

Agricultural field adjoining Payhembury built-up area. Site slopes up towards the east.

Heritage assets present: Grade II Glebe Farm to south (115m).

Ecology: Nature Recovery Network (5m). Site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone. Mature trees and hedgerows to borders. Mature trees in open field. Ponds to centre of field.

The site context and constraints do not support allocation at this stage.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

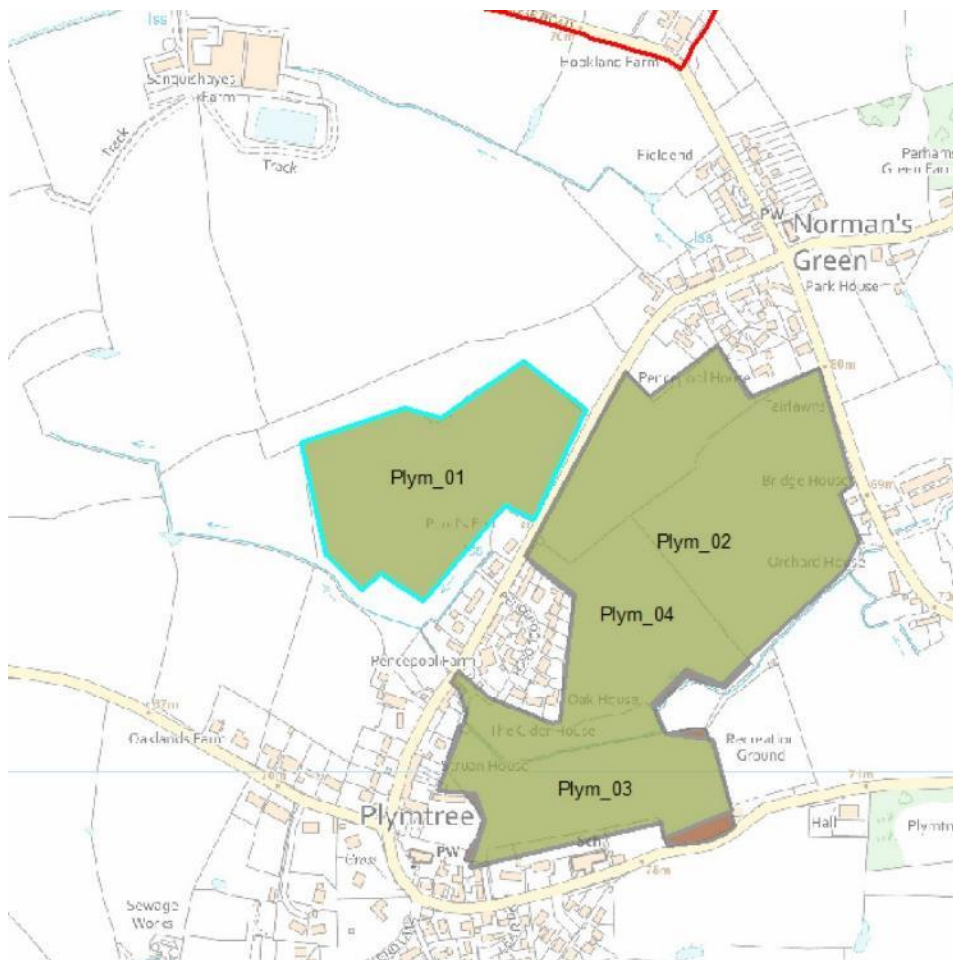
Site Detail:

Settlement: Plymtree

Site reference number: Plym_01

Site Address: Fordmore Farm, Plymtree, Cullompton, Devon.,

Map of site:



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

Site Area: 4.5

Site Assessment Summary:

Infrastructure implications: Access: Plymtree has the benefit of facilities, ie school, pub, church and shop to help mitigate short trip journeys from the development. Multiple accesses for secondary/ped/cyclists/emergency access from Bridge Road and Pencepool Orchard as well as the main Plymtree through-route. DCC Education: 25.6 ha sites proposed within close proximity to the school/village. Plymtree Primary has some capacity to support development, but not on scale of 25.6 ha. Transport costs to secondary would apply.

Landscape sensitivity - summary of findings: Outside of AONB. Agricultural field adjoining the north west of Plymtree village. Site slopes gently down towards the west. The site is highly exposed to the west and is screened by low density residential dwellings and mature hedgerow to the east. The site features a PROW (footpath) that crosses the south. Overall, the site has a high landscape sensitivity to new development.

Impact on historic environment - summary of findings: Heritage assets present: Grade II listed Penspool Cottage (55m), Grade II listed Pencepool Barn (75m), Grade II listed Pencepool Farm (85m). 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: Overall, minor adverse effect predicted (not significant)

Accessibility assessment: 6 out of 12 facilities within 1,600m of site.

Other known site constraints: Site is largely free of flood risk. Grade 3 agricultural land in strategic assessment.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 80

Brief summary of the key positives and negatives of the site: Site is rural in character and highly exposed. Development could lead to coalescence with Normans Green.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Outside of AONB. Agricultural field adjoining the north west of Plymtree village. Site slopes gently down towards the west. The site is highly exposed to the west and is screened by low density residential dwellings and mature hedgerow to the east. The site features a PROW (footpath) that crosses the south.

Heritage assets present: Grade II listed Penspool Cottage (55m), Grade II listed Pencepool Barn (75m), Grade II listed Pencepool Farm (85m).

Ecology: No designated areas within 250m.

Development of the site has the potential to introduce coalescence with Norman's Green to the north. Development would be highly visible from the public footpath to the south. The site context and constraints do not support allocation at this stage.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

Site Detail:

Settlement: Plymtree

Site reference number: Plym_03

Site Address: Land at Plymtree

Cullompton

Devon

Map of site:



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

Site Area: 2.86

Site Assessment Summary:

Infrastructure implications: Access: Plymtree has the benefit of facilities, ie school, pub, church and shop to help mitigate short trip journeys from the development. Multiple accesses for secondary/ped/cyclists/emergency access from Bridge Road and Pencepool Orchard as well as the main Plymtree through-route. DCC Education: 25.6 ha sites proposed within close proximity to the school/village. Plymtree Primary has some capacity to support development, but not on scale of 25.6 ha. Transport costs to secondary would apply.

Landscape sensitivity - summary of findings: Outside of AONB. Agricultural field adjoining Plymtree village to the north. Site gently slopes up towards the north. Includes part of site Plym_02. Site is adjacent to Grade I listed building and curtilage of St John the Baptist's Church in addition to two listed buildings to the south. Grade II* Pencepool Farm and curtilage 50m to north. Set within the context of low density housing to south, west and north west, recreational field to east, agricultural fields to north east. Mature tree lined hedgerow to borders with residential gardens to part of south border. Watercourse runs along northern border. Overall, the site has a medium/low landscape sensitivity to new development.

Impact on historic environment - summary of findings: Heritage assets present: Grade II listed Penspool Cottage (76m), Grade II listed Pencepool Barn (96m), Grade II listed Pencepool Farm (62m), Grade II listed Rose Cottage (52m), Grade I listed St John the Baptist's Church (40m) and curtilage, Grade II listed Knights Cottage (21m), Grade II listed Beech Cottage (24m). Likely significant heritage impact to adjacent Grade I listed church and curtilage. 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: Nature Recovery Network (1m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (21m). Overall, significant moderate adverse effect predicted.

Accessibility assessment: 6 out of 12 facilities within 1,600m of site.

Other known site constraints: A small section of the site to the west is covered by flood zones 2 and 3. Grade 3 agricultural land in strategic assessment.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 51

Brief summary of the key positives and negatives of the site: Site is rural in character with part set in the heart of the village, well related to built-up area. Notwithstanding this, the site is highly sensitive in terms of local heritage assets with a Grade I and Grade II* building adjacent.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Outside of AONB. Agricultural field adjoining and contained within Plymtree village to the north, east and south. Site gently slopes up towards the north. Set within the context of low density housing to south, west and north west, recreational field to east, agricultural fields to north east. Mature tree lined hedgerow to borders with residential gardens to part of south border. Watercourse runs along northern border.

Heritage assets present: Grade I listed St John the Baptist's Church (40m) and curtilage, Grade II* listed Pencepool Farm (62m), Grade II listed Pencepool Cottage (76m), Grade II listed Pencepool Barn (96m), Grade II listed Rose Cottage (52m), Grade II listed Knights Cottage (21m), Grade II listed Beech Cottage (24m). Likely significant heritage impact to adjacent Grade I listed church and curtilage.

Ecology: Nature Recovery Network (1m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (21m).

The east of the site is poorly related to the built-up area. The west of the site is better related to the built-up area. Opportunities for development of the west of the site are however constrained by the presence of significant GI and GII* heritage assets. The site constraints and context do not support allocation at this stage.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

Site Detail:

Settlement: Plymtree

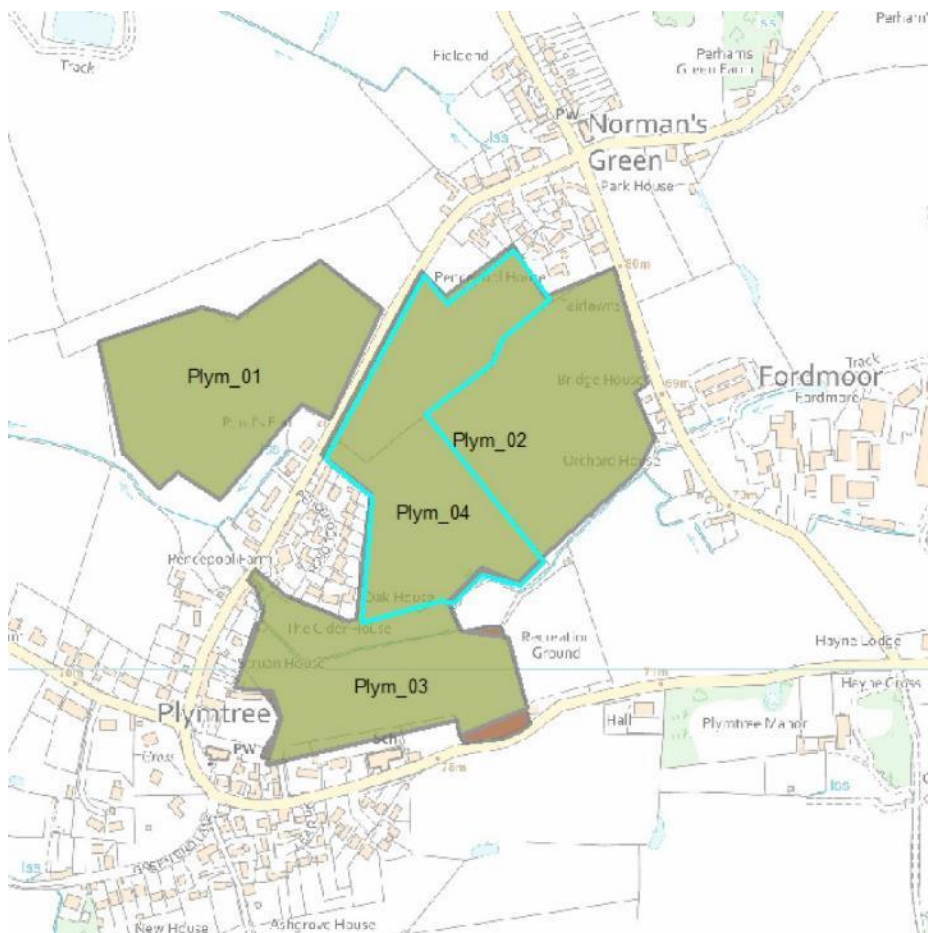
Site reference number: Plym_04

Site Address: Land at Plymtree

Cullompton

Devon

Map of site:



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

Site Area: 4.88

Site Assessment Summary:

Infrastructure implications: Access: Plymtree has the benefit of facilities, ie school, pub, church and shop to help mitigate short trip journeys from the development. Multiple accesses for secondary/ped/cyclists/emergency access from Bridge Road and Pencepool Orchard as well as the main Plymtree through-route. DCC Education: 25.6 ha sites proposed within close proximity to the school/village. Plymtree Primary has some capacity to support development, but not on scale of 25.6 ha. Transport costs to secondary would apply.

Landscape sensitivity - summary of findings: Outside of AONB. Two agricultural fields between Plymtree village and Norman's Green. Site gently slopes up towards the north. Includes part of site Plym_02. Development could erode separation between Plymstock and Norman's Green. Highly exposed from access routes. Overall, the site has a high/medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: Heritage assets present: Grade II listed Penspool Cottage (95m), Grade II listed Pencepool Barn (80m), Grade II listed Pencepool Farm (85m), Grade II listed The Old Forge (85m), Grade II listed Normans Green House (96m). 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: Nature Recovery Network (8m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (1m). Overall, significant moderate adverse effect predicted.

Accessibility assessment: 6 out of 12 facilities within 1,600m of site.

Other known site constraints: A small section of the site to the south is covered by flood zone 3. Grade 3 agricultural land in strategic assessment.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 84

Brief summary of the key positives and negatives of the site: Site is rural in character and highly exposed. Development could lead to coalescence with Normans Green.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Outside of AONB. Two agricultural fields between Plymtree village and Norman's Green. Site gently slopes up towards the north. Includes part of site Plym_02. Development could erode separation between Plymstock and Norman's Green. Highly exposed from access routes.

Heritage assets present: Grade II listed Penspool Cottage (95m), Grade II listed Pencepool Barn (80m), Grade II listed Pencepool Farm (85m), Grade II listed The Old Forge (85m), Grade II listed Normans Green House (96m).

Ecology: Nature Recovery Network (8m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (1m).

Development of the site has the potential to introduce coalescence with Norman's Green to the north. Development would be highly visible. The site context and constraints do not support allocation at this stage.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

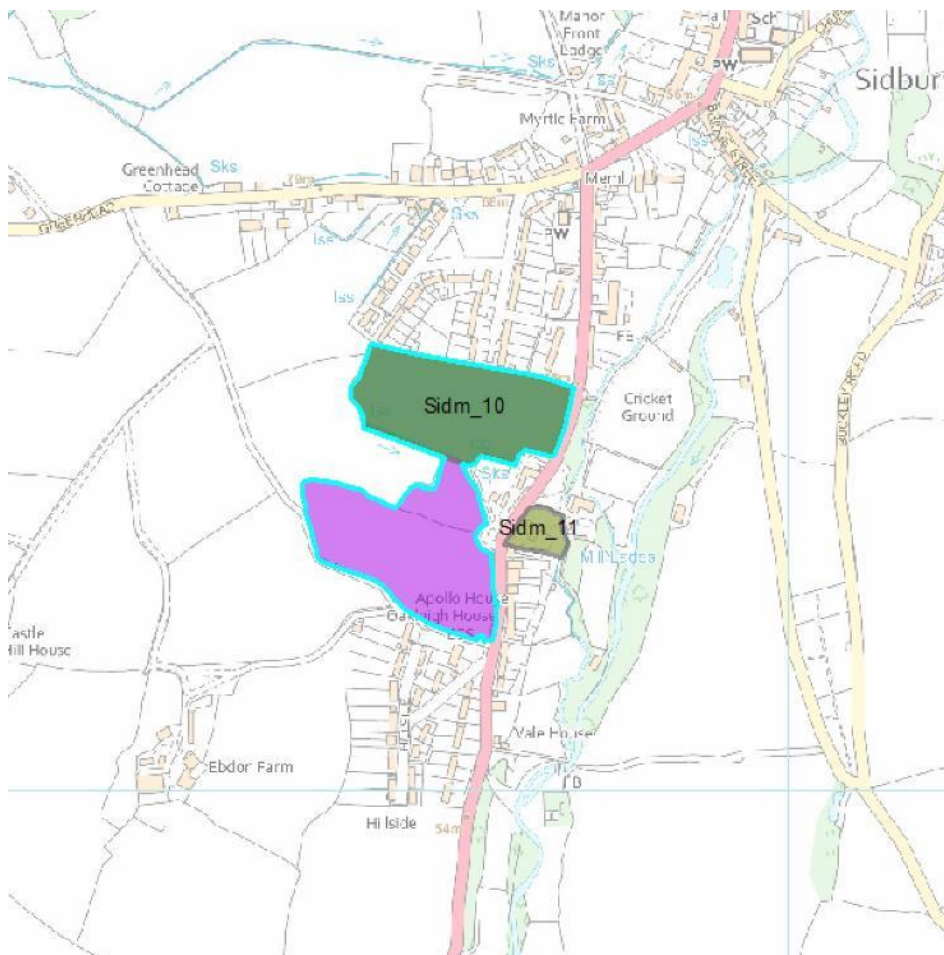
Site Detail:

Settlement: Sidbury

Site reference number: Sidm_34

Site Address: Land South of Furzehill, Sidbury

Map of site:



North arrow symbol (N with an upward arrow) 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 4

Site Assessment Summary:

Infrastructure implications: From partial site Sidm_10 (north) - DCC Highways: Access of Furzehill is preferable with a continuous footway. Rather than off the A375 which is narrow with no footpath and would need significant improvements. 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. Short distance views into site from A375 are limited due to topography and mature vegetation, but site is clearly visible from elsewhere in the AONB, for example from Buckley Road across the valley to east. A sensitive site in the AONB. Large 20thC residential estate to north may provide opportunity for improved access. Overall, the site has a high / medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: Heritage assets present: 1 - Grade II listed Furzehill Farm, 2 - Sidbury Conservation Area. Grade II listed Furzehill Farm 9m to south east, open views of site are available from this asset, currently view to agricultural field. Sidbury Conservation Area 13m to north east has views into southern part of the site. Potential impact on setting of these two heritage assets. 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: Ecology: Arable fields surrounded and divided by mature hedgerows and trees. Site is 10m from an unconfirmed wildlife site, 31m from a nature recovery network area, 35m 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: 8 out of 12 facilities within 1,600m of site. Located in village of Sidbury, footway to north on A375.

Other known site constraints: Grade 3 agricultural land in strategic assessment. Medium risk of surface water flooding on southern boundary of site.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 38

Brief summary of the key positives and negatives of the site: This site may provide an opportunity for limited development well aligned to existing built-up area. There may be an opportunity to provide improved pedestrian pathways from the Hillside Estate through to the village core. Heritage and landscape impact assessments of any future proposal would be required. The site yield is significantly reduced due to constraints present.

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

Reason(s) for allocating or not allocating: Newly submitted site overlaps whole of previously submitted Sidm_10 (Sidm_10 now discounted) .

Site is located entirely within AONB. Short distance views into site from A375 are limited due to topography and mature vegetation, but site is clearly visible from elsewhere in the AONB, for example from Buckley Road across the valley to east. A sensitive site in the AONB. Large 20thC residential estate to north may provide opportunity for improved access.

Heritage assets present: 1 - Grade II listed Furzehill Farm, 2 - Sidbury Conservation Area. Grade II listed Furzehill Farm 9m to south east, open views of site are available from this asset, currently view to agricultural field. Sidbury Conservation Area 13m to north east has views into southern part of the site. Potential impact on setting of these two heritage assets.

Ecology: Arable fields surrounded and divided by mature hedgerows and trees. Site is 10m from an unconfirmed wildlife site, 31m from a nature recovery network area, 35m 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.

This site may provide an opportunity for limited development well aligned to existing built-up area. There may be an opportunity to provide improved pedestrian pathways from the Hillside Estate through to the village core. Heritage and landscape impact assessments of any future proposal would be required. The site yield is significantly reduced due to constraints present.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

Site Detail:

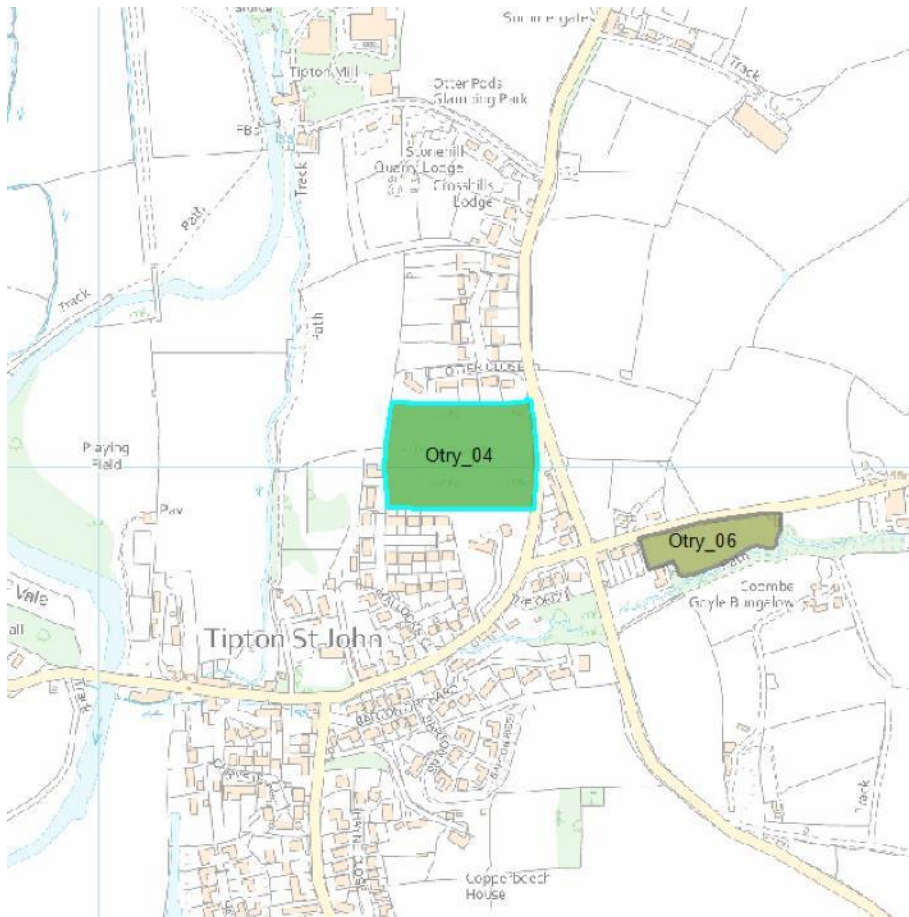
Settlement: Tipton St John

Site reference number: Otry_04

Site Address: Land South of Otter Close

Tipton St John, EX10 0JU

Map of site:



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

Site Area: 1.88

Site Assessment Summary:

Infrastructure implications: This site can be accessed via the 'main' road, with the 30mph speed limit extended and the 'sunken lane' closed to vehicular traffic as suggested by the Submitter. Concerns as the current Tipton ST John primary school buildings are located in the floodplain. DCC trying to find a site to relocate the school out of the floodplain. Currently the majority of children come from Sidmouth or Ottery St Mary - so development could lead to a push back to these schools which have limited capacity. Any significant development within the village should consider the requirement for a new primary school site. Additional secondary capacity required and transport costs would apply. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.

Landscape sensitivity - summary of findings: Medium sensitivity. Site is a 3b Lower rolling farmed and settled valley slopes type, within 100m of the East Devon AONB. Site is large and relatively level, although there is a slight fall from north to south and a further fall towards the east corner. Site is scrubby and previously grazed, with hedge providing roadside screening. Some intervisibility with the AONB which would increase if site were developed, however this would be seen in the context of existing development, as the rear gardens of houses in Otter Close abut the northern boundary and the gardens of Mallocks Close abut to the south and wrap around the south west corner.

Impact on historic environment - summary of findings: The site is not in close proximity to any designated heritage assets however it is within a landscape where prehistoric activity is demonstrated by finding flint tools and the remnants of historic field patterns. Further investigation and assessment should be a requirement of any planning permission for development.

Ecological impact - summary of findings: The site is a single field, previously grazed now scrubby with mature hedgerow boundaries. No significant habitat or species identified on site but existing trees should be retained and further assessment undertaken as part of any application.

Accessibility assessment: The site is within 1600m of 4 or more facilities including a school (although this is proposed to be relocated outside the village), a hall, a pub and a shop. There is not a regular bus service. A previous appeal Inspector (13/1431/FUL) refused a scheme for 19 houses on the basis that the village was not sustainable.

Other known site constraints: none

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 45

Brief summary of the key positives and negatives of the site: The site is located between two groups of existing houses but forms a rural backdrop to the village. It is just outside the AONB and has no particular ecological or heritage interest, although further assessment would be required as part of any application. The village is a tier 4 settlement, however it does not have a frequent bus service and the primary school is proposed to be relocated elsewhere. There is insufficient secondary school provision.

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

Reason(s) for allocating or not allocating: The site should be considered as a 2nd best site due to the uncertainty around future school provision and the lack of a frequent bus service.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

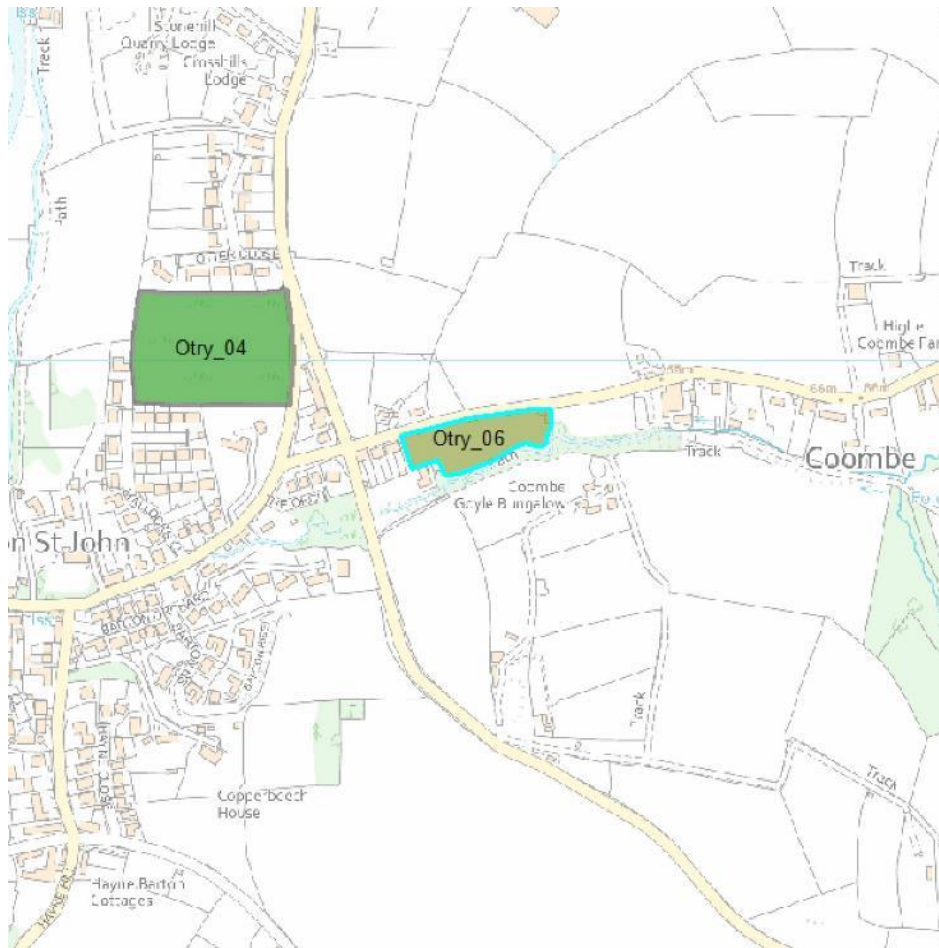
Site Detail:

Settlement: Tipton St John

Site reference number: Otry_06

Site Address: Land next to 6 Coombe Vale, Tipton St John, Devon, EX10 0AU

Map of site:



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

Site Area: 0.64

Site Assessment Summary:

Infrastructure implications: Assuming it is frontage development it should include a footway and some localised widening. Concerns as the current Tipton ST John primary school buildings are located in the floodplain. DCC trying to find a site to relocate the school out of the floodplain. Currently the majority of children come from Sidmouth or Ottery St Mary - so development could lead to a push back to these schools which have limited capacity. Any significant development within the village should consider the requirement for a new primary school site. Additional secondary capacity required and transport costs would apply. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.

Landscape sensitivity - summary of findings: Medium-high sensitivity. Site is a 3b Lower rolling farmed and settled valley slopes type, within the East Devon AONB. The site is rectangular and runs alongside a narrow lane, bounded by a hedgerow and stream. Development would have to be located away from the southern boundary, due to trees and flooding, and this would increase it's visual harm. Site is scrubby and grazed by horses, with hedge providing roadside screening. The valley bottom location reduces intervisibility with the wider AONB but it is a rural site with a sense of remoteness despite the small group of dwellings to the east and other sporadic dwellings along the lane. A public footpath runs along the south of the site.

Impact on historic environment - summary of findings: The site is not in close proximity to any designated heritage assets however it is within a landscape where prehistoric activity is demonstrated by finding flint tools and the remnants of historic field patterns. Further investigation and assessment should be a requirement of any planning permission for development.

Ecological impact - summary of findings: The site is a single field, grazed but scrubby with mature hedgerow boundaries. There is a band of mature trees and a stream to the south of the site which should be retained (this area floods in any case) which increases the biodiversity significance of the site.

Accessibility assessment: The site is within 1600m of 4 or more facilities including a school (although this is proposed to be relocated outside the village), a hall, a pub and a shop. There is not a regular bus service. A previous appeal Inspector (13/1431/FUL) refused a scheme for 19 houses elsewhere in the village on the basis that the village was not sustainable.

Other known site constraints: none

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 12

Brief summary of the key positives and negatives of the site: The site is located close to facilities. It forms a rural edge to the village and lies within the AONB, in an area of landscape sensitivity. There is a band of trees to the south of the site which are of habitat importance. The village is a tier 4 settlement, however it does not have a frequent bus service and the primary school is proposed to be relocated elsewhere. There is insufficient secondary school provision.

Should the site be allocated? No

Reason(s) for allocating or not allocating: The site should not be allocated due to its landscape sensitivity, ecological importance and due to the uncertainty around future school provision and the lack of a frequent bus service.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

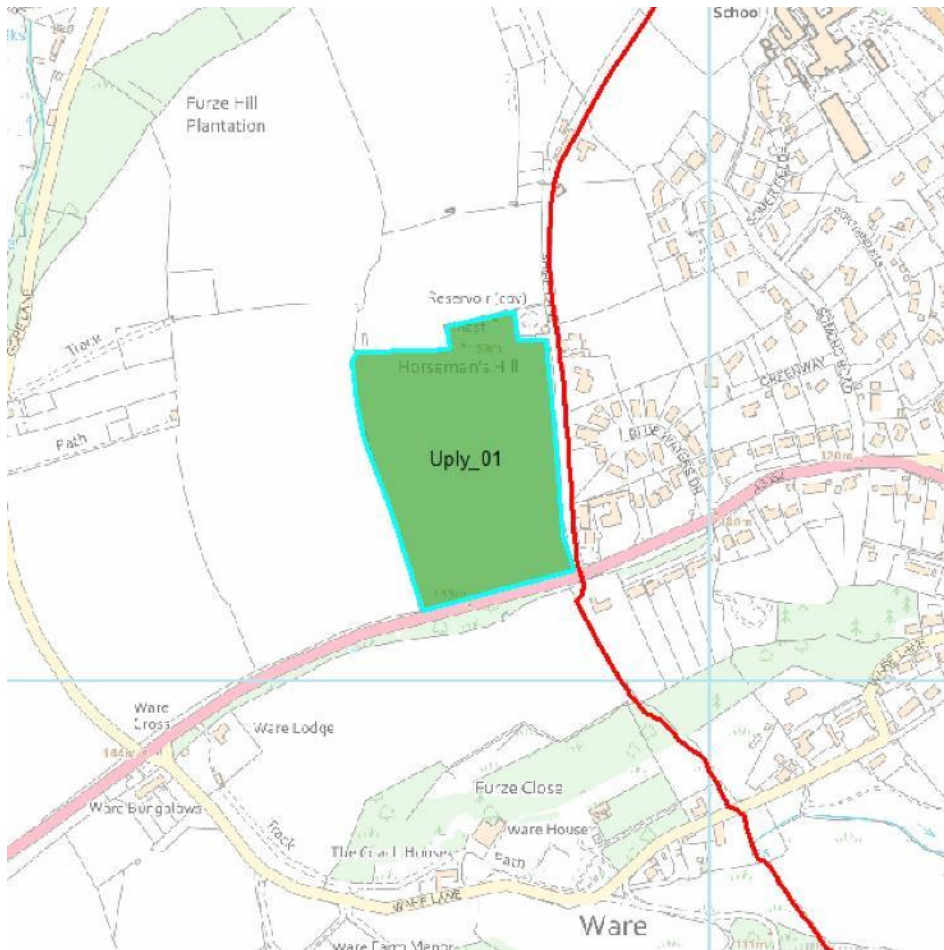
Site Detail:

Settlement: Uplyme

Site reference number: Uply_01

Site Address: Land at Sidmouth Road, Lyme Regis, DT7 3ET

Map of site:



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

Site Area: 5.11

Site Assessment Summary:

Infrastructure implications: Devon County Council advise that an appropriate and safe access can be achieved from the site onto the A3052 Sidmouth Road, which is on level, ped/cycle and emergency access can be obtained via Shire Lane. Devon County Education advise that there is some capacity to support development at the primary school in Uplyme, but not on this scale and there are no safe walking routes.

Landscape sensitivity - summary of findings: Uply_01 is located on the open coastal plateaux above the Dorset town of Lyme Regis. It is a highly visible site in the AONB landscape when approaching the town from the west – at this point the town is largely hidden from view due to a drop in land levels.

Impact on historic environment - summary of findings: No significant issues identified.

Ecological impact - summary of findings: No significant issues identified.

Accessibility assessment: Although the site lies within 400 metres of a secondary school, it is around 1200 metres to the town centre. Furthermore, there is no continuous footway from the site to access services and facilities and there is a steep drop into the town centre.

Other known site constraints: Grade 3 agricultural land. Planning permission for 120 dwellings was refused in 2015 (ref.15/0851/MOUT)

Site opportunities: The development of around 92 homes on the site (the maximum yield under the HEELA methodology) would help to provide housing to meet the needs of the adjacent settlement (both Uplyme and Lyme Regis).

Amended Maximum Yield following discounted areas on site: 92

Brief summary of the key positives and negatives of the site: The development of up to 92 homes on the site would help to meet local housing needs and there are limited opportunities in the area given the severe constraints. However, the site is prominent in the attractive AONB landscape and it would be very difficult to access services and facilities in the town centre on foot or by cycling.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Poor relationship with and pedestrian/cycle access to services and facilities and prominent site in AONB.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

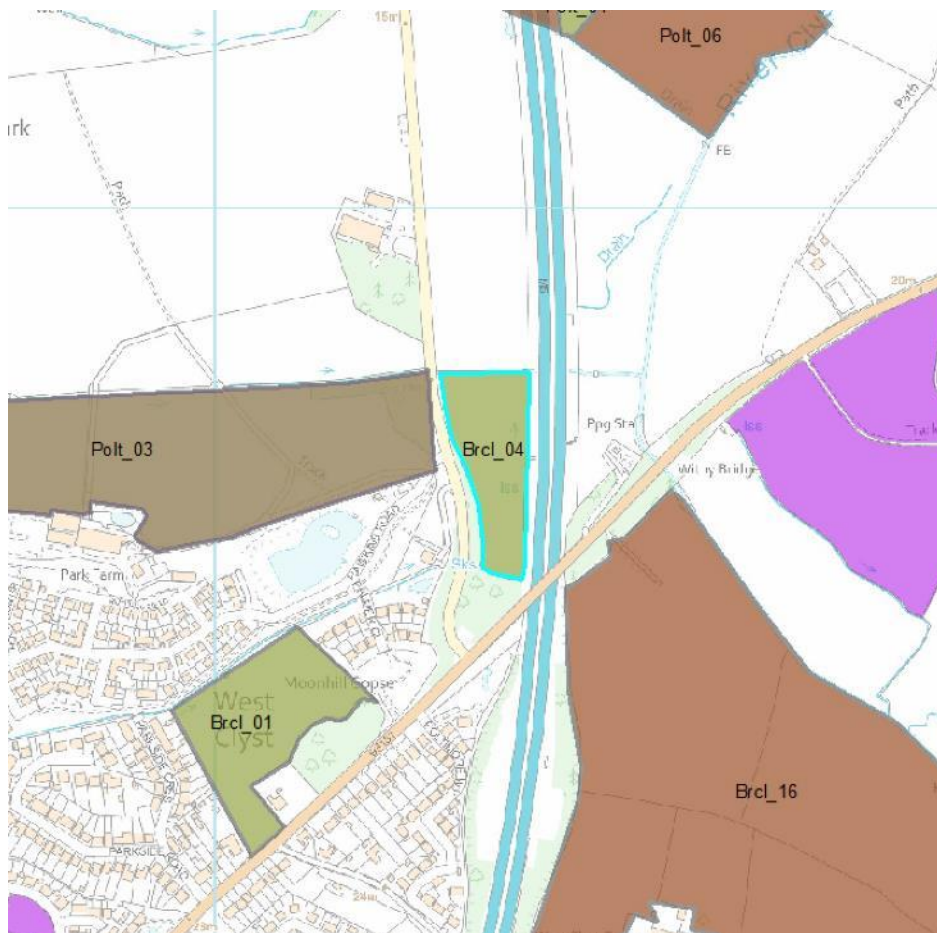
Site Detail:

Settlement: West Clyst

Site reference number: Brc1_04

Site Address: Land adjacent Poltimore Park, Poltimore, EX4 0AU

Map of site:



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

Site Area: 1.6

Site Assessment Summary:

Infrastructure implications: DCC - highways : Access from Poltimore Rd OK DCC - Education :In close proximity to West Clyst Community Primary - potentially capacity to support development. Additional secondary provision required.

Landscape sensitivity - summary of findings: The site is a relatively flat agricultural field with medium- high visibility, located between Westclyst and the M5, adjoining to new residential development and parkland. This site has medium landscape sensitivity.

Impact on historic environment - summary of findings: The site located in the edge of West Clyst, no designated heritage asset within 100m and the nearest heritage asset is Grade II listed, 202m to North.

Ecological impact - summary of findings: The site use as agriculture covered by crops, vegetation on the edge of the site boundary. The site falls in Exe Estuary & Pebbled Heath buffer zone, and Section 41 (S41) Habitat of Principle Importance, County Wildlife sites (CWS) and unconfirmed wildlife sites (UWS) within 100m of site. Significant moderate adverse effect predicted.

Accessibility assessment: The site is within 1,600 meters of 8 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

Other known site constraints: The site falls in Floodzone 3

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 8

Brief summary of the key positives and negatives of the site: Positives: good access road and adjacent to the M5, good access to existing and new residential dwellings and facilities. Limited impact upon the historic environment and minor ecological impact. Negatives: The site mainly falls in floodzone 3, noise impact from M5 and medium landscape sensitivity.

Should the site be allocated? No

Reason(s) for allocating or not allocating: large proportion of the site fall inside floodzone 3, which reduced the yield from 40 to 8, and the site have medium-high landscape and ecology impacts.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

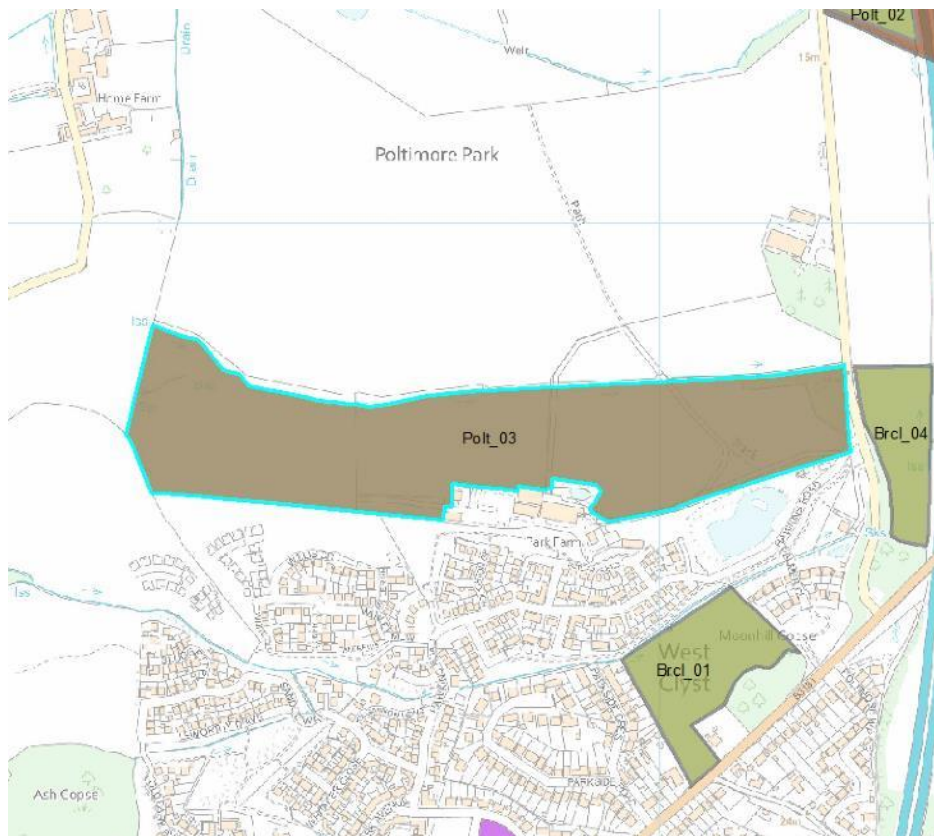
Site Detail:

Settlement: West Clyst

Site reference number: Polt_03

Site Address: Land to the North of Old Park Farm, Old Park Farm 3, Pinn Hill, West Clyst, Exeter,, EX1 3TH

Map of site:



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

Site Area: 13.81

Site Assessment Summary:

Infrastructure implications: DCC - highways : Potential for access via Old Park farm and Poltimore Road. Poltimore Road's junction with the B3181 may require improvement as per comments on Polt 02, 04 and 06, along with ped/cycle route/strategy contributions. A comprehensive transport assessment will be required. DCC - Education: Large combination of sites. Distant from Stoke Canon Primary which has some capacity to support development - consider in relation to Pinhoe. New primary and secondary capacity required, and depending on provision, transport costs would apply for primary and secondary. Need to be considered alongside west end development and Exeter development plans.

Landscape sensitivity - summary of findings: The site is a steep slope agricultural field with medium- high visibility, located between alongside M5, adjoining to new residential development and parkland, the site retains a rural character and

provides a green backdrop to views from Poltimore House and parkland. This site has medium- high landscape sensitivity.

Impact on historic environment - summary of findings: The site will be visible from the Grade II* listed Poltimore house (166m NE) and the associated surrounding parkland. High heritage impact upon the setting of the house, a Grade II* listed building, and parkland.

Ecological impact - summary of findings: The site is existing farmland and covered by improved grassland, with trees and vegetation on the edge of the site boundary. Section 41 (S41) Habitat of Principle Importance and County Wildlife Site (CWS) adjoining to the site (North & Northeast). Significant moderate adverse effect predicted.

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

Other known site constraints: none

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 237

Brief summary of the key positives and negatives of the site: Positives: good access road and adjacent to the M5, good access to existing and new residential dwellings and facilities. Negatives: medium- high landscape sensitivity due to the rural character and steep slope; Significant moderate adverse effect predicted on ecology and High heritage impact upon the setting of the house, a Grade II* listed building, and parkland.

Should the site be allocated? No

Reason(s) for allocating or not allocating: The proposed development site lies outside existing Built-up Area and is located in open countryside. Medium- high landscape impact; eastern part of the site falls in floodzone 3; medium – high heritage impact upon the setting of the house, a Grade II* listed building, and parkland.

A recent Planning application (19/1799/MOUT) was refused.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

Site Detail:

Settlement: West Hill

Site reference number: West_01

Site Address: Land at Westhayes/Hayes End

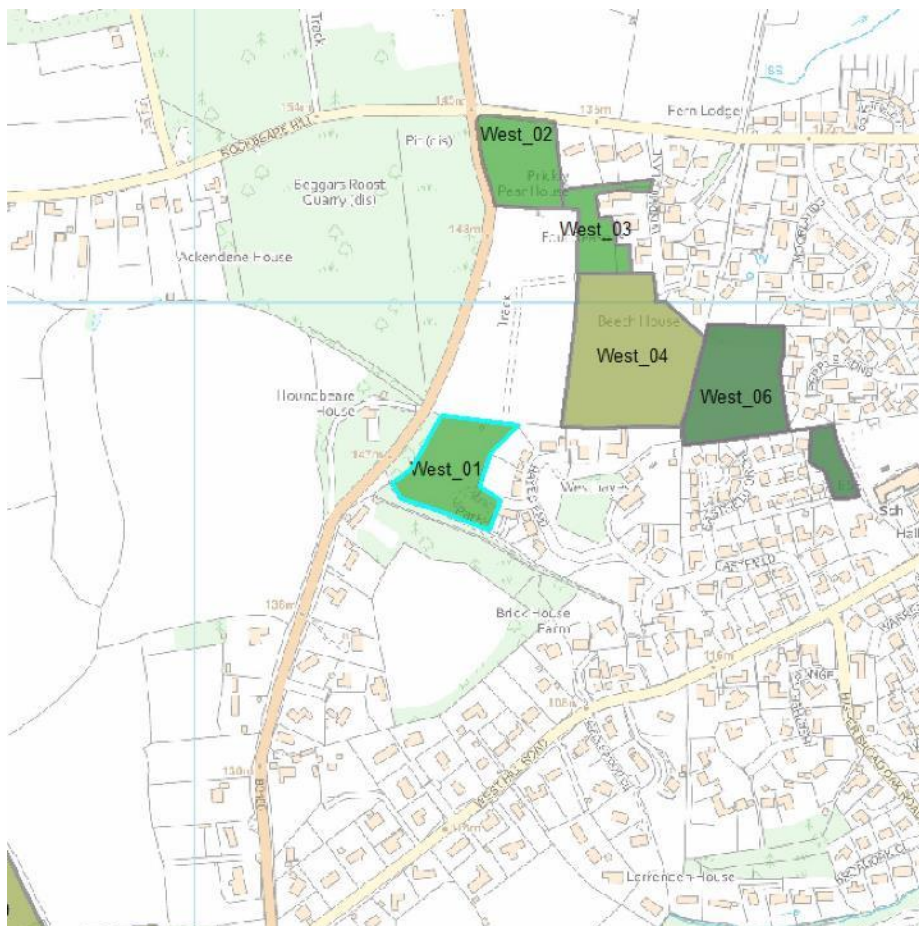
Eastfield

West Hill

Devon

EX11 1UZ

Map of site:



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

Site Area: 0.89

Site Assessment Summary:

Infrastructure implications: DCC Education: 36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: Looks like access off a private road onto Eastfield. Seems fine.

Landscape sensitivity - summary of findings: Located in Landscape Character Type 1C: Pebble Bed Heaths. Western part of site comprises woodland, eastern part is hardstanding. Adjoins modern dwellings along settlement edge to east. Noise perceptible from B3180 on northern boundary. Limited views into site. TPO covers several parts of the site. PROW runs along southern edge but thick laurel hedge means no views of the site.

Impact on historic environment - summary of findings: Over 700m to nearest designated heritage asset. Overall, no change to heritage assets or their settings.

Ecological impact - summary of findings: Beggars Roost UWS across road to west. S.41 and NRN in western part of site due to presence of woodland with mature trees, although it is noted that the area shown as s.41 extends into an area of hardstanding with no woodland. Significant moderate adverse effect predicted

Accessibility assessment: 6 out of 12 facilities within 1,600m of site. Pavement and street lights along most of the route to the primary school, village hall, shop around 500m to west, but there are some gaps along West Hill Road.

Other known site constraints: Grade 3 agricultural land. Whilst located in a Mineral Safeguarding Area, Devon County Council has stated the potential area of resource is small and already constrained by existing built development and therefore unlikely to be economic - as such DCC do not object.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 6

Brief summary of the key positives and negatives of the site: Positives: reasonable access to a limited range of community facilities and services along a mostly paved and lit route. Suitable highways access. Limited heritage impact. Negatives: Woodland in western part protected as S.41 habitat. Several areas of site covered by TPOs.

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

Reason(s) for allocating or not allocating: Presence of woodland means that only a small area in south east of site would be acceptable.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

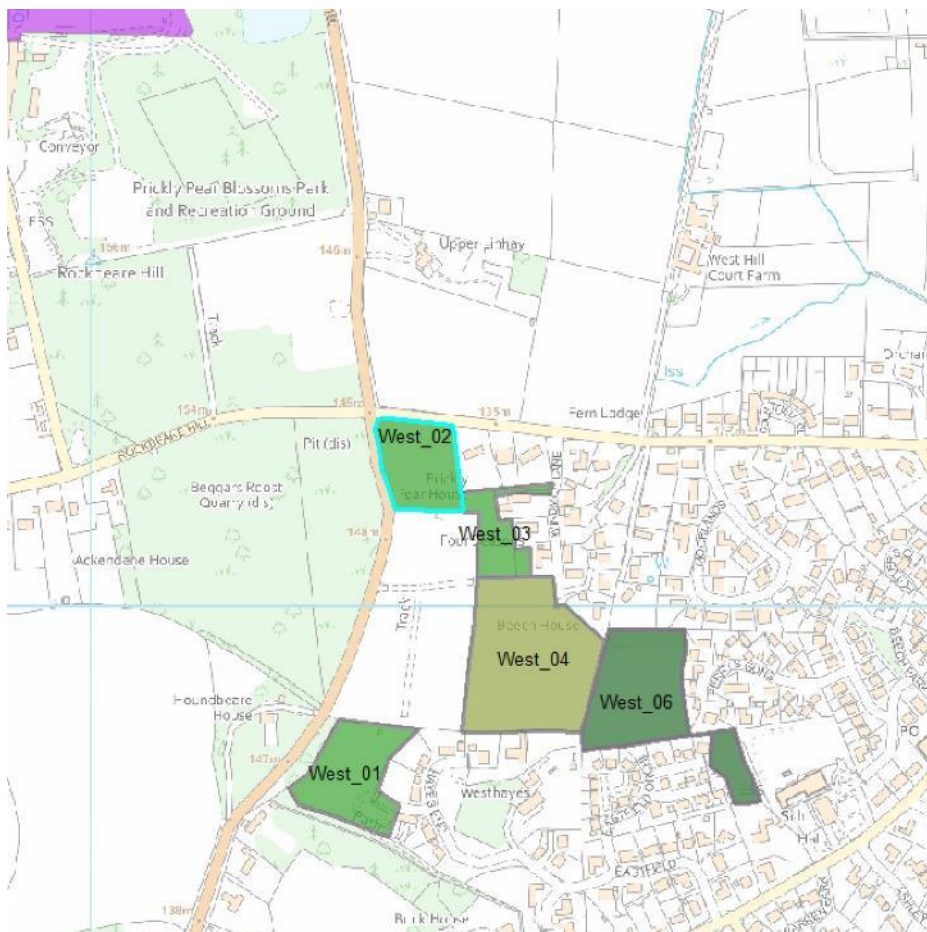
Site Detail:

Settlement: West Hill

Site reference number: West_02

Site Address: Field at junction of adjacent to Prickly Pear House at junction of B3180 Exmouth Road and Bendarroch Road, West Hill, Devon, EX11 1JY

Map of site:



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

Site Area: 0.83

Site Assessment Summary:

Infrastructure implications: 36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: Site has frontage onto two roads which are suitable for direct access - subject to detailed design criteria

Landscape sensitivity - summary of findings: Located in Landscape Character Type 1C: Pebble Bed Heaths. Field used by grazing sheep, gently sloping west to east. Site is bounded by historic hedgerow and adjoined by fields to north and south, noisy B3180 to west with woodland beyond. Single dwelling to east visible from site, but no other built form present so does not integrate with existing settlement edge.

Impact on historic environment - summary of findings: Over 600m to nearest designated heritage asset. Overall, no change to heritage assets or their settings.

Ecological impact - summary of findings: Agriculturally improved field used for sheep grazing. Prickly Pear Blossoms Park CWS 21m to north west. Beggars Roost UWS plus S.41 and NRN across road to west. However, relatively low ecological value of the site itself means that minor adverse effect predicted (not significant)

Accessibility assessment: 6 out of 12 facilities within 1,600m of site. Although around 500-600m to shop/school as the crow flies, the actual route along Bendarroch Road-School Lane-West Hill Road would be much longer, lacking pavement or street lighting along most of the route. Hourly or better bus route runs along northern boundary.

Other known site constraints: Grade 3 agricultural land. Whilst located in a Mineral Safeguarding Area, Devon County Council has stated the potential area of resource is small and already constrained by existing built development and therefore unlikely to be economic - as such DCC do not object.

Site opportunities: Construct bus stop on Bendarroch Road near to the site.

Amended Maximum Yield following discounted areas on site: 20

Brief summary of the key positives and negatives of the site: Positives: no change to heritage assets. Suitable highways access. Negatives: sensitive landscape with limited context of built form. Route to community facilities lacks pavement and street lighting along most of the route.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Sensitive landscape with limited context of built form and West Hill itself. Route to community facilities lacks pavement and street lighting along most of the route.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

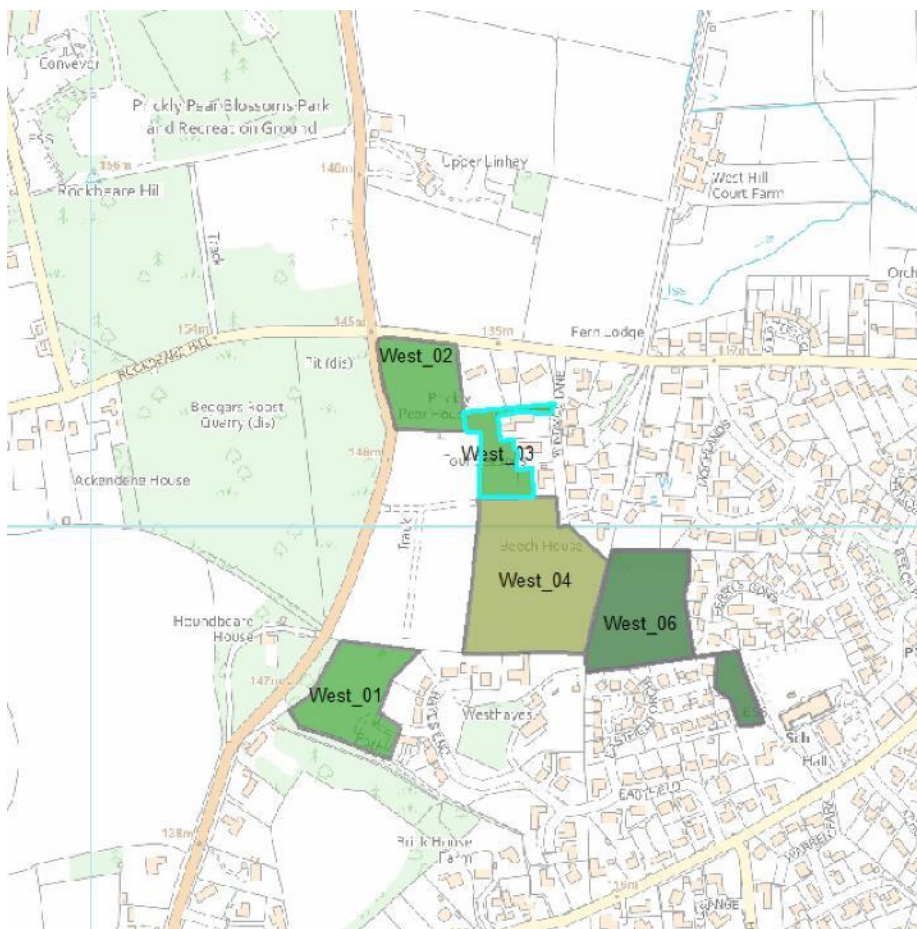
Site Detail:

Settlement: West Hill

Site reference number: West_03

Site Address: Rear of Hasta-La-Vista, Windmill Lane, West Hill, EX11 1JP

Map of site:



North arrow symbol 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 0.47

Site Assessment Summary:

Infrastructure implications: 36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: Access looks difficult off a narrow lane with limited visibility. There would be a requirement for two vehicles to pass at the mouth of the access.

Landscape sensitivity - summary of findings: Located in Landscape Character Type 1C: Pebble Bed Heaths. Used as a paddock, gently sloping west to east. Fields adjoin to west and south, existing low density housing to north and east. Limited context of built form.

Impact on historic environment - summary of findings: Around 500m to nearest designated heritage asset. Overall, no change to heritage assets or their settings.

Ecological impact - summary of findings: Unimproved grassland, grazed by horses. Minor adverse effect predicted (not significant)

Accessibility assessment: 6 out of 12 facilities within 1,600m of site. Although around 400m to shop/school as the crow flies, the actual route along Windmill Lane-Bendarroch Road-School Lane-West Hill Road would be much longer, lacking pavement or street lighting along most of the route. Potential for more direct access if site is developed in conjunction with West_04 and West_06. 60m to hourly or better bus route to north.

Other known site constraints: Grade 3 agricultural land. Whilst located in a Mineral Safeguarding Area, Devon County Council has stated the potential area of resource is small and already constrained by existing built development and therefore unlikely to be economic - as such DCC do not object. Application for 4 dwellings refused in 2014 (13/2052/OUT) because of distance to facilities and poor quality route for pedestrians/cyclists, intrusive landscape impact, lack of tree survey, lack of education contributions

Site opportunities: Construct bus stop on Bendarroch Road near to the site. Provide pedestrian/cycle access through Eastfield Orchard if site is developed in conjunction with West_04 and West_06.

Amended Maximum Yield following discounted areas on site: 5

Brief summary of the key positives and negatives of the site: Positives: no change to heritage assets. Negatives: Access looks difficult off a narrow lane with limited visibility. Route to community facilities lacks pavement and street lighting along most of the route. Sensitive landscape with limited context of built form.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Difficult highways access off a narrow lane with limited visibility. Route to community facilities lacks pavement and street lighting along most of the route. Sensitive landscape with limited context of built form.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

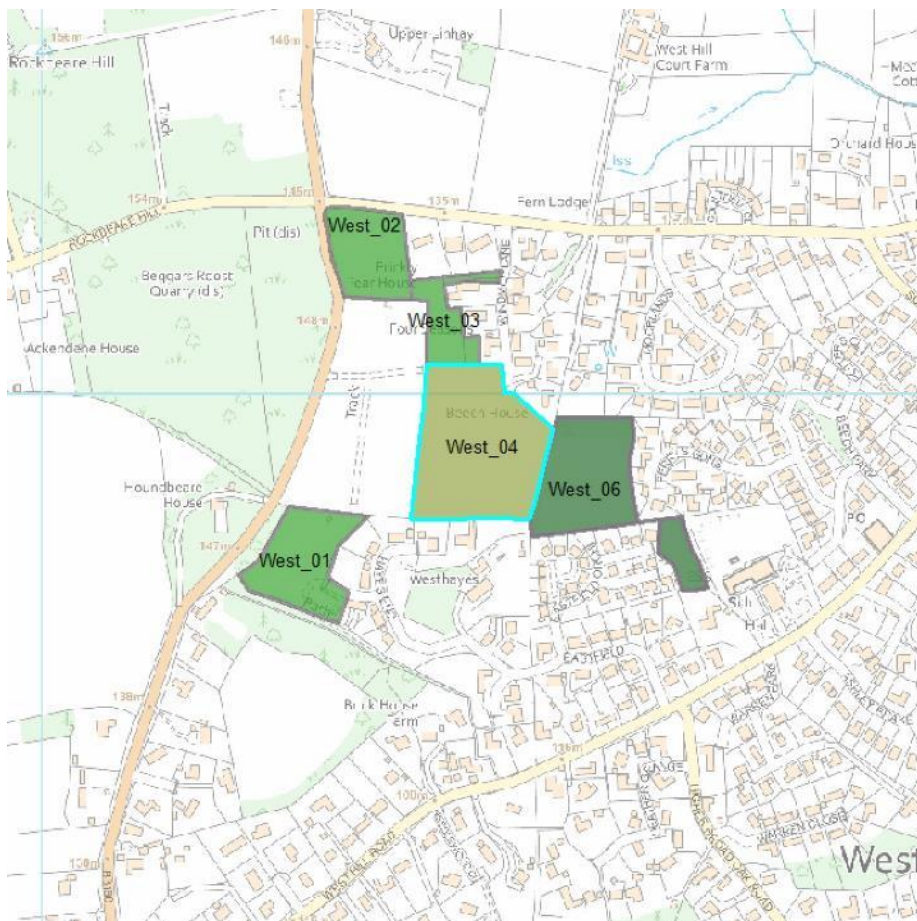
Site Detail:

Settlement: West Hill

Site reference number: West_04

Site Address: Land adjoining Wind Mill Lane, West Hill, Ottery St Mary, Devon, EX11 1JP

Map of site:



North arrow symbol 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 2.18

Site Assessment Summary:

Infrastructure implications: 36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: Access of Windmill Lane look fine, it has footways and is of reasonable width. The junction between Windmill Lane and Bendarroch Road is adequate.

Landscape sensitivity - summary of findings: Located in Landscape Character Type 1C: Pebble Bed Heaths. Single, large field bounded by thick tree cover to south (covered by TPO) where there are glimpsed views of low density dwellings. Gently sloping west to east. Existing dwellings along north eastern boundary and to south provide some context of built form. Fields to north west, west, and east.

Impact on historic environment - summary of findings: Around 500m to nearest designated heritage asset. Overall, no change to heritage assets or their settings.

Ecological impact - summary of findings: Agriculturally improved field. NRN adjacent to south. Numerous mature trees along site boundary, including those subject to TPO along southern boundary. However, relatively low ecological value of the site itself means that a minor adverse effect predicted (not significant)

Accessibility assessment: 6 out of 12 facilities within 1,600m of site. Although the shop/school is only around 300m as the crow flies, the actual route along Windmill Lane-Bendarroch Road-School Lane-West Hill Road would be much longer, lacking pavement or street lighting along most of the route. Potential for more direct access if site is developed in conjunction with West_06 with an access through Eastfield Orchard. 160m to hourly or better bus route to north.

Other known site constraints: Grade 3 agricultural land. Whilst located in a Mineral Safeguarding Area, Devon County Council has stated the potential area of resource is small and already constrained by existing built development and therefore unlikely to be economic - as such DCC do not object. Application for 2 dw in north part of site dismissed at appeal (13/2624/FUL) - although the proposal was considered to be in a sustainable location, the development would seriously harm the character and appearance of the area.

Site opportunities: Provide pedestrian/cycle access through Eastfield Orchard if site is developed in conjunction with West_06. Construct bus stop on Bendarroch Road near to the site.

Amended Maximum Yield following discounted areas on site: 26

Brief summary of the key positives and negatives of the site: Positives: no change to heritage assets. Suitable highways access. Existing dwellings along north eastern boundary and to south provide some context of built form. Negatives: pedestrian access to facilities along a route that is largely unlit and lacks pavements (this could be addressed through developing adjacent site West_06).

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. No change to heritage assets. Suitable highways access. Existing dwellings along north eastern boundary and to south provide some context of built form

Appendix 2.

Site Selection – interim findings at Tier Four settlements

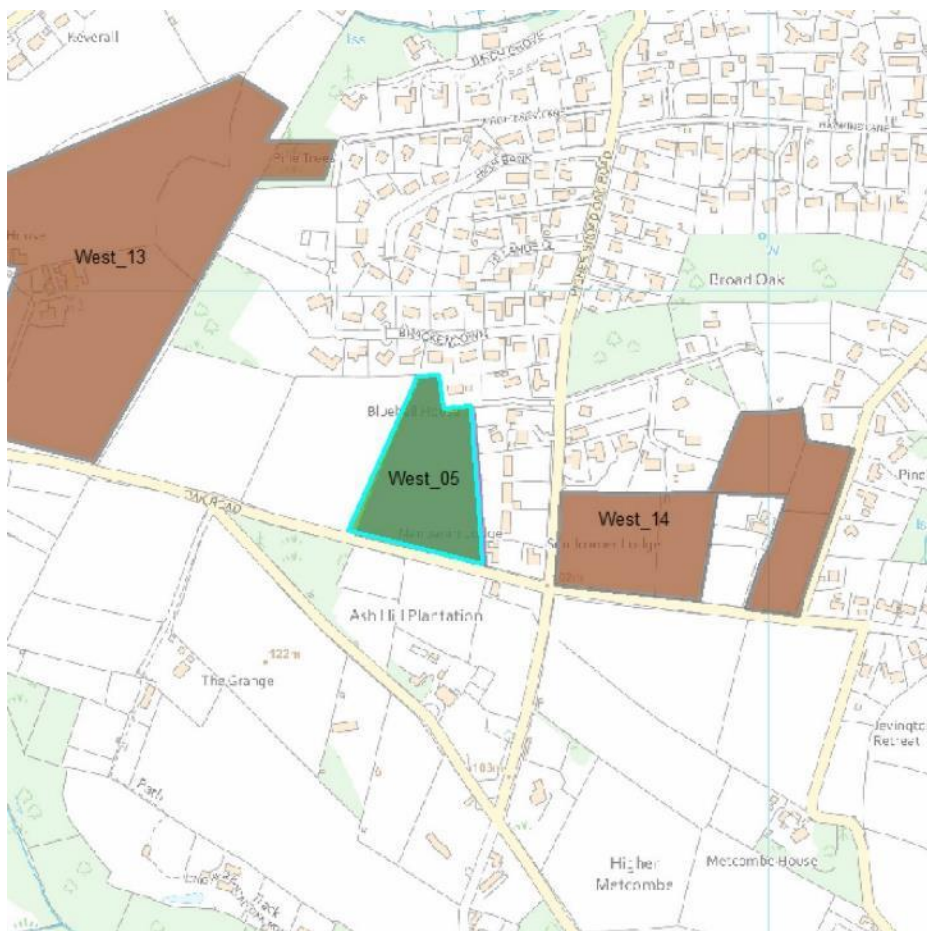
Site Detail:

Settlement: West Hill

Site reference number: West_05

Site Address: Land off Oak Road, West Hill, Nr. Ottery St Mary, Devon, EX11 1SJ

Map of site:



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

Site Area: 1.98

Site Assessment Summary:

Infrastructure implications: 36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: The site is currently in agricultural use and benefits from vehicular access to/from the site from Oak Road on its southern boundary. A new access would need to be formed in order to provide suitable capacity and allow the appropriate level of visibility. Southern half of the site is located within the medium and outer zones associated with the high pressure gas pipeline that runs to the south of West Hill - the site submitter has received advice from a consultant that states their development proposed would be acceptable re. this constraint.

Landscape sensitivity - summary of findings: Located in Landscape Character Type 1C: Pebble Bed Heaths. Single field. AONB 472m to south but no intervening views due to thick tree cover. Fields to west and south. Existing dwellings adjoin to east and north, but little perception of these due to thick mature tree-lined boundary. TPOs cover entire boundary of site, with a large tree in the centre also subject to TPO. Feels remote, rural.

Impact on historic environment - summary of findings: Over 1km to the nearest designated heritage asset. Overall, no change to heritage assets or their settings.

Ecological impact - summary of findings: Agriculturally improved field. Numerous mature trees along site boundary, and a single mature tree in the centre of the site - all of which are subject to TPO. Only 17m beyond 400m exclusion zone for Pebblebed Heaths SPA. NRN and s.41 adjacent to south west. Significant moderate adverse effect predicted

Accessibility assessment: 6 out of 12 facilities within 1,600m of site. Just under 1km to shop/school, but route along Higher Broad Oak Road lacks pavements and street lighting. Also steep topography along this road. Therefore, this route would not be attractive to pedestrians.

Other known site constraints: Grade 3 agricultural land. Whilst located in a Mineral Safeguarding Area, Devon County Council has removed its HELAA objection as Oak Road forms a more logical boundary to the MSA given that it is already fronted by dwellings for parts of its length, with the remaining undeveloped land to the north of the road being unlikely to be economic - as such DCC do not object. Application for 10 dw dismissed at appeal in 1989 (88/P1335)- decision not available on website.

Site opportunities: Construct bus stop on Oak Road near to the site.

Amended Maximum Yield following discounted areas on site: 30

Brief summary of the key positives and negatives of the site: Positives: No change to heritage assets. Negatives: route to facilities 1km away in settlement centre lacks pavements, street lighting, and has steep topography so would not be attractive to pedestrians/cyclists. TPO covers all of site boundary. Sensitive, rural landscape with limited context of existing built form. Adverse ecological impact. Within high pressure gas pipeline middle/outer zones.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Poor pedestrian access to facilities; and site is currently a sensitive, rural landscape, including TPO covering entire site boundary.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

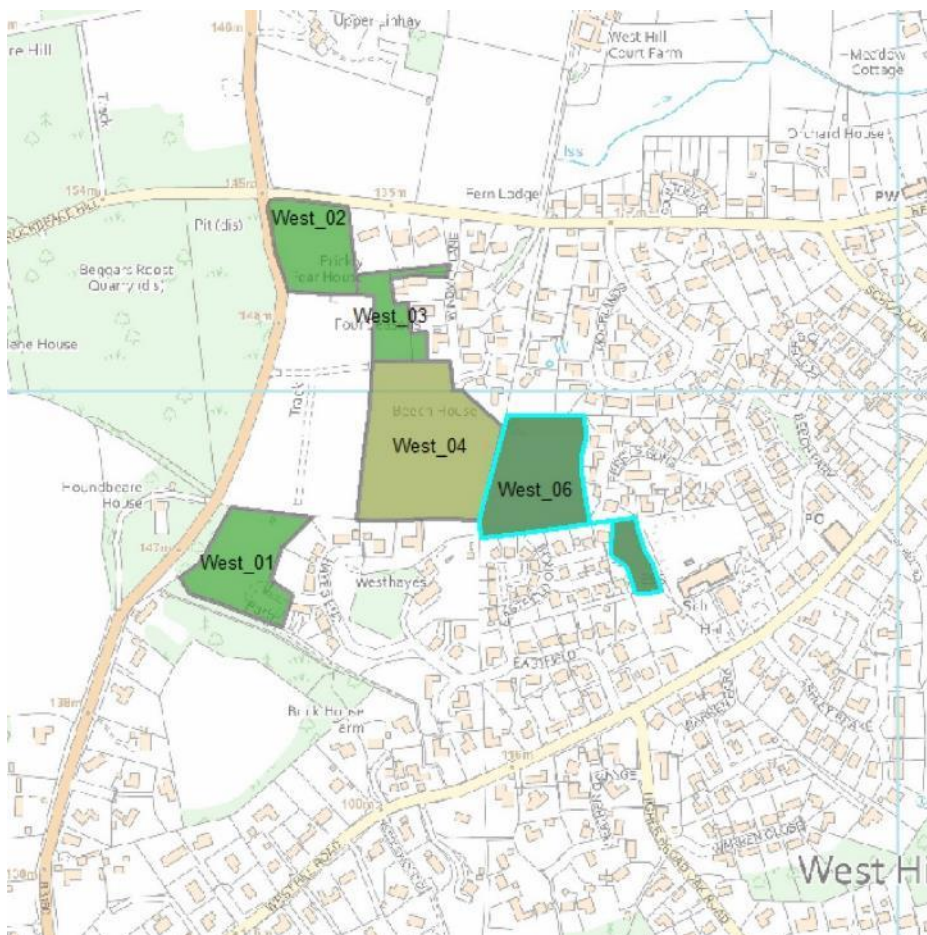
Site Detail:

Settlement: West Hill

Site reference number: West_06

Site Address: Land north and east of Eastfield, West Hill, EX11 1UQ

Map of site:



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

Site Area: 1.56

Site Assessment Summary:

Infrastructure implications: 36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: Assuming it has access to the new estate road off Eastfield access is fine

Landscape sensitivity - summary of findings: Located in Landscape Character Type 1C: Pebble Bed Heaths. Comprised of two fields- one to north of modern development at Eastfield Gardens, and a smaller field to west. Gently sloping west to east. TPO covers section of northern field, also along southern and eastern boundary. However overriding context of built form associated with modern development at Eastfield Gardens, along with dwellings along north eastern boundary.

Impact on historic environment - summary of findings: Around 400m to nearest designated heritage asset. Overall, no change to heritage assets or their settings.

Ecological impact - summary of findings: Agriculturally improved grassland. Numerous mature trees along site boundary, many of which are subject to TPOs. NRN and s.41 adjacent to south west boundary. However, relatively low ecological value of the site itself means that a minor adverse effect predicted (not significant)

Accessibility assessment: 6 out of 12 facilities within 1,600m of site. Pavement and street lights present along most of the route to the school, village hall, shop nearby to the south west, but there are some gaps along West Hill Road.

Other known site constraints: Grade 3 agricultural land. Whilst located in a Mineral Safeguarding Area, Devon County Council has stated the potential area of resource is small and already constrained by existing built development and therefore unlikely to be economic - as such DCC do not object. Adjacent to Local Green Space to the east (primary school recreation field). Part of larger site (incl land to south which is now developed) for 50 dw dismissed at appeal in 2011 (10/0761/MOUT) because it would encroach onto an attractive tract of countryside, would perform poorly in relation to the objectives of sustainable development, and would not accord with the spatial vision for the district.

Site opportunities: Provide pedestrian/cycle access through Eastfield Orchard

Amended Maximum Yield following discounted areas on site: 25

Brief summary of the key positives and negatives of the site: Positives: Suitable highways access off Eastfield Gardens. Close to school, shop, village hall, with pavement and street lights present along most of the route. No change to heritage assets. Adjacent to existing development, so less sensitive landscape. Negatives: TPO covers woodland in northern part of site (although this area has been excluded when calculating the yield).

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. Relatively good pedestrian access to facilities, along with suitable highways access. No change to heritage assets. Adjacent to existing development, so less sensitive landscape.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

Site Detail:

Settlement: West Hill

Site reference number: West_07

Site Address: Land at Lower Broad Oak Road, West Hill, Ottery St Mary,

Map of site:



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

Site Area: 1.64

Site Assessment Summary:

Infrastructure implications: 36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: Lower Broad Oak has no footway and is narrow. Access is sufficient for a limited number of dwellings.

Landscape sensitivity - summary of findings: Located in Landscape Character Type 1C: Pebble Bed Heaths. Field separated by a row of TPO trees. Although low density dwellings are located around the site boundary, thick tree cover mean limited built context and an over-riding perception of a tranquil, rural landscape.

Impact on historic environment - summary of findings: Around 1km to the nearest designated heritage asset. Overall, no change to heritage assets or their settings.

Ecological impact - summary of findings: Northern field is a paddock, southern field appears to be agriculturally improved grassland. CWS 81m to east. NRN and s.41 adjacent to east and west. Numerous mature trees along site boundary, along with a band of mature trees running east to west along the centre of the site which are subject to TPO. Significant moderate adverse effect predicted

Accessibility assessment: 6 out of 12 facilities within 1,600m of site. Around 1km to shop/school but route is narrow, lacks pavements and street lighting, and has steep topography. Therefore, this route would not be attractive to pedestrians.

Other known site constraints: Grade 3 agricultural land. 1/100 year surface water flood risk on eastern edge. Erection of dw refused in 1995 due to conflict with rural housing policy, and impact on rural character.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 13

Brief summary of the key positives and negatives of the site: Positives: No change to heritage assets. Negatives: Around 1km to shop/school but route is narrow, lacks pavements and street lighting, and has steep topography - therefore would not be attractive to pedestrians. Tranquil, rural landscape means relatively high landscape sensitivity. Adverse ecological impact.

Should the site be allocated? No

Reason(s) for allocating or not allocating: 1km route to facilities is narrow, lacks pavements and street lighting, and has steep topography - therefore would not be attractive to pedestrians. Tranquil, rural landscape means relatively high landscape sensitivity. Adverse ecological impact.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

Site Detail:

Settlement: West Hill

Site reference number: West_08

Site Address: Land adjacent to Badgers Bend, Lower Broad Oak Road, West Hill, Ottery St Mary, EX11 1UD

Map of site:



North arrow symbol (N with an upward arrow) 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 3.88

Site Assessment Summary:

Infrastructure implications: 36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: Lower Broad Oak has no footway and is narrow. Access is sufficient for a limited number of dwellings

Landscape sensitivity - summary of findings: Located in Landscape Character Type 1C: Pebble Bed Heaths. Large, gently sloping field with several mature trees present. Entire site is covered by a TPO. Scattered, low density dwellings to west and south, but limited perception of these in what is an extremely pleasant, largely intact rural landscape.

Impact on historic environment - summary of findings: Around 500m to nearest designated heritage asset. Overall, no change to heritage assets or their settings.

Ecological impact - summary of findings: Agriculturally improved field. West Hill UWS 10m to north west. NRN and s.41 within south east of site, and adjacent to north. Significant moderate adverse effect predicted

Accessibility assessment: 6 out of 12 facilities within 1,600m of site. Around 500m to shop/school but route lacks pavements and street lighting, and has steep topography. Therefore, this route would not be attractive to pedestrians

Other known site constraints: Grade 3 agricultural land. North of site is steeply sloping. Flood zone 3 covers south east part of site, with a band of surface water running across the southern part. Conversion of stables to guest accommodation refused permission in 2006.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 30

Brief summary of the key positives and negatives of the site: Positives: No change to heritage assets. Negatives: Just 500m to shop/school but route is narrow, lacks pavements and street lighting, and has steep topography - therefore would not be attractive to pedestrians. Tranquil, rural landscape means relatively high landscape sensitivity, including entire site covered by TPO. Adverse ecological impact. Surface water flood risk across southern part of site.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Numerous adverse impacts relating to poor a pedestrian access to facilities, sensitive landscape including entire site covered by TPO, adverse ecological impact, and surface water flood risk.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

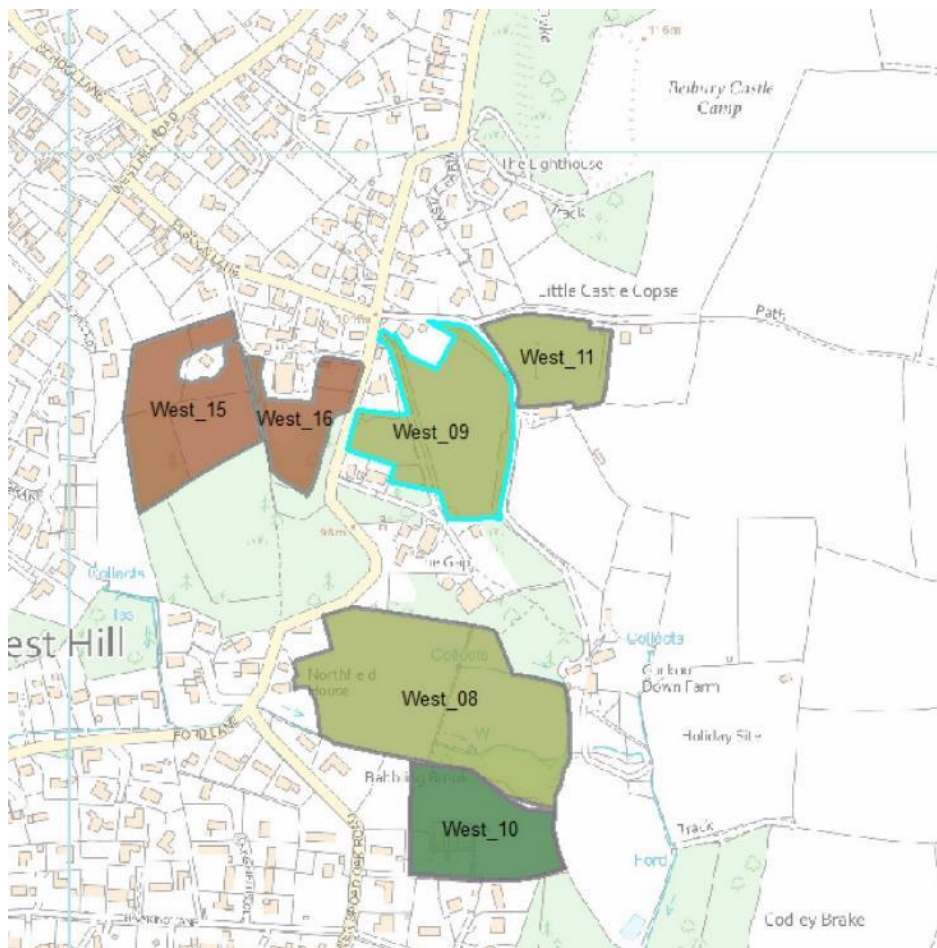
Site Detail:

Settlement: West Hill

Site reference number: West_09

Site Address: Land adjoining The Gap, West Hill, Lower Broad Oak Road, West Hill, Ottery St Mary, EX11 1UD

Map of site:



N1 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 2.24

Site Assessment Summary:

Infrastructure implications: 36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: Lower Broad Oak has no footway and is narrow. Access is sufficient for a limited number of dwellings

Landscape sensitivity - summary of findings: Located in Landscape Character Type 1C: Pebble Bed Heaths. Sloping site comprised of two fields separated by a row of trees. Entire site is covered by TPO. Low density dwellings to north, west, and south, but limited perception of these due to large trees and mature hedgerow around the site. PROW runs along northern edge of site. Overall a rural landscape.

Impact on historic environment - summary of findings: Belbury Castle Scheduled Monument 197m. Intervening dwellings and woodland means no impact upon this asset. Overall, no change to heritage assets or their settings.

Ecological impact - summary of findings: Agriculturally improved fields, separated by band of trees running diagonally from north west to south of site. West Hill UWS 10m to west. NRN and s.41 across road from site. Significant moderate adverse effect predicted

Accessibility assessment: 6 out of 12 facilities within 1,600m of site. Around 400-500m to shop/school but route along Elsdon Lane lacks pavements and street lighting so would not be attractive to pedestrians.

Other known site constraints: Grade 3 agricultural land. 1/100 year surface water flood risk in northern part.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 10

Brief summary of the key positives and negatives of the site: Positives: No change to heritage assets. Negatives: Just 400-500m to shop/school but route is narrow, lacks pavements and street lighting, and has steep topography - therefore would not be attractive to pedestrians. Tranquil, rural landscape means relatively high landscape sensitivity, including entire site covered by TPO. Adverse ecological impact. Surface water flood risk in northern part of site.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Numerous adverse impacts relating to poor pedestrian access to facilities, sensitive landscape including entire site covered by TPO, adverse ecological impact, and surface water flood risk.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

Site Detail:

Settlement: West Hill

Site reference number: West_10

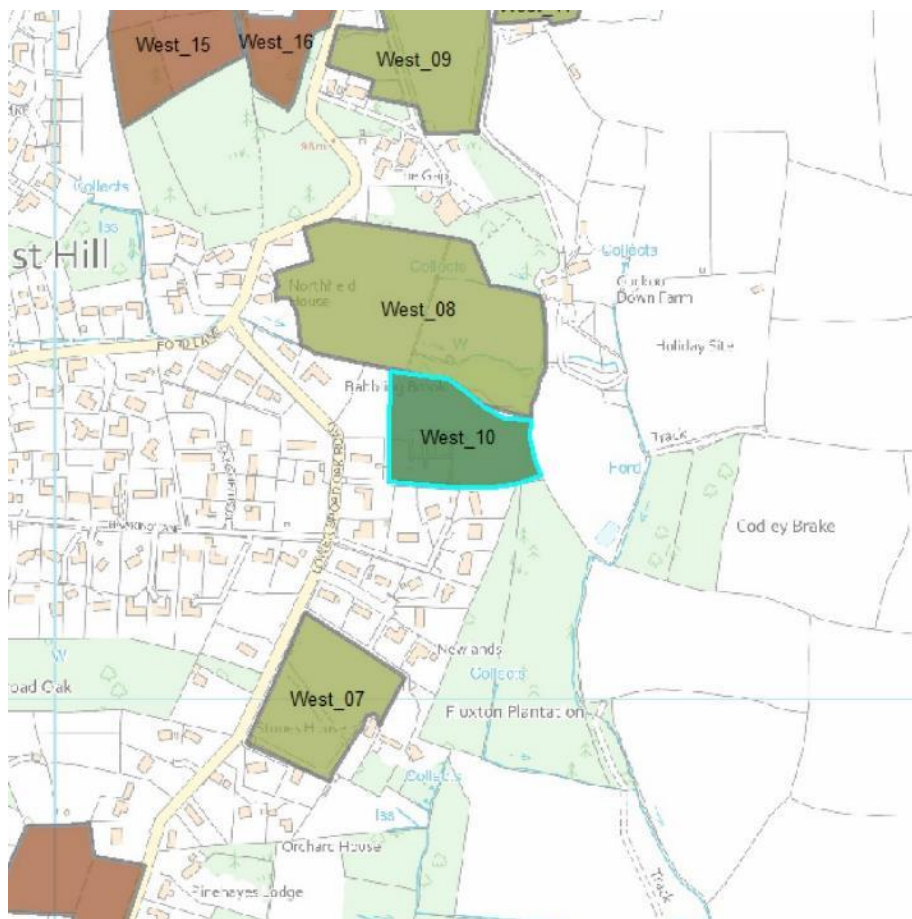
Site Address: Land east of The Pygthle

Lower Broad Oak Road

West Hill

Ottery St Mary, EX11 1XQ

Map of site:



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

Site Area: 2.14

Site Assessment Summary:

Infrastructure implications: 36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: Access seems to come off Hawkins Lane although this is not exactly clear. Hawkins lane is very narrow with no footway and difficult for a cyclist or pedestrian to safely pass a car. Reasonable for very limited number of dwellings unless a further access could be provided through to Lower Broad Oak Road.

Landscape sensitivity - summary of findings: Located in Landscape Character Type 1C: Pebble Bed Heaths. Prominent site at the top of a valley which then slopes steeply from south west to north and east. Three agricultural buildings on higher, south western part of site, remainder being a field. Low density dwellings to south and west but large trees mean limited context of built form.

Impact on historic environment - summary of findings: Around 700m to the nearest designated heritage asset. Overall, no change to heritage assets or their settings.

Ecological impact - summary of findings: Agriculturally improved grassland. NRN and s.41 adjacent to north and south due to presence of woodland in these areas. However, relative low ecological value of site itself means that a minor adverse effect predicted (not significant)

Accessibility assessment: 6 out of 12 facilities within 1,600m of site. Around 600-700m to shop/school but route lacks pavements and street lighting, and has steep topography. Therefore, this route would not be attractive to pedestrians

Other known site constraints: Grade 3 agricultural land. Steep slope across north and eastern parts of site. Flood zone 3 adjoins northern edge of site.

Site opportunities: Woodland planting along eastern part of site would link existing woodland and benefit the NRN.

Amended Maximum Yield following discounted areas on site: 10

Brief summary of the key positives and negatives of the site: Positives: No change to heritage assets. Negatives: Highways access off Hawkins Lane is very narrow with no footway and difficult for a cyclist or pedestrian to safely pass a car. 600-700m to shop/school but route is narrow, lacks pavements and street lighting, and has steep topography - therefore would not be attractive to pedestrians. Prominent site, limited context of built form, makes it a sensitive landscape. Steeply sloping in parts.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Poor pedestrian access to facilities, sensitive landscape that slopes steeply in parts.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

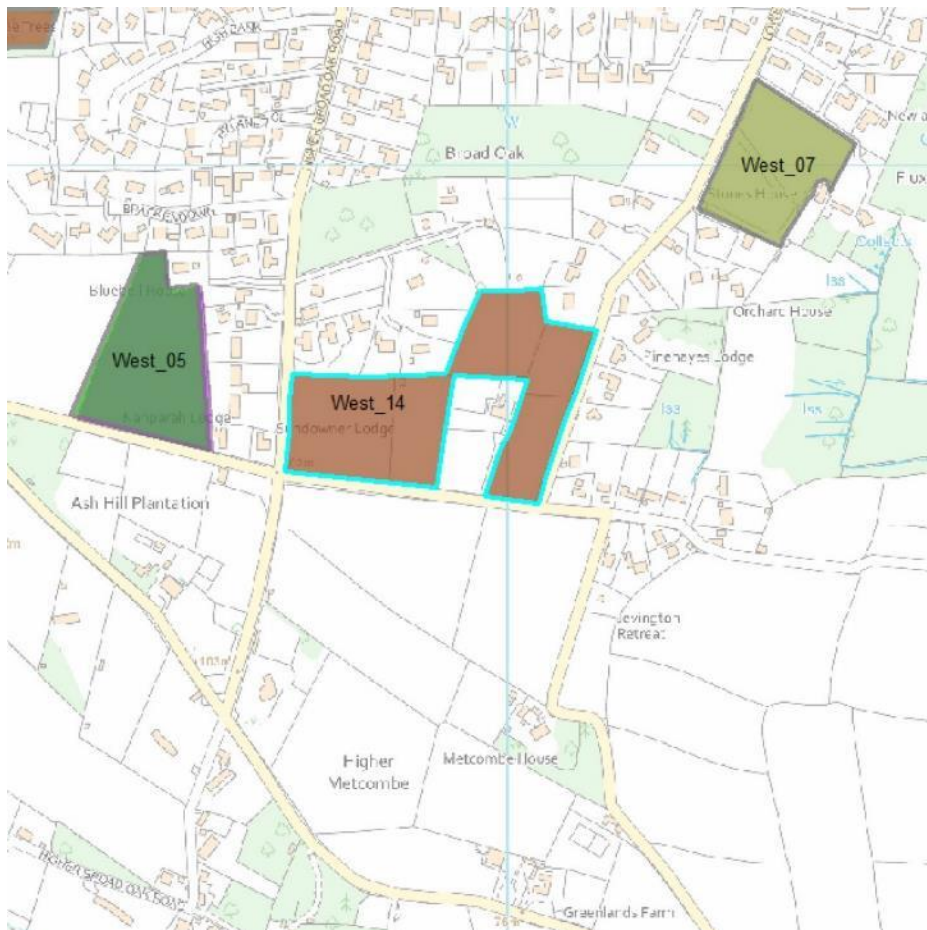
Site Detail:

Settlement: West Hill

Site reference number: West_14

Site Address: Pikes Farm, West Hill, Ottery St Mary, EX11 1XJ

Map of site:



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

Site Area: 3.84

Site Assessment Summary:

Infrastructure implications: 36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: Access could be provided of either Higher Broad Oak Oak or Oak Road. Although limited footways mean there should be limited development. Southern half of the site is located within the medium and outer zones associated with the high pressure gas pipeline that runs to the south of West Hill.

Landscape sensitivity - summary of findings: Located in Landscape Character Type 1C: Pebble Bed Heaths. Five rectangular shaped, undulating fields on the southern edge of West Hill. Low density dwellings around west, north, and east provide limited context of built form. Large, mature trees around site boundary. AONB 575m to south but no intervening views due to thick tree cover.

Impact on historic environment - summary of findings: Over 1km to the nearest designated heritage asset. Overall, no change to heritage assets or their settings.

Ecological impact - summary of findings: Comprises 5x agriculturally improved fields. 120m beyond 400m exclusion zone for Pebblebed Heaths SPA. NRN and s.41 adjacent to north. However, relatively low ecological value of site itself means a minor adverse effect predicted (not significant)

Accessibility assessment: 7 out of 12 facilities within 1,600m of site. Just under 1km to shop/school but route along Higher Broad Oak Road lacks pavements and street lighting. Also steep topography along this road. Therefore, this route would not be attractive to pedestrians.

Other known site constraints: Grade 3 agricultural land. Whilst located in a Mineral Safeguarding Area, Devon County Council has removed its HELAA objection as Oak Road forms a more logical boundary to the MSA given that it is already fronted by dwellings for parts of its length, with the remaining undeveloped land to the north of the road being unlikely to be economic - as such DCC do not object

Site opportunities: Construct bus stop on Oak Road near to the site.

Amended Maximum Yield following discounted areas on site: 46

Brief summary of the key positives and negatives of the site: Positives: No change to heritage assets. Negatives: Limited context of built form in what is a sensitive landscape. Route to facilities just under 1km away in settlement centre lacks pavements, street lighting, and has steep topography so would not be attractive to pedestrians/cyclists. Within high pressure gas pipeline middle/outer zones.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Poor pedestrian access to facilities; and site is currently a sensitive, rural landscape.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

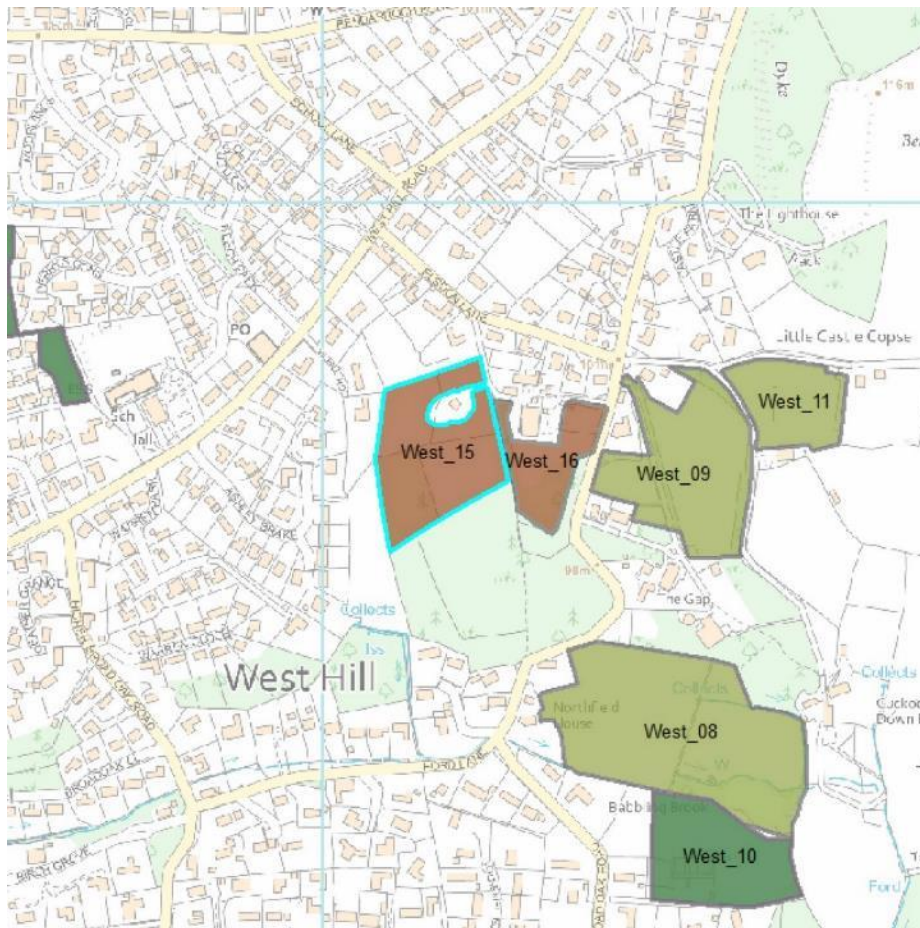
Site Detail:

Settlement: West Hill

Site reference number: West_15

Site Address: Flower Cottage, Elsdon Lane, West Hill, Ottery St Mary, EX11 1TZ

Map of site:



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

Site Area: 1.89

Site Assessment Summary:

Infrastructure implications: 36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: Assuming access is off Elsdon Lane which is narrow, no footways and poor visibility as it joins West Hill Road. Access would be acceptable for a very limited number of dwellings

Landscape sensitivity - summary of findings: Located in Landscape Character Type 1C: Pebble Bed Heaths. Three fields that slope steeply in western part. Northern field appears to be used as a paddock and surrounds an existing detached dwelling. Woodland on site in south west and adjoining to south. TPOs cover northern and western boundaries. Thick tree cover around site means limited context of built form. PROW runs along eastern boundary which has views of the site.

Impact on historic environment - summary of findings: Grade II listed church around 200m to north. No intervisibility due to intervening dwellings. Overall, no change to heritage assets or their settings.

Ecological impact - summary of findings: Eastern part of site appears to be used as a paddock, south west part of site comprises woodland. South west section is within West Hill UWS. NRN and s.41 adjacent to east. Trees along the western and northern boundary are subject to TPO. Significant moderate adverse effect predicted

Accessibility assessment: 7 out of 12 facilities within 1,600m of site. Only around 200m from the school/shop but route would include a 150m section of Elsdon Lane which does not have pavements or street lighting.

Other known site constraints: Grade 3 agricultural land. Western half of site is steeply sloping. 1/30 year surface water flood risk along eastern edge of site.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 12

Brief summary of the key positives and negatives of the site: Positives: No change to heritage assets. Only around 200m from the school/shop, albeit this includes a 150m section of Elsdon Lane which does not have pavements or street lighting. Negatives: sensitive landscape given presence of woodland and thick tree cover, TPOs cover northern and western boundaries, and PROW runs along eastern boundary. Adverse ecological impact. Steep slope in western part of site. Surface water flood risk on edge of site.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Sensitive landscape, adverse ecological impact, steep slope in part, surface water flood risk on edge of site.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

Site Detail:

Settlement: West Hill

Site reference number: West_16

Site Address: Elsdon House, Elsdon Lane, West Hill, EX11 1UA

Map of site:



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

Site Area: 0.83

Site Assessment Summary:

Infrastructure implications: 36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: Assuming access is off Lower Broad Oak Road maybe with a link to Elsdon Lane - it is not clear. Either way the roads are narrow with no footways. So the site is only suitable for limited number of dwellings

Landscape sensitivity - summary of findings: Located in Landscape Character Type 1C: Pebble Bed Heaths. Southern half of site comprises mature woodland, subject to TPO, northern part is residential curtilage. Thick tree cover and vegetation mean limited public views into the site, including from the PROW that runs along the western boundary.

Impact on historic environment - summary of findings: Grade II listed church around 200m to north. No intervisibility to due to intervening dwellings. Overall, no change to heritage assets or their settings.

Ecological impact - summary of findings: Southern half of site comprises mature woodland (within West Hill UWS, NRN and s.41, also subject to TPO), northern part is residential curtilage. Significant moderate adverse effect predicted

Accessibility assessment: 7 out of 12 facilities within 1,600m of site. Only around 300-400m from the school/shop but route would include Elsdon Lane which does not have pavements or street lighting.

Other known site constraints: Grade 3 agricultural land.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 8

Brief summary of the key positives and negatives of the site: Positives: No change to heritage assets. Only around 300-400m from the school/shop, albeit this includes a 150m section of Elsdon Lane which does not have pavements or street lighting. Negatives: sensitive landscape given presence of woodland and thick tree cover, TPO covers southern half of site. Adverse ecological impact.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Sensitive landscape, adverse ecological impact.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

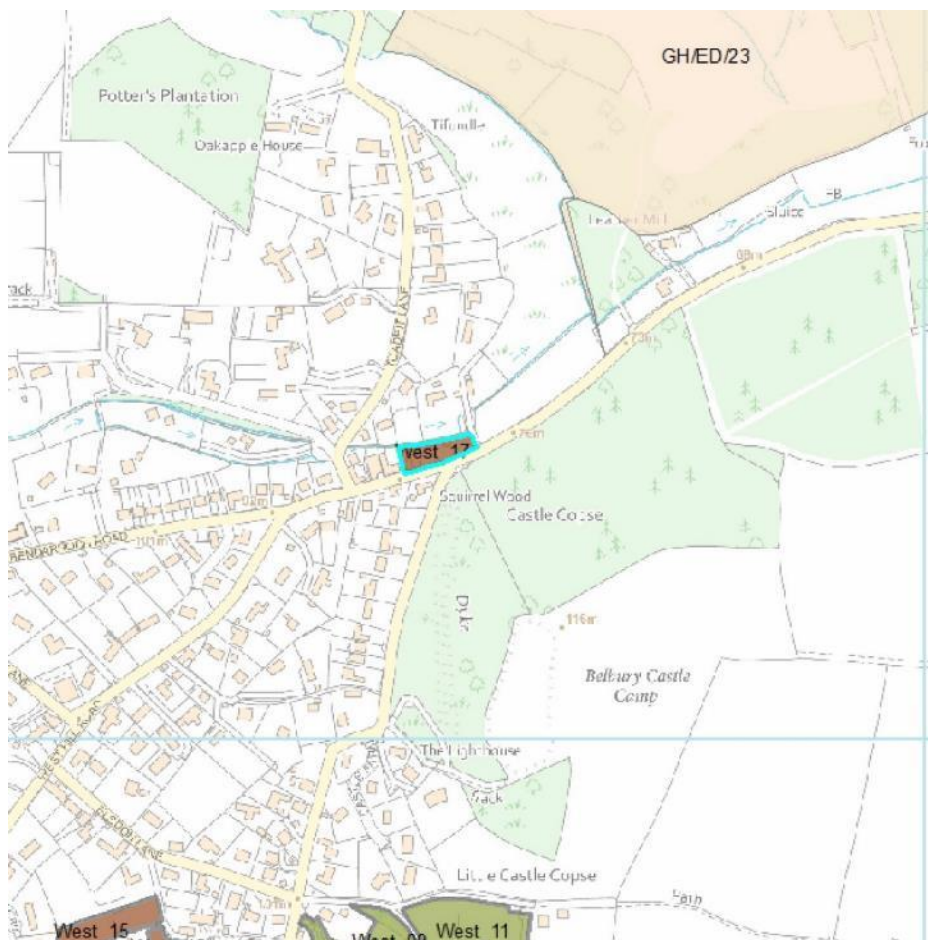
Site Detail:

Settlement: West Hill

Site reference number: West_17

Site Address: WI Building and adjoining land, West Hill Road, West Hill, EX11 1TP

Map of site:



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

Site Area: 0.19

Site Assessment Summary:

Infrastructure implications: 36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: Bendarroch Road has frontage development - this site could follow a similar pattern. Footways should be provide on Bendarroch Road

Landscape sensitivity - summary of findings: Located in Landscape Character Type 1C: Pebble Bed Heaths. Level site adjoining the north east edge of West Hill. Derelict building in west of site, remaining area covered by hardstanding, electricity sub-station, and overgrown vegetation. Thick tree cover to north and Castle Copse woodland to south. However site itself has relatively a high degree of human disturbance, and relatively low landscape sensitivity.

Impact on historic environment - summary of findings: Belbury Castle Scheduled Monument 185m to south. Intervening woodland means no impact upon the Scheduled Monument. Overall, no change to heritage assets or their settings.

Ecological impact - summary of findings: Existing building in eastern edge of site, hardstanding in centre, overgrown vegetation in west of site. Castle Copse UWS across the road to south. NRN and s.41 across road to south. Low ecological value of site itself means a minor adverse effect predicted (not significant)

Accessibility assessment: 7 out of 12 facilities within 1,600m of site. 700-800m from school/shop, but route is steep and lacks pavement for most of the route so would not be attractive to pedestrians. Bus stops with hourly or greater service adjacent to the site.

Other known site constraints: Grade 3 agricultural land. Surface water flood risk covers most of site. Demolition of WI Hall and construction of 3 dw dismissed at appeal in 2019 (18/0308/FUL) as mostly outside the BUAB, harm to character and appearance, and it fails the sequential test in relation to surface water flood risk.

Site opportunities: Footways should be provided on Bendarroch Road. Continuation of street frontage development.

Amended Maximum Yield following discounted areas on site: 3

Brief summary of the key positives and negatives of the site: Positives: Context of built form means less sensitive landscape. No change to heritage assets.
Negatives: surface water flood risk covers most of site. Steep route to facilities, without pavement for most of the way, would deter pedestrians.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Below 5 dw threshold in HELAA so not sufficient size to allocate. Surface water flood risk covers most of site, and there are sequentially preferable sites in West Hill.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

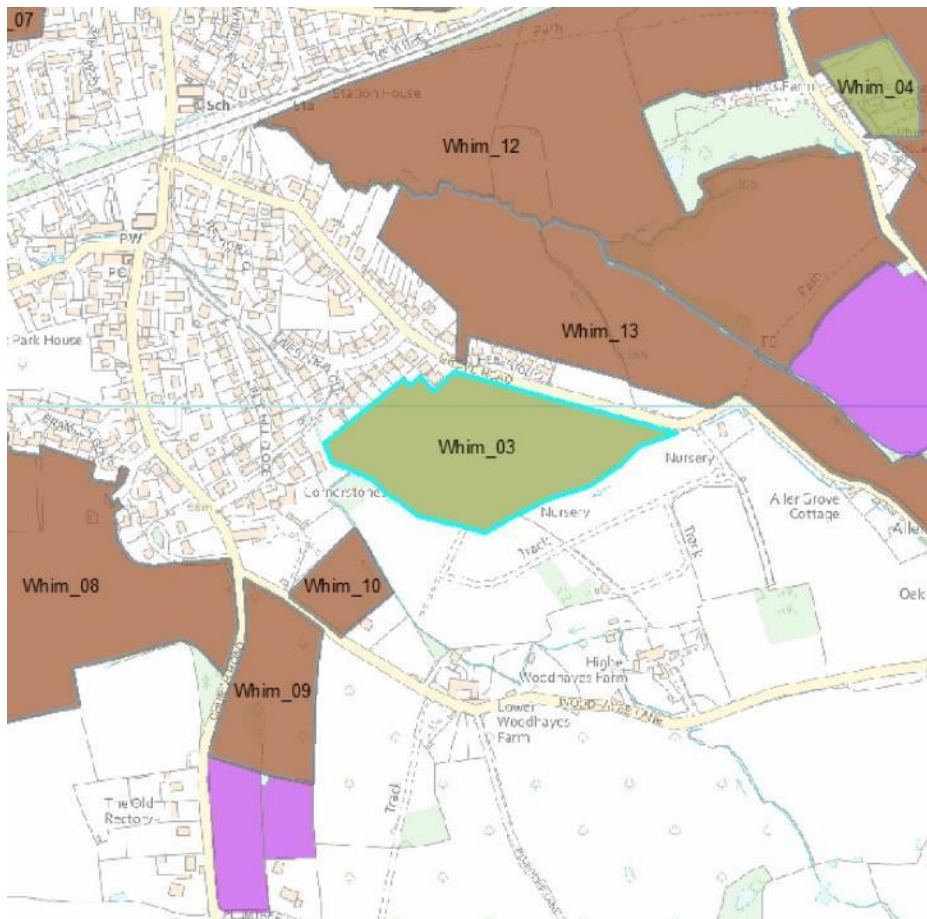
Site Detail:

Settlement: Whimble

Site reference number: Whim_03

Site Address: Land to the South side of Grove Road, Whimble, Exeter,

Map of site:



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Site Area: 4.07

Site Assessment Summary:

Infrastructure implications: Devon County Council highways advise that access off Grove Road is only possible for a small amount of infill development because it is narrow with on street parking and no footways. Devon County Education advise that the HEELA has put forward 74 ha of development proposed in the Whimble primary catchment area. Whimble Primary could support some development but not on this scale. Additional secondary provision required. Would need to be seen alongside strategies for Exeter and west end as a whole.

Landscape sensitivity - summary of findings: Whim_03 forms part of Landscape Character Type (LCT) 3E Lowland Plains. Key characteristics of this LCT shown on site are mixed farmland, discrete woodland blocks, historic villages and lanes with a surprising feeling of remoteness.

Impact on historic environment - summary of findings: Development of the site has the potential to affect the setting of a 26 Grove Road, a Grade II listed building. Further assessment required.

Ecological impact - summary of findings: Whim_03 is within the Pebblebed Heaths Habitat Mitigation Zone and there is a grassland nature area within 10 metres to the east of the site. Further on-site assessment required.

Accessibility assessment: Whim_03 is within 500 metres of a range of services/facilities in the village centre including a primary school, pub, community hall, convenience store, GP practice and railway station, although Grove Road lacks footways.

Other known site constraints: A small part of the site is within the Whimble Critical Drainage Area. Any new development should be served by a sustainable drainage system that meets certain standards and should also make a contribution towards a scheme that will reduce risks for those liable to flood. The southern site boundary 1s within flood zone 3 and initial evidence indicates that about one third of the site is at a high risk of groundwater flooding. Grade 3 agricultural land.

Site opportunities: Whim_03 offers the potential to build around 70 homes close to existing services and facilities in the village.

Amended Maximum Yield following discounted areas on site: 70

Brief summary of the key positives and negatives of the site: Whim_03 is well related to the existing settlement pattern and could provide a suitable site for around 70 new homes, subject to highways issues being resolved together with the implications of development for flooding, heritage, landscape and ecology.

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

Reason(s) for allocating or not allocating: Highway issues for size of development and scale of housing in relation to size of village, although should the strategy be to make provision for additional development in less constrained villages to meet overall requirements, Whim_03 should be considered as an option. It is therefore recommended that it be included as a 'second choice' site and put forward in the consultation on the draft plan.

Infrastructure implications: Devon County Council highways advise that the site is not suitable for residential development because the site is remote from facilities with poor ped/cycle links and along narrow lanes. Devon County Education advise that the HEELA has put forward 74 ha of development proposed in the Whimble primary catchment area. Whimble Primary could support some development but not on this scale. Additional secondary provision required. Would need to be seen alongside strategies for Exeter and west end as a whole.

Landscape sensitivity - summary of findings: Whim_04 forms part of Landscape Character Type (LCT) 3E Lowland Plains. Key characteristics of this LCT shown on site are historic farms and lanes and roadside hedges.

Impact on historic environment - summary of findings: Development has the potential to affect the setting of Hits Farm, Lilypond Lane, a grade II listed building. Further assessment required.

Ecological impact - summary of findings: Whim_04 is within the Pebblebed Heaths Habitat Mitigation Zone and there is a grassland nature area within 10 to the east of the site. Further on-site assessment required.

Accessibility assessment: Whim_04 is within 850 metres of a range of services/facilities in the village centre including a primary school, pub, community hall, convenience store, GP practice and railway station. However, pedestrian and cycle access is poor, being along narrow lanes without footways.

Other known site constraints: The site is within the Whimble Critical Drainage Area. Any new development should be served by a sustainable drainage system that meets certain standards and should also make a contribution towards a scheme that will reduce risks for those liable to flood. Grade 3 agricultural land.

Site opportunities: reuse/redevelopment of existing buildings.

Amended Maximum Yield following discounted areas on site: 21

Brief summary of the key positives and negatives of the site: Site comprises of some modern but run down farm buildings and green space in-between, with some areas of extensive tree cover. The site is to the east of and somewhat from Whimble village and a listed dwelling adjoins the site.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Poor relationship with and pedestrian/cycle access to services and facilities in the village.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

Site Detail:

Settlement: Whimble

Site reference number: Whim_07

Site Address: Approximately 2.3 acres fronting Broadclyst Road, Whimble,

Map of site:



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Site Area: 0.89

Site Assessment Summary:

Infrastructure implications: Devon County Council Highways advise that it would appear that the site can achieve a suitable access on to Broadclyst Road, which should include an appropriate link to the footway opposite. Devon County Education advise that the HEELA has put forward 74 ha of development proposed in the Whimble primary catchment area. Whimble Primary could support some development but not on this scale. Additional secondary provision required. Would need to be seen alongside strategies for Exeter and west end as a whole.

Landscape sensitivity - summary of findings: Whim_07 comprises a fairly flat grassed field with hedgerows to the neighbouring lanes and some trees within the site. It forms an attractive green space on approach to the main part of the village and there are several listed buildings around and near to the site. Whim_07 forms part of Landscape Character Type (LCT) 3E Lowland Plains. Key characteristics of this LCT shown on site are historic villages and lanes.

Impact on historic environment - summary of findings: Development of the site has the potential to affect the setting of 8 designated heritage assets, including a Grade II* listed building. Further assessment required. Rat's Castle, Broadclyst Road, a Grade II listed building is surrounded on three sides by Whim_07, although to the west the land is in flood zone 3.

Ecological impact - summary of findings: Whim_07 is within the Pebblebed Heaths Habitat Mitigation Zone and there is a woodland nature area around 25 metres to the west of the site. Further on-site assessment required.

Accessibility assessment: Whim_07 is within 300 metres of a range of services/facilities in the village centre including a primary school, pub, community hall, convenience store, GP practice and railway station.

Other known site constraints: The site is within the Whimble Critical Drainage Area. Any new development should be served by a sustainable drainage system that meets certain standards and should also make a contribution towards a scheme that will reduce risks for those liable to flood. The western half of the site is within flood zone 3 and initial evidence indicates that about one third of the site is at a high risk of groundwater flooding. Grade 3 agricultural land.

Site opportunities: Whim_07 offers the potential to build around 10 homes close to existing services and facilities in the village.

Amended Maximum Yield following discounted areas on site: 5

Brief summary of the key positives and negatives of the site: Whim_07 is well related to the services and facilities in the village centre, but is constrained by flooding and heritage issues that need further assessment.

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

Reason(s) for allocating or not allocating: Potential impact on heritage assets and historic character of village. However, it may be possible to accommodate around 5 dwellings on that part of the site outside of the floodplain in a satisfactory manner so it is recommended that the site be included as a second choice for consultation purposes.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

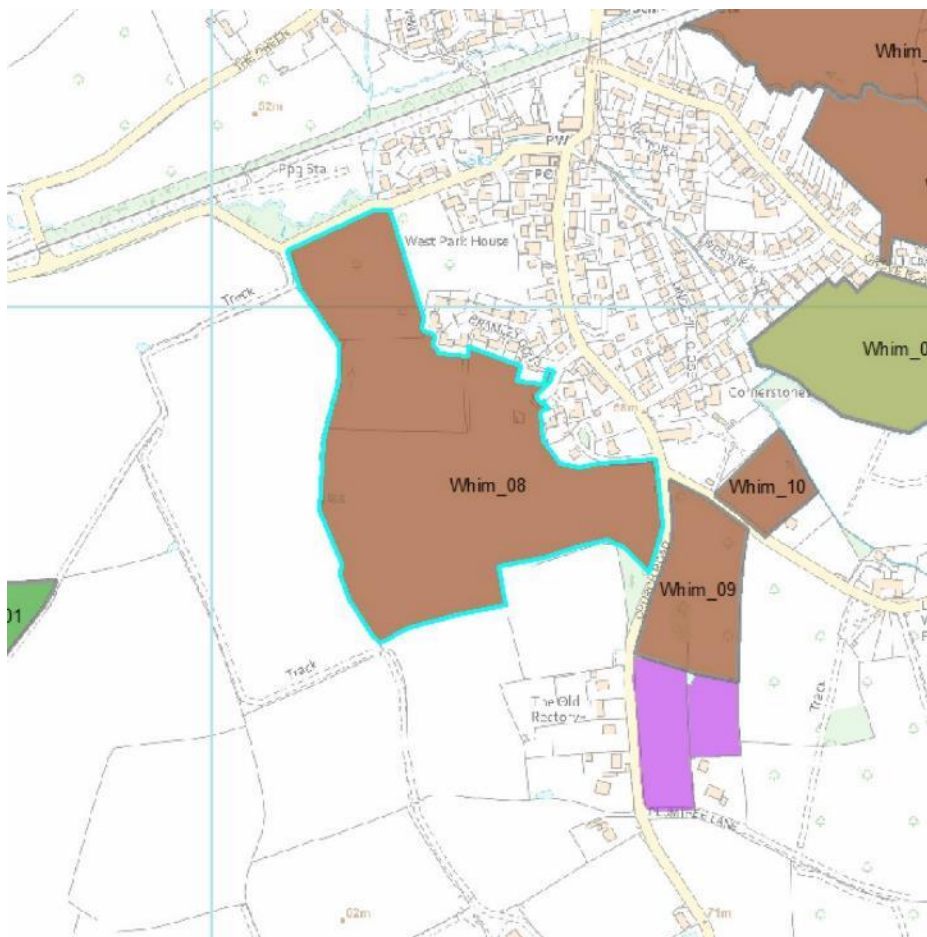
Site Detail:

Settlement: Whimble

Site reference number: Whim_08

Site Address: Approximately 25 acres west of Church Road and Bramley Gardens, Whimble,

Map of site:



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

Site Area: 10.06

Site Assessment Summary:

Infrastructure implications: Devon County Council Highways advise that access could be provided off Bramley Gardens and also off Church Road and a four arm roundabout junction (with Whim_09) would make a good gateway access to the village. Devon County Education advise that the HEELA has put forward 74 ha of development proposed in the Whimble primary catchment area. Whimble Primary could support some development but not on this scale. Additional secondary provision required. Would need to be seen alongside strategies for Exeter and west end as a whole.

Landscape sensitivity - summary of findings: Whim_08 forms part of the attractive rolling landscape setting of Whimble. The southern part of Whim_08 is a large field and the northern parcel is an old orchard with mature trees on higher land than the housing to the north of the neighbouring lane. Whim_08 mostly forms part of Landscape Character Type (LCT) 3E Lowland Plains, although the south east corner of the site forms part of 3B lower rolling farmed and settled valley slopes. Key characteristics of LCT 3E shown on site are rolling plain with small discrete woodland blocks, semi-natural habitats including roadside hedges and historic lanes. The small part of the site included in LCT 3B forms a part of a larger field and a small copse, which is characteristic of this LCT.

Impact on historic environment - summary of findings: Whim_08 is around 50 metres from a Grade II listed building (summerhouse to Woodhayes Farm) and development of the site would have an impact of the setting of this designated heritage asset, although further work is required to assess the significance of this. Whim_08 is also 80 metres from the Whimble Conservation Area.

Ecological impact - summary of findings: Whim_08 is within the Pebblebed Heaths Habitat Mitigation Zone and there is an unconfirmed wildlife site (an orchard) around 30 metres to the north east of the site. There is a core nature area (grassland) around 10 metres north east of the site (on the opposite side of the road). Further on-site assessment required.

Accessibility assessment: Whim_08 is within 350 metres of a range of services/facilities in the village centre including a primary school, pub, community hall, convenience store, GP practice and railway station. However, it is quite a large site and the southern section is more than 800 metres from some of the facilities. Church Road lacks footways until it's junction with Bramble Close. The lane to the north of the site is very narrow and lacks footways.

Other known site constraints: A narrow strip of land along the western site boundary is within flood zone 3. Initial evidence indicates that a small part of the site is at a high risk of groundwater flooding. Grade 3 agricultural land.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 180

Brief summary of the key positives and negatives of the site: Whim_08 is a very large site in relation to the scale of the existing village with capacity for around 180 dwellings using the standard HEELA (maximum) density standard. It forms part of the very attractive rural landscape setting for the settlement. Although parts of the site are quite close to facilities in the village centre, safe pedestrian and cycling access to them is limited.

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

Reason(s) for allocating or not allocating: Landscape setting of village, poor pedestrian and cycle links to village centre and excessive scale of development in relation to size of village mean that this is not a 'first choice' potential allocation. However, it is recommended that Whim_08 be included as a 'second choice' site and put forward in the consultation on the draft plan as it may be acceptable should the strategy be to make provision for additional development in less constrained villages to meet overall requirements.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

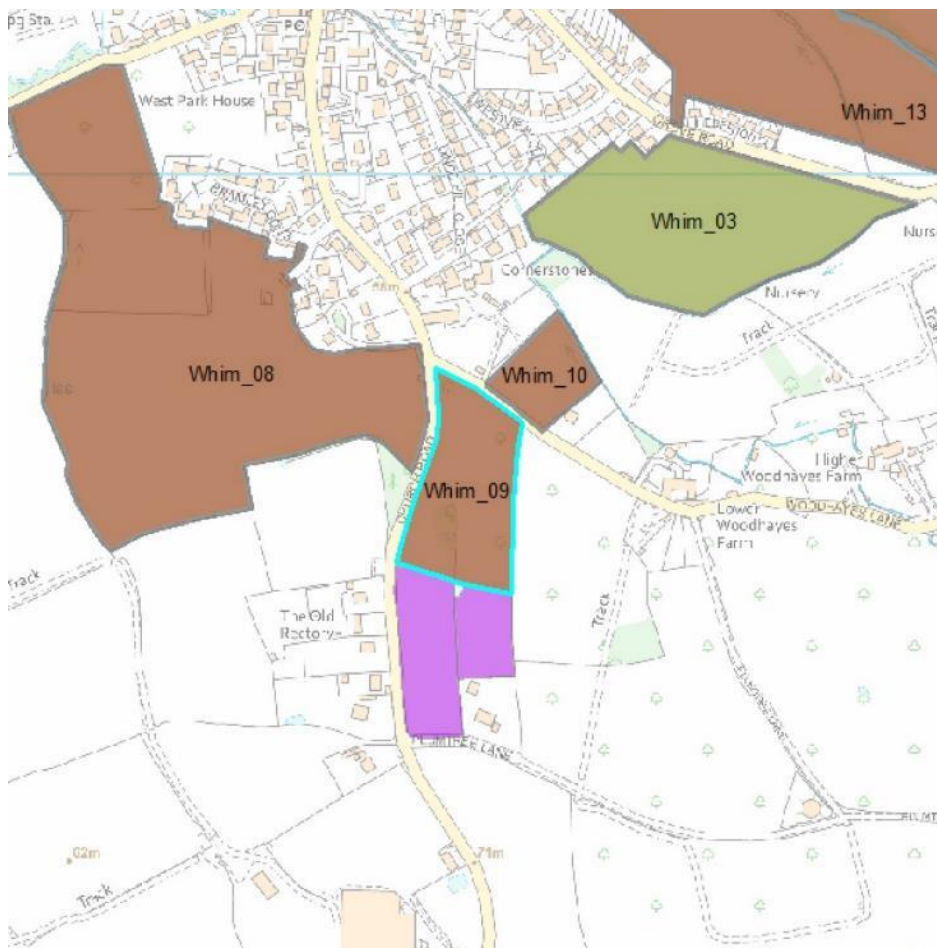
Site Detail:

Settlement: Whimble

Site reference number: Whim_09

Site Address: Approximately 4.6 acres at the Junction of Church Road and Woodhayes Lane, Whimble,

Map of site:



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

Site Area: 1.89

Site Assessment Summary:

Infrastructure implications: Devon County Council Highways advise that access would need to connect to and contribute to a new four arm roundabout junction (with Whim_08) which would make a good gateway access to the village. Devon County Education advise that the HEELA has put forward 74 ha of development proposed in the Whimple primary catchment area. Whimple Primary could support some development but not on this scale. Additional secondary provision required. Would need to be seen alongside strategies for Exeter and west end as a whole.

Landscape sensitivity - summary of findings: Whim_09 forms part of the attractive rural landscape setting of Whimple. It comprises a large orchard on gently rising ground. Whim_09 largely forms part of Landscape Character Type (LCT) 3B Lower rolling farmed and settled valley slopes, although the northern corner of the site is in 3E Lowland Plains. Key characteristics of the 3B LCT shown on site are orchard planting, historic lanes, feeling of remoteness and low hedges.

Impact on historic environment - summary of findings: Development of the site has the potential to impact the setting of 1 Lower Woodhayes Court, Woodhayes Lane, a grade II* listed building and the summerhouse at Woodhayes Farm, a grade II listed building. Further assessment required to assess the significance of this impact.

Ecological impact - summary of findings: Whim_09 is within the Pebblebed Heaths Habitat Mitigation Zone and there is an unconfirmed wildlife site (Gateshayes Farm Orchard) in part of the north of the site. This land also forms a core nature area (grassland). Further on-site assessment required.

Accessibility assessment: Whim_09 is within 600 metres of a range of services/facilities in the village centre including a primary school, pub, community hall, convenience store, GP practice and railway station. However, the southern part of the site is around 900 metres away from these facilities. Church Road lacks footways until it's junction with Bramble Close. The lane to the north of the site is very narrow and lacks footways.

Other known site constraints: Grade 3 agricultural land.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 40

Brief summary of the key positives and negatives of the site: Whim_09 forms an important part of the very attractive rural landscape setting for the settlement. It also integral to the setting of a grade II listed building and may have an impact on the setting of a grade II* listed building. Although parts of the site are reasonably close to facilities in the village centre, safe pedestrian and cycling access to them is limited.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Impact on landscape setting of Whimple, lack of safe pedestrian routes into village and potential impact on designated heritage assets.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

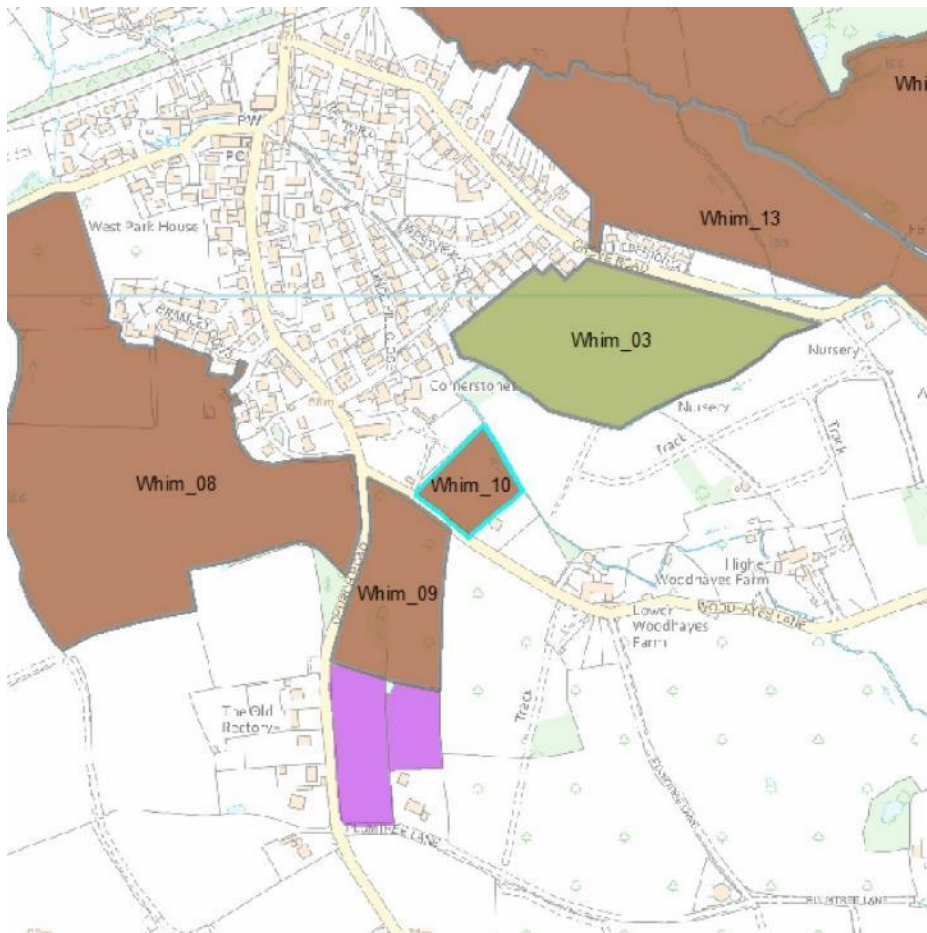
Site Detail:

Settlement: Whimble

Site reference number: Whim_10

Site Address: Land adjoining Woodhayes Country House, Woodhayes Lane, Whimble, Exeter, EX5 2TQ

Map of site:



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Site Area: 0.72

Site Assessment Summary:

Infrastructure implications: Devon County Council Highways advise that access to Whim_10 would need to connect and contribute to a new four arm roundabout junction which would make a good gateway access to the village. Woodhayes Lane would need widening and a footway. Devon County Education advise that the HEELA has put forward 74 ha of development proposed in the Whimple primary catchment area. Whimple Primary could support some development but not on this scale. Additional secondary provision required. Would need to be seen alongside strategies for Exeter and west end as a whole.

Landscape sensitivity - summary of findings: Whim_10 comprises a small field with a strong sense of enclosure from its boundary hedges and trees. Whim_10 forms part of Landscape Character Type (LCT) 3E Lowland Plains. Key characteristics of this LCT shown on site are a level field with roadside hedges.

Impact on historic environment - summary of findings: Development has the potential to affect the setting of one Grade II* and one Grade II listed building. Further assessment required.

Ecological impact - summary of findings: Whim_10 is within the Pebblebed Heaths Habitat Mitigation Zone and there is an unconfirmed wildlife site (Higher Woodhayes Farm Orchard) to the south of Whim_10 on the opposite side of the road. This site is also a core nature area (grassland). Further on-site assessment required.

Accessibility assessment: Whim_10 is within 600 metres of a range of services/facilities in the village centre including a primary school, pub, community hall, convenience store, GP practice and railway station. However, there are no safe pedestrian routes to the village as Woodhayes Lane is very narrow and lacks footways and Church Road lacks footways until it's junction with Bramble Close.

Other known site constraints: Grade 3 agricultural land.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 17

Brief summary of the key positives and negatives of the site: Whim_10 forms part of the very attractive rural landscape setting for Whimple. It also integral to the setting of a grade II listed building and may have an impact on the setting of a grade II* listed building. Although parts of the site are reasonably close to facilities in the village centre, safe pedestrian and cycling access to them is limited.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Impact on landscape setting of Whimple, lack of safe pedestrian routes into village and potential impact on designated heritage assets.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

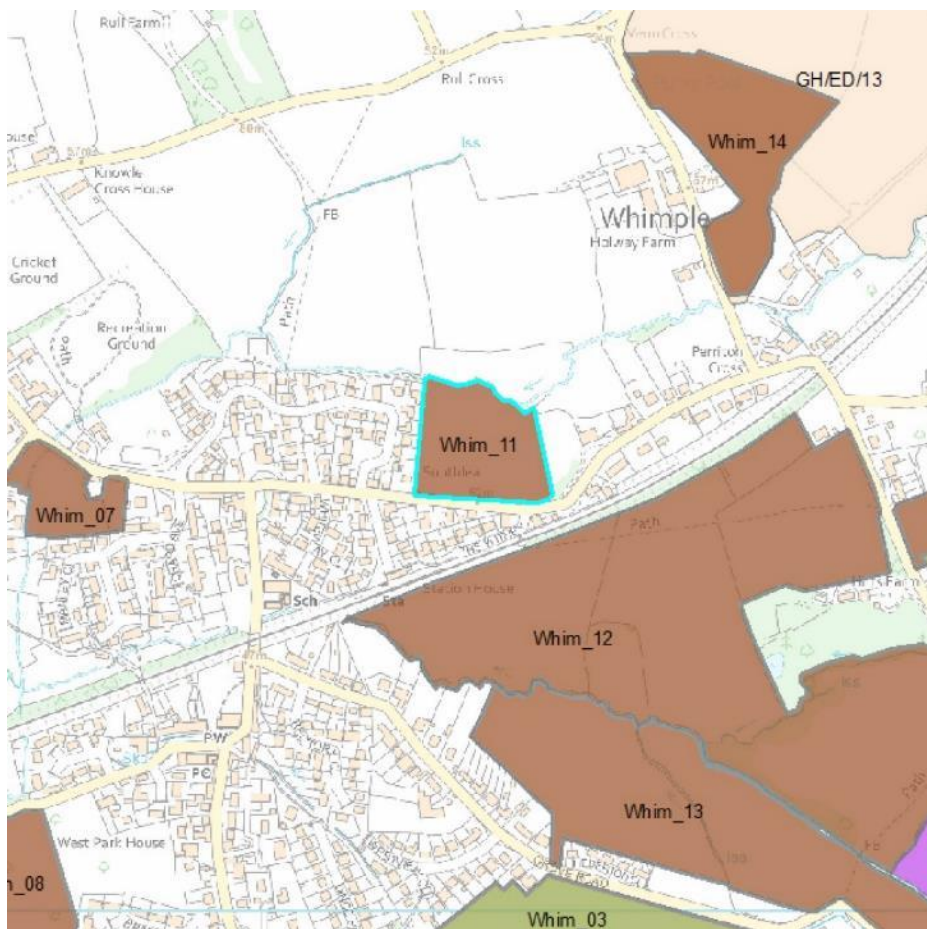
Site Detail:

Settlement: Whimble

Site reference number: Whim_11

Site Address: Approximately 4 acres Station Road, Whimble,

Map of site:



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

Site Area: 1.63

Site Assessment Summary:

Infrastructure implications: Devon County Council Highways advise that appropriate road widening would be required across the site frontage. Devon County Education advise that the HEELA has put forward 74 ha of development proposed in the Whimble primary catchment area. Whimble Primary could support some development but not on this scale. Additional secondary provision required. Would need to be seen alongside strategies for Exeter and west end as a whole.

Landscape sensitivity - summary of findings: Whim_11 comprises a field enclosed by hedgerows and with residential development on two sides. Whim_11 forms part of Landscape Character Type (LCT) 3E Lowland Plains. Key characteristics of this LCT shown on site are a level field with hedgerow trees.

Impact on historic environment - summary of findings: Development of the site has the potential to affect the setting of Slewton House, Talaton Road, a grade II listed building. Further assessment required.

Ecological impact - summary of findings: Whim_11 is within the Pebblebed Heaths Habitat Mitigation Zone and there is an unconfirmed wildlife site adjacent to the north of the site (Holway Farm Orchard). The same land is a core nature area (grassland). To the east of Whim_11 is a separated core nature area (woodland). Further on-site assessment required.

Accessibility assessment: Whim_11 is within 400 metres of a range of services/facilities in the village centre including a primary school, pub, community hall, convenience store, GP practice and railway station. Although there is no footway in front of the site, the highway would need to be widened here and provision could be made. There is a short section in front of the neighbouring house, Eastleigh, without a pavement and improvements should be sought to achieve safe pedestrian access to the village centre.

Other known site constraints: The site is within the Whimble Critical Drainage Area. Any new development should be served by a sustainable drainage system that meets certain standards and should also make a contribution towards a scheme that will reduce risks for those liable to flood. The northern part of the site is in flood zone 3 and initial evidence indicates that a small part of the site is at a high risk of groundwater flooding. Grade 3 agricultural land.

Site opportunities: Development of Whim_01 would enable provision of additional homes very close to the village centre and Whimble station. Highway improvements, including the provision of a footway, would provide wider benefits.

Amended Maximum Yield following discounted areas on site: 33

Brief summary of the key positives and negatives of the site: Whim_11 is close to the village centre and station and well related to the settlement pattern. Although the northern part of the site is within the floodplain there is potential for the development of around 33 dwellings on the remainder of the site. Further work is required to assess the impact of development on the setting of a listed building, ecological issues and improved pedestrian routes, but the site is considered to be the best option for accommodating an appropriate scale of development for Whimple.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: Whim_11 is well related to the existing settlement pattern and benefits from relatively good pedestrian access to facilities in the village centre.

Infrastructure implications: Devon County Council highways advise that access off Grove Road is only possible for a small amount of infill development because it is narrow with on street parking and no footways. Devon County Education advise that the HEELA has put forward 74 ha of development proposed in the Whimple primary catchment area. Whimple Primary could support some development but not on this scale. Additional secondary provision required. Would need to be seen alongside strategies for Exeter and west end as a whole.

Landscape sensitivity - summary of findings: Whim_13 predominantly forms part of Landscape Character Type (LCT) 3E Lowland Plains, although the extreme south east of the site lies within 3B Lower rolling farmed and settled slops. There is no clear distinction in landscape character between the LCT's on site. Key characteristics of LCT 3E shown on site are a level field with discrete woodland blocks adjacent to an historic lane. Copses, streamside tree rows a relatively enclosed and sheltered landscape are key characteristics of LCT 3B shown on the site.

Impact on historic environment - summary of findings: Development of the site has the potential to affect the setting of 26 Grove Road, a grade II listed building. Further assessment required.

Ecological impact - summary of findings: Whim_13 is within the Pebblebed Heaths Habitat Mitigation Zone and there is a core nature area adjacent to part of the northern boundary of Whim_13 (woodland) and a separate, part core and part nature area (grassland) adjacent to part of the southern boundary. Further on-site assessment required.

Accessibility assessment: Whim_13 is within 300 metres of a range of services/facilities in the village centre including a primary school, pub, community hall, convenience store, GP practice and railway station. However, Grove Lane lacks footways and the site extends around 750 metres from the part of the site that is nearest to the village centre so that the southern site boundary is around 1000 metres from the facilities.

Other known site constraints: The site is within the Whimple Critical Drainage Area. Any new development should be served by a sustainable drainage system that meets certain standards and should also make a contribution towards a scheme that will reduce risks for those liable to flood. The western half of the site is in flood zone 2 with smaller parts to the north east of the site in flood zone 3. Initial evidence

indicates that about half of the site is at a high risk of groundwater flooding Grade 3 agricultural land.

Site opportunities: The north western part of Whim_13 (the land outside of the flood zones 2 and 3) offers the potential to build around 60 homes reasonably close to existing services and facilities in the village.

Amended Maximum Yield following discounted areas on site: 60

Brief summary of the key positives and negatives of the site: The south eastern part of Whim_13 is remote from the village centre, very poorly related to the settlement pattern and is in flood zone 2 and is not considered suitable for development. The north western part of the site that is outside of the floodplain is more suitable for development, but Grove Road is unlikely to be suitable for this scale of development and pedestrian access to the village centre is not ideal. Further work is required to understand constraints relating to highways, ecology, landscape and heritage issues.

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

Reason(s) for allocating or not allocating: Flooding, lack of safe pedestrian routes into village and potential impact on designated heritage assets and most of the site is poorly related to the existing settlement pattern. However, it is recommended that the north western part of Whim_08 (land outside of flood zone 2) be included as a 'second choice' site and put forward in the consultation on the draft plan as it may be acceptable should the strategy be to make provision for additional development in less constrained villages to meet overall requirements.

Infrastructure implications: Devon County Council Highways advise that the site is remote from facilities with a narrow road frontage and poor ped/cycle links and is not suitable for this scale of development. Devon County Education advise that the HEELA has put forward 74 ha of development proposed in the Whimble primary catchment area. Whimble Primary could support some development but not on this scale. Additional secondary provision required. Would need to be seen alongside strategies for Exeter and west end as a whole.

Landscape sensitivity - summary of findings: Whim_14 forms a gently sloping field with hedgerows and an attractive group of mature trees to the south eastern boundary. Whim_14 forms part of Landscape Character Type (LCT) 3E Lowland Plains. Key characteristics of this LCT shown on site are a level field with semi-natural habitats including roadside hedgerows next to historic lane.

Impact on historic environment - summary of findings: Development has the potential to affect the setting of two Grade II listed buildings.

Ecological impact - summary of findings: Whim_14 is within the Pebblebed Heaths Habitat Mitigation Zone. Adjacent to the south eastern boundary of Whim_14 is an unconfirmed wildlife site (Perriton Farm Orchard). This land is also a core nature area (grassland). There is an unconfirmed wildlife site around 50 metres to the north west of Whim_14 (Venn Cross Orchard). This land is also a core nature area (grassland). There is a core nature area (grassland) to part of the western boundary (grassland). Further on-site assessment required.

Accessibility assessment: Whim_14 is within 750 metres of a range of services/facilities in the village centre including a primary school, pub, community hall, convenience store, GP practice and railway station. However, access is partly along narrow lanes with no footways.

Other known site constraints: The site is within the Whimble Critical Drainage Area. Any new development should be served by a sustainable drainage system that meets certain standards and should also make a contribution towards a scheme that will reduce risks for those liable to flood. A small part of the southern tip of the site is in flood zone 3, but this also affects the access road. Initial evidence indicates that a small part of the site is at a high risk of groundwater flooding. Grade 3 agricultural land.

Site opportunities: There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

Amended Maximum Yield following discounted areas on site: 46

Brief summary of the key positives and negatives of the site: Whim_14 is poorly related to the settlement, with insufficient pedestrian links to services and facilities in the village centre. It is attractive landscape with ecological interest and development here could affect the setting of two listed buildings.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Poor relationship with and pedestrian/cycle access to services and facilities in the village.