

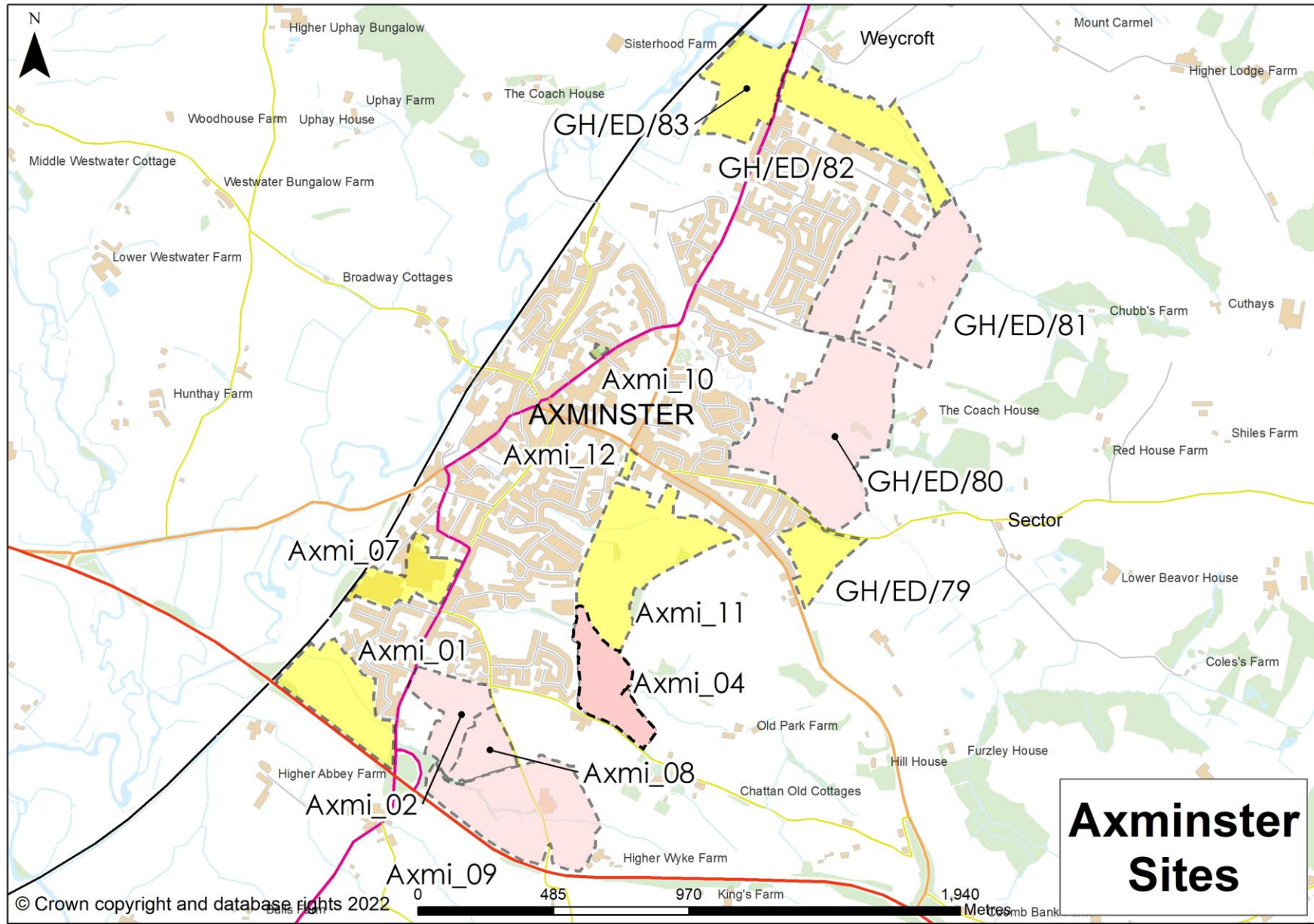
East Devon Working Draft Local Plan – December 2021

Site Assessment - Principal Centre and Main Centres

- 1.1 This report is specifically concerned with assessment of sites that are at and around the Principle Centres and Main Centres 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 settlements are assessed:
- Axminster;
 - Exmouth;
 - Honiton;
 - Ottery St Mary;
 - Seaton; and
 - Sidmouth.
- 1.3 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 sensitives 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.

Contents

East Devon Working Draft Local Plan – December 2021	1
Site Assessment - Principal Centre and Main Centres	1
Axminster	3
Exmouth north sites	7
Exmouth east sites.....	12
Exmouth south sites	15
Exmouth central site	17
Honiton sites	18
Ottery St Mary Sites	25
Seaton Sites.....	30
Sidmouth Sites.....	34

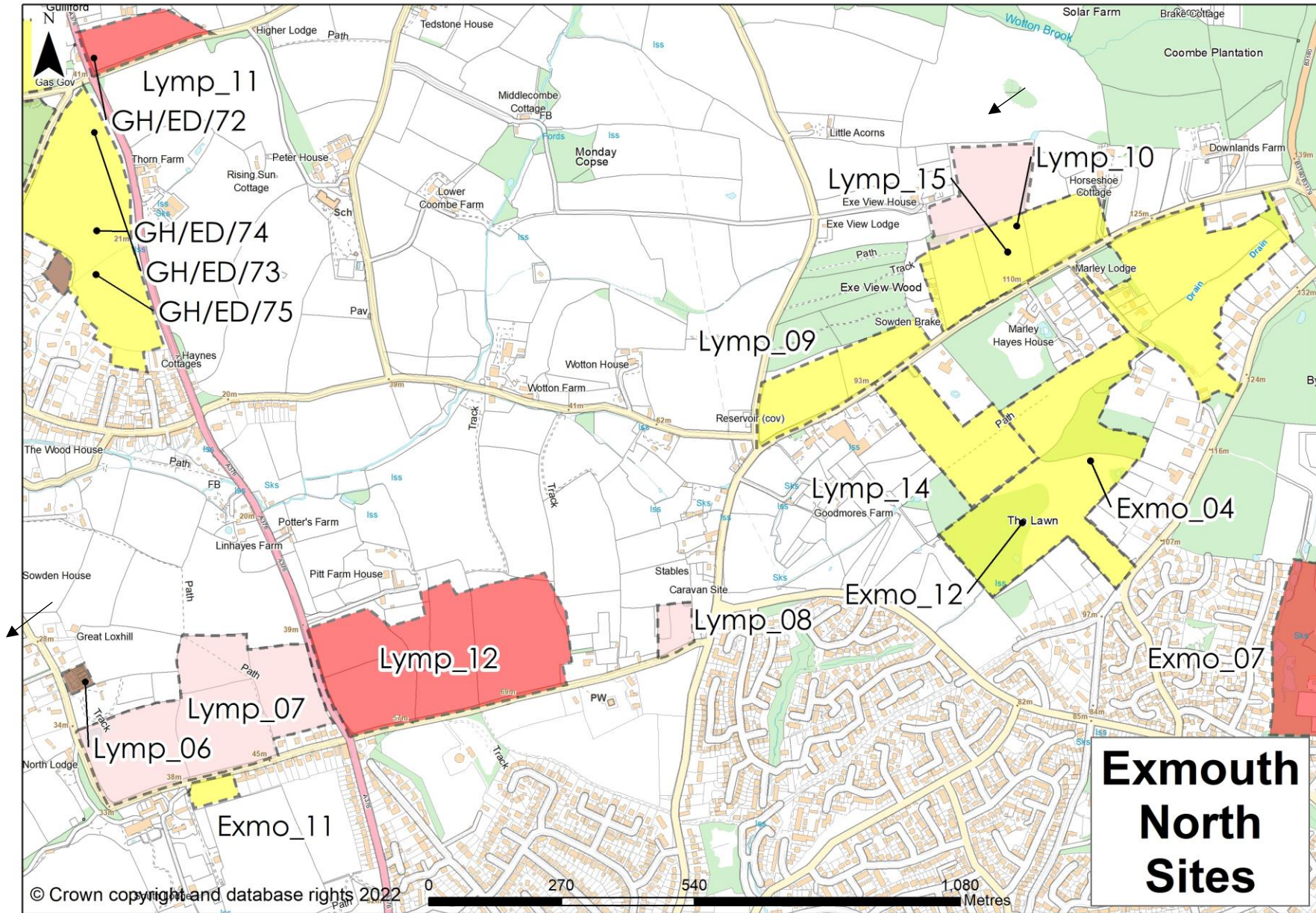


Axminster

Ref.	Approx Housing Capacity	Suitability rank	Comments	Preferred approach to allocate
Axmi_10	5	5	This small brownfield site would be suitable for housing if no longer needed for the hospital. Site is within the existing built-up area.	Yes
Axmi_12	8	4	Site forms an attractive break in street scene, but is within the existing built-up area.	Yes
Axmi_07	34	4	Highly sustainable brownfield site close to station and town centre and suitable for mixed use redevelopment if no longer justified as wholly employment site, although much of site is in floodzone 2 and 3 so housing yield reduced to reflect area in floodzone 1 only.	Yes
GH/ED/82	109	4	Part of existing local plan eastern urban extension allocation so considered to be suitable for development as set out in principle. However, the site adjoins industrial development to the south and there is an important group of heritage assets to the north that constrain potential housing development. This land was identified for employment uses in the Axminster masterplan and this may be more appropriate use.	Yes
GH/ED/83	100	4	This could provide a feasible option for an urban extension, although capacity has been reduced to reflect proximity to River Axe, setting of Grade 1 and 2* listed buildings and to allow for a soft edge to settlement.	Yes
GH/ED/79	49	4	This site forms part of an existing local plan eastern urban extension. It is assessed as suitable for development. The site is on the edge of the settlement on sloping ground with housing to two sides. There are some landscape sensitivities to the site and it has been included in past master planning work and this will need to inform specific proposals on this land.	Yes
Axmi_01	20	4	This site is heavily constrained by the floodplain and the A30 trunk road. Also, part of the site is in the East Devon AONB. Although a very small part of the site may be suitable for development, it would be difficult to access outside of the floodplain and would be unlikely to be viable given the low potential yield.	No
Axmi_11	100	4	These fields and wooded areas form a very attractive landscape that helps to form an attractive setting for Axminster. The western part of the site appears less sensitive in landscape terms and is well related to the existing settlement structure so may be considered for residential development, but would need further work to	Yes – western part only, boundary

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

Ref.	Approx Housing Capacity	Suitability rank	Comments	Preferred approach to allocate
			assess, including a landscape assessment. Potential suitability score of 4 and capacity relate to western part of site only.	to be determined by more detailed site appraisal
Axmi_02	50	4	The site comprises small, gently sloping fields on the edge of the town and may be suitable for development, although there is a SAM adjacent, the archaeological significance of which may extend beyond the designated site and reduce the potential yield.	Yes
GH/ED/81	199	3	Part of existing local plan eastern urban extension so considered to be suitable for development as set out in adopted plan. However, access is likely to be difficult if developed in isolation and not considered suitable for development unless part of comprehensive scheme.	No
GH/ED/80	350	3	Part of existing local plan eastern urban extension so considered to be suitable for development as set out in adopted plan. However, access is likely to be difficult if developed in isolation and not considered suitable for development unless part of comprehensive scheme.	No
Axmi_08	56	3	Site forms part of attractive rural landscape. Potential of site may be undermined by adjacent SAM, the archaeological significance of which is likely to extend beyond boundary of SAM.	No
Axmi_04	25	3	Site forms part of the very attractive rural landscape, on steeply sloping ground and is not a preferred site for housing.	No
Axmi_09	225	3	A large group of fields with associated farm complex forming an attractive landscape south of the town. Not a preferred development site.	No



Exmouth north sites

Ref	Approx Housing Capacity	allocation Suitability score	Comments	Preferred approach to allocate
Lymp_08	15	3	This small site is on the northern edge of Exmouth but in Lympstone Parish. It is a well screened site and highway access would need to come off the narrow Summer Lane, which may cause problems. There are also heritage assets close by that may impact on the scope and capacity for development and at this stage it is not known if the extension of Dinan Way may impact on the ability to accommodate development. However the site is small scale and not visually prominent and on balance is considered (just) reasonable to allocate for development.	No
Exmo_12	93 at a theoretical upper level but on account of tree cover this is reduced to 30	4	Exmo_12 comprises of an open grassed area with areas of tree coverage. It is well screened from surrounding viewpoints but in abutting County Wildlife sites there could be biodiversity sensitivities. Existing tree and vegetation cover at the site would also constrain overall development capacity, hence a reduced capacity, but does offer screening.	Yes
Lymp_14	60	4	This site lies to the north of Exmouth and south of Hulham Road, in Lympstone Parish. It is a greenfield site with wooded areas and mature trees to some site boundaries and some mature trees within the site. It is a reasonably heavily and well screened site, though with some longer distance views.	Yes

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

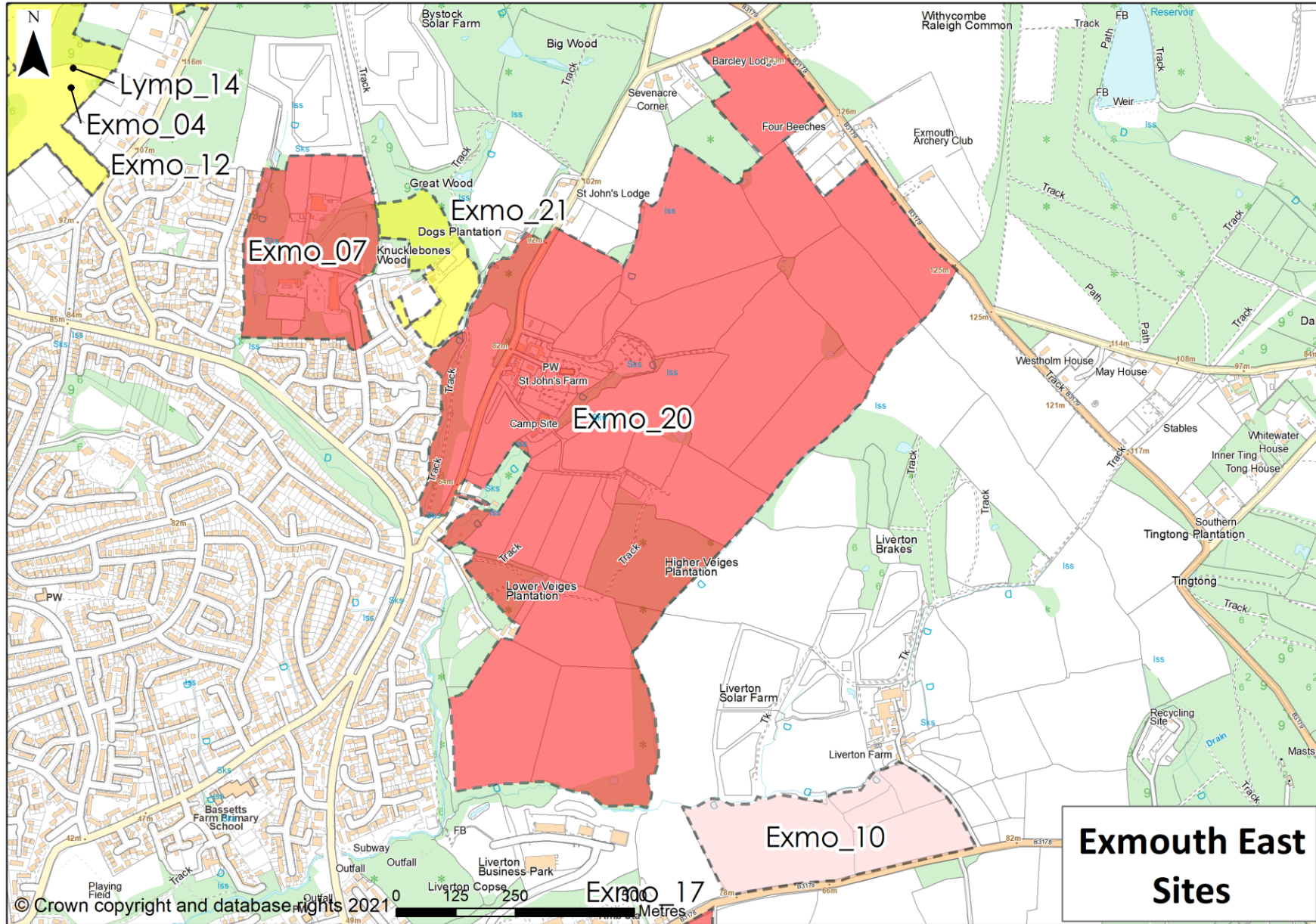
Ref	Approx Housing Capacity	allocation Suitability score	Comments	Preferred approach to allocate
Lymp_15	74	4	The site lies north of Exmouth, in Lympstone Parish, and comprises of three adjoining agricultural fields bounded by hedgerows and a number of mature trees. The site has a certain remoteness from existing built development and on its eastern edge it abuts the Pebblebed Heaths 400 metre catchment. However it is a flat site that is quite well screened and it is not visually prominent. It would make most sense as a development option if land to the south (south of Hulham Road) were also developed. Also acceptability of site development would need to rest on there being safe pedestrian crossing of Hulham Road provided.	Yes
Lymp_12	165	2	This site sits to the north of Exmouth, north of Summer Lane in Lympstone Parish. It is a large site and is assessed in this first instance as such on this basis. It is also a site that the proposed Dinan Way extension will run through or be close to. If and when this road may be built could impact on site suitability assessment but at this stage site evaluation is based on things as they stand now, with no road. The site is relatively flat on its southern parts but slopes sharply downward to the north. Overall it is a quite an exposed site comprising of adjoining agricultural fields. Significant heritage assets lie to the south of the site and these have been taken to be a very significant constraint to development.	No

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

Ref	Approx Housing Capacity	allocation Suitability score	Comments	Preferred approach to allocate
Lymp_09	50	4	This site lies to the north of Exmouth, north of the Goodmores Farm development site. The site comprises of two adjoining fields with mature trees to the northern site boundary and some trees around other field boundaries and through the site. The site benefits from reasonable screening but with some open and longer distance views to the sea. There is therefore some landscape sensitivity at the site, however proximity of currently planned development is such that development of this site, especially in the context of further proposed development is seen as appropriate. However, acceptability of development would be dependent upon securing a safe pedestrian crossing of Hulham Road.	Yes
Exmo_11	6	4	This small field/paddock lies on the southern side of Courtlands Lane in Exmouth. There is built development to the East and West of the site and frontage development at the site would fill an open gap which although some landscape prominence needs to be seen in the context of what has been built to date. There are also heritage assets close by that add to sensitivity and that may be a constraining consideration.	Yes
Lymp_10	35	3	Lymp_10, as shown on the map, lies to the north of Lymp_10 and comprises of an agricultural field with hedgerow and trees to its boundaries. It is a site that sits quite remote from the existing built up areas of Exmouth and would only make sense if the land to the south (Lymp_15) were also developed. The same safe pedestrian road crossing of Hulham Road, as applied to Lymp_15 would apply to this site.	Yes
Lymp_07	135	3	This site is on the northern edge of Exmouth but in Lympstone Parish. It is a large and elevated site of prominence in the landscape and with close by heritage constraints. A planning application for residential development was lost on appeal at this site.	No

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

Ref	Approx Housing Capacity	allocation Suitability score	Comments	Preferred approach to allocate
Exmo_04	A theoretical capacity of 203. But this is reduced to a figure of 40 for partial site development.	4	This very large site is on the northern side of Exmouth. Most of the site is constrained by falling inside the 400 metre Pebblebeds catchment. It is this consideration gives the part in the catchment a very poor suitability for development. However the south westerly part of the site, beyond the 400 metre Pebblebed boundary, offer scope for development on what is currently an open green field with mature tree planting to site boundaries.	South west part of EXMO_04 is proposed for allocation for around 40 new dwellings.

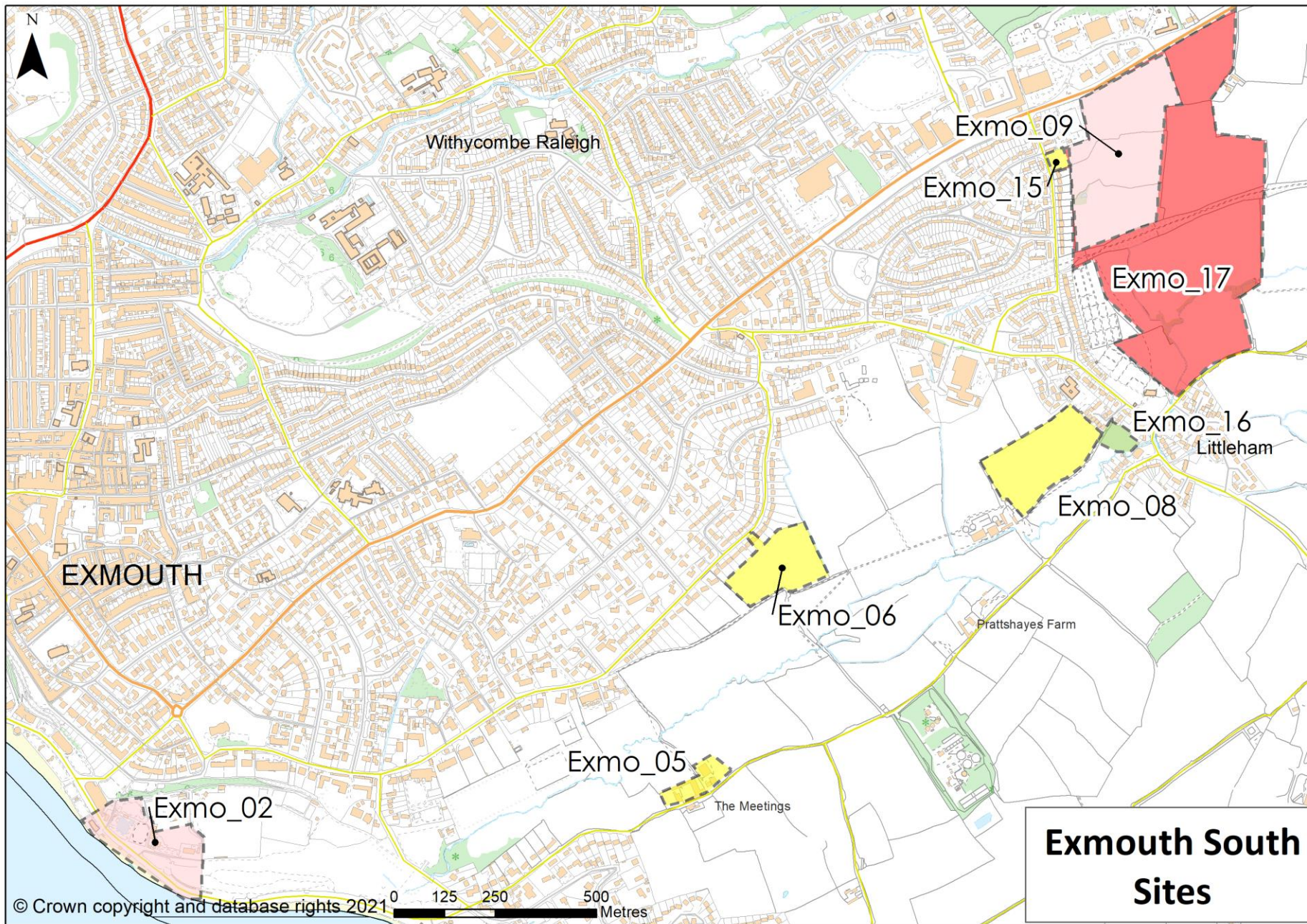


Exmouth east sites

Ref	Approx Housing Capacity	allocation Suitability rank	Comments	Preferred approach to allocate
Exmo_10	250	3	This undulating/ northerly sloping Greenfield site is in agricultural use. It lies on the eastern edge of Exmouth next to a field allocated for employment uses in the existing local plan. The site is elevated and of some visual openness. Development would extend the built form of Exmouth eastward into open countryside. The site is outside of the AONB but development could have some adverse AONB landscape setting impacts.	No
Exmo_20	700	2	This substantial area of land falls on the north eastern edge of Exmouth. The site comprises of a large number of fields in agricultural use with extensive wooded areas and hedgerows. Within the site there are a number of existing buildings. The site is big and therefore offers, in size terms, significant development potential though also with significant challenges and constraints to overcome. There are extensive views from parts of the site, it is on rising and increasingly elevated land to the east where the site boundary is very close to the East Devon AONB. There are also heritage assets within/close to the site. Given these constraints the site is given a low overall suitability ranking. Notwithstanding this overall assessment there may, however, be some smaller parts of the site, especially closer to Exmouth and in southern parts (on less hilly and elevated land and where well screened) which may offer some development capacity.	No

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

Ref	Approx Housing Capacity	allocation Suitability rank	Comments	Preferred approach to allocate
Exmo_21	40	4	Southerly parts of this site, which comprises of open grassland with mature trees and woodland to site boundaries are considered to offer sensitively managed development potential. The northern part of the site is wooded and ruled out as offering development potential but southern parts be well screened and lower lying are less sensitive. It is assumed, but as yet not verified, that acceptable highway access could be achieved.	Yes
Exmo_07	35	2	This greenfield site, comprising of open green space, some wooded areas and existing buildings abuts a northern built up edge of Exmouth. However, environmental and particularly heritage constraints are significant and are deemed to reduce suitability of site for development. There could, also, be problems with securing highway access.	No



Exmouth south sites

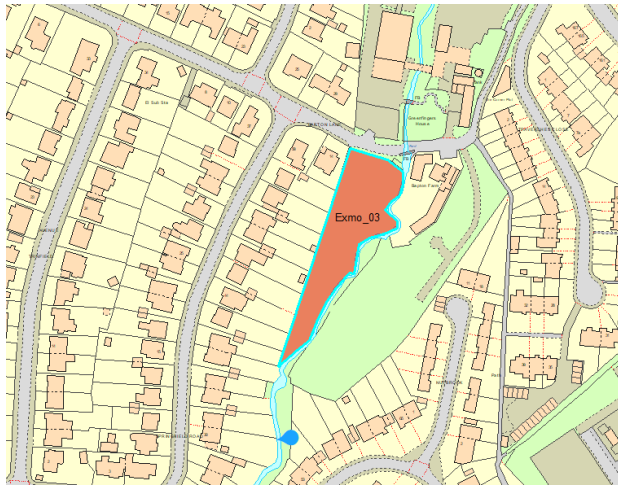
Ref	Approx Housing Capacity	allocation Suitability rank	Comments	Preferred approach to allocate
Exmo_02	20	3	This Brownfield site could be appropriate for residential development, subject to being able to overcome flooding concerns as it falls entirely within Flood zone 3, it is for this reason it is given a high suitability rating. However, housing development may no longer feature in the landowner (EDDC) aspirations - this needs clarification. At this stage, despite its positive potential for some housing (perhaps for example flats above commercial properties) residential use is discounted specifically on account of flooding concerns and the need to pass a sequential test to demonstrate suitability and lack of alternative options.	No
Exmo_16	5	5	This small site, which forms part of a larger field, falls in a south-easterly part of Exmouth and it is accessed via Elm Lane (assuming highway access can be achieved). Although a south easterly part of the site falls in a floodplain it looks like a good development option.	Yes
Exmo_09	200	3	This southerly sloping Greenfield site, in the AONB, is in agricultural use. It lies on the eastern edge of Exmouth where it abuts the existing built edge of the town. Whilst being open and attractive land, specifically when viewed from the south, the site is seen to have some possible development potential, though its AONB status is a very real constraint and as such it is discounted at this stage.	No
Exmo_05	21	4	This site is formed by a complex of old farm buildings on Maer Lane and it falls within the proposed Littleham/ Maer Valley Park in the Exmouth Neighbourhood Plan. Some 'loss' of parkland may be viewed as negative but the site does accommodate existing modern farm buildings, albeit it is surrounded by countryside.	Yes

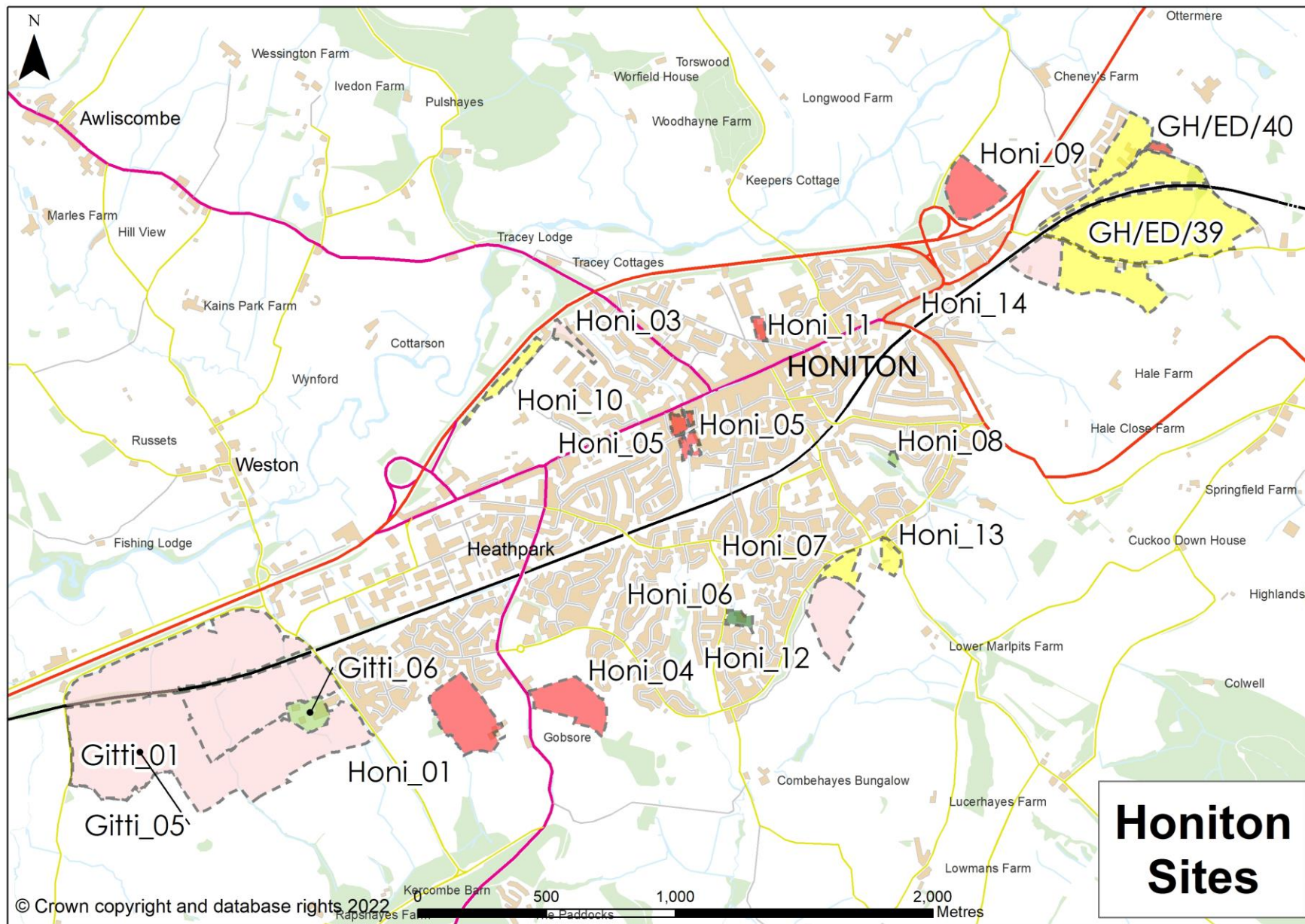
Report to accompany Working Draft Local Plan to Strategic Planning Committee on the 14 December 2021

Ref	Approx Housing Capacity	allocation Suitability rank	Comments	Preferred approach to allocate
Exmo_06	44	4	This greenfield site is southerly sloping and is in agricultural use. It lies in a southerly part of Exmouth abutting existing development to the north. The development of the site has previously been refused and dismissed on appeal due to the harm to the character and appearance of the area. However, this harm should now be considered in the context of other options that may be seen as harmful to the landscape of the area. Whilst the site is south sloping and forms an attractive undeveloped part of the overall valley a well-designed scheme could potentially be accommodated.	Yes
Exmo_17	240	2	This substantial south sloping/undulating site in the AONB falls on the eastern side of Exmouth and comprises of a number of fields in agricultural use separated by hedgerows and some mature trees. It is larger than, overlays and includes all of site Exmo_09. Site capacity for Exmo_17 discounts the separately counted capacity of Site Exmo_09 and in so doing leaves what is a reasonably conservative development level. The AONB and the landscape sensitivities of the site, noting in particular its setting in the countryside make this site unacceptable.	No
Exmo_08	40	4	This greenfield site is south sloping and is in agricultural use. It lies in a southerly part of Exmouth abutting existing development to the north east. The valley area it sits in is attractive but sensitive development could probably be accommodated. Devon County Council advise that highway access may not be achievable, but it appears that ongoing development to the north of the site could allow for a road access and suitability is assessed on the basis that, at this stage, development would be possible. Highway access will need to be reconsidered.	Yes

Ref	Approx Housing Capacity	allocation Suitability rank	Comments	Preferred approach to allocate
Exmo_15	10	4	This site occupies a very small easterly part of Site Exmo_9 and Exou_17. Exmo_15 has been assessed on its own right and although it falls in the AONB it is an infill site in character and would not be harmful to the wider AONB. Development is seen as acceptable.	Yes

Exmouth central site

Ref	Approx Housing Capacity	allocation Suitability rank	Comments	Preferred approach to allocate
Exmo_03	3	1	<p>This Greenfield site in a westerly part of Exmouth forms part of the allocated Bapton Valley Park. On account of adverse impacts that development would have on park provision potential for allocation has been discounted. Development would also be contrary to the Exmouth Neighbourhood Plan and the objectives it's trying to achieve.</p> 	No



Honiton sites

Ref	Approx Housing Capacity	allocation Suitability rank	Comments	Preferred approach to allocate
Gitti_06	31	5	The site comprises of a series of substantial modern agriculture buildings at Hayne Farm, to the west of the farm house and traditional barns. It is seen at this stage as being a reasonable site for allocation for residential use.	Yes
GH/ED/39	100 (for land north if the railway. But 0 (zero) for land to the south of the railway.	4 (for land north of the railway_ - the ranking would be 3 (pink – poor) for land south of the railway.	<p>This site lies to the east of Honiton and covers land to both north and south of the Exeter -Waterloo railway line. Separate comments made for both areas below.</p> <p>Land to the north of the railway line – land to the north of the railway, if developed, would extend the built form of Honiton eastward and its outer edges would be increasingly remote from town facilities, however, the site is low lying and well screened between the elevated railway to the south and built development to the north. On balance the site is seen as a reasonable option for development.</p> <p>Land to the south of the railway - This substantial area of land, is mostly in agricultural production and parts are steeply sloping and of visual prominence. The site, especially astern parts, are remote from facilities in the town. The site is accessed via a narrow road that is bridged by the railway and this could cause access challenges. It should be noted that previous site submissions had been made for land to the west of this site, between it and Honiton, but this land is no longer being promoted for development. If the land to the west were being promoted for development it might allow for a reasonable mixed use strategic allocation option. But in the absence of this extra land this assessed land is not seen as an appropriate to be allocated for development.</p>	Yes (for land north of the railway)

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

Ref	Approx Housing Capacity	allocation Suitability rank	Comments	Preferred approach to allocate
Honi_06	30	6	This is the former Millwater School site in Honiton. It is a brownfield site/building that lies empty and it is seen at this stage as being a reasonable site for allocation for residential use. However consideration will need to be given to assess whether it is appropriate to seek to resist the loss of any plying pitches or open space on the sit - if so this could reduce the site capacity.	Yes
Honi_07	30	4	This elevated greenfield site, in agricultural use, lies adjacent to St Michael's church and it falls in a south easterly part of Honiton. The site is in the AONB but it's quite well screened. At this stage it is seen as being a potentially reasonable site for allocation for residential use.	Yes
Honi_08	6	5	This greenfield site with quite extensive vegetation cover falls in an easterly part of Honiton above the Glen. The site slopes sharply to the south and this could impact acceptable levels of development but at this stage it is seen as being a reasonable option for allocation for residential use.	Yes
Honi_10	21	4	This site forms a narrow strip of Greenfield land on the northern side of Honiton, south of the A30. The site is well screened but lies close to the A30 and vehicle noise impacts could impact in development capacity. Its narrow form is a further constraint but in other respects the site appears well placed for development including in respect of proximity to services and facilities in Honiton.	Yes
Honi_13	10	4	This small site on the southern edge of Honiton is well screened and offers scope for limited sensitive development in what is, however, land in the AONB and alongside a listed church. These constraints point to any development scheme needing to be very high quality and sensitively developed and further landscape and heritage impact assessments will be needed to sustain an allocation for development of this site.	Yes

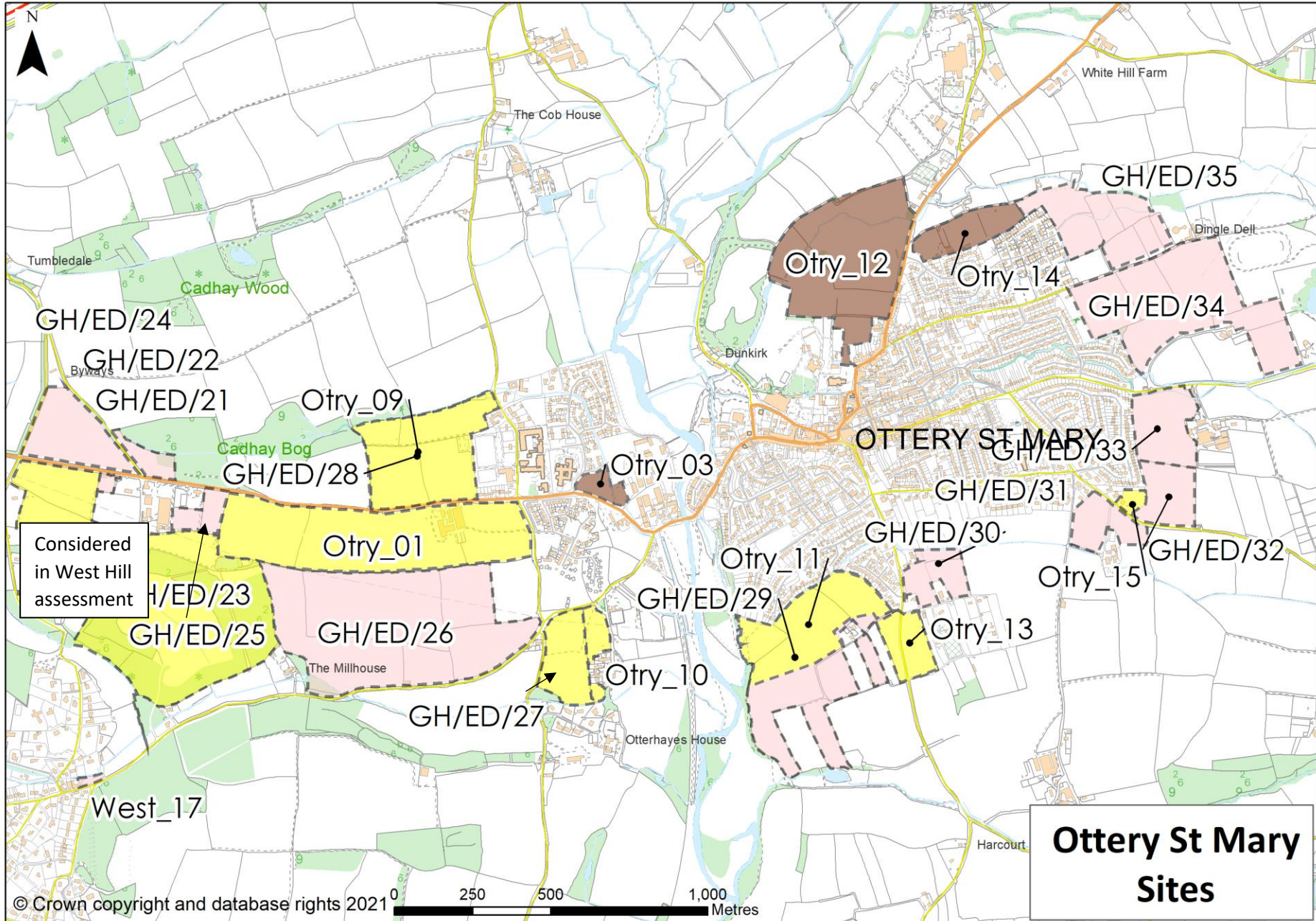
Ref	Approx Housing Capacity	allocation Suitability rank	Comments	Preferred approach to allocate
Gitti_01	165 For the south western part of the site.	3	<p>Site Giti_01 forms a substantial area of land on the western side of Honiton (in Gitiisham Parish). An easterly part of the site, south of the railway, is already being developed and is discounted from further comment. The overall rating for this site is a Pink, poor site status, however this particularly applicable to the south western part of the site, see separate comments below.</p> <p>South western part of site – south of the railway – this site part extends to around 11 hectares of agricultural land to the south of the Exeter/Waterloo railway land. The site is undulating in nature and generally rises to the south. The site is mostly outside of the designated East Devon AONBs but of some prominence in the landscape and as such development could have some adverse impacts on the AONB landscape setting. The assessed area is remote from many facilities in Honiton which are located in and adjacent to the town centre, which is some 3 km away.</p> <p>The part of the site north of the railway – this part of the site is currently allocated in the existing local plan for employment uses and it is proposed for (re)allocation in this plan for such use. The site is made up of undulating fields separated by hedgerows and is of some visual prominence albeit it lies alongside the busy A30. It is also remote from town centre facilities (especially western parts) and as such would be far from ideal for housing development.</p>	No for housing development. However the part of the site to the north of the railway is seen as appropriate as an allocation or future employment uses.
Gitti_05	150	3	This site comprises of a number of agricultural fields separated by hedgerows to the south of Hayne Farms buildings. The site slopes upwards to the south, is of increasing prominence in the landscape and southern parts of the site fall in the East Devon AONB. In these respects the site would be sensitive to development and also it lies a long distance walk from the town centre facilities of Honiton.	No

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

Ref	Approx Housing Capacity	allocation Suitability rank	Comments	Preferred approach to allocate
Honi_01	79	2	This site falls on the south western edge of Honiton and comprises of sloping farmland that abuts development to the north and rises to the south. There was a planning application, 15/1027/MOUT, for this site/field and fields to the east and west that was previously refused permission due to its prominent position and harmful impact on the AONB.	No
Honi_03	15	3	This long narrow greenfield site falls to the south west of the road Oaklea in Honiton and to the north of a residential development. Parts of the site are steeply sloping and a Tree Preservation Order covers just under half of the site. Any development of the site would face challenges in respect of what would be a long and very narrow site and it is not clear where highway access would be achieved, it may require demolition of an existing dwelling.	No
Honi_04	56	2	This greenfield site, made up of two fields in agricultural use, lies on the south western side of Honiton. The site falls on a northerly slope that is in the East Devon AONB with southerly parts in particular elevated and prominent in the landscape setting.	No
Honi_05	40	2	This brownfield sites comprises of two land parcels either side of King Street in Honiton. Both parcels have a history of commercial/storage/yard uses with the more northerly having a recent refusal of planning permission, 17/2473/MOUT, for residential development. Dating back to 2003 part of the southerly parcel gained a planning permission, 02/P1152, for residential development. Flooding constraints give the site, at this stage, a low suitability for development.	No
Honi_09	50	2	This greenfield site, which is in agricultural use, lies on the western side of Honiton north of the A30. It used to be the Honiton showground, is quite flat and has high voltage overhead power cables crossing its southern edge. It falls in the Blackdown Hills AONB and pedestrian access in to Honiton is across a busy road bridge that does not make for a comfortable walk.	No
Honi_11	57	2	This former cattle market site was subject to a recently dismissed planning appeal. Loss of employment land was the determining factor and unless this constraint can be overcome the site has low development suitability.	No

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

Ref	Approx Housing Capacity	allocation Suitability rank	Comments	Preferred approach to allocate
Honi_12	71	3	This site lies on the southern side of Honiton elevated above and on hilly ground above the adjacent Wetherall Road. The site is in the AONB and adverse landscape impacts would be a concern in respect of this site. Devon County Council raise challenges in respect of securing highway access.	No
Honi_14	30	3	This site lies on the eastern side of Honiton, south of the railway and is accessed via a narrow stretch of road under the railway. The site is isolated from existing development at Honiton and somewhat remote from facilities. It is, however, a well screened area of land albeit one that slopes quite steeply.	No



Ottery St Mary Sites

Ref	Approx Housing Capacity	Allocation Suitability Rating	Comments	Preferred approach to allocate
Note- There is insufficient school capacity in Ottery St Mary and this will apply to all sites.				
Otry_01	200	4	Three largely level rectangular paddocks, running alongside the main road to the west of OSM, extending into the (undesignated) countryside. A farm is located in the eastern third and this section of the site is seen in the context of nearby new development. The further west the site extends, the more of an intrusion into open countryside and less of a relationship to the town there is. DCC have advised that this site should derive access from a roundabout. (Note- an application that included a roundabout was previously refused under 20/1504/MOUT). This site is within the area identified in the NP as separating OSM from West Hill, however the topography is such that they don't have a direct visual relationship.	Yes
Otry_09	20	4	See also ED/28The southern section of the site is highly visible from the main approach to the town. The site rises steeply so northern section is unsuitable for development and there is higher development potential to the far east of the site than on the remainder. Site has been identified for education use and there is insufficient capacity in existing schools. DCC have advised that this site should derive access from a roundabout. (Note- an application that included a roundabout was previously refused under 20/1504/MOUT). Northern boundary floodzone 2 and 3. Adjoins CWS	Yes
Otry_10	10	4	Small, gently sloping scrubby field to the south-west of Ottery St Mary. The site is bounded to the north by Strawberry Lane and the new "Island Farm" housing development, residential properties at Salston Barton to the south. Floodplain and TPO's on eastern boundary. Access may be difficult to achieve due to narrowness of the northern boundary reducing visibility splays	yes
GH/ED/27	40	4	Small, gently sloping agricultural field to the south-west of Ottery St Mary. The site is bounded to the north by Strawberry Lane and the new "Island Farm" housing development, residential properties at Salston Barton to the	Yes

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

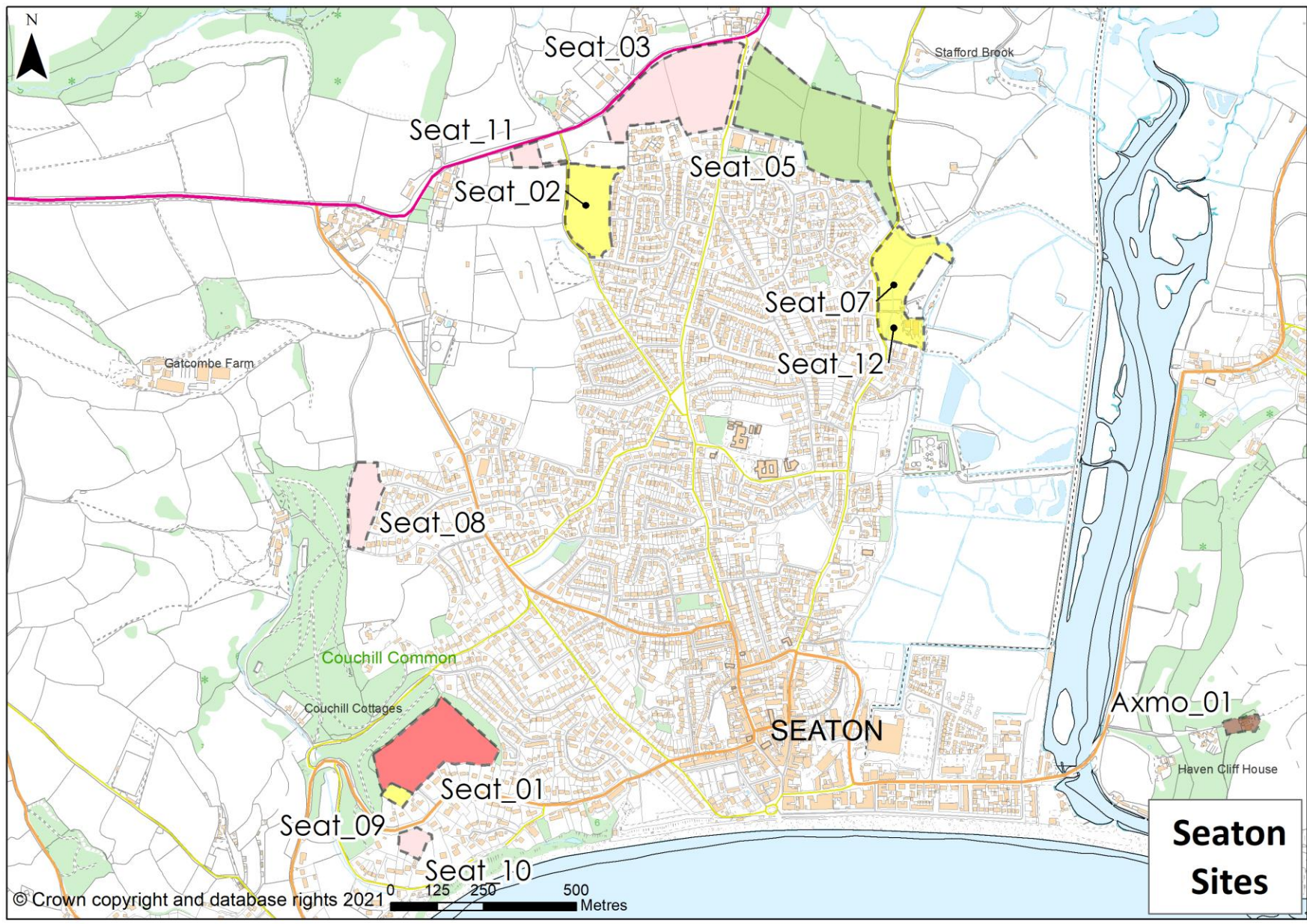
			east, residential properties on Salston Ride to the south, and the Ottery-Fluxton road to the west. Part of site is liable to flood, reducing yield to 40. Levels mean development could be overbearing to adjoining Salston Manor	
Otry_15	10	4	House in a large garden on the eastern edge of the town. Housing would round off the settlement rather than protruding out into countryside. Access would need to be improved and Slade Road is narrow and unsuitable for much additional traffic.	Yes
GH/ED/25	31	3	Small site comprising two sloping agricultural fields, on the south side of the main road leading from Ottery St Mary to the Daisymount junction of the A30. Could only be developed if adjoining site OSM01 was developed, as it lies between the site and the town. Unlikely to achieve visibility for access as splay is limited,	No
Otry_11	0	4	Overlaps larger ED/29 site so capacity is included in that figure. This part of the site relates better to existing housing and the built form of OSM than ED/29 as a whole	No
Otry_13	0	4	Pair of paddocks straddling the Sidmouth Road. Overlaps larger ED/29 site so capacity is included in that figure. This part of the site relates better to existing housing and is more accessible than the western section of ED/29. Would require carriageway widening to achieve access. Developing these paddocks without further development to the north, would create a ribbon effect and appear disjointed.	No
GH/ED/30	39	3	Small, gently sloping site comprising three agricultural fields on the south side of Ottery St Mary. Current access is via Gerway Lane, a track, which serves other houses, new alternative access onto Sidmouth Road would require extensive levelling and investment as it is very narrow at that point-unlikely to be viable. Flood zone to NE boundary of site. Existing housing to north and south reduces landscape impact.	No
GH/ED/26	288	3	Large site comprising west sloping smaller fields, very prominent when viewed from OSM to West Hill. NP identifies as potential green wedge, small amount of flooding to SW corner. Adjoining mill is Grade 2 listed.	No
GH/ED/24	7	3	Small site comprising the residential dwelling "Pine Trees" and its garden. Lies on the south side of the main road leading from Ottery St Mary to the Daisymount junction of the A30. Unlikely to achieve visibility for access as	No

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

			splay is limited. Close to CWS (County Wildlife Site) and ancient woodland. Only suitable for development as part of a large urban extension as intervening fields between the site and OSM	
GH/ED/22	25	3	Small sloping agricultural field on the north side of the main road leading from Ottery St Mary to the Daisymount junction of the A30. The site is bounded by Cadhay Bog CWS to the north and east. Not adjacent to a settlement but could form an urban extension to OstM if intervening fields were developed. Unlikely to achieve visibility for access as splay is limited	No
GH/ED/21	79	3	Small gently sloping agricultural field on the north side of the main road leading from Ottery St Mary to the Daisymount junction of the A30. Adjacent CWS. Not adjacent to a settlement but could form an urban extension to OstM if intervening fields were developed. Unlikely to achieve visibility for access as splay is limited	No
GH/ED/29	279	3	Large flat site comprising multiple agricultural fields on the south side of Ottery St Mary. The majority of the site lies to the west of Sidmouth Road, between it and the River Otter, and surrounds Gerway Farm. Prominent from ridges around the town. Flood zone to north of site and high pressure gas pipeline passes through the site reducing capacity. Access would require major works as the road is narrow (almost single width in parts)	No
GH/ED/33	67	3	Small sloping site comprising a single agricultural field immediately to the east of Ottery St Mary. Chineway Road is narrow and unsuitable for large amounts of extra traffic. Housing would be viewed against existing development, reducing landscape impact.	No
GH/ED/31	40	3	Small sloping site comprising two agricultural fields straddling the driveway to Slade Farm, immediately to the south-east of Ottery St Mary. Previously refused appeal for housing on western field. Accessed from Slade Road, a single track lane unsuitable for additional development. Band of floodplain along boundary. Site crossed by pylons.	No
GH/ED/32	51	3	Small sloping site comprising a single agricultural field immediately to the east of Ottery St Mary. Accessed from Slade Road, a single track lane unsuitable for additional development.	No
GH/ED/34	241	3	Large sloping site comprising multiple agricultural fields to the east of Ottery St Mary. Only the north eastern section directly adjoins existing development, an intervening house and grounds lie to the south so that the	No

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

			site wraps around it. Existing access is via a dirt track at Higher Ridgeway, alternatively a new access could be provided along Chineway Road but this would relate poorly to the built form of the town- it has a very rural character at this point- and require considerable improvements to the narrow lane. The site is visible in the wider landscape. Crossed by pylons.	
GH/ED/35	109	3	Reasonably small sloping site comprising multiple agricultural fields immediately to the north-east of Ottery St Mary. The site is bounded by agricultural fields to the north and south (over Ridgeway), Keppel Gate (a modern Cob house) to the east and the new Butts Road housing development, allotments and football club to the west. Access is along a dirt track off Higher Ridgeway or through the Butts Road estate, neither of which can be upgraded. Small band of floodplain.	No
Otry_14	30	1	Well used sports field immediately to the north of the town. Accessible by car and on foot (although the roads are extremely congested) but road improvements required. Northern section of site is within flood zone 2 and 3.	No
Otry_12	90	1	The site is designated Conservation Area and forms the setting of a number of Grade1, Grade2* and Grade 2 listed buildings. It is also highly visible from several approaches to the town. Access would require widening and footpath. Flood zone on northern 1/3 of site reduces capacity	No
Otry_03	0	1	Entirely within floodplain and used for employment	No
GH/ED/28	0	4	Overlaps Otry_9 so capacity only counted once. The southern section of the site is highly visible from the main approach to the town, site rises steeply so northern section unsuitable for development, higher development potential to the far east of the site than on the remainder. Site has been identified for education use and there is insufficient capacity in existing schools. Northern boundary flood zone 2 and 3. Adjoins CWS.	Same as Otry_9



Seaton Sites

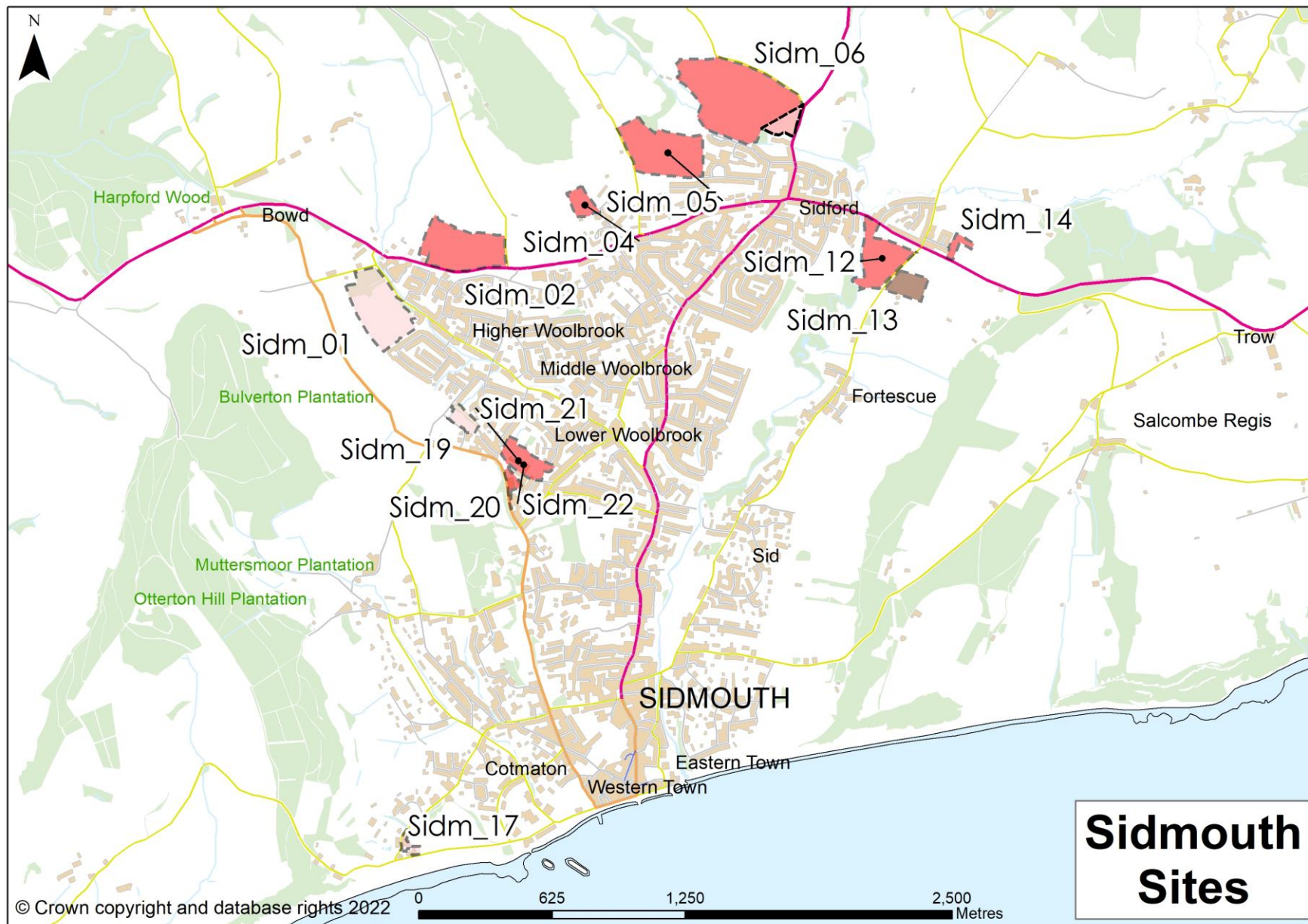
ref	Capacity	Allocation suitability rank	Comments	Preferred approach to allocate
Seat_02	60	4	Slightly raised above surrounding land to east and south, with a gentle slope from west to east. Adjacent to the urban edge, but visible from AONB around 1.2km to east. Site is not too prominent in wider views, and seen in the context of housing development along eastern and southern boundary, and caravan park to west. Scheduled monument 300m to south west - there are intervening views between this designated asset and the site, so potential adverse impact. Barnards Hill Lane is very narrow and there are no footways, but these matters could possibly be addressed with the development of the site. Around 1 mile to the town centre, although several other facilities are closer (e.g. primary school, GP, shop).	Yes
Seat_05	150	5	Gently sloping from west to east, currently used for agriculture. Southern part of site is adjacent to the urban edge of Seaton, with open countryside surrounding the remainder of the site. Current Local Plan allocation for employment and recreation uses covers most of site and past work suggests this could be the only or at least one of the very few appropriate location for a playing pitch site/use in or around Seaton. Visible from AONB 500m to the east. Although there are long distance views to the site from the valley sides, it is set low down in the valley and seen in the context of the existing town which runs along the southern boundary, reducing its visual prominence. Grade II listed Harepath Farm 50m to NW with open views into the site, so potential impact on setting. Around 1 mile to the town centre, although several other facilities are closer (e.g. primary school, GP, shop). Suitable for employment uses, preferably adjacent to Harepath Road Industrial Estate to south - 150 dw would require 0.6 ha set aside for employment.	Yes
Seat_07	47	4	Relatively flat site, adjacent to the eastern edge of Seaton between cemetery to north and existing dwellings to west. Visible from AONB 400m to east, but set low down in the valley and seen in the context of adjacent built form along the south and west. North east part of site is in flood zone 3 so the developable area has been reduced accordingly.	Yes
Seat_09	7	4	Level, relatively small field, adjoining the western edge of Seaton. Site adjoins four detached houses on large plots to south, which provide context of built form.	Yes

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

ref	Capacity	Allocation suitability rank	Comments	Preferred approach to allocate
			Limited views into site. No access difficulties, with direct level access onto Beer Road. Around 1km to the town centre.	
Seat_12	25	4	Relatively flat site, adjacent to the eastern edge of Seaton. Currently a field with vegetation and trees. Adjoined by fields to north and east, and existing dwellings to west and south. County Wildlife Site adjoins site to east. Visible from AONB 625m to east, but set low down in the valley and seen in the context of adjacent built form. Flood Zone 3 encroaches into eastern edge, so yield reduced accordingly. Also high surface water flood risk on central part. Level access onto Colyford Road, with a secondary emergency/pedestrian/cycle access available on Marsh Lane. Although the capacity is shown as 25 dwellings, Seat_12 is entirely within Seat_07 so there will be a total 47 dwellings across both sites (as shown for Seat_07).	Yes
Seat_03	128	3	Located between the northern edge of Seaton and A3052 Harepath Hill. Prominent site in the landscape, located on elevated and relatively steep land that makes it widely visible from Harepath Road, A3052, the cemetery and Wetlands. Also visible from AONB nearly 1km to east. Adjacent to the existing urban form to south. Grade II listed Harepath Farm across the road to north east has open views into the site. Around 1 mile to the town centre, although several other facilities are closer (primary school, GP, shop).	No
Seat_08	7	3	Steeply sloping field adjoining the western edge of Seaton. Fields adjoin to north and south, forest to west, and several trees across site and on boundary all provide a sense of rural character. Visible from AONB 875m to east, but seen in context of adjoining dwellings on Churston Rise. Around one mile from town centre, and 1km to nearest shop, primary school.	No
Seat_10	5	3	Steeply sloping field adjoining the western edge of Seaton. Open views into site from Beer Road adjacent to north, and visible from SW Coast Path and Jurassic Coast World Heritage Site, albeit seen in the context of large detached dwellings in large plots which surround the site. Four TPOs located within the site. Special Area of Conservation located 120m to south.	No
Seat_11	10	3	Small field located between two large, isolated detached dwellings. Adjoins A3052 (Harepath Hill) to north. Slopes west to east. Mature hedgerow and trees	No

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

ref	Capacity	Allocation suitability rank	Comments	Preferred approach to allocate
			around the boundary largely screens the site. Large, isolated detached dwellings to east and west but overall rural character due to being detached from Seaton. Visible from Scheduled Monument to south.	
Seat_01	50	2	Prominent, sloping, hill-top location with medium-long distance views from the town centre and beach, including from AONB to the east. Tall trees/forest and raised elevation of the site screens short distance visibility from the west, north and east; but close-up views from south along Beer Road.	No
Axmo_01	9	1	Car park and club house buildings so brownfield site, up a long track, in open countryside. Detached from the urban area of Seaton. West part is County Wildlife Site. Within AONB, surrounded by trees but could result in visual impact from a distance. Narrow access lane with no footways, which facilitates a high amount of pedestrians.	No



Sidmouth Sites

Ref	Capacity	Allocation suitability rank	Comments	Preferred approach to allocate
Sidm_01	150	3	Sloping site from west to east (mostly gradient 1:20 to 1:10), located adjacent to the edge of Sidmouth. Entirely within AONB, whilst land adjacent to south is not. Widely visible from other parts of the AONB, particularly in short distance views from the west. With adjoining development to east and south, many views are however seen in the context of existing built form. Access off Woolbrook Road. Needs provision of continuous footway and improved pedestrian crossing facility of A3052. Nearly two miles from the town centre, but some facilities are closer (e.g. shop 600m, primary school 750m).	Yes
Sidm_17	8	3	Irregular shaped, sloping site, within built up area in western edge of Sidmouth. Three detached residential buildings set in large gardens currently on the site. Area covered by TPO adjoins north east. Potential for adverse impact upon Grade II listed Peak House 24m to east. Entirely within AONB, on rising land in the west of Sidmouth. Short distance views of site from Peak Hill Road. The site is visible from across the Sid Valley, although landscape impact is lessened due to relatively small site size, and presence of sporadic dwellings in vicinity which provide context of limited built form. Access via Cotmaton Road is possible, but is very narrow with no footway. Only available for limited infill.	Yes
Sidm_19	8	3	Undulating site, adjacent to western edge of Sidmouth. Currently an overgrown field with vegetation and numerous trees on site, set in an area of detached dwellings in relatively large plots. Entirely within AONB, although land adjacent to north is not. Enclosed by existing dwellings on three sides, although these are detached dwellings in relatively large plots so some rural character remains. The presence of mature vegetation and numerous trees on site add to the rural character. Limited external views due to high mature hedgerow around perimeter. TPO adjoins north east. Six Grade II listed buildings within around 100m, the closest of which is just across the road (Dark Lane) and overlooks the site. Access roads are very narrow, suitable for very limited development. Ideally access from Bulverton Park	Yes

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

Ref	Capacity	Allocation suitability rank	Comments	Preferred approach to allocate
Sidm_06	300 for entire site; 30 for preferred allocation	2 for entire site; 3 for preferred allocation	<p>Undulating site with relatively flat land on its east, but steeper in central and western parts. Entirely within AONB, whilst adjoining land to south is not. Open, short distance views into site from A375 adjacent to east and from Lower Brook Mead to south. Wide, open views into site from AONB, particularly from across the Sid Valley to east and north east. Many views are seen with context of built form, but scale and prominence of site mean likely landscape harm. Rising land in western part of site is particularly prominent, less so in eastern part. Grade II listed Brook Farm 18m to west has open views into site, so impact on its setting. Sidford Conservation Area 129m away has views into the eastern edge of site. South part of site is in flood zone 3, with high surface water flood risk in south and east.</p> <p>The eastern part of the site is potentially more suitable for development, where it is set lower in the landscape, adjoins existing development to south and emerging business park to the east – this area is 1.25 ha and could accommodate around 30 dwellings.</p>	Yes – small part in east of site
Sidm_02	125	2	<p>Sloping site, quite steeply in places. Entirely within AONB, on rising land north of Sidmouth. Mature trees along southern boundary limit short-distance views into site from adjacent A3052, but many medium-long distance views into site, including from elsewhere in AONB. The edge of Sidmouth adjacent to south provides some context of built form when viewing the site. Highway access possible via adjacent roads - needs pedestrian/cycle link to town centre and toucan crossing of A3052. Just over two miles to town centre, but shop (167m) and primary school (710m) closer.</p>	No
Sidm_04	10	2	<p>Agricultural field adjacent to northern edge of existing Sidmouth built up area with low density housing to south and east. Relatively steep slope north to south. Entirely within AONB, whilst land adjacent to south and south east is not. Short distance views into site are limited due existing dwellings to south and east, long distance views available from across the valley, but seen in context of adjacent dwellings. Access off Coreway - needs footway the length of Coreway and pedestrian crossing of A3052.</p>	No

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

Ref	Capacity	Allocation suitability rank	Comments	Preferred approach to allocate
Sidm_05	150	2	Agricultural field, south east part of site is adjacent to existing dwellings on the edge of Sidmouth. Relatively steep west to east slope. Entirely within AONB, whilst adjoining land to south east is not. Wide, open views into site available from AONB (Sid Valley) to east and north east. These views are seen with context of adjacent built form, but scale and prominence of site mean landscape harm. Access of Burscombe Lane which would need widening and a continuous footway to the A3052. Depending on the scale of development and existing traffic there may be a need for a junction improvement on the A3052.	No
Sidm_12	80	2	Slopes down westwards from Fortescue Road to the River Sid. Designated as "The Byes" in the Local Plan which restricts development. AONB runs along eastern boundary of site. Prominent valley side location, with open short and long distance views of site. Grade II listed bridge and also Scheduled Monument, located on north west edge. Sidford Conservation Area also adjoins north west. TPOs cover five trees along north boundary of site. West is flood zone 3 and high surface water risk.	No
Sidm_14	12	2	'L' shaped field adjacent to the north eastern edge of Sidmouth. Sloping site, steeply in places. Entirely within AONB, although land adjacent to west is not. Prominent valley side locations with wide, open views from across the valley available, including from elsewhere in the AONB. Short distance views available from Stevens Cross Close to west. Adjacent dwellings to west provide a context of some built form. Highway access possible via adjacent roads - needs pedestrian/cycle link to town centre.	No
Sidm_20	11	2	Flat site, part of Alexandria Trading Estate, comprises several industrial units and associated hardstanding, surrounded by development, so principle of built development is accepted. However, existing employment site, so housing not normally supported. Impact upon AONB across the road (B3176) to west is a constraint. Six TPOs along east boundary. Six Grade II listed buildings to north west, closest of which is 118m away. Views from this asset to the site are likely, but intervening vegetation obscures views to some degree. Access off the B3178 is potentially possible, a roundabout is preferred, depending on levels.	No

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

Ref	Capacity	Allocation suitability rank	Comments	Preferred approach to allocate
Sidm_21	8	2	Comprises two industrial buildings (units 2, 5A and 5B) on Alexandria Trading Estate, so principle of built development is accepted. However, existing employment site, so housing not normally supported. TPO in eastern corner of site. Cluster of six Grade II listed buildings to west, closest of which is 97m away. Views from this asset to the site, but intervening vegetation obscures views to some degree. AONB 40m to west. Yield is 8 but falls within Sidm_22, so 0 in overall calculations to avoid double counting.	No
Sidm_22	57	2	Comprises northern part of Alexandria Trading Estate. Context of built form provided by surrounding housing and other parts of the trading estate. However, existing employment site, so housing not normally supported. Impact upon AONB 33m to west is a constraint. North part of site is open grass land and tree-topped, so more sensitive than rest of site. Six Grade II listed buildings to west-views to the site, but intervening vegetation obscures views to some degree. TPOs cover parts of north, central, and east of site. Access off the B3178 is potentially possible, a roundabout is preferred, depending on levels. Would need to contribute to improved pedestrian/cycle facilities.	No
Sidm_13	43	1	Steeply sloping (gradient of 1:10 to 1:3) agricultural field. Not within or adjoining a settlement. In the AONB and prominent valley side location with wide, open views in short and long distance. Surrounded by fields. TPOs cover area adjacent to south of site.	No