

## Appendix 2.

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

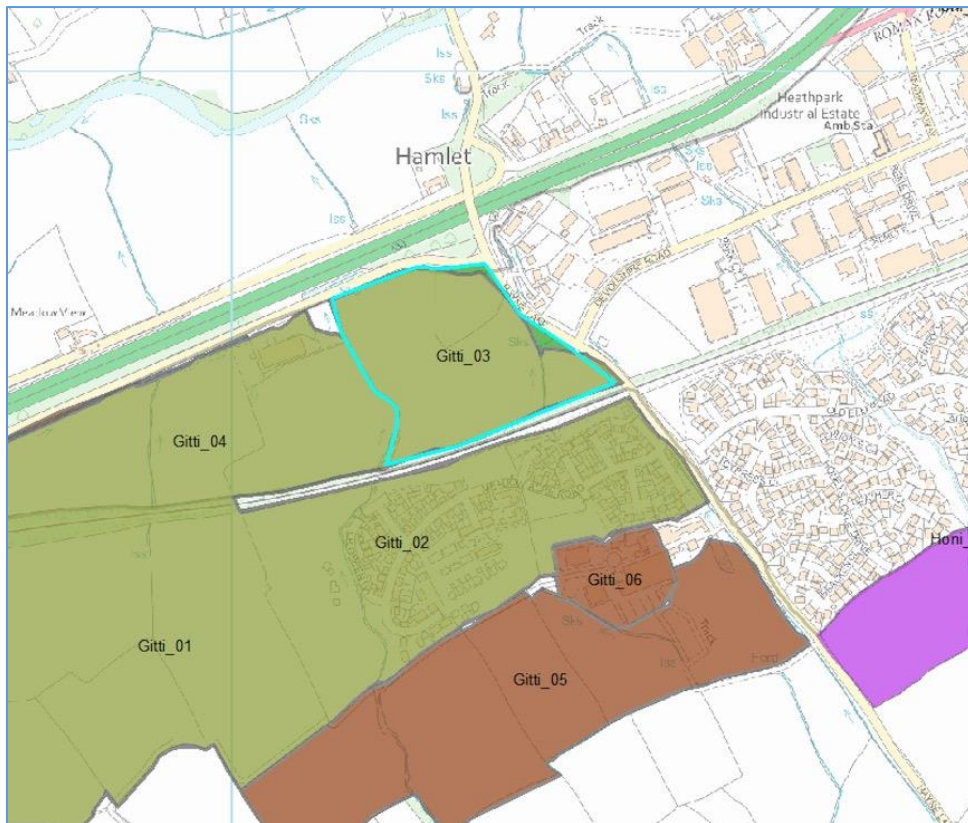
#### Site Detail:

**Settlement:** Honiton

**Site reference number:** Gitti\_03

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

#### Map of site:



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**Site Area:** 5.5

**Site Assessment Summary:**

**Infrastructure implications:** DCC -highways: Suitable access off Hayne Lane with a secondary/emergency access onto a lane running adjacent to the A30. Potential for a train station, existing bus service limited, limited ped and cycle links into Honiton town. DCC - Education: 100 ha+ development sites proposed. Some capacity at Honiton primaries to support development, but depending on level of development proposed additional new capacity required (new primary school). Need to assess in conjunction with proposed sites at Dunkerswell/ Honiton. Safe walking routes required to primary / secondary schools. No capacity at Honiton CC or Kings School or Feniton Primary. Additional capacity to be funded by development.

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

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

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

**Accessibility assessment:** The site is within 1,600 meters of 4 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

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

**Site opportunities:** Gitti\_03 & Gitti\_04 both allocated in the existing local plan for employment uses. There are no planning permissions for such use in place. Given that the development in the heathpark industrial estate and the new residential development, the site should have certain opportunities as employment land in the area.

**Amended Maximum Yield following discounted areas on site: 83**

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

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

**Reason(s) for allocating or not allocating:** Employment site, with no major adverse impact, have access road and existing Garden centre in between Gitti\_03&Gitti\_04. close to A30 which would have noise impact, Gitti\_03 & Gitti\_04 could be the link with existing heathpark industrial estate on the west and the new residential development on the south.

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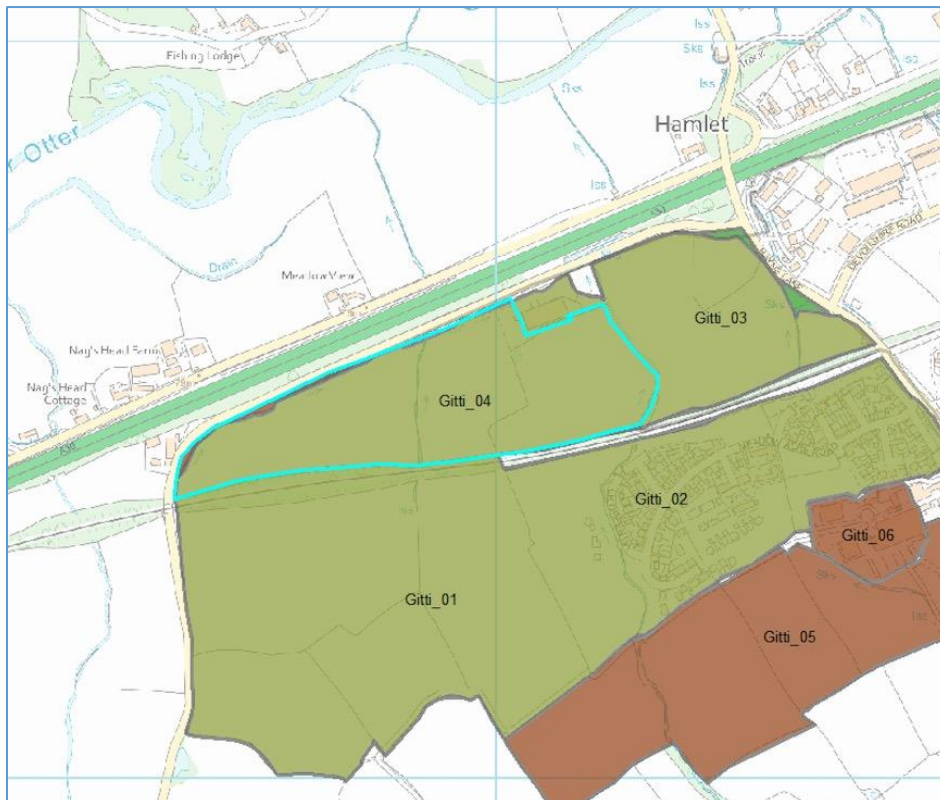
#### Site Detail:

**Settlement:** Honiton

**Site reference number:** Gitti\_04

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

#### Map of site:



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**Site Area:** 9.1

**Site Assessment Summary:**

**Infrastructure implications:** DCC -highways: Suitable access off Hayne Lane with a secondary/emergency access onto a lane running adjacent to the A30. Potential for a train station, existing bus service limited, limited ped and cycle links into Honiton town. DCC - Education: 100 ha+ development sites proposed. Some capacity at Honiton primaries to support development, but depending on level of development proposed additional new capacity required (new primary school). Need to assess in conjunction with proposed sites at Dunkerswell/ Honiton. Safe walking routes required to primary / secondary schools. No capacity at Honiton CC or Kings School or Feniton Primary. Additional capacity to be funded by development.

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

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

**Ecological impact - summary of findings:** The site adjoining A30 and Hayne Lane, a relatively busy road. The site covered by improved grassland, and hedgerows with trees in the boundary. Section 41 (S41) Habitat of Principle Importance & HRA mitigation zone within 100m. minor adverse effect predicted (not significant)

**Accessibility assessment:** The site is within 1,600 meters of 4 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

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

**Site opportunities:** Gitti\_03 & Gitti\_04 both allocated in the existing local plan for employment uses. There are no planning permissions for such use in place. Given that the development in the heathpark industrial estate and the new residential development about the completed, the site should have certain opportunities as employment land in the area.

**Amended Maximum Yield following discounted areas on site:** 137

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

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

**Reason(s) for allocating or not allocating:** Employment site, with no major adverse impact, have access road and existing Garden centre in between Gitti\_03&Gitti\_04. close to A30 which would have noise impact, Gitti\_03 & Gitti\_04 could be the link with existing heathpark industrial estate on the west and the new residential development on the south.

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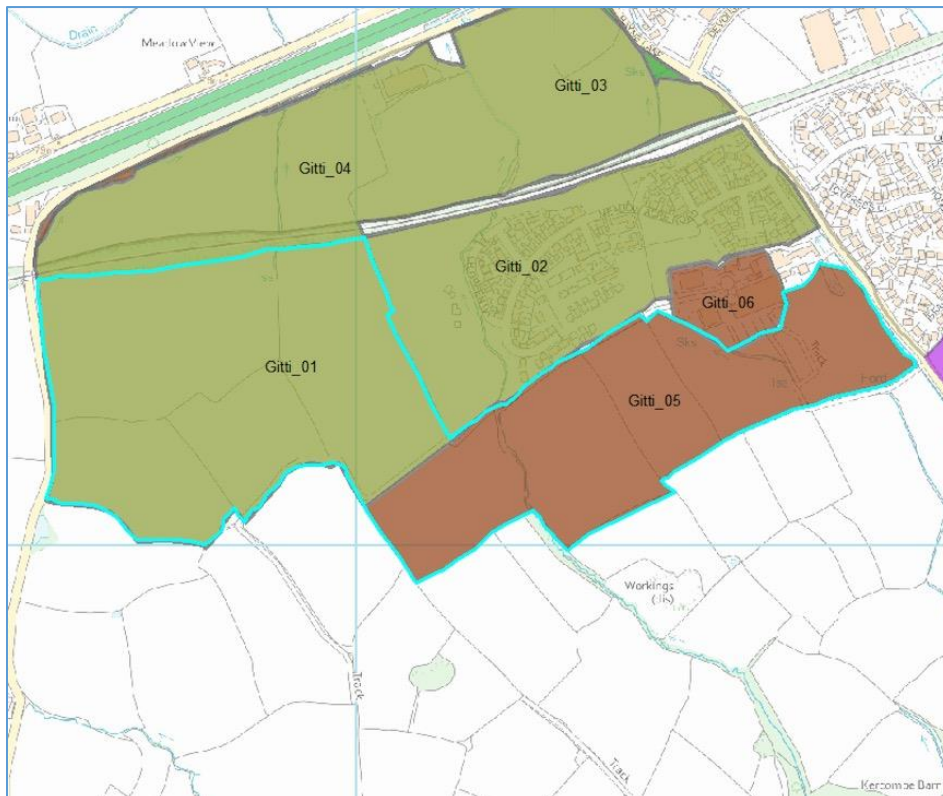
Site Detail:

**Settlement:** Honiton

**Site reference number:** Gitti\_05

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

**Map of site:**



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**Site Area:** 28.88

Site Assessment Summary:

**Infrastructure implications:** DCC -highways: Suitable access off Hayne Lane with a potential secondary/emergency access route through Baker estates. Potential for a train station, existing bus service limited, limited ped and cycle links into Honiton town. DCC - Education: 100 ha+ development sites proposed. Some capacity at Honiton primaries to support development, but depending on level of development proposed additional new capacity required (new primary school). Need to assess in conjunction with proposed sites at Dunkerswell/ Honiton. Safe walking routes required to primary / secondary schools. No capacity at Honiton CC or Kings School or Feniton Primary. Additional capacity to be funded by development.

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

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

**Ecological impact - summary of findings:** The site covered by improved grassland with Trees and vegetation on the edge of the site boundary. Pebblebed Heaths SAC HRA mitigation zone and Section 41 (S41) Habitat of Principle Importance within 100m of site. Significant moderate adverse effect predicted.

**Accessibility assessment:** The site is within 1,600 meters of 5 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

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

**Site opportunities:**

**Amended Maximum Yield following discounted areas on site:** 433

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



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

**Should the site be allocated?** Potential 2<sup>nd</sup> best allocation

**Reason(s) for allocating or not allocating:** The site adjoining Gitti\_03, Gitti\_04 &Gitti\_06. The south part of the site fall into AONB and eastern part would have adverse impact on landscape. Development of the site, taken as a whole, would have a high landscape impact, as the site is quite substantial and southerly parts of the site falls within the AONB with high inter-visibility, this would be a significant constraint in development. However, as a 2<sup>nd</sup> best choice it is suggested that around 100 houses might be accommodated on western parts of the site close to existing urban edges of Honiton but noting sensitivities around potential adverse AONB impacts.

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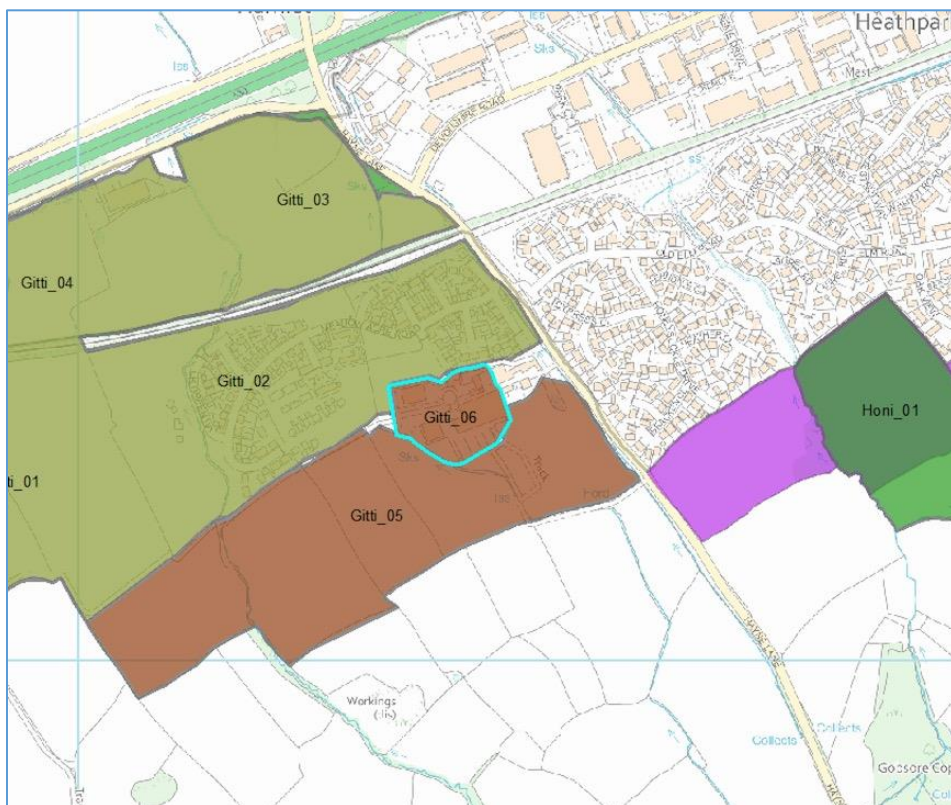
#### Site Detail:

**Settlement:** Honiton

**Site reference number:** Gitti\_06

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

#### Map of site:



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**Site Area:** 1.55

**Site Assessment Summary:**

**Infrastructure implications:** DCC -highways: Suitable access off Hayne Lane with a potential secondary/emergency access route through Baker estates. Potential for a train station, existing bus service limited, limited ped and cycle links into Honiton town. DCC - Education: 100 ha+ development sites proposed. Some capacity at Honiton primaries to support development, but depending on level of development proposed additional new capacity required (new primary school). Need to assess in conjunction with proposed sites at Dunkerswell/ Honiton. Safe walking routes required to primary / secondary schools. No capacity at Honiton CC or Kings School or Feniton Primary. Additional capacity to be funded by development.

**Landscape sensitivity - summary of findings:** The site is existing Hayne farm buildings, have enclosed openness. Adjoining existing and new residential development in the North, and Gitti\_05. The site located close to AONB(within 100m). however the trees and hedgerows in both Gitti\_05 & Gitti\_06 would reduced the impact. The site has low-medium landscape sensitivity.

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

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

**Accessibility assessment:** The site is within 1,600 meters of 4 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

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

**Site opportunities:**

**Amended Maximum Yield following discounted areas on site:** 31

**Brief summary of the key positives and negatives of the site:** Positives: good access road and adjacent to the A30, good access to employment opportunities and facilities. Limited impact upon the historic environment. Negatives: The site located close to AONB (within 100m). However the trees and hedgerows in both Gitti\_05 &

Gitti\_06 would reduce the impact. The site has low-medium landscape sensitivity. Existing bus service limited, limited pedestrian and cycle links into Honiton town.

**Should the site be allocated? Yes**

**Reason(s) for allocating or not allocating:** Existing Farm field - Hayne Farm, it comprises of a series of substantial modern agriculture buildings at Hayne Farm, to the west of the farm house and traditional barns, residential house on the north and east, new residential developme on the noth west. This allocation could be combined with part Gitti\_05 to form a small scale development and leave a good buffer to reduce the adverse landscape for the AONB.

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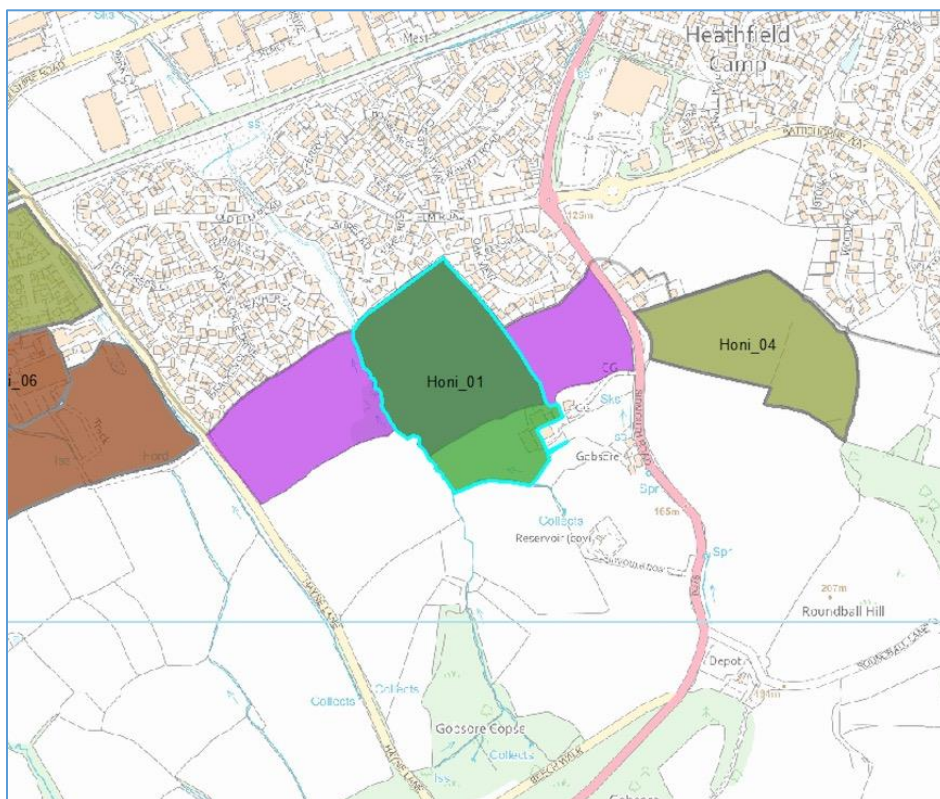
Site Detail:

**Settlement:** Honiton

**Site reference number:** Honi\_01

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

**Map of site:**



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**Site Area:** 5.28

**Site Assessment Summary:**

**Infrastructure implications:** DCC - Waste: Half of site extends into WCZ but no WPA objection. DCC - highways: Accessible from A375 Sidmth Rd & Hayne Lane OK DCC - Education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with proposed sites at Gittisham and Dunkerswell - possibility that new primary school site needs to be allocated. safe walking routes required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.

**Landscape sensitivity - summary of findings:** the site falls in the AONB, can be viewed by the existing settlement surrounded, Site is within a designated landscape and has very high landscape value. The site has medium-high landscape sensitivity.

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

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

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

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

**Site opportunities:**

**Amended Maximum Yield following discounted areas on site: 79**

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

**Should the site be allocated? Potential 2<sup>nd</sup> best allocation**

**Reason(s) for allocating or not allocating:** This site is within AONB and falls on the south west edge of Honiton and comprises of sloping farmland that abuts development to the north and rises to the south. There was a planning application, 15/1027/MOUT, for this site/field and fields to the east and west that was previously refused permission. It should be noted that in the 2022 call for sites a larger area incorporating Site Honi\_01 and fields to the west and east was submitted. Whilst the site is sensitive, the site could potentially be a 2<sup>nd</sup> best choice option for some development, though with particular care given the AONB status of the site. Taking into account the 2022 call for sites the yield may be adjusted upward, but the AONB status of the site could become a moderating consideration impacting in capacity.

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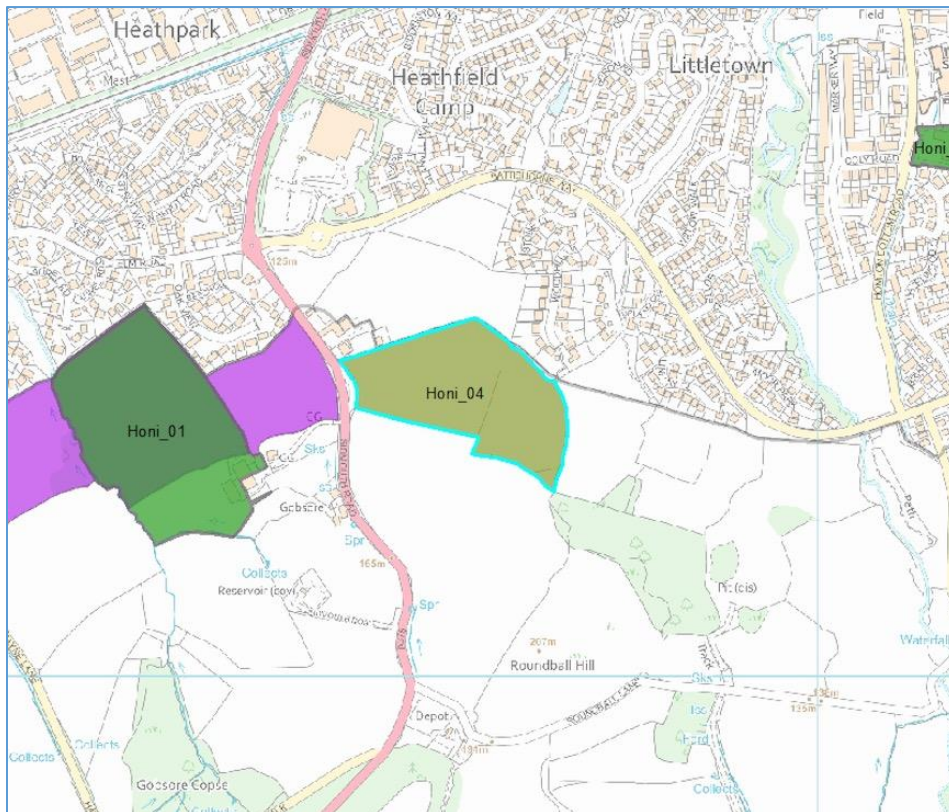
Site Detail:

**Settlement:** Honiton

**Site reference number:** Honi\_04

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

**Map of site:**



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**Site Area:** 3.73

**Site Assessment Summary:**



**Infrastructure implications:** DCC - Waste: A very small part of the site extends into the edge of the WCZ but no WPA objection as considerable distance to waste site and various landuses in between (roads, railway, houses, businesses). DCC - highways: Accesible from A375 Sidmth Rd OK DCC - education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with proposed sites at Gittisham and Dunkerswell - possibility that new primary school site needs to be allocated. safe walking routes required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.

**Landscape sensitivity - summary of findings:** the site falls in the AONB, can be viewed by the exisiting settlement surrounded, Site is within a designated landscape and has very high landscape value.The site has medium-high landscape sensitivity.

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

**Ecological impact - summary of findings:** The site covered by Unimproved grassland, including overgrown grass with vegetation on the edge of the site boundary. Section 41 (S41) Habitat of Principle Importance within 100m of site. minor adverse effect predicted (not significant)

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

**Other known site constraints:**

**Site opportunities:**

**Amended Maximum Yield following discounted areas on site: 56**

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

**Should the site be allocated? No**

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

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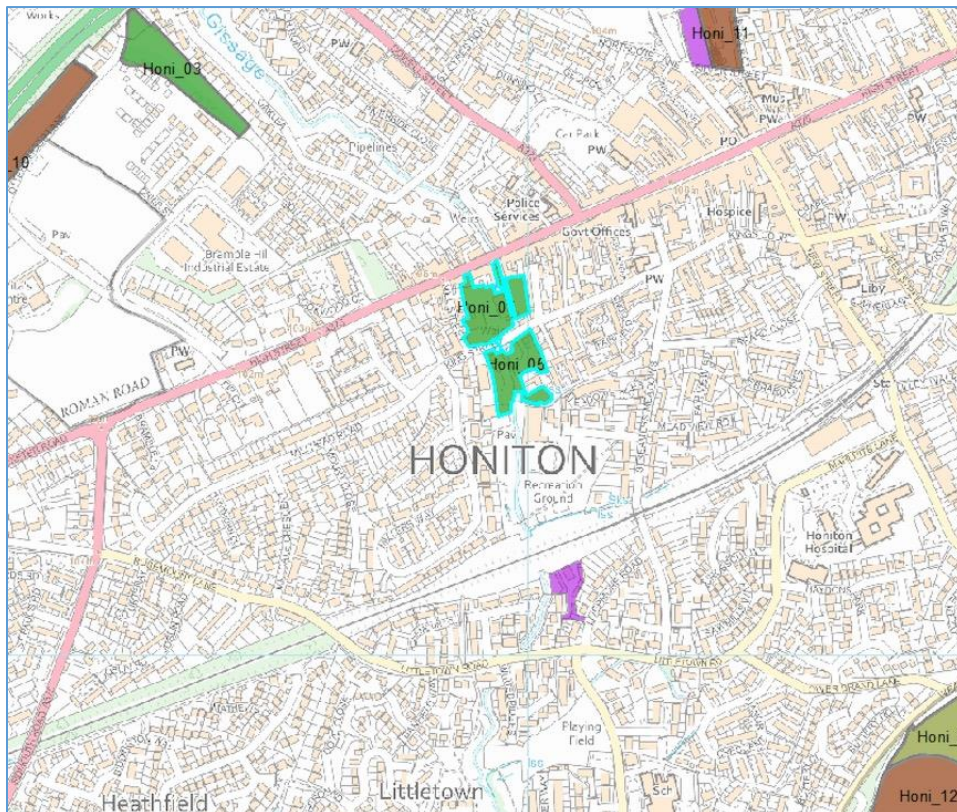
Site Detail:

**Settlement:** Honiton

**Site reference number:** Honi\_05

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

**Map of site:**



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**Site Area:** 1.1

**Site Assessment Summary:**

**Infrastructure implications:** DCC - highways: This site has been subject to Planning Refusal 17/247/MOUT where the LPA has refused because of flooding issues and the loss of employment land. The highway authority said for the application "The proposed residential development on the site of the former agricultural machinery yard in

terms of access will be adequate for the size of the development proposed. The proposed

rearrangement of the existing access from Kings Street to a one-way access only, will

overcome the existing lack of visibility for exiting vehicles at this access". DCC - education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with proposed sites at Gittisham and Dunkerswell - possibility that new primary school site needs to be allocated. safe walking routes required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.

**Landscape sensitivity - summary of findings:** Brownfield site in the Honiton centre built area, Site is not within a designated landscape. The site has low landscape sensitivity.

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

**Ecological impact - summary of findings:** Brownfield site in the Honiton centre built area, few trees in the northern and unimproved overgrown grassland with vegetation in the eastern. No ecological designations within 100m of site. minor adverse effect predicted (not significant)

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

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

**Site opportunities:**

**Amended Maximum Yield following discounted areas on site: 40**

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

**Should the site be allocated?** Yes as a possible '2<sup>nd</sup> best' choice

**Reason(s) for allocating or not allocating:** This brownfield sites comprises of two land parcels and the north part of the site is in the conservation area. New development could have adverse impacts in heritage. Both parcels have a history of commercial/storage/yard uses with the more northerly having a recent refusal of planning permission, 17/2473/MOUT, for residential development. Dating back to 2003 part of the southerly parcel gained a planning permission, 02/P1152, for residential development. However, subject to ability to overcome constraints, specifically concerns around flooding, a high quality development scheme might be acceptable.

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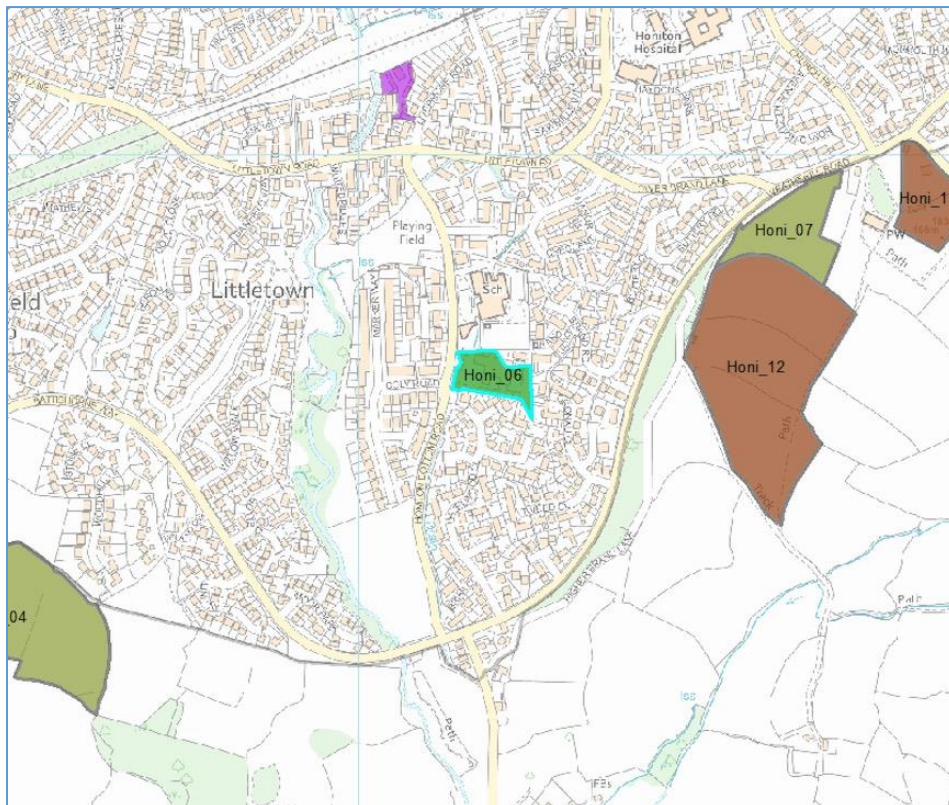
Site Detail:

**Settlement:** Honiton

**Site reference number:** Honi\_06

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

**Map of site:**



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**Site Area:** 0.52

**Site Assessment Summary:**

**Infrastructure implications:** DCC - highways: Accessible from Honiton Bottom Rd OK. DCC - education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with proposed sites at Gittisham and Dunkerswell - possibility that new primary school site needs to be allocated. safe walking routes required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.

**Landscape sensitivity - summary of findings:** The Brownfield site located in Honiton built up area, former Millwater School site. Site is not within a designated landscape. The site has low-medium landscape sensitivity.

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

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

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

**Other known site constraints:**

**Site opportunities:**

**Amended Maximum Yield following discounted areas on site:** 30

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

**Should the site be allocated? Yes**

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



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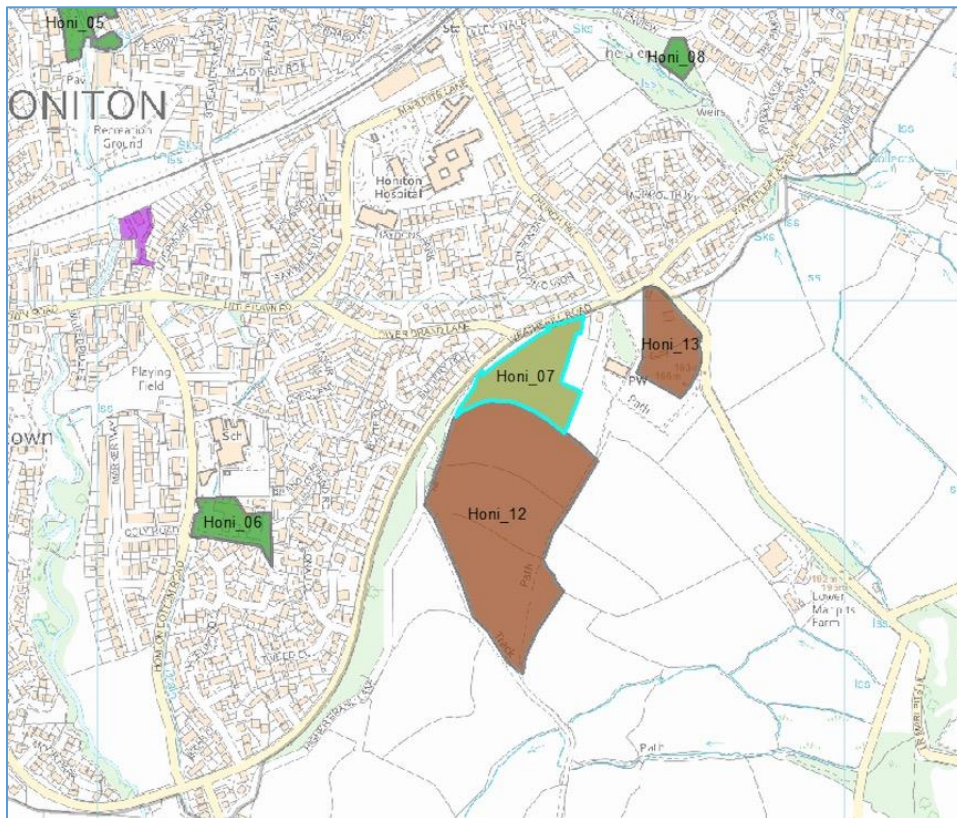
Site Detail:

**Settlement:** Honiton

**Site reference number:** Honi\_07

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

**Map of site:**



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**Site Area:** 1.17

**Site Assessment Summary:**

**Infrastructure implications:** DCC - highways: Accessible from Waterleat Avenue OK. DCC - education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with proposed sites at Gittisham and Dunkerswell - possibility that new primary school site needs to be allocated. safe walking routes required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.

**Landscape sensitivity - summary of findings:** the site falls in the AONB, Site is within a designated landscape and has very high landscape value. The site has medium landscape sensitivity.

**Impact on historic environment - summary of findings:** The site adjoining to the Church of St Michael, grade 2\* listed building, The site is close to the asset and visible from the asset, although views are not open due to the presence of intervening hedgerow and trees. Both the site and asset use the same road as main access. Development would have Moderate impact on historic environment.

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

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

**Other known site constraints:**

**Site opportunities:**

**Amended Maximum Yield following discounted areas on site:** 30

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

Development would have Moderate impact on historic environment, the site adjoining to the Church of St Michael, grade 2\* listed building, The site is close to the asset and visible from the asset, although views are not open due to the presence of intervening hedgerow and trees.

**Should the site be allocated?** Potential 2<sup>nd</sup> choice allocation.

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

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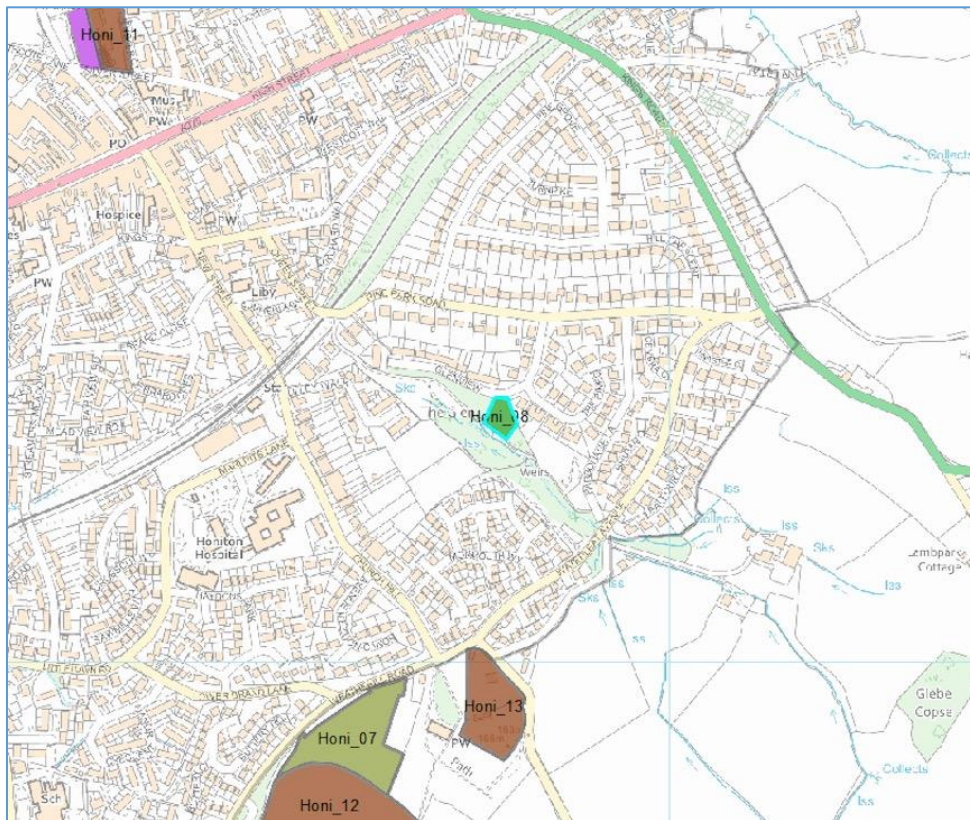
Site Detail:

**Settlement:** Honiton

**Site reference number:** Honi\_08

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

**Map of site:**



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**Site Area:** 0.15

**Site Assessment Summary:**

**Infrastructure implications:** DCC - highways: Accessible from Glenview (pos flood issues) ?. DCC - education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with proposed sites at Gittisham and Dunkerswell - possibility that new primary school site needs to be allocated. safe walking routes required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.

**Landscape sensitivity - summary of findings:** The site located in Honiton built up area, residential neighbourhood . Site is not within a designated landscape. However, as the site has strong connection with The Glen, the site has low-medium landscape sensitivity.

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

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

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

**Other known site constraints:**

**Site opportunities:**

**Amended Maximum Yield following discounted areas on site: 6**

**Brief summary of the key positives and negatives of the site:** Positives: Accessible from Glenview, good access to existing residential dwellings, facilities and employment opportunities. Limited impact upon the historic environment. Negatives: Development of the site would result in the encroachment on and partial severance of the green corridor at The Glen, and would necessitate the destruction of an area of mapped priority habitat (Deciduous woodland) as well as degradation

of the ecological quality of the surrounding woodland due to increased lighting and disturbance.

**Should the site be allocated? No**

**Reason(s) for allocating or not allocating:** This greenfield site with extensive vegetation cover falls in an easterly part of Honiton above the Glen, allocated in the existing residential area. The site slopes sharply to the south. Development of the site would have minor impact on the landscape due to the slopes. Development of the site would result in the encroachment on and partial severance of the green corridor at The Glen, and would necessitate the destruction of an area of mapped priority habitat (Deciduous woodland) as well as degradation of the ecological quality of the surrounding woodland due to increased lighting and disturbance. This site forms part of the "core nature area" which is to be used within the future Local Nature Recovery Strategy. This site therefore has a potential major impact on ecology, which is disproportionate from its potential to provide only a limited number of units (6 max yield). This site is therefore not proposed for allocation.

## Appendix 2.

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

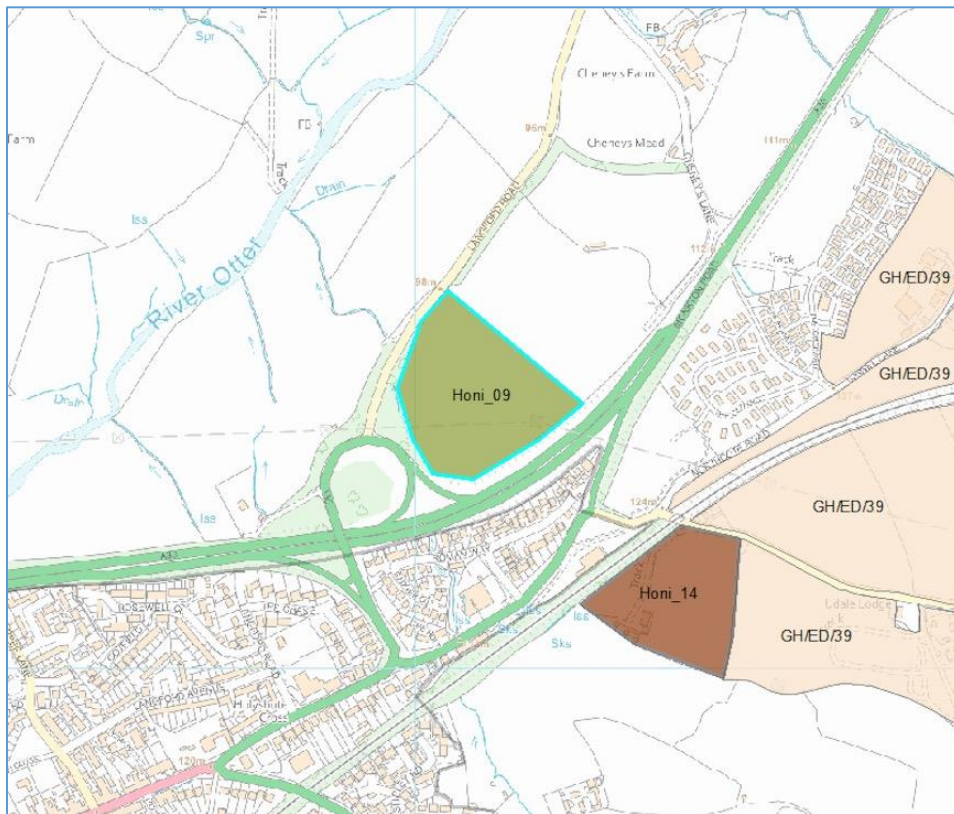
Site Detail:

**Settlement:** Honiton

**Site reference number:** Honi\_09

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

**Map of site:**



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**Site Area:** 3.58

Site Assessment Summary:

**Infrastructure implications:** DCC - highways: Accessible from Langford Rd NOT A30 or A35 OK. DCC - education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with proposed sites at Gittisham and Dunkerswell - possibility that new primary school site needs to be allocated. safe walking routes required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.

**Landscape sensitivity - summary of findings:** the site falls in the AONB, can be viewed by busy A30 A35 ring road. It is in the isolated location, however, it is within a designated landscape and has very high landscape value. The site has medium- high landscape sensitivity.

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

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

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

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

**Site opportunities:**

**Amended Maximum Yield following discounted areas on site:** 50

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



**Should the site be allocated? No**

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

## Appendix 2.

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

Site Detail:

**Settlement:** Honiton

**Site reference number:** Honi\_10

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

**Map of site:**



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**Site Area:** 1.25

**Site Assessment Summary:**

**Infrastructure implications:** DCC - highways: Access would be suitable through the parcel currently under construction, 19/0578/MRES Mountbatten Mews, giving manual for street cycle and ped links. Train and bus links not far away. . DCC - education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with proposed sites at Gittisham and Dunkerswell - possibility that new primary school site needs to be allocated. safe walking routes required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.

**Landscape sensitivity - summary of findings:** The site located in Honiton built up area. Site is not within a designated landscape, the site has low landscape sensitivity.

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

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

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

**Other known site constraints:**

**Site opportunities:**

**Amended Maximum Yield following discounted areas on site: 21**

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

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

**Should the site be allocated? Yes**

**Reason(s) for allocating or not allocating:** This site forms a narrow strip of Greenfield land on the northern side of Honiton, south of the A30. The site is well screened but lies close to the A30 and a new residential development site. vehicle noise impacts would be the major impact in development suitability. In other respects the site appears well placed for development.

## Appendix 2.

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

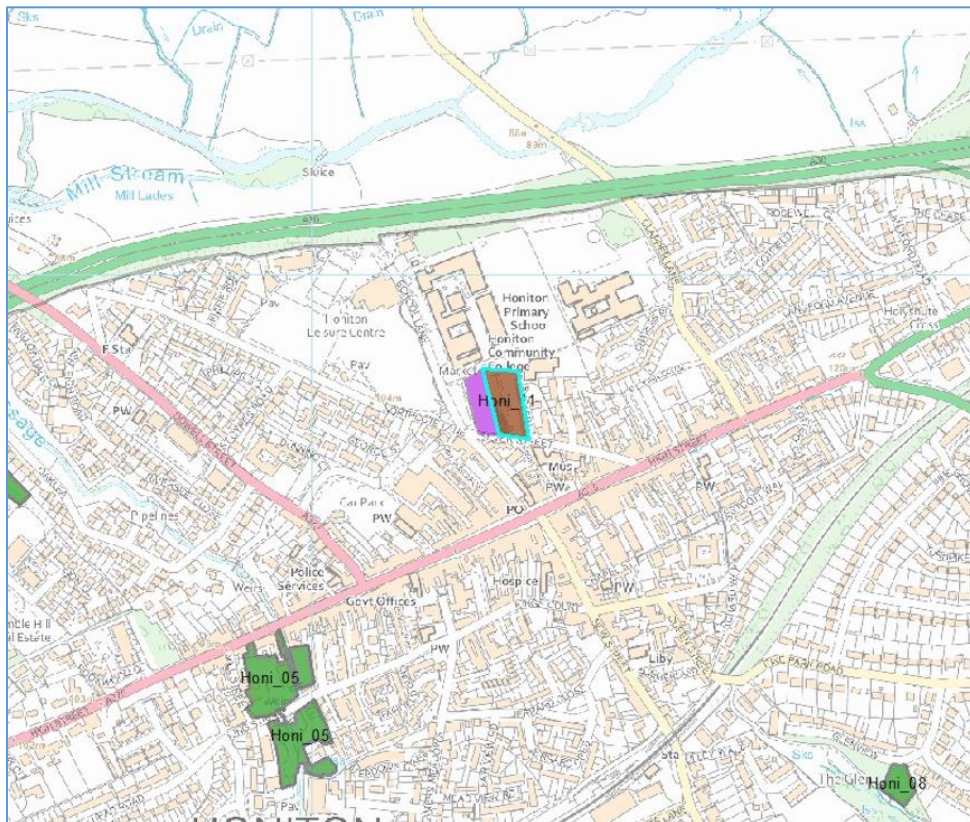
Site Detail:

**Settlement:** Honiton

**Site reference number:** Honi\_11

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

**Map of site:**



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**Site Area:** 0.38

**Site Assessment Summary:**

**Infrastructure implications:** DCC - highways: Site already under construction with planning permission, 20/2410/MFUL.. DCC - education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with proposed sites at Gittisham and Dunkerswell - possibility that new primary school site needs to be allocated. safe walking routes required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.

**Landscape sensitivity - summary of findings:** The Brownfield site located in Honiton central area. Site is not within a designated landscape. The site has low landscape sensitivity.

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

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

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

**Other known site constraints:**

**Site opportunities:**

**Amended Maximum Yield following discounted areas on site: 57**

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

**Should the site be allocated?** Potential 2<sup>nd</sup> best allocation

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

## Appendix 2.

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

#### Site Detail:

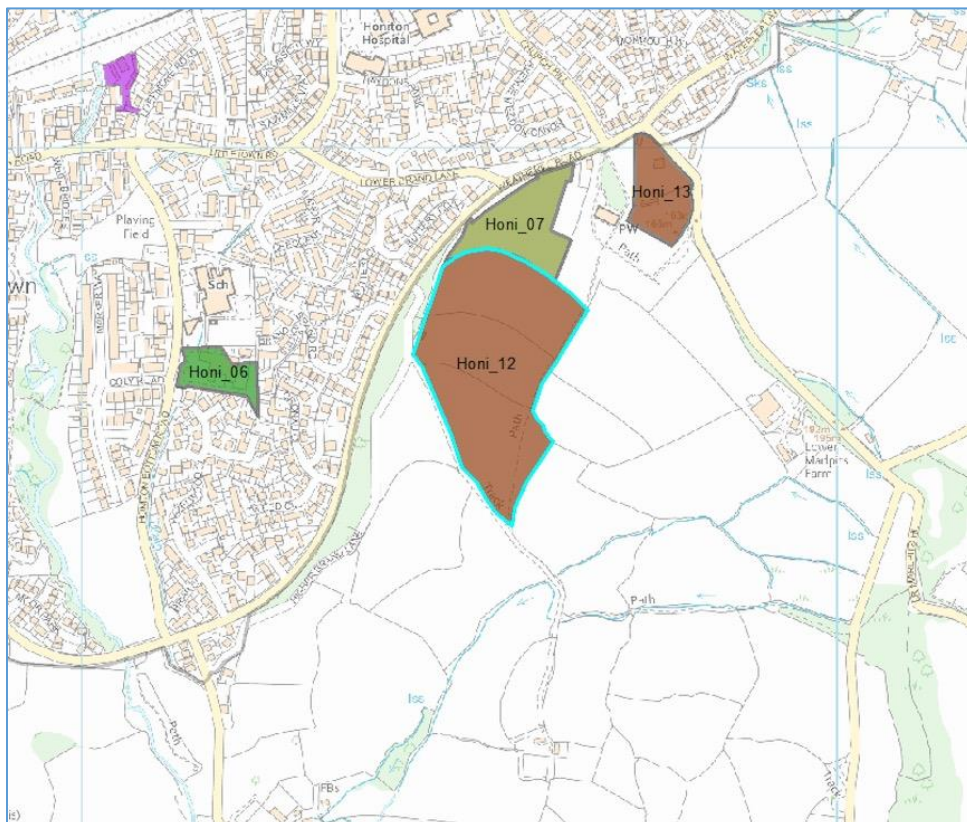
**Settlement:** Honiton

**Site reference number:** Honi\_12

**Site Address:** land on the south-east side

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

#### Map of site:



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**Site Area:** 4.75



## Site Assessment Summary:

**Infrastructure implications:** DCC - highways: Higher Brand Lane is constrained and may only support smaller scale development, additional third party land would need to be brought forward to secure better access. Potential PROW diversion, landscape change in height, bus stops and ped only pavement on near Weatherill Road.. DCC - education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with proposed sites at Gittisham and Dunkerswell - possibility that new primary school site needs to be allocated. safe walking routes required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.

**Landscape sensitivity - summary of findings:** the site falls in the AONB, Site is within a designated landscape and has very high landscape value. The site has medium landscape sensitivity.

**Impact on historic environment - summary of findings:** The site adjoining to the Church of St Michael, grade 2\* listed building, The site is close to the asset and visible from the asset, although views are not open due to the presence of intervening hedgerow and trees. Both the site and asset use the same road as main access. Development would have Moderate impact on historic environment.

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

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

**Other known site constraints:**

**Site opportunities:**

**Amended Maximum Yield following discounted areas on site: 71**

**Brief summary of the key positives and negatives of the site:** Positives: Good access to existing residential dwellings and facilities. Minor ecological impact. Negatives: The site has medium-high landscape sensitivity, it falls in the AONB, can be viewed by the existing settlement surrounded and it is within a designated landscape and has very high landscape value. Development would have Moderate impact on historic environment, the site adjoining to the Church of St Michael, grade 2\* listed building, The site is close to the asset and visible from the asset, although views are not open due to the presence of intervening hedgerow and trees. Higher Brand Lane is constrained and may only support smaller scale development, additional third party land would need to be brought forward to secure better access

**Should the site be allocated?** No

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

## Appendix 2.

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

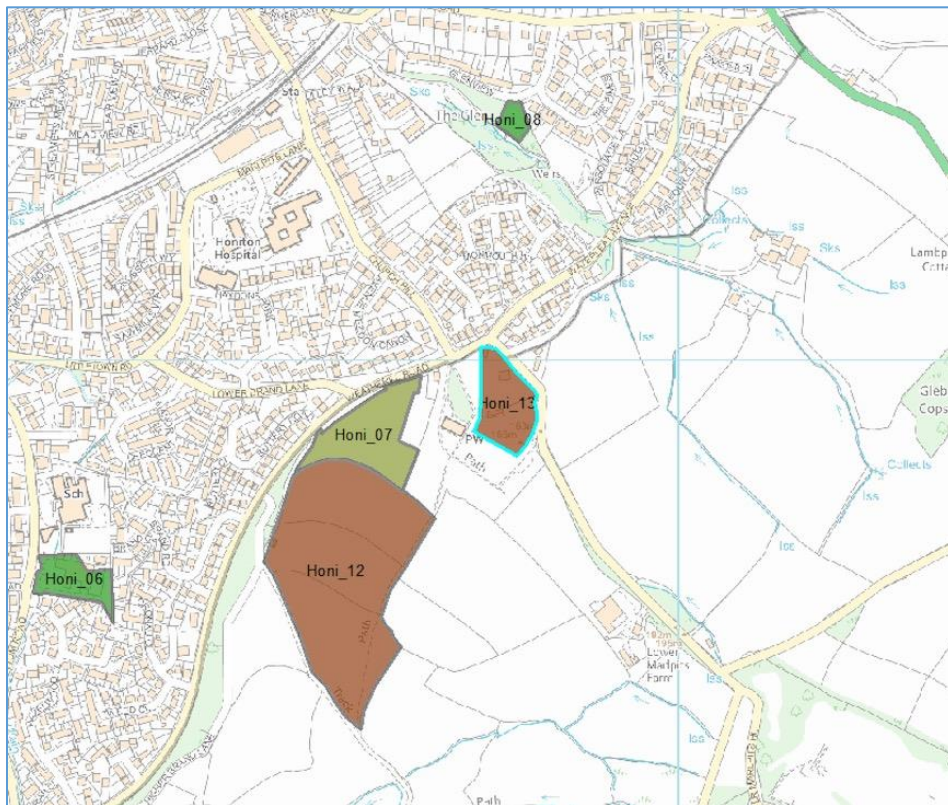
Site Detail:

**Settlement:** Honiton

**Site reference number:** Honi\_13

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

**Map of site:**



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

**Site Area:** 0.83

**Site Assessment Summary:**

**Infrastructure implications:** DCC - highways: There is an existing access to the site at the existing entrance to Middle Hill House. An alternative access could also be provided from the adjacent rural lane. This site is on the periphery of the town of Honiton, but it would be acceptable in principle for residential development from a transportation point of view, subject to satisfactory access design.. DCC - education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with proposed sites at Gittisham and Dunkerswell - possibility that new primary school site needs to be allocated. safe walking routes required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.

**Landscape sensitivity - summary of findings:** the site falls in the AONB, Site is within a designated landscape and has very high landscape value. The site has medium landscape sensitivity.

**Impact on historic environment - summary of findings:** The site adjoining to the Church of St Michael, grade 2\* listed building, The site is close to the asset and visible from the asset, although views are not open due to the presence of intervening hedgerow and trees. Both the site and asset use the same road as main access. Development would have Moderate impact on historic environment.

**Ecological impact - summary of findings:** Residential Garden in the site, with various trees, flowers and vegetation, esp. trees on the edge of the site boundary. Section 41 (S41) Habitat of Principle Importance within 100m of site. Minor adverse effect predicted (not significant)

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

**Other known site constraints:**

**Site opportunities:**

**Amended Maximum Yield following discounted areas on site:** 10

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

adjacent rural lane. Good access to existing residential dwellings and facilities. Minor ecological impact. Negatives: The site has medium-high landscape sensitivity, it falls in the AONB, can be viewed by the existing settlement surrounded and it is within a designated landscape and has very high landscape value. Development would have Moderate impact on historic environment, the site adjoining to the Church of St Michael, grade 2\* listed building, The site is close to the asset and visible from the asset, although views are not open due to the presence of intervening hedgerow and trees.

**Should the site be allocated?** Potential 2<sup>nd</sup> best choice allocation

**Reason(s) for allocating or not allocating:** This site falls in an AONB and adjoining to the Church of St Michael, grade 2\* listed building. The site is close to the asset and visible from the asset, although views are not open due to the presence of intervening hedgerow and trees. Development of the site (10 max yield) would have impacts on heritage and medium impact on landscape. However it is suggested as a 2nd best choice option, despite AONB designation.



**Infrastructure implications:** DCC - highways: Poor ped/cycle links to Honiton, with substandard carriageway width under the railway bridge.. DCC - education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with proposed sites at Gittisham and Dunkerswell - possibility that new primary school site needs to be allocated. safe walking routes required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.

**Landscape sensitivity - summary of findings:** The site sheltered by trees and hedgerows, Adjoining to a arable landcover. Site is not within a designated landscape however it might have visual impact to the AONB ,it has medium landscape sensitivity.

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

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

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

**Other known site constraints:**

**Site opportunities:**

**Amended Maximum Yield following discounted areas on site: 30**

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

**Should the site be allocated?** Potential 2<sup>nd</sup> best allocation

**Reason(s) for allocating or not allocating:** This site lies on the eastern side of Honiton, south of the railway and is accessed via a narrow stretch of road under the railway. The site is close to the AONB and isolated from existing development at Honiton and thus, remote from facilities. Development of the site would have some adverse landscape impacts.



## Appendix 2.

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

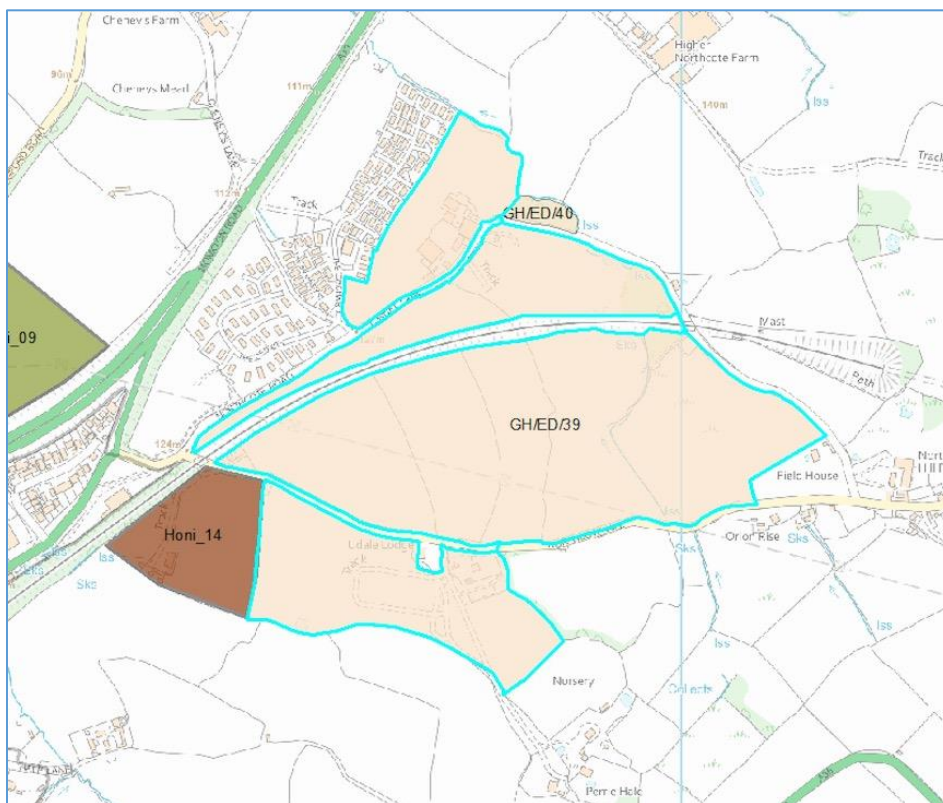
Site Detail:

**Settlement:** Honiton

**Site reference number:** GH/ED/39

**Site Address:** Land south of Northcote Hill, Honiton

**Map of site:**



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**Site Area:** 28.3

Site Assessment Summary:

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

**Landscape sensitivity - summary of findings:** Landscape sensitivity: High. The site is outside but abuts the Blackdown Hills AONB, which wraps around the eastern end of Honiton and is in close proximity to the East Devon AONB which starts further up Tower Hill. Parts of the site have significant intervisibility with the Blackdown Hills AONB to the north of the A30, where they would highly likely be visible from key vantage points such as Dumpdon Hill. However, the site may be seen in the context of the existing settlement, A30 and A35 to an extent. Natural England advised that the site may struggle to meet the NPPF exception test in terms of impact on the AONB, as better options for development exist elsewhere. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various ProWs in the wider landscape context, one of which crosses the site. Some are highly likely to offer views of the site. Requires further visual assessment.

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

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

and the south of railway site mixed with improved grassland and arable. Trees and vegetation on the edge of the site boundary. Two small woodlands within the site. Minor adverse effect predicted (not significant)

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

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

**Site opportunities:**

**Amended Maximum Yield following discounted areas on site:** 100

**Brief summary of the key positives and negatives of the site:** Positives: Limited impact upon the historic environment. Negatives: Access to the majority of the site is constrained by relatively narrow roads under railway bridges. The site has medium-high landscape sensitivity, it is outside but abuts the Blackdown Hills AONB, which wraps around the eastern end of Honiton and is in close proximity to the East Devon AONB which starts further up Tower Hill. Parts of the site have significant intervisibility with the Blackdown Hills AONB to the north of the A30, where they would highly likely be visible from key vantage points such as Dumpdon Hill. However, the site may be seen in the context of the existing settlement, A30 and A35 to an extent.

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

**Reason(s) for allocating or not allocating:** Whilst This site did not pass stage 2 HELAA Panel assessment it was deemed as appropriate to appraise it given known developer interest in the site and potential that is felt to exist to overcome constraints, notably in respect of highway considerations. The site straddles the railway line and parts of the site to the north of the railway are identified as offering reasonable development potential (assuming any highway constraint concerns can be overcome. South of the railway the land rises quite steeply and the site is divorced from the built up edges of Honiton.