

East Devon Working Draft Local Plan – December 2021

Site Assessment – Local Centres and Service Villages

- 1.1 This report is specifically concerned with assessment of sites that are at and around the Local Centres and Service Villages as set out in the working draft local plan. This document should be read alongside the Working draft Plan as it has formed the initial appraisal work to inform proposed site allocation choices. The working draft plan sets out more detail on how sites were selected.
- 1.2 In this report sites at the following Local Centre (Tier 3) settlements are assessed first:
- Broadclyst;
 - Budleigh Salterton;
 - Colyton;
 - Lypstone; and
 - Woodbury.
- 1.3 The Service Villages (Tier 4) as listed below are then assessed:
- 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,
- Whimple

1.4 On maps that follow sites are colour coded and ranked as follows:

- 6 - (darker green) - Excellent site, no real constraints or sensitivities and limited infrastructure costs.
- 5 - (lighter green) - Good site, minor constraints or sensitivities and limited infrastructure costs.
- 4 - (yellow) - Fair site, Moderate constraints or sensitivities and any infrastructure costs can likely be overcome.
- 3 - (pink) - Poor site, Has large constraints and sensitivities but with high quality development these perhaps can be overcome. Infrastructure costs may be high but potentially could be deliverable.
- 2 - (Red) - Very poor site, highly constrained or sensitive. Might have major infrastructure costs that put the site at particular risk of delivery. At a push can be delivered but not a desirable option.
- 1 - (Brown) - Undeliverable site, constraints and sensitivities can't be overcome or infrastructure costs are completely prohibitive.

1.5 Recommendations for sites have been informed by site assessments and a strategic overview and vision for where development should be located. As a result in some cases sites that have scored highly in terms of the site assessment may not be recommended for allocation. They may either not fit within a logical strategy for growth and/or may lead to levels of growth in a particular location which are potentially excessive for that location or community to sustain.

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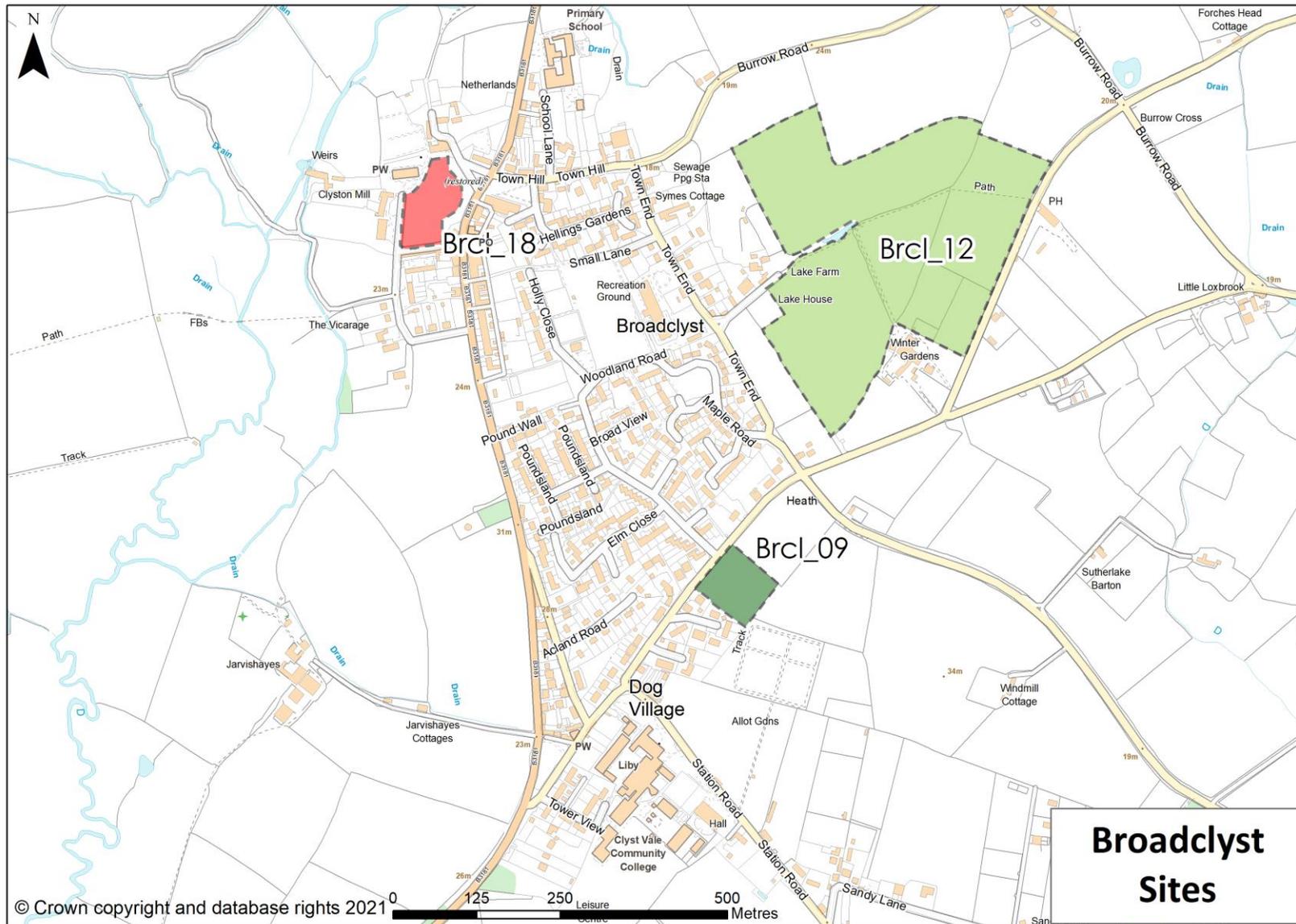
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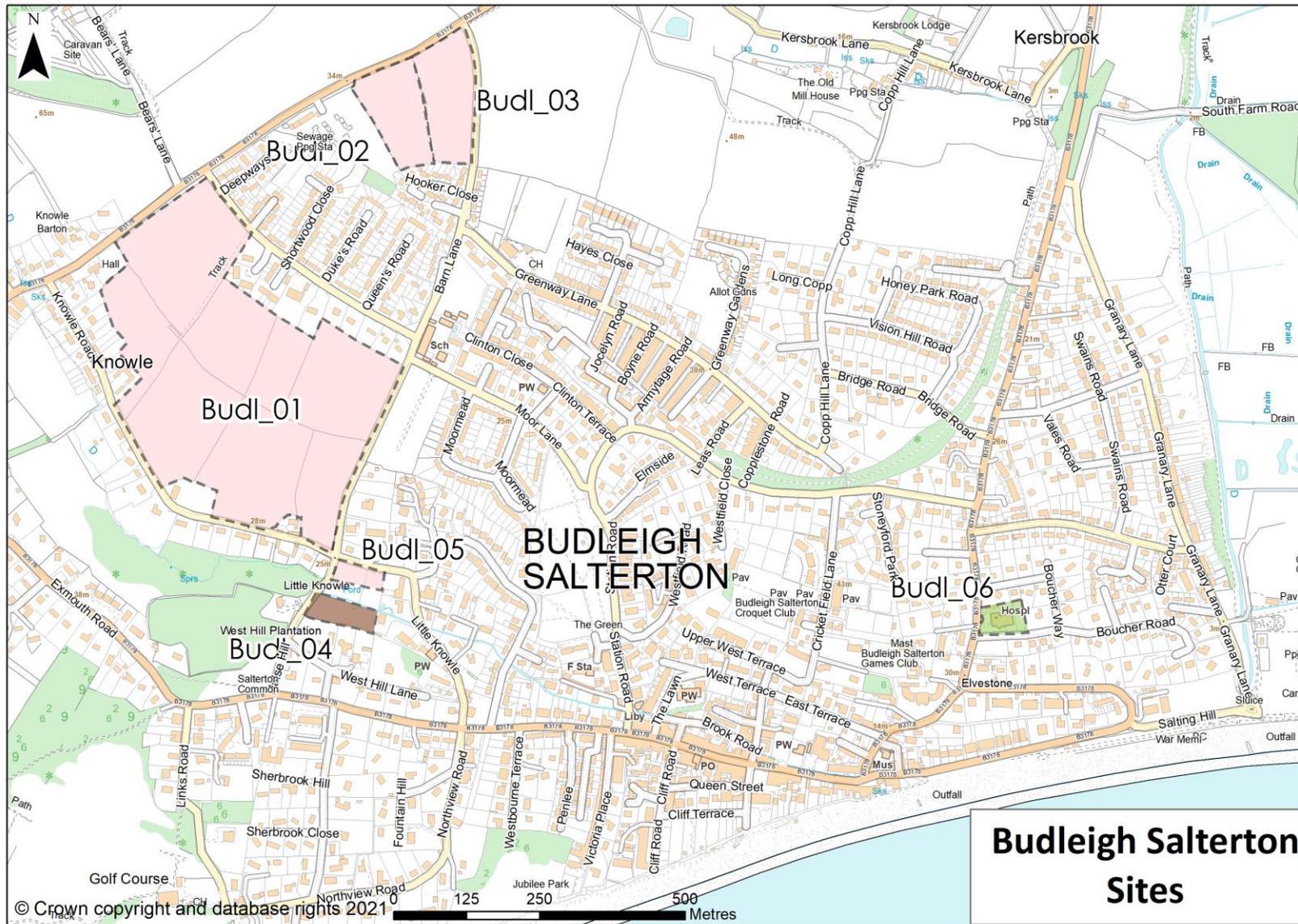
Broadclyst



Report to accompany Working Draft Local Plan to Strategic Planning Committee on the 14 December 2021

Ref	Approx housing capacity	Allocation suitability rating	Comments	Preferred approach to allocate
Brcl_09	15	6	This small site has limited sensitivities and is well related to the existing village. It is understood to be being pursued by the Broadclyst Neighbourhood Plan.	Yes
Brcl_12	180	5	This large site to the east of the village, although not directly adjacent to the village has few sensitivities and is set on relatively flat land. It is considered to offer some potential for strategic-scale development.	Yes- although at a reduced capacity of around 160 to allow for some employment uses.
Brcl_18	16	2	Well integrated into the settlement but very sensitive and unsuitable on heritage grounds	No

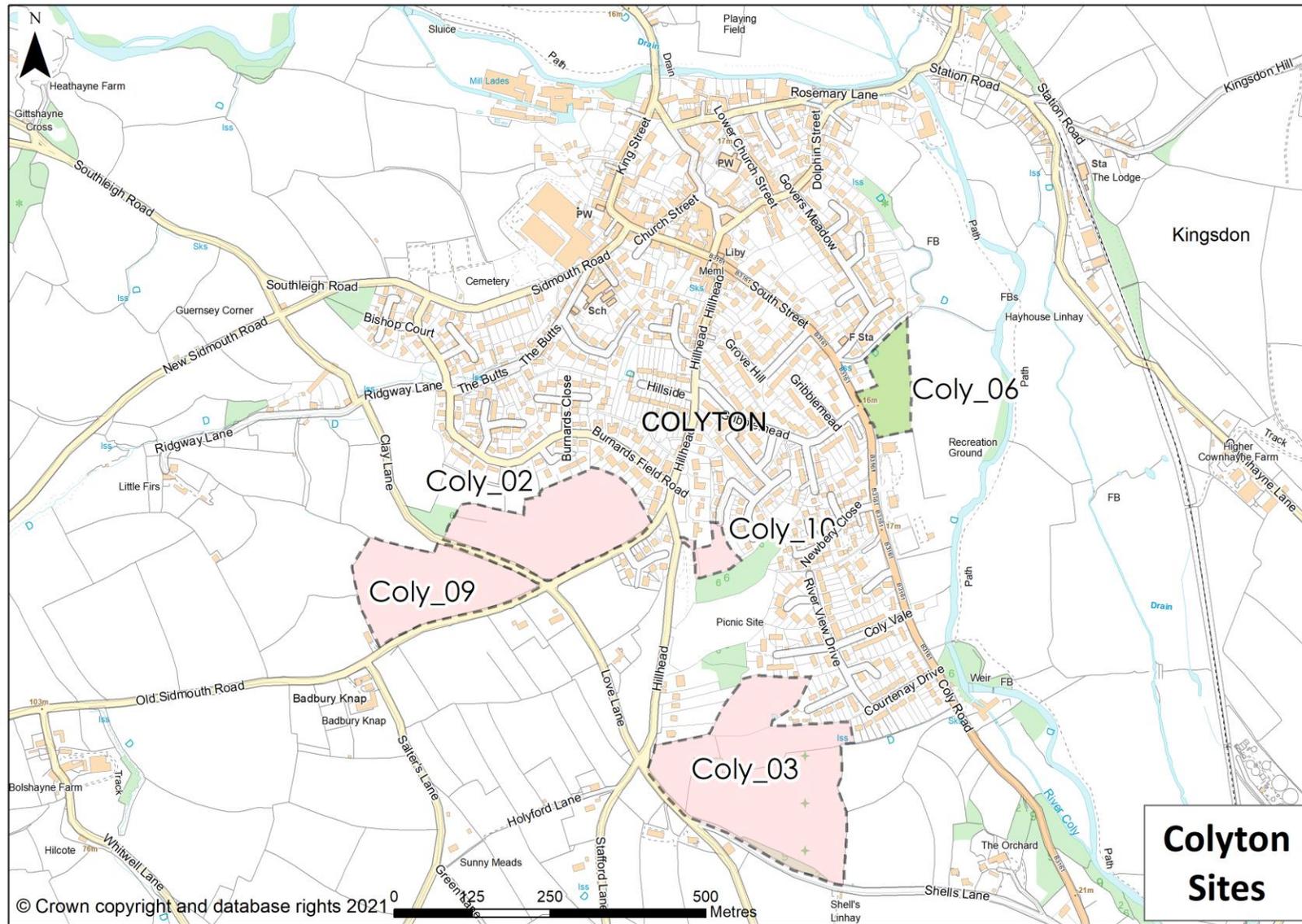
Budleigh Salterton



Budleigh Salterton Sites

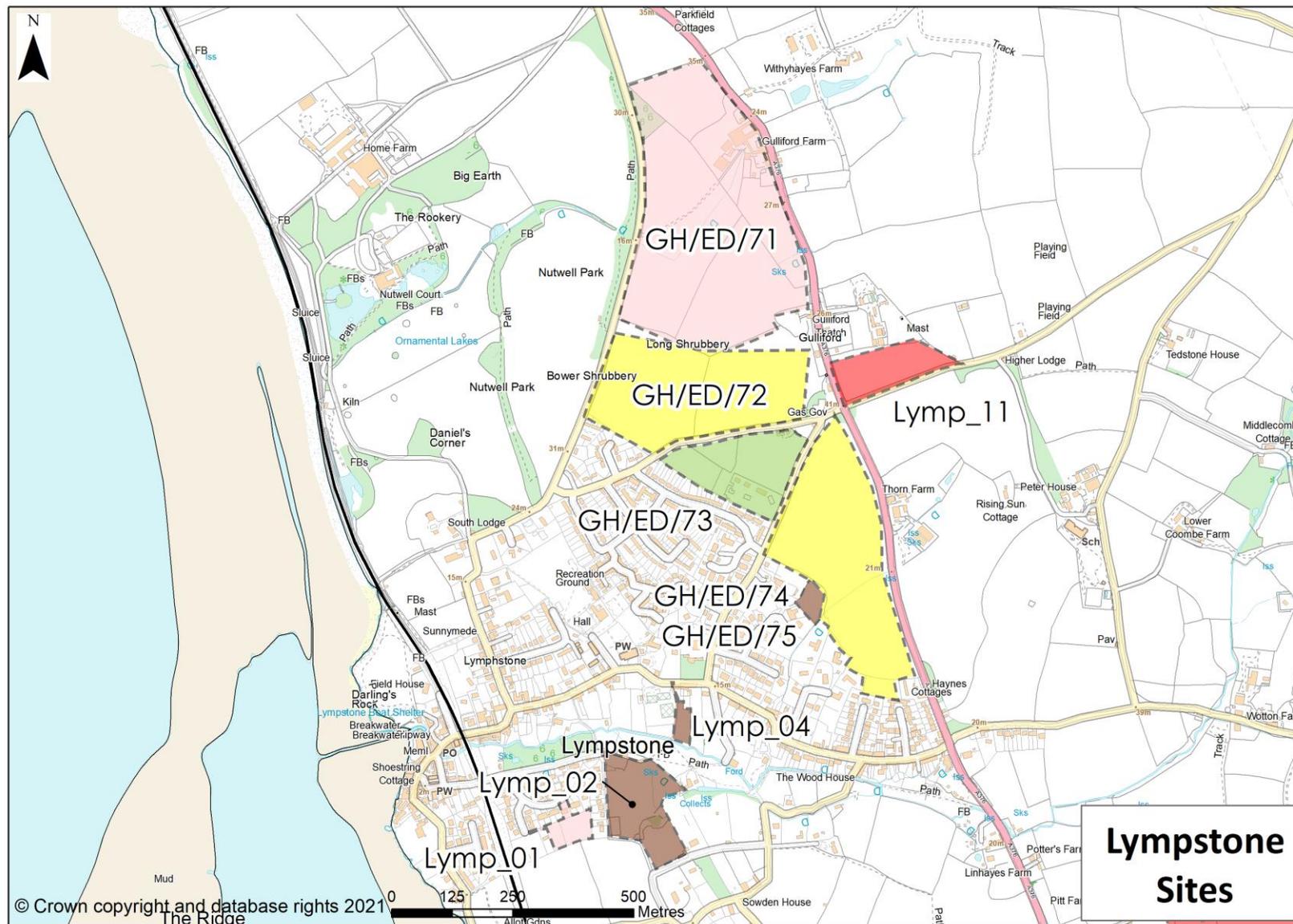
Ref	Approx Housing Capacity	Suitability rank	Comments	Preferred approach to allocate
Budl_06	10	5	This small brownfield site would be suitable for housing if no longer needed for the hospital.	Yes
Budl_02	32	3	Field adjacent to housing development currently under construction. If additional development justified in Budleigh Salterton (notwithstanding the AONB location) this site may be suitable, subject to appropriate landscaping.	No
Budl_03	37	3	Field adjacent to settlement on one side, but visually most connected with open countryside beyond the town. Development of this site would be likely to cause unacceptable harm to AONB.	No
Budl_01	50	3	A series of fields that is largely surrounded by housing, but is within the AONB and highly sensitive to landscape change. Parts of the north of site (although on higher ground) may be considered to be less sensitive, but more work would be needed to assess this and the potential capacity is reduced to 50 to reflect landscape concerns.	No
Budl_05	5	3	Small field with housing to three sides. Most of the site is in the floodplain and this limits the potential capacity of the site to less than 5 dwellings.	No
Budl_04	5	1	Attractive wooded area next to brook - TPO and floodplain make site unsuitable for development.	No

Colyton



Ref	Approx housing capacity	Allocation suitability rating	Comments	Preferred approach to allocate
Coly_06	5	5	Site is well related to the town with built development on three sides and is within easy walking distance of the town centre. However, most of the site is within the floodplain and this restricts potential yield to 5. However, there may be scope for additional development as a planning appeal for 16 dwellings in 2016 was only dismissed on the basis that the site was outside of the BUAB, the Environment Agency not having objected to the application.	Yes
Coly_02	49	3	This fairly large and exposed field is highly visible in the landscape and not therefore considered to be suitable for allocation.	No
Coly_03	34	3	A series of attractive fields on sloping ground and somewhat remote from the town centre. Allocation of this site could result in detrimental landscape impacts.	No
Coly_09	44	3	This field is detached from the current built form and its development would be a clear incursion into the attractive landscape surrounding Colyton.	No
Coly_10	5	3	A small parcel of land on edge of settlement - part of green wedge designated in adopted local plan and highway access would be very difficult.	No

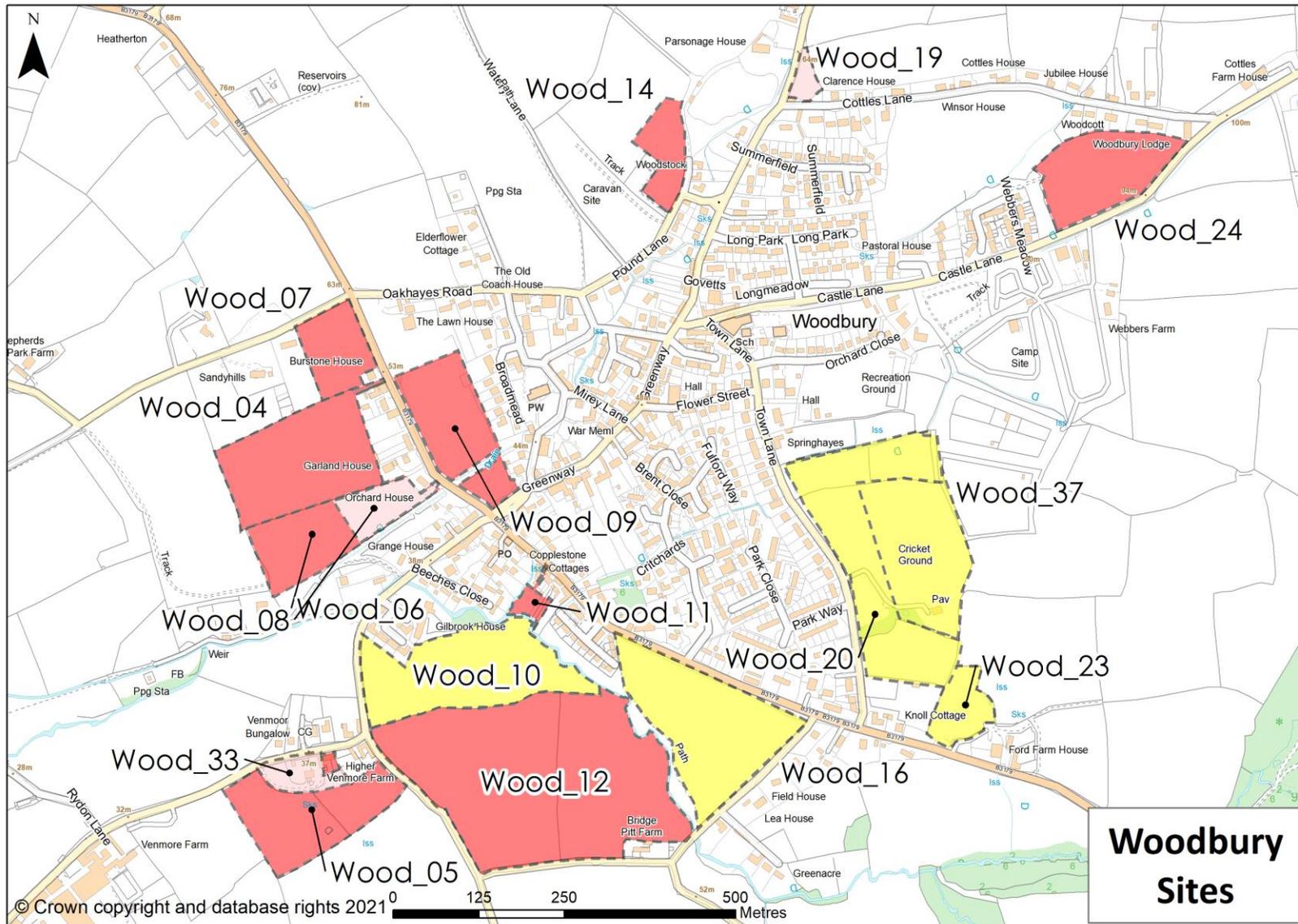
Lympstone



Ref	Approx housing capacity	Allocation suitability rating	Comments	Preferred approach to allocate
GH/ED/73	40	5	Well related to settlement and limited sensitivities. Comprises infill between two roads and extension of an existing development. Good pedestrian access. Whilst in the existing coastal preservation area very limited views to the sea.	Yes
GH/ED/72	100	4	Well related to settlement and limited sensitivities, although more sensitive than GH/ED/73. Good pedestrian access. Whilst in the existing coastal preservation area very limited views to the sea.	Yes
GH/ED/74	118	4	Well related to settlement although much steeper than comparable sites. Good pedestrian access. Whilst in the existing coastal preservation area very limited views to the sea.	No
Lymp_01	6	3	Well located to existing settlement. In previous green wedge and questionable as to whether 5 dwellings could be accommodated.	No
GH/ED/71	200	3	Functionally and visually very separate to the settlement and no pedestrian footpaths. Whilst in the existing coastal preservation area very limited views to the sea.	No
Lymp_11	50	2	Poorly related to existing settlement and located the wrong side of the A376 with no pedestrian footpaths. Whilst in the existing coastal preservation area very limited views to the sea.	No
GH/ED/75	3	1	Site would likely not accommodate 5 dwellings but otherwise has scope for development.	No
Lymp_02	35	1	Very poor access on narrow roads. Also within existing green wedge and on fairly sensitive land. Within existing coastal preservation area with extensive views of the sea.	No

Ref	Approx housing capacity	Allocation suitability rating	Comments	Preferred approach to allocate
Lymp_04	5	1	Well located but unacceptable in terms of access as narrow and no visibility.	No
Lymp_06	2	1	Very poor access on narrow lane with no footpath. Could not accommodate beyond 2 dwellings. Also not well related to settlement.	No

Woodbury



Ref	Capacity	Allocation suitability rank	Comments	Preferred approach to allocate
Wood_10	60	4	Relatively level agricultural field, adjoining the south western edge of Woodbury Built-up Area Boundary. Open, short distance views into site from road to west and south. The presence of existing dwellings to north and west of site provides some built form as a context, but adjacent field to south and several large trees provide rural character. Grade II listed Gilbrook House overlooks site 8m to north. Conservation Area adjoins site to north. A continuous footway to connect to the adjoining site would be required along with extension of the 30mph limit.	Yes
Wood_16	65	4	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. Existing dwellings to north west, north, and east, so many views are seen in the context of this built form. Open fields to south provide rural character. Conservation Area adjoins north west edge of the site. Grade II listed building also to north west (16m away).	Yes
Wood_20	54	4	Elongated site comprising a field to north and south, joined by a portion of land which includes the west of cricket ground. Adjoins the east edge of Woodbury. Most of site is relatively level with a gentle west to east slope, but this slope is more pronounced in the southern part (gradient 1:10 to 1:3). Mature hedgerow helps to screen the north and south parts of the site, but the central section (part of the cricket ground) is open to views from the west. Existing dwellings along Town Ln to west provide some built form as context, but generally site has an open, rural character. Three TPOs along west boundary. Grade II listed building 23m to north west - intervening mature hedge obscures views of the site. Existing use as a cricket field means that development would not be supported in central section of site, unless no longer required or there is an alternative site. Yield reduced to exclude cricket pitch, only including north field and south field (2.6 ha in size, net developable area of 1.54 ha).	Yes
Wood_23	5	4	Agricultural field adjacent to the eastern edge of Woodbury. Gentle slope down towards the B3179 which runs along its southern boundary. Open views of the site are available from the B3179 to south. With countryside surrounding the site, apart from	Yes

Ref	Capacity	Allocation suitability rank	Comments	Preferred approach to allocate
			the farm house to east, it is a rural landscape. Grade II listed Knoll Cottage 36m to west which has views of site. Highways: This site would need to be developed in conjunction with Wood_20 and 21.	
Wood_37	0	4	Comprises several fields and cricket ground on the east edge of Woodbury. Most of the site is relatively level with a gentle west to east slope. Some overlap with site Wood_20. Mature hedgerow helps to screen the north and south parts of the site, but the central section (part of the cricket ground) is open to views from the west. Existing dwellings along Town Lane to west provide some built form as context. Site is well contained by existing trees and hedgerow from external views, but site itself has an open, rural character. TPO on west edge of site. Highways should be considered alongside Wood_20 and 23. Existing use as a cricket field means that development would not be supported in central section of site, unless no longer required or there is an alternative site. Yield is 0 as excludes cricket pitch, and north part which is within Wood_20.	Yes
Wood_19	5	3	Triangular shaped field with several large trees present on site and along its boundary. Relatively level, adjoins the northern edge of Woodbury, fields to west, north, and east. Few surrounding roads, existing dwellings to south, and trees and thick hedgerow around the site mean that views into site are limited. On-site trees provide landscape character and biodiversity value.	No
Wood_08	9	3	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. Within eastern half of Wood_06. 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. Small portion in east of site is within Woodbury Conservation Area, which also runs along boundary to north east and south east. Flood zone 3 covers south east part of site so yield reduced accordingly, also covered by high surface water flood risk.	No
Wood_33	9	3	Level site located to the south west of Woodbury. Existing derelict building in north of site, adjoining the road. Other buildings on site appear to be used for storage. Also	No

Ref	Capacity	Allocation suitability rank	Comments	Preferred approach to allocate
			hardstanding and small grassed areas on site. Within Wood_05. Fields surround to south and west, with limited built context provided by existing sporadic dwellings to east and north. Open views into site from road to north, but largely brownfield with existing buildings and storage on site reduces potential landscape impact. Remote from the village with poor pedestrian/cycle access.	
Wood_04	44	2	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. Limited short distance views of site from the road. Although near to western edge of Woodbury, there is only sparse development around the site, which is mostly surrounded by fields, so potential for impact upon rural character. Conservation Area 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. Would appear to need adjoining land to achieve access.	No
Wood_05	50	2	Two agricultural fields located to the south west of Woodbury, around 180m beyond the current Built-up Area Boundary. Northern part is level, but site then slopes upwards to the south, relatively steeply in places. Open views into site from road running along northern boundary. Site is seen in a rural context with surrounding fields and limited built form with sporadic dwellings to north east. Grade II listed building 6m to north east which has open views into site, another Grade II listed building 155m to west which also has views of site, so potential impact upon setting.	No
Wood_06	50	2	Agricultural field adjacent to western edge of Woodbury. Existing large detached dwellings adjoin to south and east. Site gently slopes to south. Views into site available from B3179 to east. Although existing dwellings adjoin to east and south east, these are low density with large plots. Fields mostly surround, so the site has a generally rural context. Small portion in east of site is within Woodbury Conservation Area, which also runs along boundary to north east and south east. Flood zone 3 and covers south east part of site so yield reduced accordingly, also high surface water flood risk here. Notwithstanding the submitters comments, the site is landlocked in isolation.	No

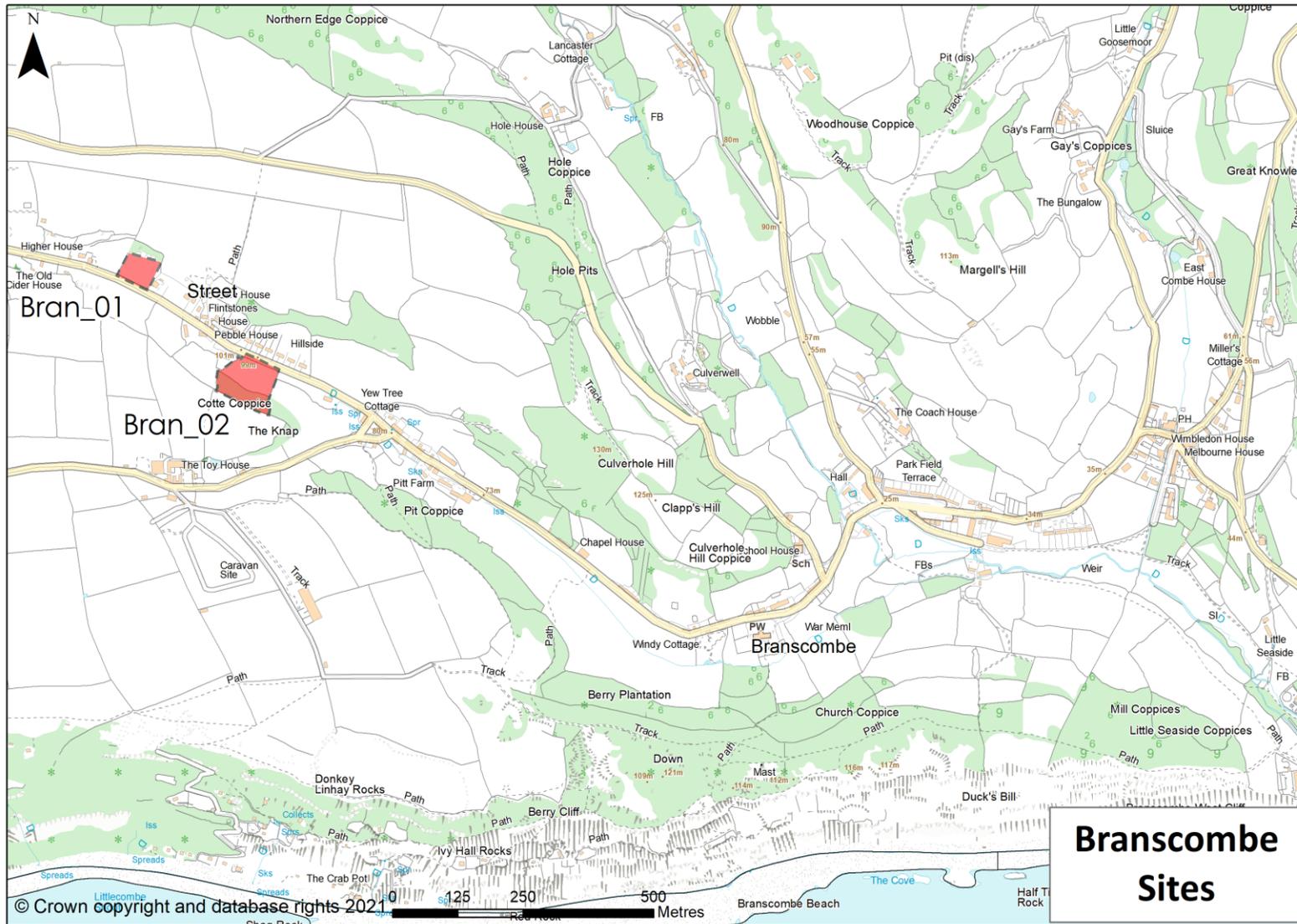
Ref	Capacity	Allocation suitability rank	Comments	Preferred approach to allocate
Wood_07	20	2	Undulating agricultural field but a general southerly slope, near to north western edge of Woodbury. Clearly visible from B3179 just before entering the village from north west. Long distance views from countryside to the south. There is little presence of built form when viewing the site, context is the surrounding agricultural fields. Grade II listed Old Court House 8m to south, with views available from this asset to the site. Conservation Area adjoins to south east and across the road to east.	No
Wood_09	18	2	'Park land' type of site made up of a field and several large trees, adjoined by existing dwellings and current Woodbury BUAB east and south. Slopes to the south with area of flat land in southern part of site. Near to centre of settlement. TPO covers entire site. Entire site is within Conservation Area. Grade I listed church overlooks site to east. Also several Grade II listed buildings located around the site.	No
Wood_11	5	2	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. Entire site is within conservation area. Completely unsuitable access in isolation. Could be considered in conjunction with Wood_10.	No
Wood_12	118	2	Two agricultural fields located on rising land to the south west of Woodbury. Eastern part is steepest. Site is surrounded by other fields, although north east tip is close to edge of Woodbury Built-up Area Boundary. Prominent location on rising land means long distance views of site are available, including from B3179 to east, and also from B3179 to 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. Grade II listed building 8m to north west has open views into the site. Would need to be developed with, or after, Wood_10 to enable footway connection.	No
Wood_14	15	2	Portion of larger agricultural field, partly adjoining the northern edge of Woodbury's Built-up Area Boundary. Cemetery adjoins to west. Northern part of site is level, and then a gentle slope southwards. Open short distance views of site from Pound Ln to east and south, but surrounding topography limits long distance views of site. Existing dwellings to east provides some context of built form, but generally fields, mature trees and hedgerow surround the site. Poor pedestrian/cycle links to facilities, although lightly trafficked.	No

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Ref	Capacity	Allocation suitability rank	Comments	Preferred approach to allocate
Wood_24	50	2	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. Limited context of built form is provided by dwellings adjoining the west edge and along north west of site, and caravan park to south west. The promontory location with regards to the existing village means that the main context is a rural landscape character. Grade I listed church is visible from site, 717m to west. The site is relative remote without the ability to link to the footway along Castle Ln. Castle Ln would require widening and visibility splays would necessitate loss of hedgerow.	No

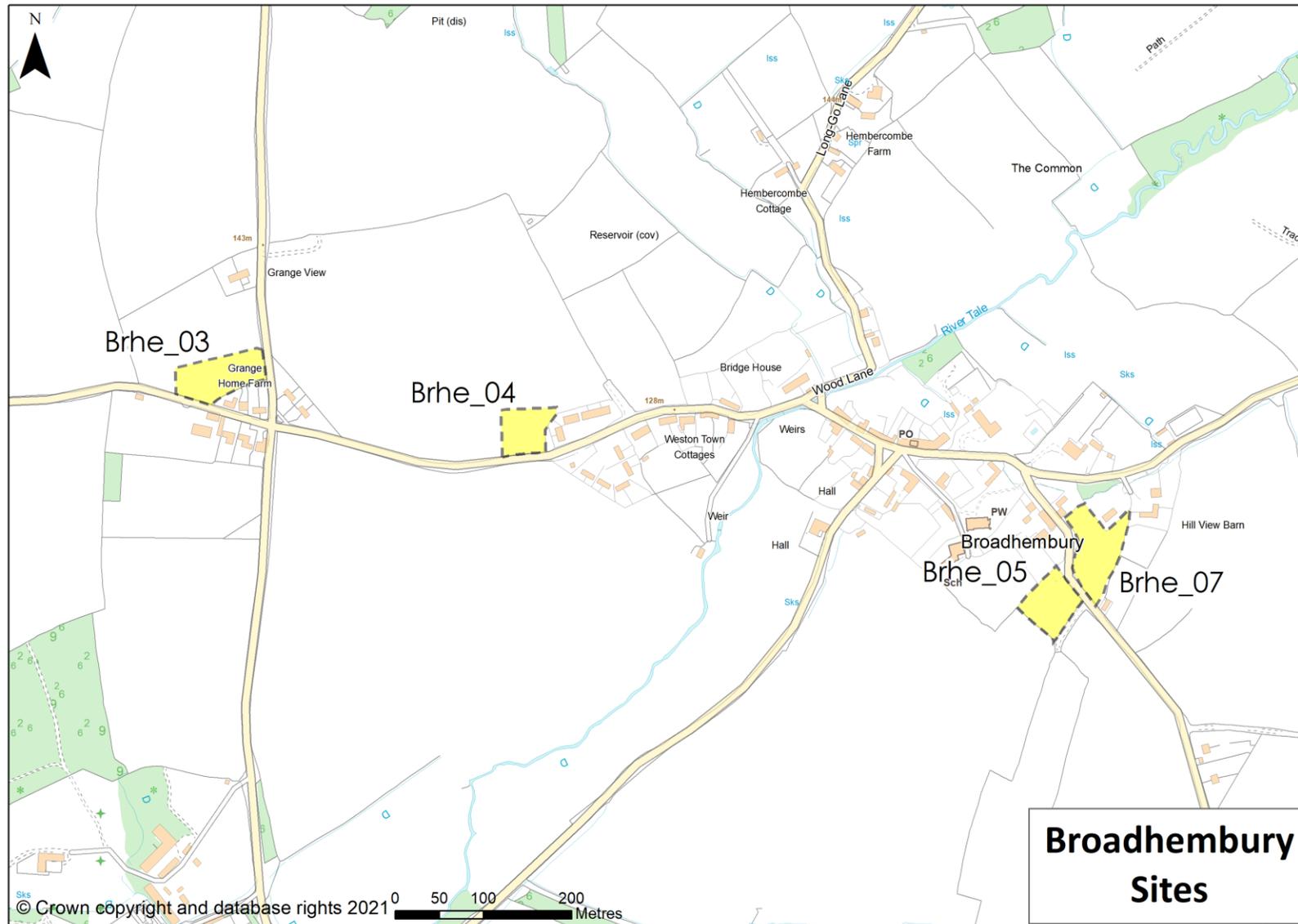
Ref	Approx housing capacity	Allocation suitability rating	Comments	Preferred approach to allocate
Beer_01	109	2	Site is in the AONB and CPA, so is visible from the coast and would impact on the WHS, SAC and SSSI. Extends permanent development into open countryside (although there is sporadic development and a campsite opposite) to an unacceptable extent. Private track access, without footways, unsuitable for permanent residential development.	No

Branscombe



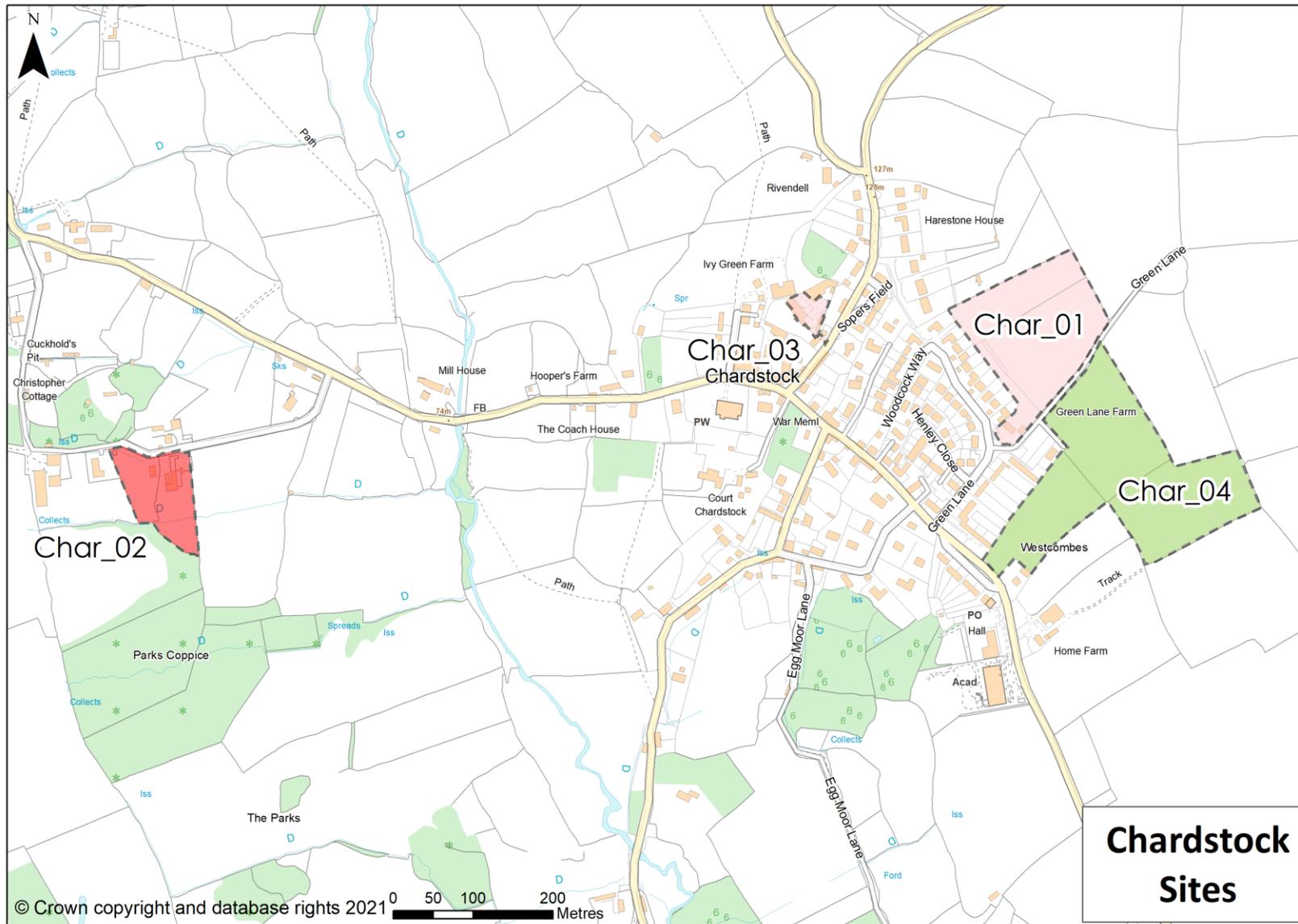
Ref	Approx housing capacity	Allocation suitability rating	Comments	Preferred approach to allocate
Bran_01	9	2	Rectangle of sloping, rough grazing with some trees, adjoins listed building, at very western periphery of ribbon development that makes up Branscombe, so remote from services, band of surface water flooding to southern boundary	No
Bran_02	17	2	Square, sloping site, rough grazing, with band of mature trees to south. In open countryside but ribbon of pairs of semi's opposite and to east (but separated by intervening fields). Road requires widening to achieve access	No

Broadhembury



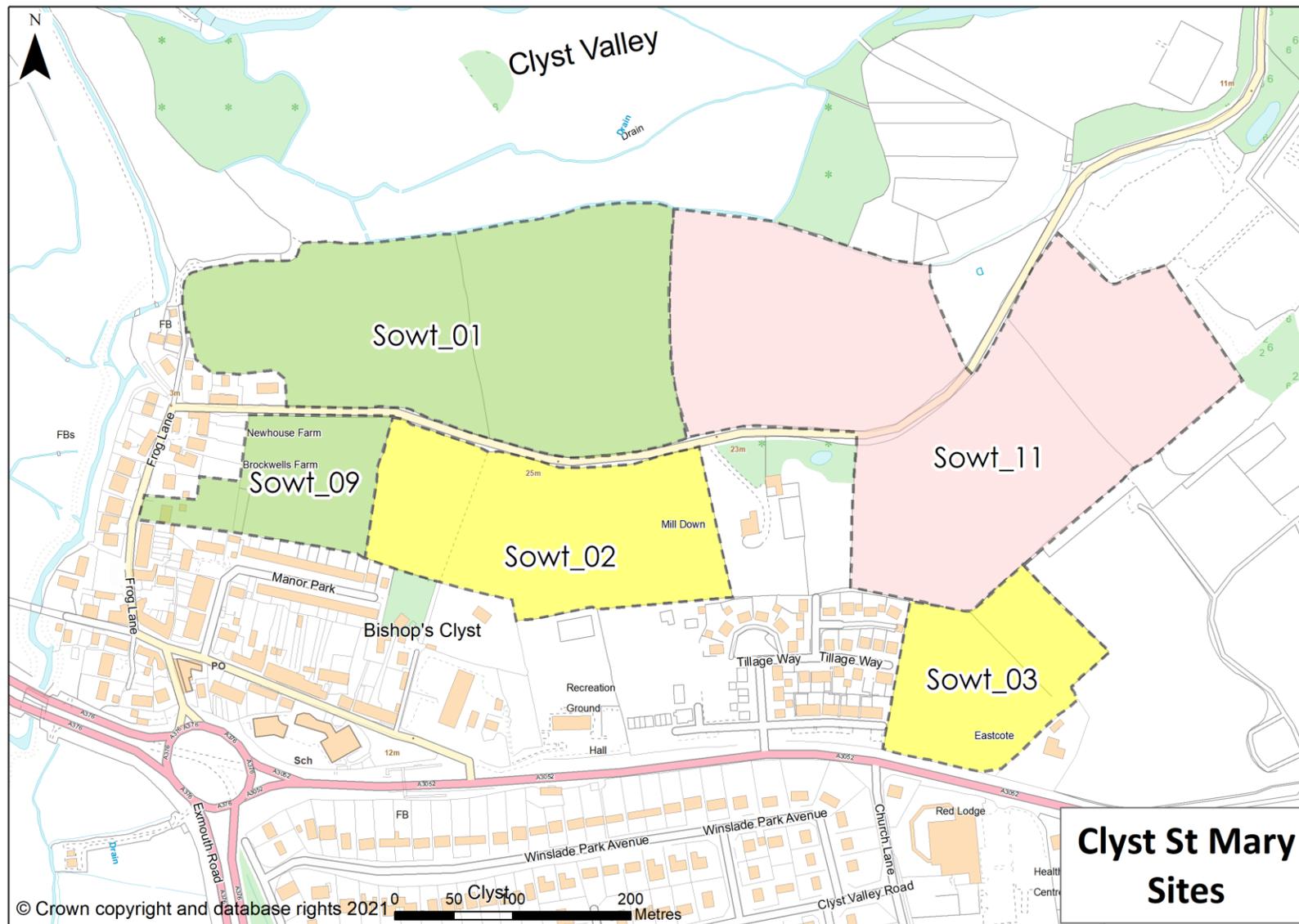
Ref	Approx housing capacity	Allocation suitability rating	Comments	Preferred approach to allocate
Brhe_03	8	4	Site forms part of field adjacent to a small cluster of housing separated from the village by fields. The site is outside but adjacent to AONB.	No
Brhe_04	7	4	Square corner of larger field, adjoins housing to the east. Within AONB. DCC Highways concern that site does not adjoin road- I believe this is a typographical error and access can be achieved.	Yes
Brhe_05	8	4	Field with agricultural building (equestrian?), within AONB, adjoins Conservation Area	No
Brhe_07	9	4	Irregularly shaped paddock within the AONB, adjoining Conservation Area and listed building. Adjoins built form of the main village.	No

Chardstock



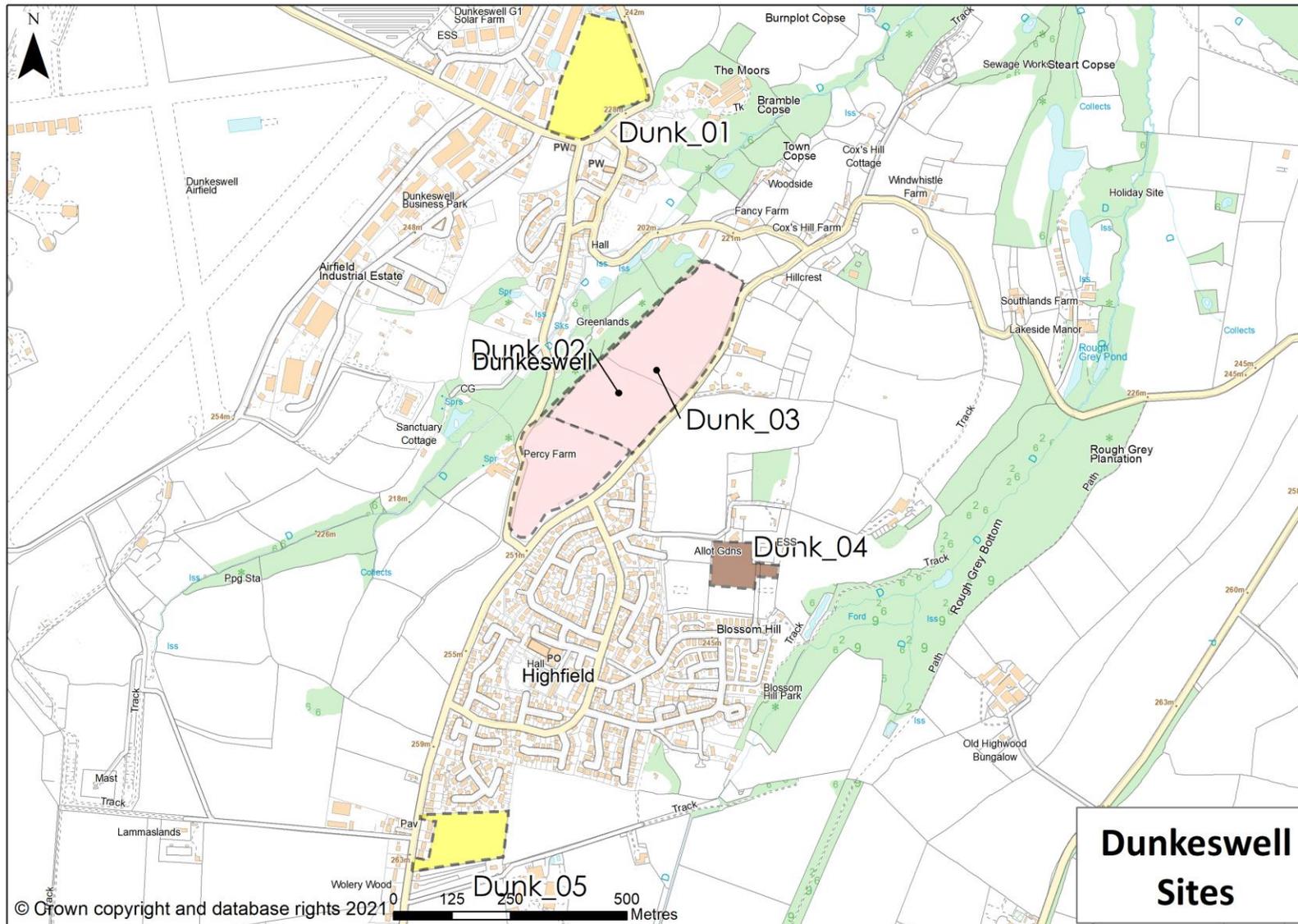
Ref	Approx housing capacity	Allocation suitability rating	Comments	Preferred approach to allocate
Char_04	30	5	Site is flat, and well located close to village facilities with its western edge next to existing modern houses in the village. It is not an intrinsically beautiful site (in its own right) but it abuts the AONB and on account of site size and configuration, it extends someway into the open countryside, if deemed suitable to allocate for development there could be a case for capacity to be lowered and development concentrated/only allowed in southerly/westerly parts, especially as its eastern edge abuts a County Wildlife Site. The capacity of this site has been reduced from a suggested gross capacity of 62 to a suggested level of 30 on the basis that development would be excluded from eastern parts of the site, remoter from the village, and development concentrated on the western parts of the site, closer to the built form of the village.	Yes
Char_01	36	3	Site is flat, pretty well located next to and on the north east side of existing modern houses in the village and whilst not intrinsically beautiful in its own right it is however inside but on the edge of the AONB. Securing highway access for full site development could be challenging. The capacity of this site has not, at this stage, been reduced. But it extends someway northwards from the built form of the village and if it were to offer scope for development it could be more appropriate if set at a lower level of development than the gross figure.	No
Char_03	6	3	The site is in the built up area of the village, though inside the AONB. It is occupied by some existing business uses and their loss (any net loss) to residential development would be a significant negative concern.	No
Char_02	18	2	The site is run down containing old buildings and green areas and is somewhat wild in character. It is, however in the AONB and is 600 metres out of the village so is not well located.	No

Clyst St Mary



Ref	Approx housing capacity	Allocation suitability rating	Comments	Preferred approach to allocate
Sowt_09	40	5	Set on a slight slope but very well related to existing settlement.	Yes
Sowt_01	35	5	Well related to existing settlement, slopes quite steeply away from the village although limited visibility. Less sensitive to the west and therefore this forms the preferred area to allocate. The approx housing capacity has been reduced accordingly.	Yes
Sowt_03	50	4	Flat site adjacent to existing development although would extend the village in a ribbon fashion and therefore is not considered to be one of the preferred sites.	No
Sowt_02	54	4	Quite flat and although not brilliant pedestrian access along Bishops Court Lane is accessible from a public right of way into the village.	No
Sowt_11	175	3	Not very well located to existing settlement and very poor pedestrian access.	No

Dunkeswell



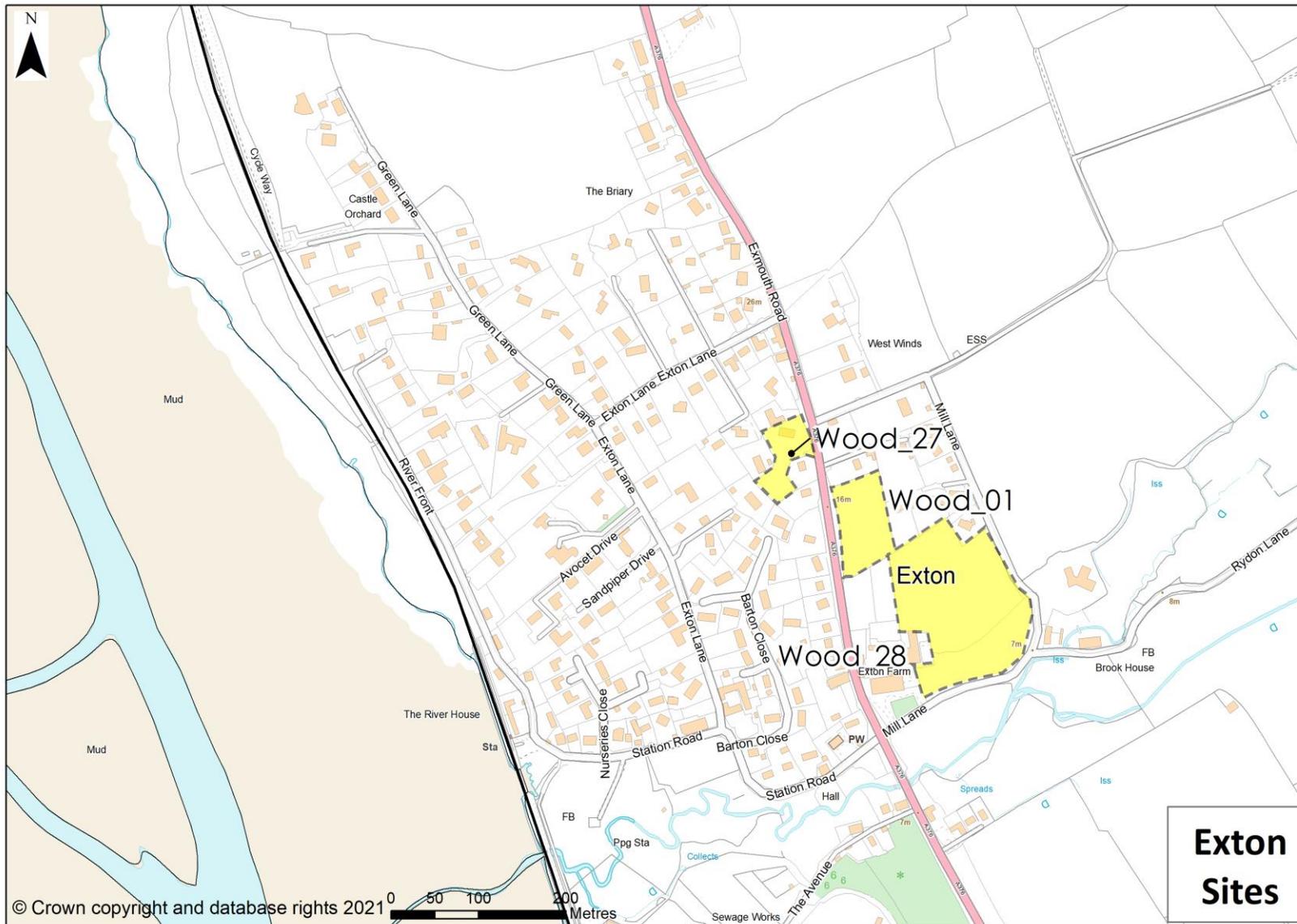
Ref	Approx housing capacity	Allocation suitability rating	Comments	Preferred approach to allocate
Dunk_01	53	4	AONB but seen against a backdrop of employment development. Close to employment although some distance from facilities in 'new' Dunkeswell. Small band of surface water flooding	Yes
Dunk_02	164	3	AONB, visually important, forms green space between 'old' and 'new' Dunkeswell,	No
Dunk_03	111	3	AONB, visually important, forms green space between 'old' and 'new' Dunkeswell,	No
Dunk_04	20	1	AONB, located on edge of new ' Dunkeswell. Unclear as to how access would be achieved. Open space?	No
Dunk_05	36	4	AONB, level site in agricultural use. Would round off southern section of 'new' Dunkeswell. Can achieve road access although site is set behind frontage ribbon development. TPO'd boundary hedges to north and east	Yes

East Budleigh



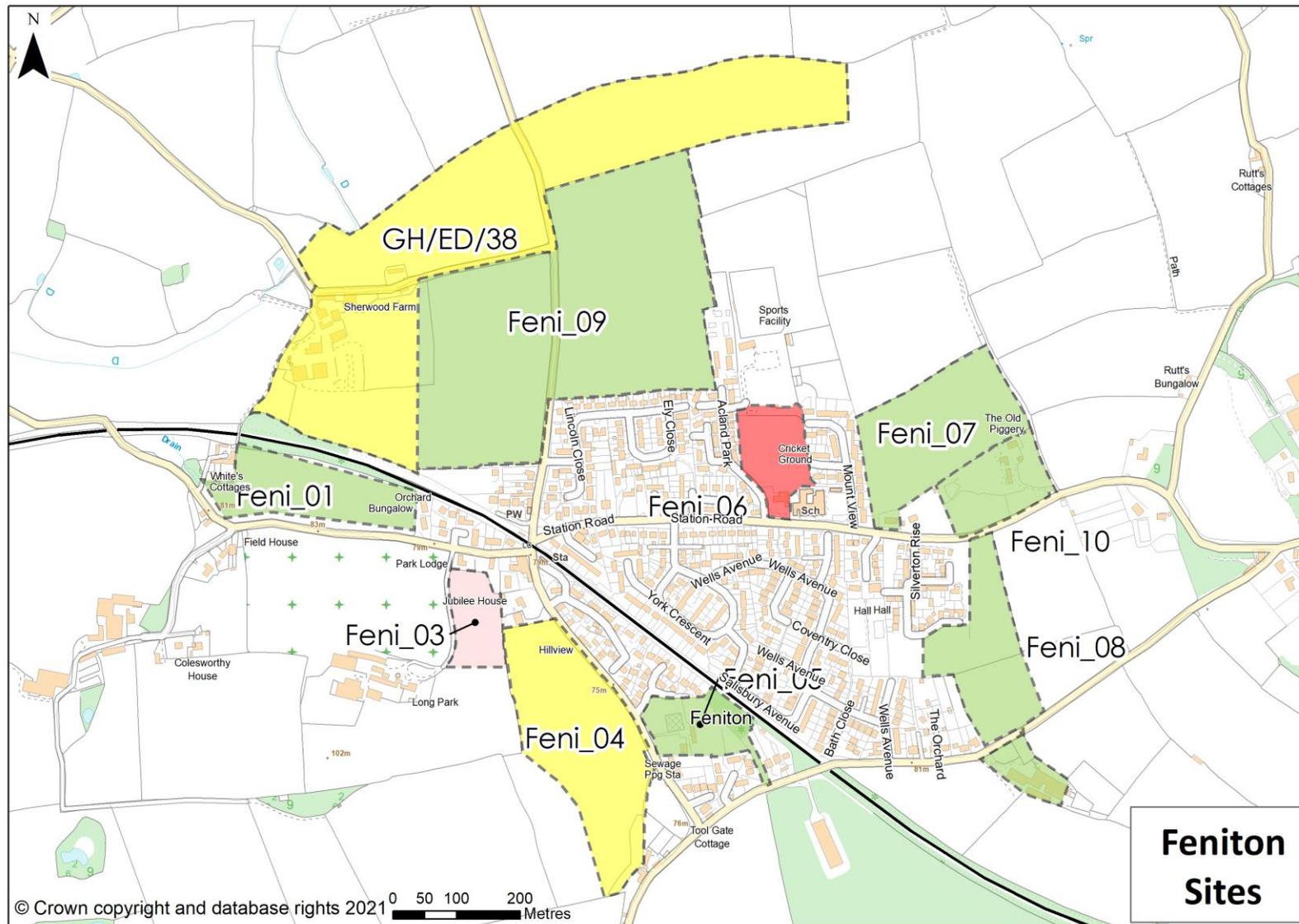
Ref	Approx housing capacity	Allocation suitability rating	Comments	Preferred approach to allocate
Ebud_01	10	3	Slightly sloping field in AONB, ribbon of housing to the south, main settlement to the west (but separated by main road so does not appear to be part of the village) and will impact on setting of Grade 2 listed house to north east. Band of SWF to southern boundary. Access can be achieved but requires crossing and foot/cycle way. Appears prominent in the landscape	No

Exton



Ref	Approx housing capacity	Allocation suitability rating	Comments	Preferred approach to allocate
Wood_01	20	4	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. Set within context of detached homes on large plots. Limited views into site due to tall mature hedgerow along western boundary and surrounding residential development. Lady Sew ards primary has some capacity to support development - but need to assess in conjunction with proposed sites nearby and in west end. Secondary capacity required. No highways objection subject to adequate visibility. Therefore, preferred allocation.	Yes
Wood_27	5	4	Small, level site adjacent to the A376 in Exton. Currently occupied by a detached house in large grounds. The presence of a TPO on part of site, along with surrounding built context of detached dwellings in large plots, means that approx 3 dwellings may be acceptable in total. Lady Sew ards primary has some capacity to support development - but need to assess in conjunction with proposed sites nearby and in west end. Secondary capacity required. Access may require widening. Therefore, preferred allocation.	Yes
Wood_28	20	4	Gently sloping agricultural field, on the eastern edge of Exton. Existing, low density dwellings to north and west of site, open fields to east and south. Open views into site from Mill Lane to east, from which the existing village provides some context of built form, but a wider rural landscape in other directions. Lady Sew ards primary has some capacity to support development - but need to assess in conjunction with proposed sites nearby and in west end. Secondary capacity required. Therefore, preferred allocation.	Yes

Feniton

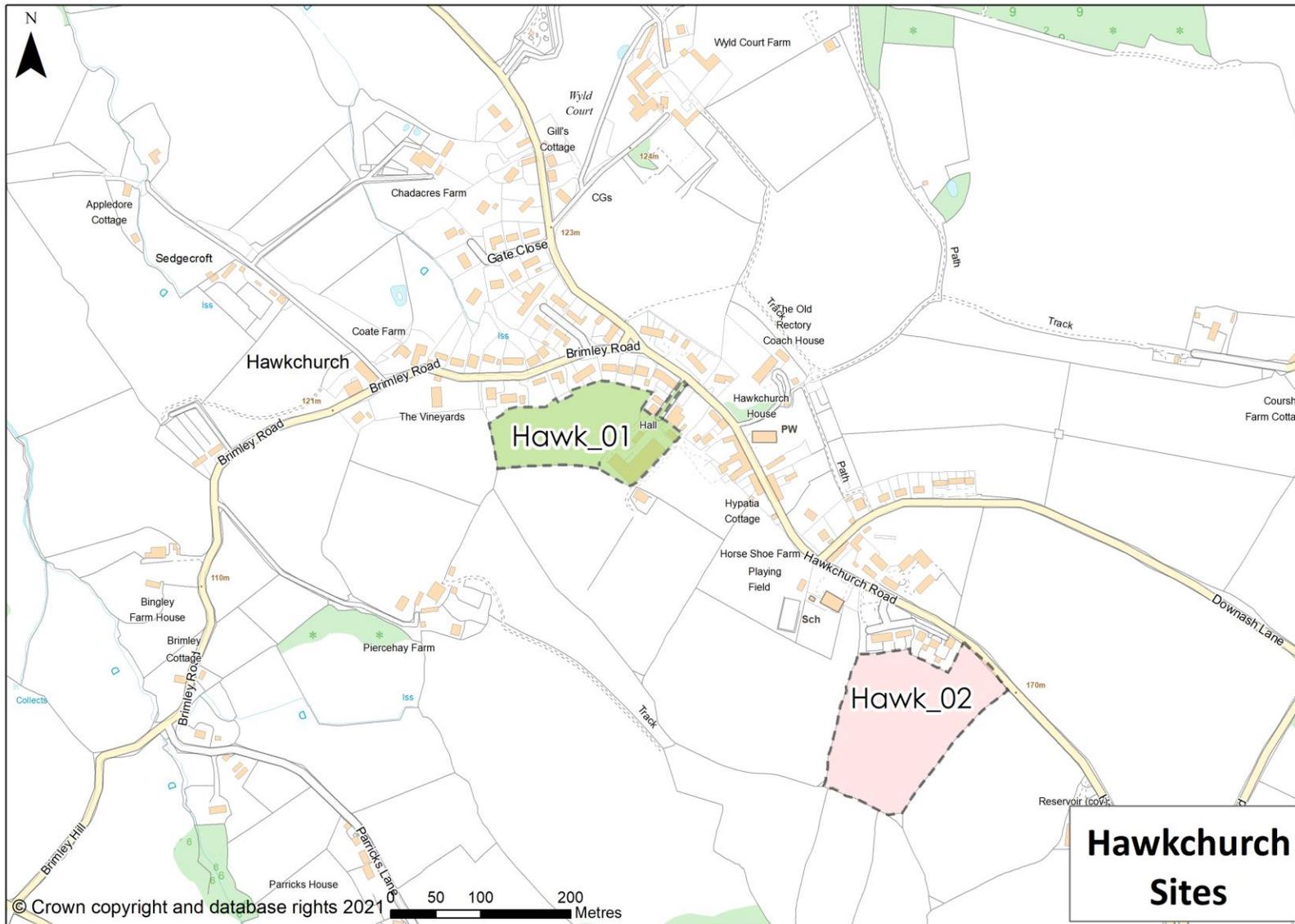


Ref	Approx housing Capacity	Allocation suitability rating	Comments	Preferred approach to allocate
Feni_05	42	5	This is the site of a former nursery that contains glasshouses and other buildings that are in a poor state of repair. The site lies on the south western side of new Feniton. A planning applications, 20/2247/FUL, on part if 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.	Yes
Feni_01	38	5	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 to the are across the railway line. Overall the site appears a reasonable development option with no obvious constraints.	No
Feni_08	83	5	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 reasonable development option with no obvious constraints.	No
Feni_10	36	5	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 reasonable development option though there may be a need for some off-site footpath and cycle improvements.	No
Feni_07	60	5	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 reasonable development option with no obvious constraints.	No

Ref	Approx housing Capacity	Allocation suitability rating	Comments	Preferred approach to allocate
Feni_09	225	5	This flat site, to the north of Feniton at Sherwood Cross, comprises of two fields in agricultural use that are bisected by a country lane leading to Colestocks. The site falls within the southern half of a larger site, GH/ED/38 which is assessed separately (minus the Feni_09 part). Feni_09 in its own right would appear a reasonable development option with no obvious constraints. However it is a substantial area and unless strategic larger scale growth were sought it may be that parts of the site, more southerly parts, would be a better development option (smaller more southerly parts may feature higher in comparative rankings).	No
Feni_04	81	4	This Greenfield site is in agricultural use, it slopes gently upward to the west and lies to the south-western side of new Feniton. A planning application, 11/2245/MOUT, was previously refused at appeal on this site. Whilst the site is of some landscape sensitivity it is a reasonable development option with no outstanding constraints.	No
GH/ED/38	170	4	Within the substantial site GH/ED/38 lies the smaller site of Feni_09. This specific assessment (of GH/ED/38) excludes the area of Feni_09, which is assessed separately, and is concerned with the residual area of around 11.4 hectares that makes up the assessed area. If developed alongside Feni_09 the site would in other respects be seen as a possible development option albeit falling some way from existing facilities in the village and on increasingly open countryside. However, Devon County Council comments suggest site development, overall, could be challenging in respect of highway considerations.	No

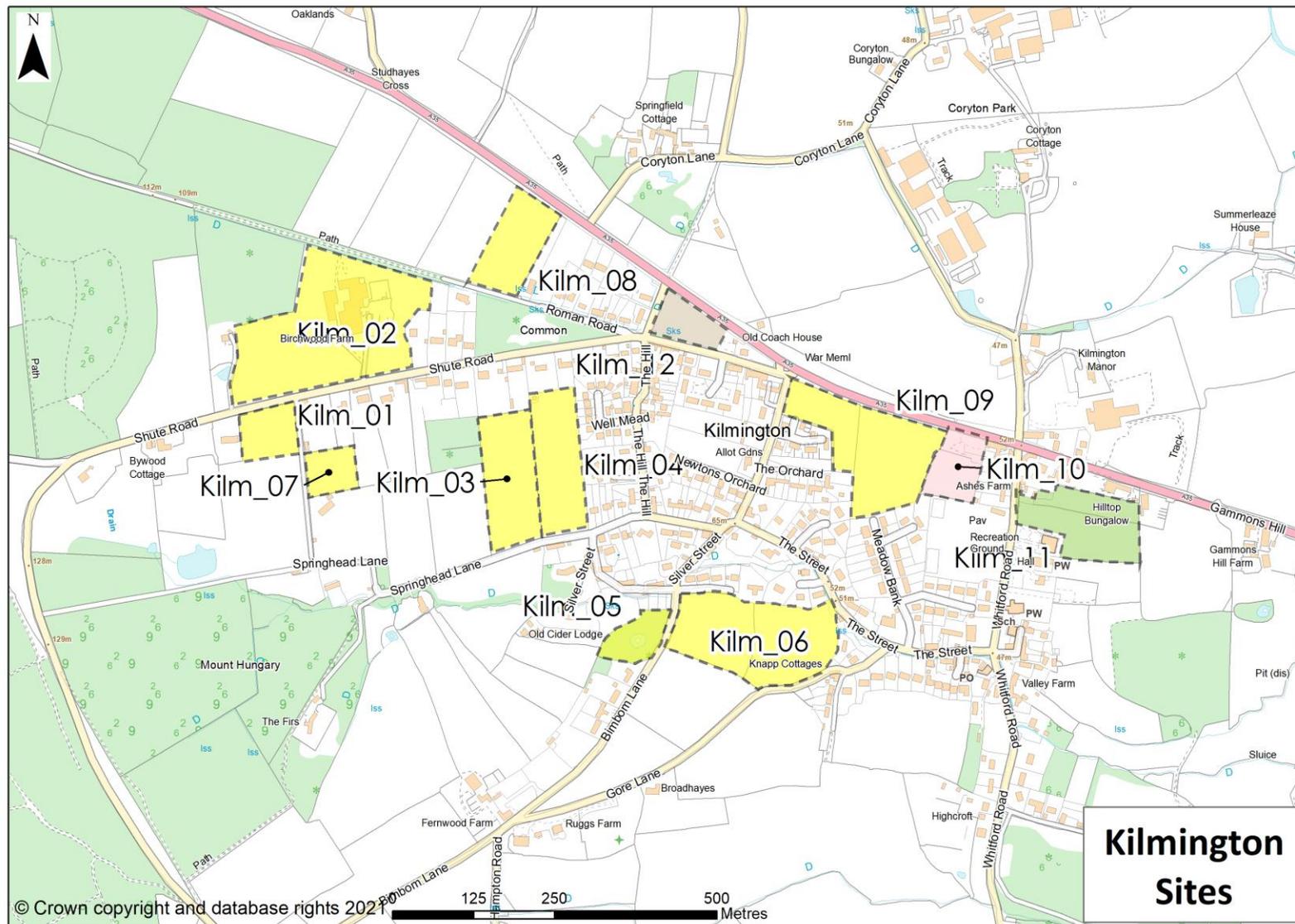
Ref	Approx housing Capacity	Allocation suitability rating	Comments	Preferred approach to allocate
Feni_03	23	3	This flat Greenfield site is in agricultural use and lies on the western side of new Feniton. In a number of respects it could be regarded as a decent site for development but Devon County Council advise that there is no direct access from a public highway. It is not known if an existing farm access track could meet needs, maybe with improvements (this may be possible), or whether alternative access arrangements could be made. But this consideration impacts on site scoring.	No
Feni_06	30	2	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 cricket pitch and on the southern edge is the Feniton Sports and Social Club building. Possible loss of sporting facilities to development would be a significant planning concern and in the absence of alternative (and better) provision coming forward (and being acceptable) this is identified as a significant constraint for what could otherwise be a reasonable development site.	No

Hawkchurch



Ref	Approx Housing Capacity	allocation Suitability rank	Comments	Preferred Allocation
Hawk_01	20	5	Large, slightly sloping field and industrial area located to the north of the village centre, behind frontage housing. Suggest employment is incorporated into a mixed use scheme. Reduced capacity as employment site should be retained as small units	Yes
Hawk_02	34	3	Large, slightly sloping field at the eastern periphery of the village. Some development could be carried out on the northern section of the field but becomes more obtrusive the further south it extends.	No

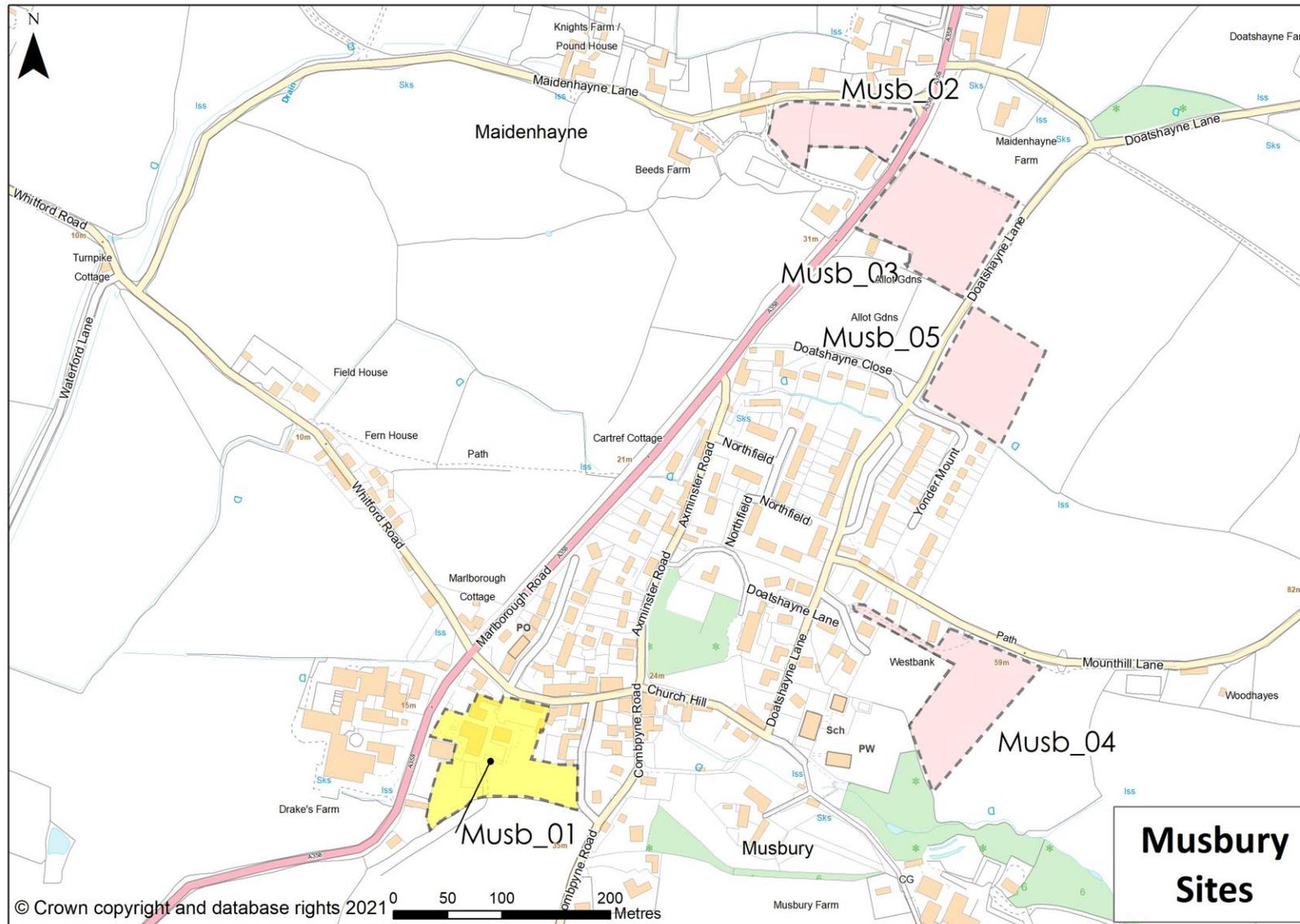
Kilmington



Ref	Approx Housing Capacity	Allocation suitability rating	Comments	Preferred approach to allocate
Kilm_01	5	4	In AONB. Relatively level agricultural field, adjacent to western edge of existing Kilmington. Group of housing to east of site, and adjoining Kilm_08 and opposite to Kilm_02	No
Kilm_03	32	4	In AONB. Relatively level agricultural field, adjacent agricultural field to the east (Kilm_04). Group of housing to east of site	No
Kilm_07	10	4	In AONB. Flat site, adjoining Kilm_01. Greenfield site located between existing housing, the site is close to the western edge of Kilmington.	No
Kilm_09	14	4	In AONB. Flat green field, alongside a35, adjoining Kilm_10. Grade II listed The Old Inn around 28m to east of site, potential adverse heritage impact.	Yes
Kilm_04	31	4	In AONB. Relatively level agricultural field, adjacent agricultural field to the west (Kilm_03). Group of housing to east of site.	No
Kilm_02	66	4	In AONB. Relatively level large site, currently forms a farmyard and a permanent pasture field. The site adjacent to western edge of existing Kilmington, Group of housing to east of site.	No
Kilm_08	23	4	In AONB. Relatively flat site, adjacent A35. the site is close to the south west of Kilmington	No
Kilm_06	5	4	In AONB. Two agricultural fields, eastern side relatively level and western side mainly sloping. 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, potential heritage impact upon their setting.	No
Kilm_05	6	4	In AONB. Sloping site, The site has been submitted as part of the 2010, 2011 and 2012 SHLAAs. It comprises previously-developed land which has extant planning permissions (refs. 15/1746/OUT and 16/1586/RES) for the construction of 6 no. dwellings as a rural exception site.	No

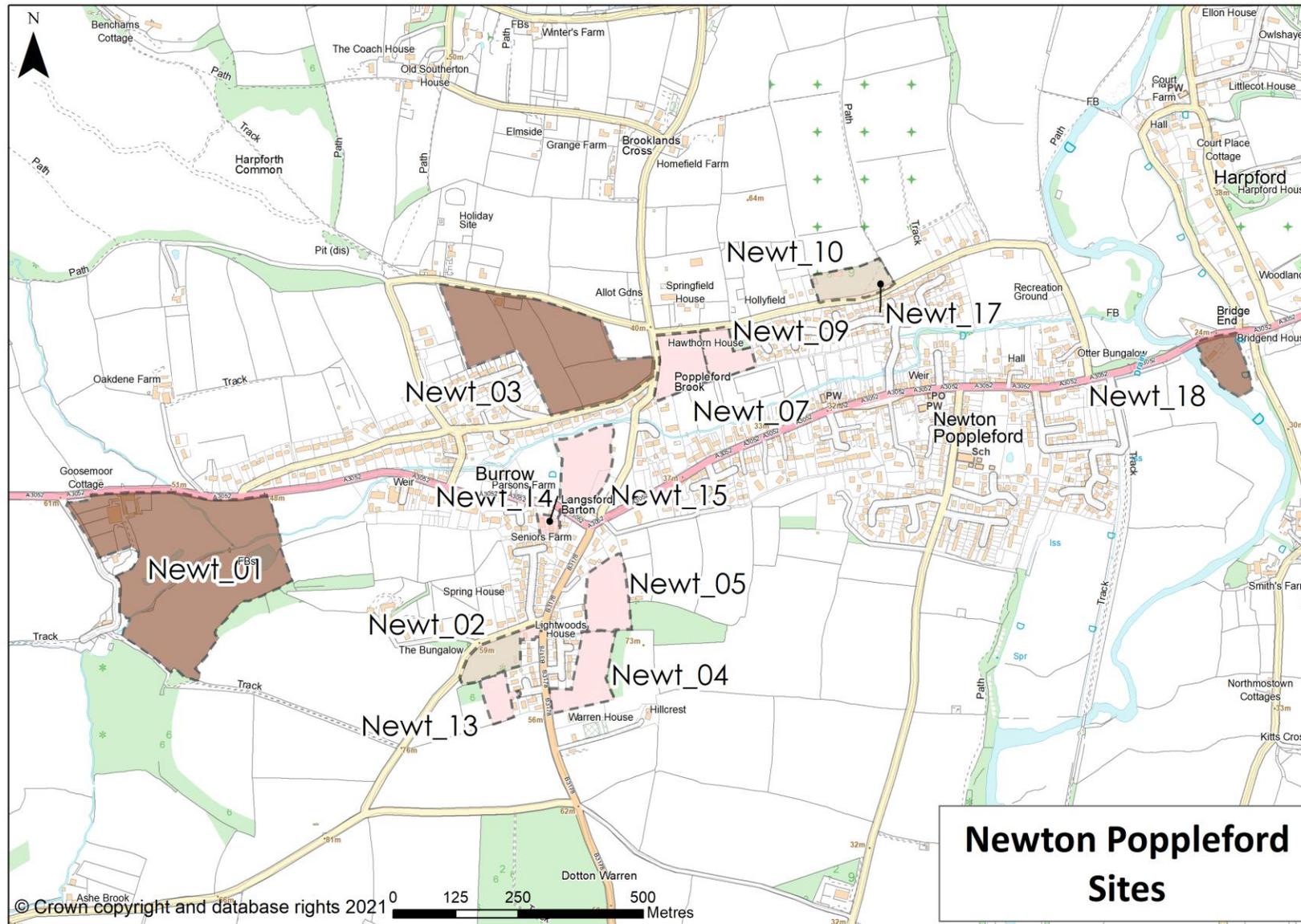
Kilm_10	5	3	Flat green field, alongside A35, adjoining Kilm_09. TPO covers entire site, very small part of site extends into the edge of the WCZ. Grade II listed The Old Inn located northern part of the site, potential adverse heritage impact.	No
Kilm_11	10	5	Flat green field, the site adjacent Church, and located in eastern edge of Kilmington. The site falls entirely within the WCZ for the Gammons Hill Waste Transfer site, and as such Policy W10: Protection of Waste Management Capacity, of the Devon Waste Plan is relevant. This policy seeks to ensure that waste management capacity is not constrained by the citing of incompatible development in close proximity. This HELAA site extends in very close proximity to the waste transfer site and therefore it should be considered as a constraint to this site proceeding for residential development. Issue has been discussed through development of the Neighbourhood Plan.	Yes
Kilm_12	5	3	In AONB. Flat land, adjacent the edge of the village of Kilmington. 17 TPOs in the site, more TPOs and Grade II listed War Memorial (61m) to east of site. Potential adverse heritage impact.	No

Musbury



Ref	Approx Housing Capacity	Suitability rank	Comments	Preferred approach to allocate
Musb_01	9	4	Part of the site is within the Built-up Area Boundary defined in the villages plan and this is suitable for around 10 dwellings - see draft development brief at https://eastdevon.gov.uk/media/2560136/baxters-farm-dev-brief-july-consultation-version.pdf . The frontage of this site to Seaton Road may also be suitable for some small industrial units. Part of the site that is outside of the BUAB is steeply sloping, but may be considered to be a preferable development site to those further up the hill, subject to landscape appraisal - Musbury is in the East Devon AONB.	Yes
Musb_03	18	3	Field on sloping ground to north of village. It is quite well related to the existing settlement pattern, although separated by allotments. A preferable option may be to move the allotments to this site and build on the allotments, but if this is not possible this site is preferable to those on higher ground in terms of landscape impact. No a preferred site given AONB location.	No
Musb_02	5	3	Small flat field largely surrounded by housing. The site is on opposite side of main road to facilities in the village, but is screened by hedges and may be preferable for development to sites on higher ground in landscape terms, although the setting of listed buildings to the west would need to be assessed. However, access to the main road is poor and would require improvements that may make it unfeasible to develop.	No
Musb_05	14	3	Part of large, visually exposed field - developing this site would have a greater impact on the AONB landscape than other potential sites.	No
Musb_04	5	3	Part of large, visually exposed field - developing this site would have a greater impact on the AONB landscape than other potential sites.	No

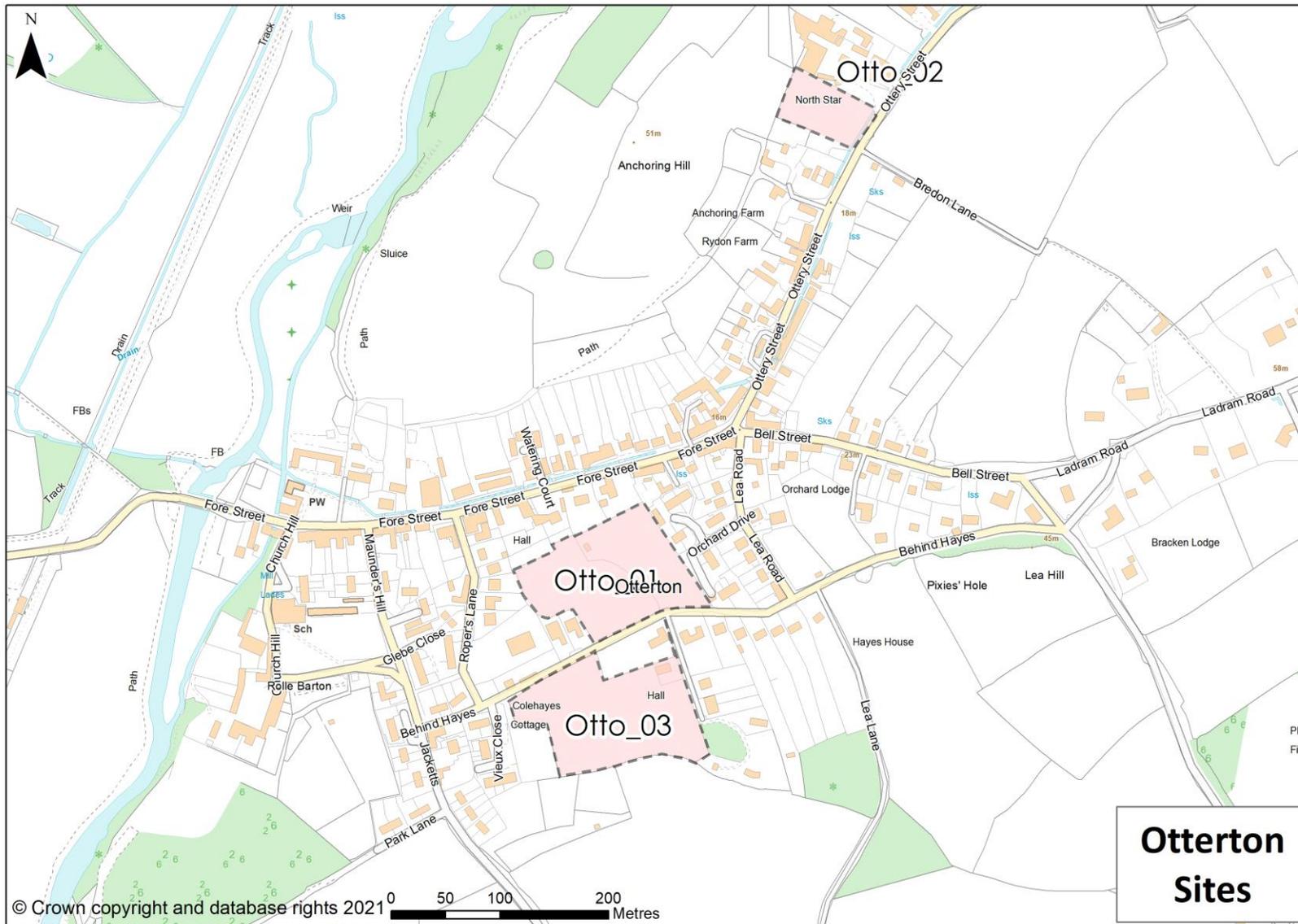
Newton Poppleford



Ref	Approx Housing Capacity	Suitability rank	Comments	Preferred approach to allocate
Newt_14	6	3	Site comprises farm complex surrounded by housing. There are constraints that include flooding at entrance and development is likely to harm the setting of a listed building. Access to facilities in the village centre is poor so not a preferred allocation.	No
Newt_09	14	3	Small field well related to existing settlement pattern and with good pedestrian links to facilities in village. Whilst Newton Poppleford is in the East Dev on AONB, this site is on fairly flat ground near the valley bottom, but outside of the floodplain. However, the site is Grade 1 agricultural land and DCC advise that access is inadequate for this level of development.	No
Newt_07	20	3	Small field well related to existing settlement pattern and with good pedestrian links to facilities in village. Whilst Newton Poppleford is in the East Dev on AONB, this site is on fairly flat ground near the valley bottom, but outside of the floodplain. However, the site is Grade 1 agricultural land and DCC advise that access is inadequate for this level of development.	No
Newt_10	5	3	Partly wooded parcel of land on rising ground with housing to the south and west, development is likely to have a detrimental impact on the AONB landscape. The site is Grade 1 agricultural land and DCC advise that access is inadequate for this level of development.	No
Newt_17	0	3	Considered as part of Newt 10	No
Newt_05	23	3	Part of a gently sloping field that provides an attractive setting for a wooded area on hill top. Grade 2 agricultural land and poor pedestrian access to facilities in village.	No
Newt_04	24	3	Part of a gently sloping field that provides an attractive setting for a wooded area on hill top. Grade 2 agricultural land and poor pedestrian access to facilities in village.	No

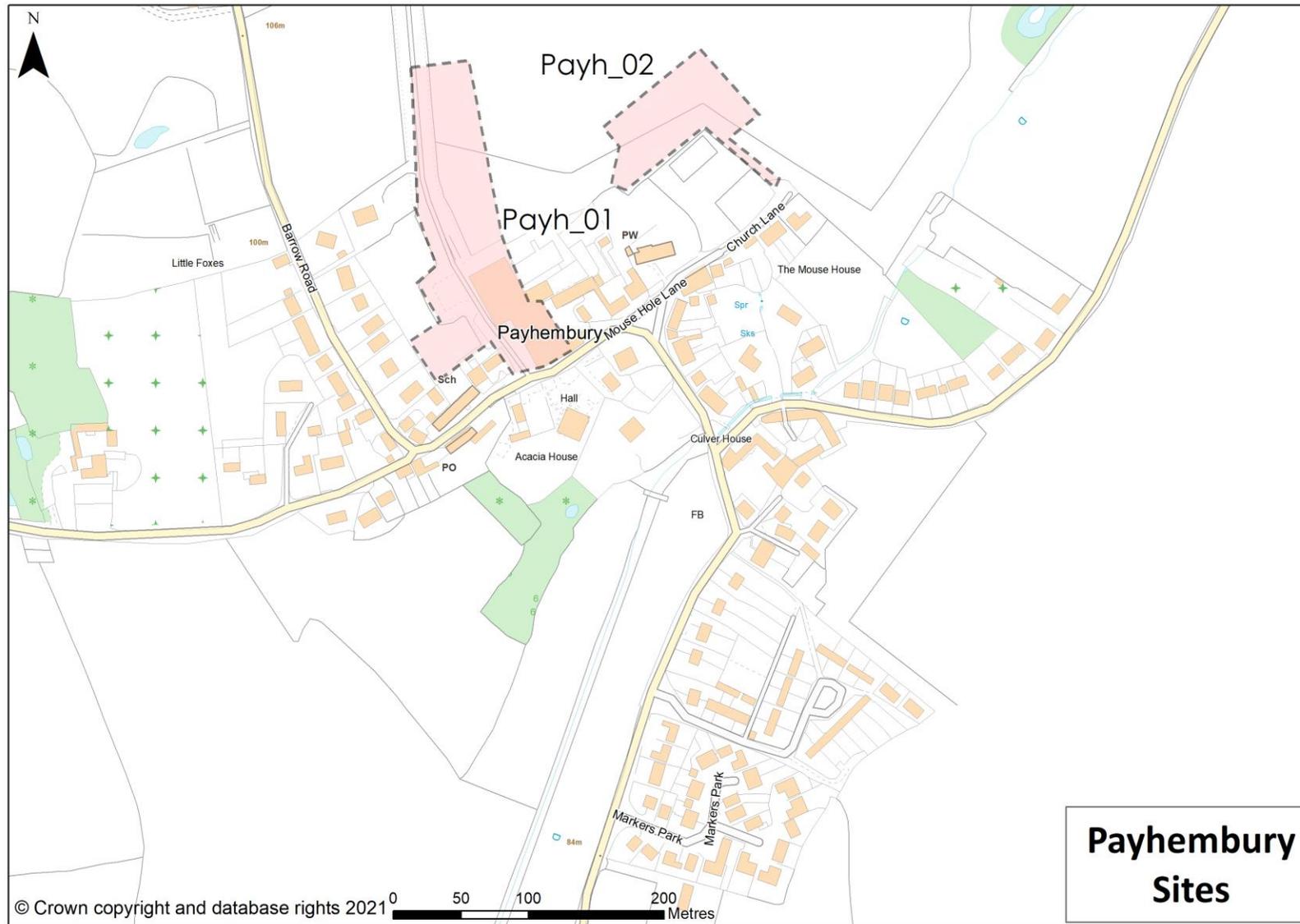
Ref	Approx Housing Capacity	Suitability rank	Comments	Preferred approach to allocate
Newt_02	5	3	Much of site is covered by a TPO, which reduces capacity. Grade 1 agricultural land and poor pedestrian access to facilities in village.	No
Newt_13	5	3	Small field surrounded by protected trees to three boundaries. Grade 1 agricultural land and poor pedestrian access to facilities in village.	No
Newt_15	16	3	The northern part of the site is in the floodplain. Site forms part of attractive fields but is surrounded by housing. Although well related to existing settlement pattern, pedestrian access to facilities in village is poor. Adjoining land would be needed to get highway access and Venn Ottery Road is inadequate for this scale of development. Would need to consider the setting of nearby listed buildings if considered for development.	No
Newt_18	10	1	Attractive site next to listed bridge and in Floodzone 3.	No
Newt_01	80	1	Site forms part of beautiful AONB landscape and is remote from facilities with poor ped/cycle access. Vehicular access would require significant improvements to visibility entailing potential loss of walls and/or vegetation at a point on the A3052 where a system of double white lines in the centre of the road are in place indicating hazardous conditions.	No
Newt_03	0	1	Site is no longer available.	No

Otterton



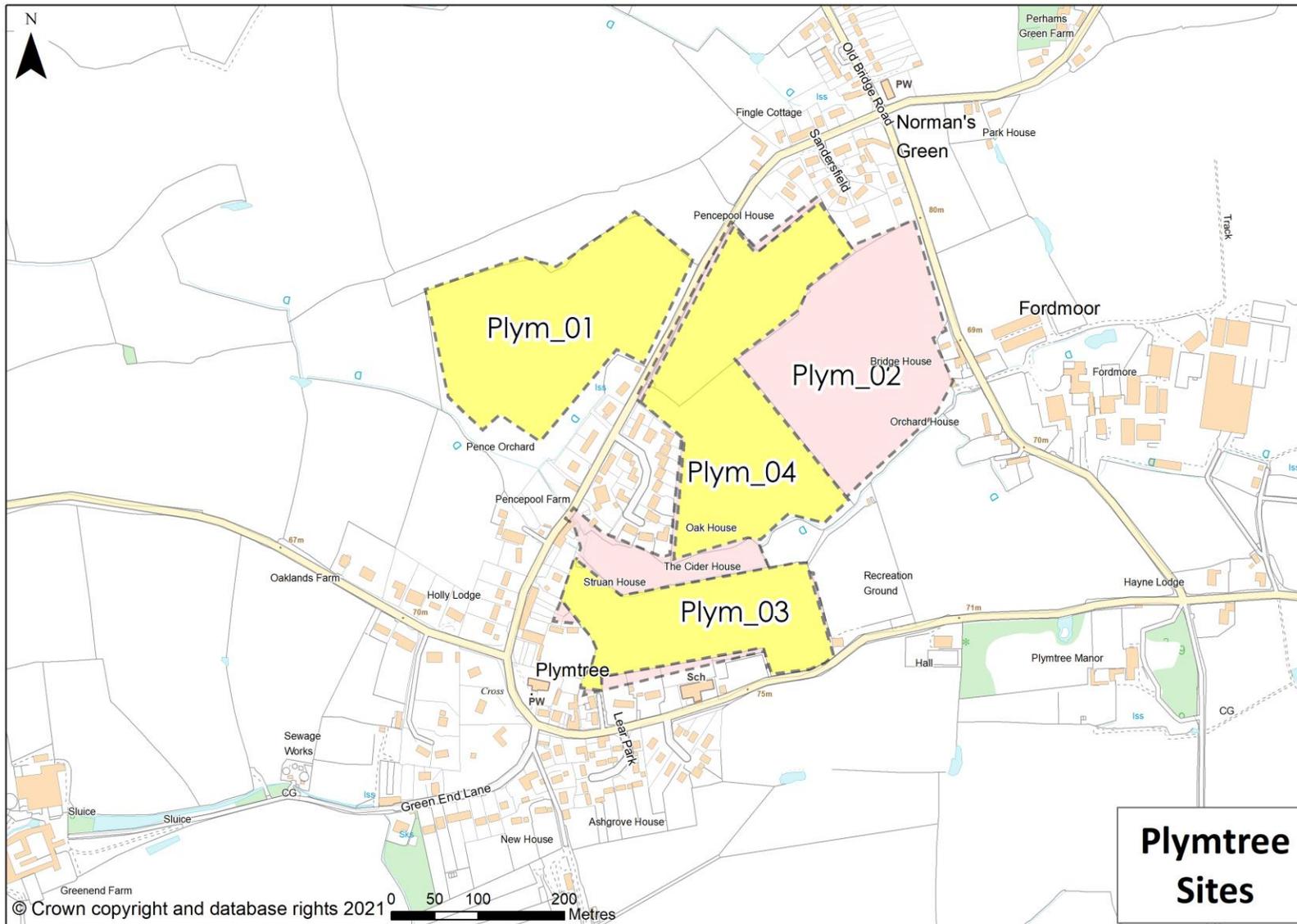
Ref	Approx Housing Capacity	Suitability rank	Comments	Preferred approach to allocate
Otto_02	7	3	Small field on edge of village, but with further development beyond it. Any scheme would need to take account setting of listed buildings and adjacent conservation area, but as half of site, including the access, is in floodplain development is unlikely to be acceptable.	No
Otto_01	10	3	Attractive fields, although with housing on all sides. Any development would need to take account setting of listed buildings and adjacent conservation area. If development is considered to be justified in this AONB location, this site could be considered.	Yes
Otto_03	25	3	Steeply sloping field on edge of village. Would need a landscape appraisal to consider impact of any development on AONB, but alternative sites seem to be preferable in landscape terms.	No

Payhembury



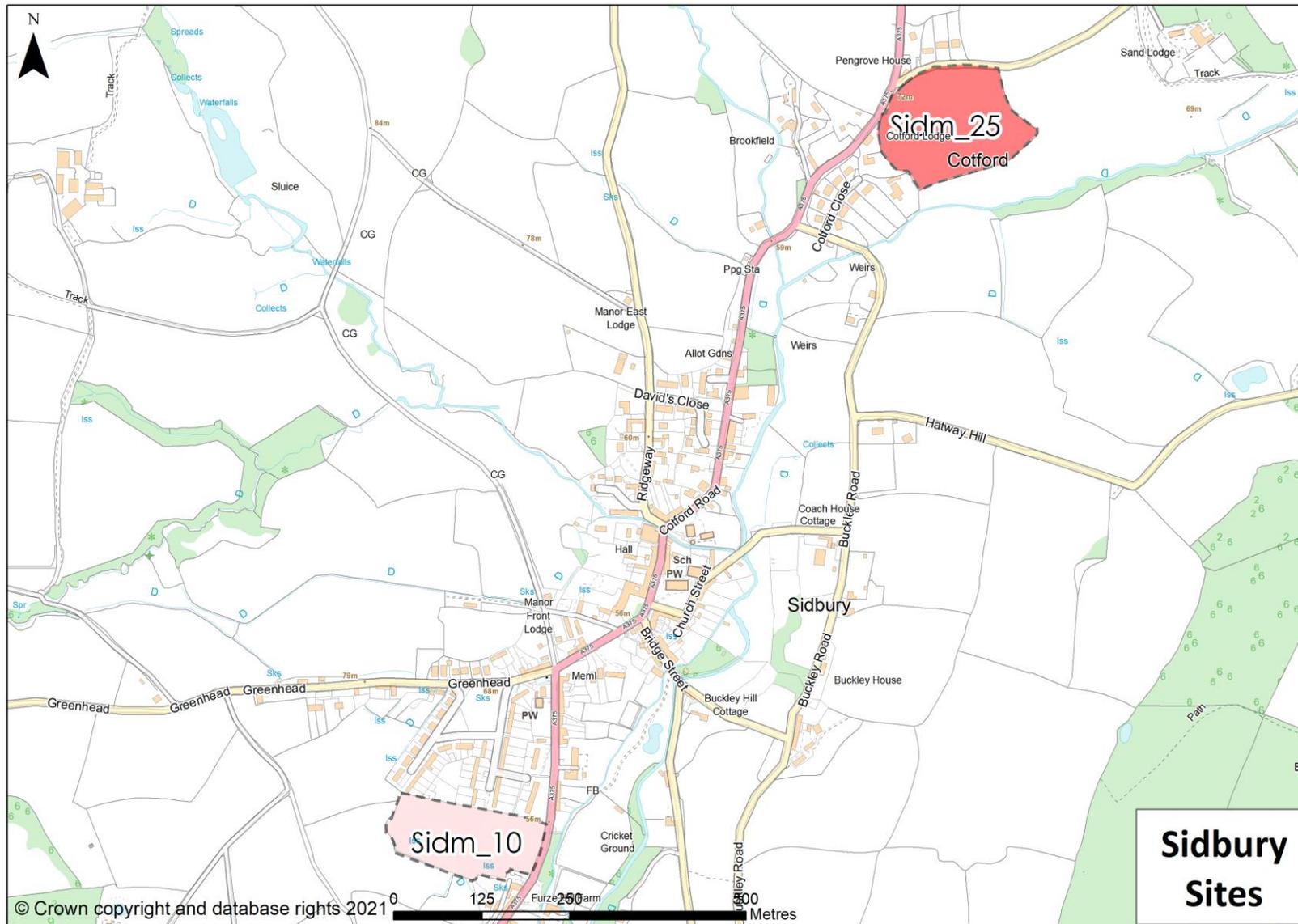
Ref	Approx housing capacity	Allocation suitability rating	Comments	Preferred approach to allocate
Payh_01	5	3	Southern section of site has recently received permission for 9 dwellings and relocation of workshop. The northern section of the site which is being assessed has a greater landscape impact due to rising land.	No
Payh_02	5	3	Access is difficult along Church Lane and higher heritage sensitivity due to the Church.	No

Plymtree



Ref	Approx housing capacity	Allocation suitability rating	Comments	Preferred approach to allocate
Plym_03	30	4	Well related to settlement, facilities and access is achievable. Potential heritage and some flooding issues.	Yes
Plym_04	40	4	Fairly well related to settlement although could encourage ribbon development.	No
Plym_01	66	4	OK although not as well related to settlement as other sites.	No
Plym_02	40	3	Very large site and elements considered under Plym_03 and 04. Too large to be considered suitable.	No

Sidbury



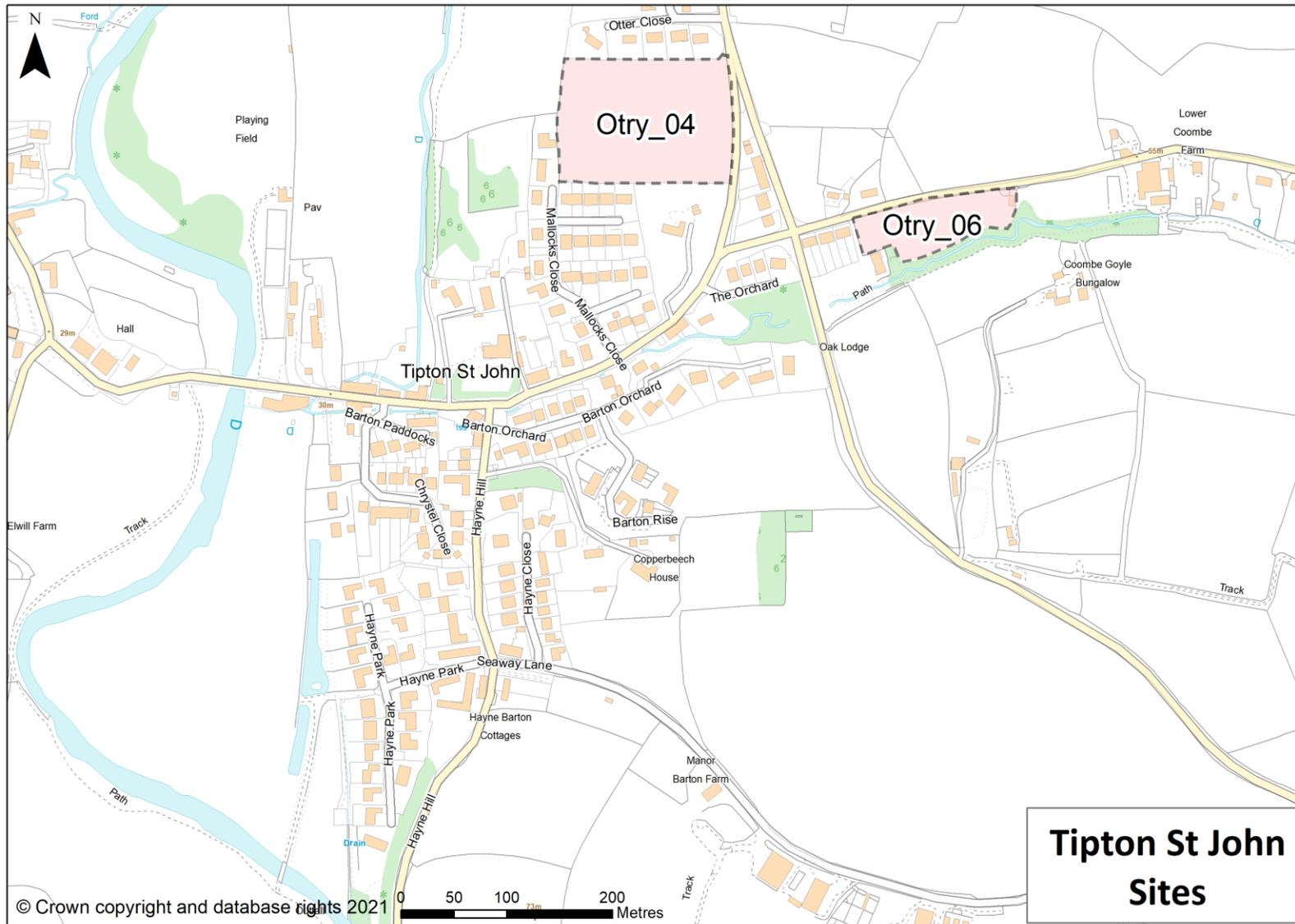
Ref	Approx housing capacity	Allocation suitability rating	Comments	Preferred approach to allocate
Sidm_10	38	3	Sloping agricultural fields, relatively steeply (1:10 to 1:3) on eastern half of site. Located in Sidbury, with residential development adjoining north edge and A375 (Chapel Street) running along eastern boundary. Grade II listed Furzehill Farm 9m to south east, open views of site are likely from this asset. Sidbury Conservation Area 13m to north east has views into southern part of the site. 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. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Access of Furzehill is preferable with a continuous footway.	Yes
Sidm_25	39	2	Sloping field, not within or adjacent a settlement. Site is located around 400m north of Sidbury, adjoining A375 to west, scattered dwellings to north and south west, and fields on remainder. Located entirely within AONB. Open, short distance views into site from adjoining lane to north. Long distance views available from many other vantage points across the valley, all within AONB. The sporadic dwellings to north and south west provide limited context of built form. TPO covers land in north west edge of site. Would need safe walking routes / transport costs. Access off the A375 with local widening.	No

Report to accompany Working Draft Local Plan to Strategic Planning Committee on the 14 December 2021

Ref	Approx housing capacity	Allocation suitability rating	Comments	Preferred approach to allocate
Stok_09	12	3	Brownfield site partially outside floodzone but unrelated to settlement.	No
Stok_05	10	3	Outside flood zone but unrelated to settlement. Slopes quite sharply up.	No
Stok_04	21	3	Outside flood zone but unrelated to settlement. Slopes quite sharply up.	No
Stok_10	12	3	Outside flood zone but unrelated to settlement. Slopes quite sharply up.	No
Stok_03	150	2	Brownfield but in flood zone 2, unrelated to settlement.	No
Stok_08	6	2	Well related to village but in flood zone 2	No
Stok_06	15	1	Mainly in flood zones 3 and 2. Unrelated to settlement.	No

No suitable sites are found in Stoke Canon and given the flooding issues experienced in the village it is unlikely that a suitable site can be found. The village therefore is not considered suitable to accommodate any growth in the Local Plan.

Tipton St John

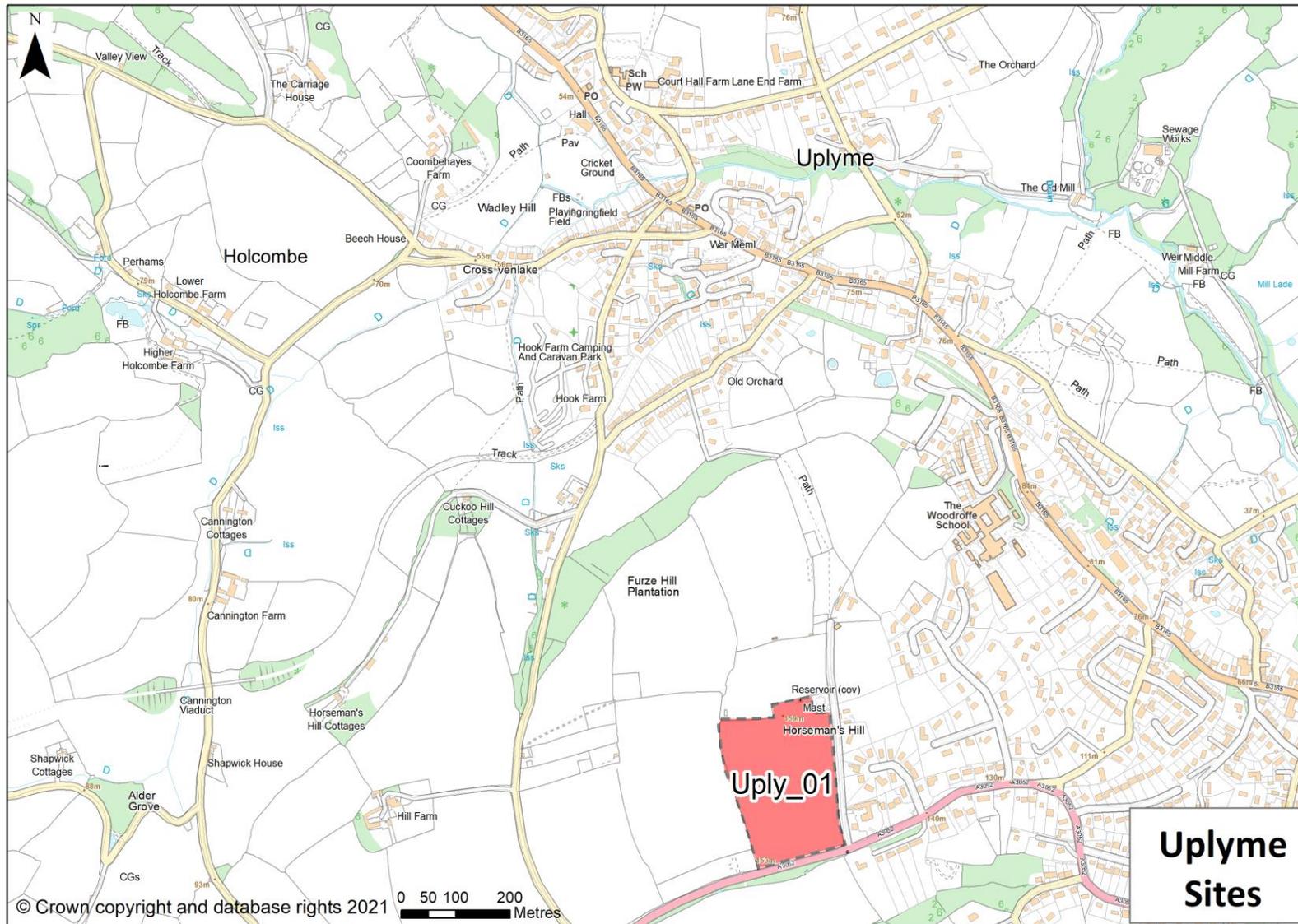


**Tipton St John
Sites**

Report to accompany Working Draft Local Plan to Strategic Planning Committee on the 14 December 2021

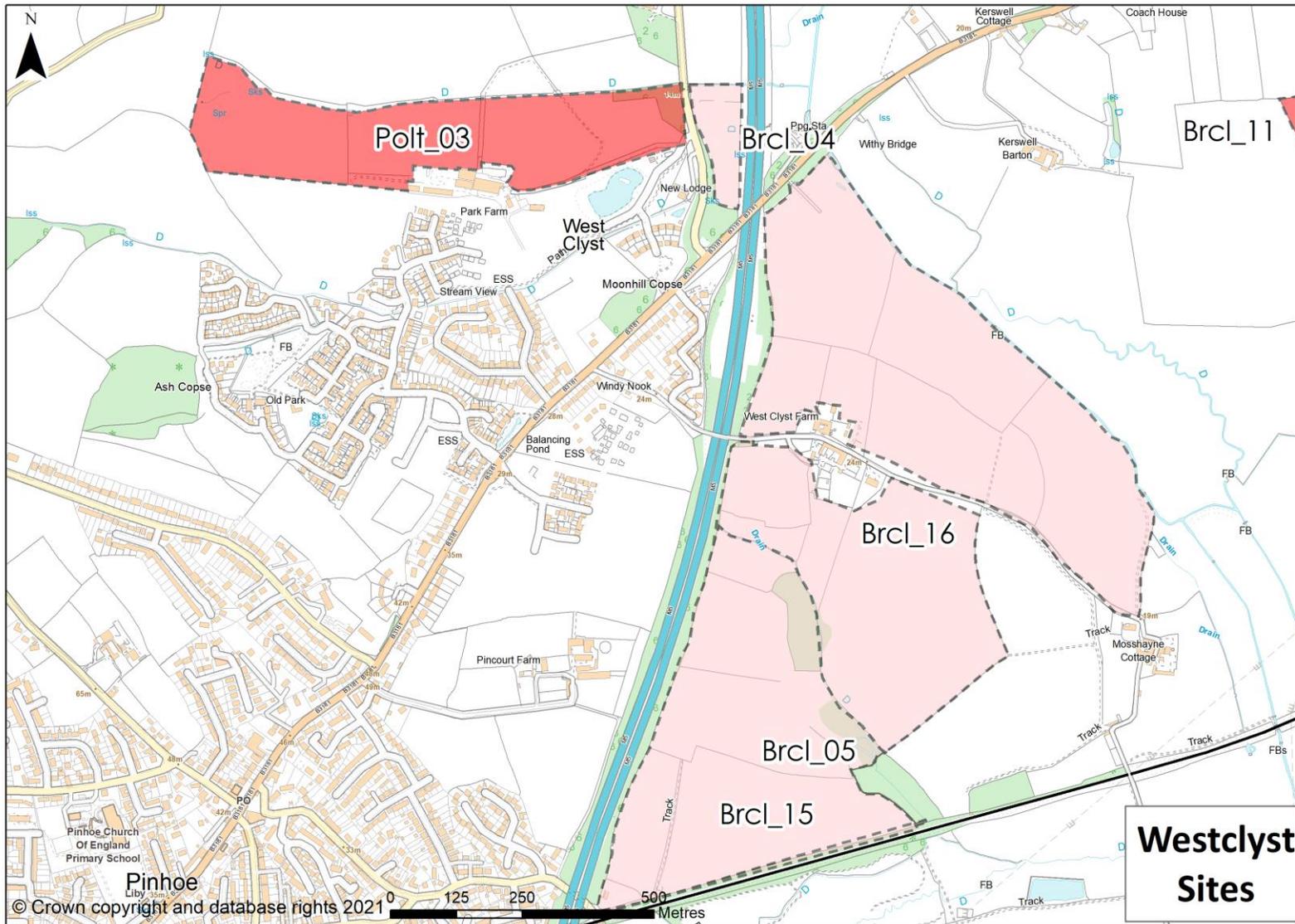
Ref	Approx housing capacity	Allocation suitability rating	Comments	Preferred approach to allocate
Otry_04	38	3	Well located between existing housing development to the north and south at T St J. Access can be achieved. Indivisibility with AONB and topography makes site visually prominent.	No
Otry_06	8	3	Almost rectangular, roadside paddock with band of floodzone 2 and 3 to the south, extending up into the site. Immediately adjoins a small row of houses to the west, with a paddock and more sporadic houses to the east. Semi rural character. AONB. Footpath required by DCC	No

Uplyme



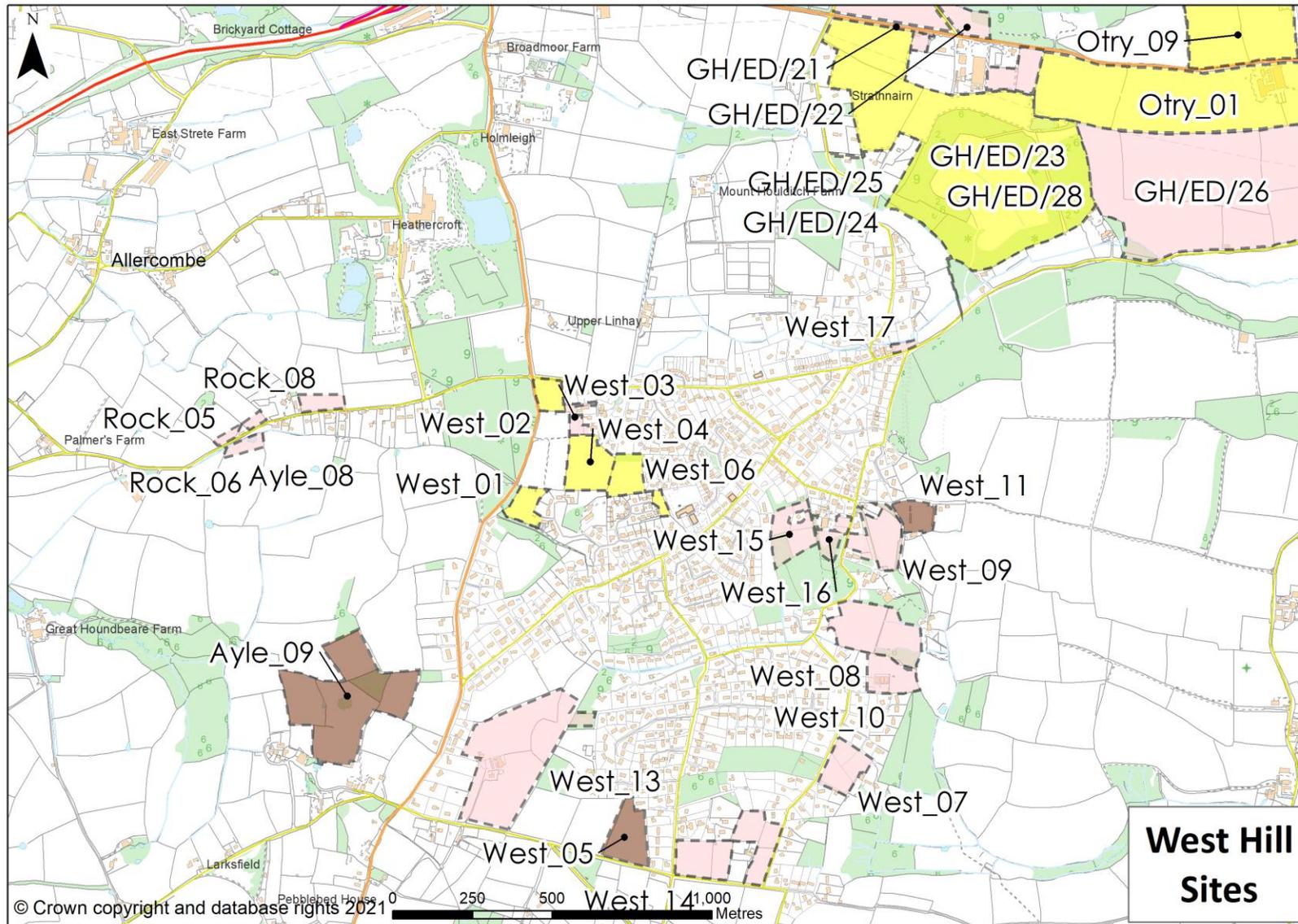
Ref	Approx housing capacity	Allocation suitability rating	Comments	Preferred approach to allocate
Uply_01	77	2	This site lies on the western edge of the Dorset town of Lyme Regis in the East Devon AONB. It is elevated and exposed in landscape terms above Lyme Regis with steep road access leading down, some distance, to the town centre and main town facilities.	No

Westclyst



Ref	Approx housing capacity	Allocation suitability rating	Comments	Preferred approach to allocate
BrcI_16	982	3	Site is very segregated from Westclyst and Pinhoe by the M5 and from Tithebarn by the Railway Line. However, of a scale that could provide facilities including primary school to become more self-sufficient. Access also achieved at two points rather than one.	No
BrcI_15	339	3	Site is very segregated from Westclyst and Pinhoe by the M5 and from Tithebarn by the Railway Line. However, very flat with limited other sensitivities. Access achievable but site would likely not be large enough to provide a full range of facilities.	No
BrcI_04	8	3	Partially contains flood zone 3 leaving only small area developable. Would experience severe road noise from the M5. Quite separate from West Clyst village	No
PolI_03	198	2	Landscape very sensitive as it extends beyond a valley and has close links to Poltimore House and Parkland. Fairly near community facilities. Topography is also quite steep.	No
BrcI_05	110	1	Site has very poor access and separated from West Clyst by M5 and Railway Line.	No

West Hill



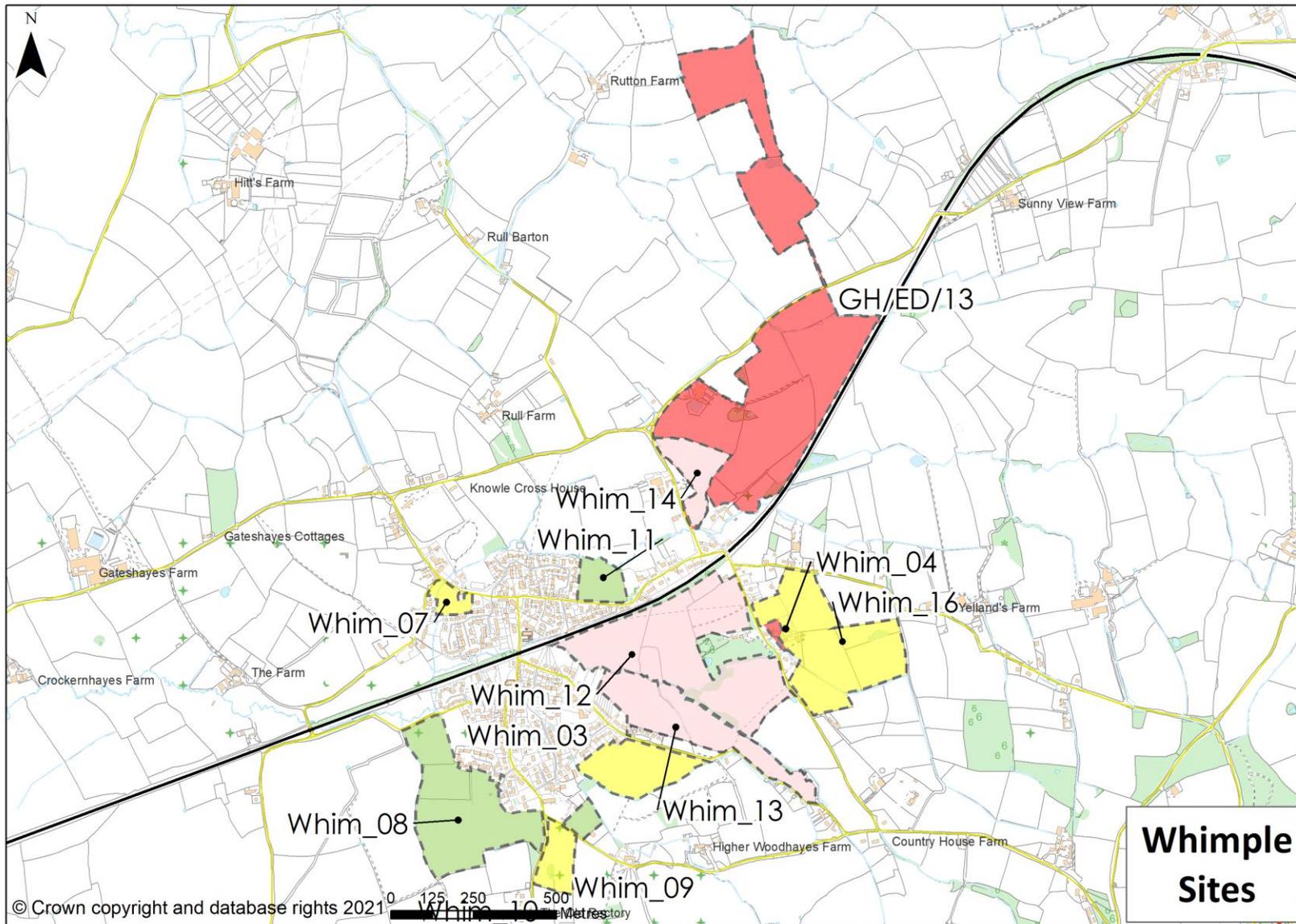
Ref	Approx housing capacity	Allocation suitability rating	Comments	Preferred approach to allocate
West_02	17	4	Well located in terms of facilities. Access could be taken off main roads to north and west or through adjacent housing estate. Could be considered to round off settlement	Yes
West_01	6	4	Well located in terms of facilities. Access off a private drive. Tank (septic?) in northern section of site. Only the southeastern section is not tree covered and whole site is subject to a 2021 TPO so capacity adjusted to reflect this	Yes
West_04	42	4	Well located in terms of facilities. Potential yield of around 42 houses provided TPO'd trees on north, east and southern boundaries can be accommodated (this is based on 2-3 bed dwellings but a spacious layout to reflect local density). Set some distance behind, and accessed through, existing housing estates so the location would not create a legible streetscene and it should not be developed in isolation, but brought forward as part of a larger scheme with adjoining site/s	Yes
West_06	28	4	Well located in terms of facilities, potential yield of 28 houses provided TPO'd trees on north, west and southern boundaries can be accommodated (this is based on 2-3 bed dwellings but a spacious layout to reflect local density). DCC confirmed access is acceptable. Set behind, and accessed through, existing housing estates so the location would not create a very legible streetscene and it should not be developed in isolation, but brought forward as part of a larger scheme with adjoining site/s layout would require careful consideration	Yes
West_03	9	3	Well located in terms of facilities, access is difficult (narrow lane), but could be accessed through adjoining new development, it should not be developed in isolation, but could possibly brought forward as part of a larger scheme with adjoining site/s. TPO's on eastern boundary. Appears cramped if developed in isolation.	No

Ref	Approx housing capacity	Allocation suitability rating	Comments	Preferred approach to allocate
West_17	5	4	Well located, suitable for up to 5 (terraced) dwellings but these would need a road frontage layout to accommodate the floodzone which covers most of the site	Yes
West_16	4	3	Well located in terms of facilities but site is very heavily treed and the southern section is subject to a TPO. DCC advise access only suitable for a limited number of dwellings and this, combined with the trees, substantially reduces site capacity.	No
West_15	5	3	Well located in terms of facilities but site feels rural and is located behind existing development in an area surrounded by trees (and north and western boundaries are TPO'd). DCC advise access only suitable for a very limited number of dwellings.	No
West_09	5	3	Reasonably well located in terms of facilities (albeit along narrow, unlit road) but whole site is semi-rural and adjoins open countryside. Whole site subject to TPO and bisected north-south by several rows of TPO'd trees. DCC advise access only suitable for a limited number of dwellings. Band of surface water flooding to the north east of the site.	No
West_08	5	3	Reasonably well located in terms of facilities (albeit along narrow, unlit road) but whole site is semi-rural and adjoins open countryside. Whole site subject to TPO and bisected east-west by several rows of TPO'd trees. DCC advise access only suitable for a limited number of dwellings. South western corner liable to flood.	No
West_07	5	3	Around 800m from facilities along narrow, unpaved and unlit road. DCC advise access only suitable for a limited number of dwellings. Semi-rural character	No
West_10	10	3	Reasonably well located in terms of facilities (albeit along narrow, unlit road) but whole site is semi-rural and adjoins open countryside. Adjacent site to	No

Ref	Approx housing capacity	Allocation suitability rating	Comments	Preferred approach to allocate
			north, and hedgerow to south, are TPO'd. DCC advise access arrangements are unclear and the lane is only suitable for a limited number of dwellings.	
GH/ED/23	275	4	Site consists of a woodland and prominent slope. Could be developed as part of a larger extension to Ottery St Mary (but would lead to coalescence with WH), as an extension to WH it would project into open countryside away from facilities. Development would be prominent in the landscape, yields will be reduced due to trees and OH power lines.	No
West_13	134	3	Around 800m from facilities along narrow, unpaved and unlit road. DCC advise access would need to achieve a continuous cycle and footway to facilities (across land outside the site). Semi-rural character	No
West_14	58	3	Around 900m from facilities and DCC advise that development should be limited due to limited footway availability. Small area of SWF to south eastern paddock. Site is semi-rural and on the periphery of the village, however there is a small amount of well spaced ribbon development to the east and west of the site.	No
West_05	36	1	Almost 1000m from facilities along unlit, unpaved single track roads (with steep sections). Whole site subject to a 2021 TPO (although most remaining trees are on the boundary of the site) so site capacity slightly reduced to reflect this. Access would need to be taken from the south which is a country lane with 2 other dwellings on it. Site appears as open countryside. Has mineral constraints.	No
West_11	2	1	Reasonably well located in terms of facilities (albeit along narrow, unlit road) but whole site feels rural and adjoins open countryside. DCC advise access is unsuitable for any number of dwellings. Band of surface water flooding to the south east and west of the site.	No

Ref	Approx housing capacity	Allocation suitability rating	Comments	Preferred approach to allocate
Ayle_08	10	3	Rectangular site at the western edge of Rockbeare Hill ribbon of development. Very poorly related to West Hill and distant from facilities	No
Rock_08	10	3	Rectangular shaped southern section of a larger arable field. Adjoins a farm and is opposite a ribbon of development on the opposite side of the road. Remote from settlement and appears rural. Can achieve access. Band of floodzone 2 to the road side	No
Rock_06	5	3	Rectangular shaped south western section of a much larger arable field (same field as Rock05). Adjoins one dwelling and opposite a ribbon of development on the opposite side of the road. Remote from settlement and appears rural. Can achieve access. lar shaped south western section of a much larger arable field (same field as Rock05). Adjoins one dwelling and opposite a ribbon of development on the opposite side of the road to the east. Remote from settlement and appears rural. Can achieve access.	No
Rock_05	5	3	Irregularly shaped southern section of a much larger arable field. Adjoins one dwelling but otherwise rural and remote from settlement. Would extend the ribbon of development on the opposite side of the road to the east. Can achieve access	No
Ayle_09	0	1	Employment, accessed via private roads, DCC advise not suitable for housing. Substantial site, separated from nearby sporadic ribbon development and west of the main road demarcating the western extent of West Hill village. Band of land liable to flood runs through the site	No

Whimble



Ref	Approx housing capacity	Allocation suitability rating	Comments	Preferred approach to allocate
Whim_11	27	5	This Greenfield site lies on the eastern side of Whimple. The site appears to offer decent development potential but might have a past history for some recreational use, if so this may need consideration.	Yes
Whim_10	14	5	This Greenfield site lies on the southern edge of Whimple.	No
Whim_08	148	5	This substantial Greenfield site comprising of a number of fields falls on the western side of Whimple south of the railway line.	No
Whim_09	38	4	This Greenfield orchard site lies on the southern edge of Whimple. The site is more peripheral to the village than other options and loss of the orchard would be regrettable.	No
Whim_03	60	4	Quite substantial site on the south-eastern side of the village comprising of a field in agricultural use. Dev on County Council, from a highways perspective highlight poor road access that may limit scope for development.	No
Whim_07	6	4	Most of this green space on the northern side of Whimple falls within a floodplain, though there is existing development that almost surrounds it.	No
Whim_12	205	3	This substantial site on the eastern side of Whimple, south of the railway line, comprises of a number of green fields in agricultural use. Highway access constraints are such, from Grove Road, that only limited development could be accommodated. If taken forward capacity levels would need reassessing.	No
Whim_13	50	3	This large site on the southern side of Whimple, south of the railway line, comprises of a number of Greenfields in agricultural use. Highway access constraints are such, from Grove Road, that only limited development could be accommodated. If taken forward capacity levels would need reassessing.	No
Whim_14	38	3	This Greenfield site lies very much on the eastern outer edge of Whimple. It comprises of a field in agricultural use. The peripheral position of this site is to its disadvantage in development terms.	No

Ref	Approx housing capacity	Allocation suitability rating	Comments	Preferred approach to allocate
Whim_16	155	4	This substantial Greenfield site lies in a peripheral south-eastern outer edge of Whimple. It comprises of a number of fields in agricultural use. With constrained highway access potential. More northerly parts of the site having greatest potential acceptability to accommodate development.	No
Whim_04	17	2	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 some way from Whimple village and a listed dwelling adjoins the site.	No
GH/ED/13	300	2	Large site to the north-east of Whimple, consisting of multiple rolling pastoral and agricultural fields as well as Perriton Farm and a few small woods and ponds. Site is separated into two parcels lying north and south of the Whimple-Talaton road. Large parts of the site are remote from facilities at the village and any development, perhaps even if limited to the western site extremities, would be extensive and greatly extend the built form of the village.	No