

Date of Meeting: 29 September 2022

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

Site Selection for the emerging East Devon Local Plan 2020 to 2040 – findings for Tier Three and Four settlements – small towns and larger villages

Report summary:

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

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

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

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

1. That Strategic Planning Committee recommend endorsement of the sites proposed as preferred allocations and select 2nd best sites for development, as identified in this committee report, and these are to be identified as such in the consultation draft of the local plan.

Reason for recommendation:

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

Officer: Ed Freeman, Service Lead – Planning Strategy and Development Management, e-mail – efreeman@eastdevon.gov.uk, Tel 01395 517519

Portfolio(s) (check which apply):

- Climate Action and Emergency Response
- Coast, Country and Environment
- Council and Corporate Co-ordination
- Democracy, Transparency and Communications
- Economy and Assets
- Finance
- Strategic Planning
- Sustainable Homes and Communities
- Tourism, Sports, Leisure and Culture

Equalities impact Low Impact

Climate change High Impact

Risk: Low Risk;

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

Link to [Council Plan](#)

Priorities (check which apply)

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

Report in full

1. Background

- 1.1 Members will be aware that on the 9 August 2022 Strategic Planning Committee received a report that contained assessment work on the potential suitability of sites at and around the main towns (the Tier 1 and 2 settlements) of East Devon for residential development. This report highlighted preferred choices of sites for allocation for development and also included what we termed as “2nd Best” site choices. The 2nd Best sites were identified because just allocating the preferred sites would not result in there being sufficient new homes for the local plan to meet Government housing requirements. Allocating these 2nd Best sites at the towns (Tier 1 and 2 settlements) is seen by officers as being one sensible way forward, in respect of good strategic planning, to plan for housing growth. It is recognised, however, that it is not the only option and in reporting to committee on 9 August 2022 we did highlight some of the alternative options available. No doubt Committee will want to consider these options in more detail (and might have done so in meetings before this paper is formally considered at Committee).
- 1.2 In planning for housing growth Members are reminded that there are Government defined housing targets and if a local plan does not show how these will be met, and preferably exceeded, a local plan is extremely vulnerable to being dismissed by a Planning Inspector at Examination.

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

2. Methodology for site assessment

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

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

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

3. Agent/owners presentations

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

4. Summary of overall assessment findings and housing needs

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

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

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

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

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

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

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

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

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

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

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

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

An option of substantial development at specific villages

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

Strategic growth potential offered by Feniton and Whimble

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

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

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

Strategic growth potential at other villages

- 4.15 There are other possible strategic village growth options that could also be looked at and whilst we do not comment in detail on these they could include, for example:
- Looking to other villages that are close to Exeter for substantial growth noting the strong relationships between the city and western parts of East Devon in general; or
 - A Strategy for accommodating growth at villages that have railway stations and that are on the Exmouth to Exeter railway line, again noting proximity to the city and the existing importance and future role the railway could play in commuting to work journeys.

5. Some key issues relevant to site assessment work

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

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

- 5.3 For each of the Tier 3 and 4 settlements (set out further on in this committee report) we provide some general introductory commentary in respect of the town or village including around matters of potential strategic suitability for development as well as highlighting some of the major constraints that exist.
- 5.4 Amongst the environmental constraints the AONB's in East Devon are particularly significant. To respond to strategic planning considerations, in respect of suitability of some locations for development (especially bearing in mind limitations on preferred sites), we have suggested a number of sites for allocation for development that fall within AONB boundaries. We do so in recognition of the challenges this presents and would specifically highlight the National Planning Policy Framework (the overarching Government policy for planning) which states at paragraph 174:

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

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

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

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

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

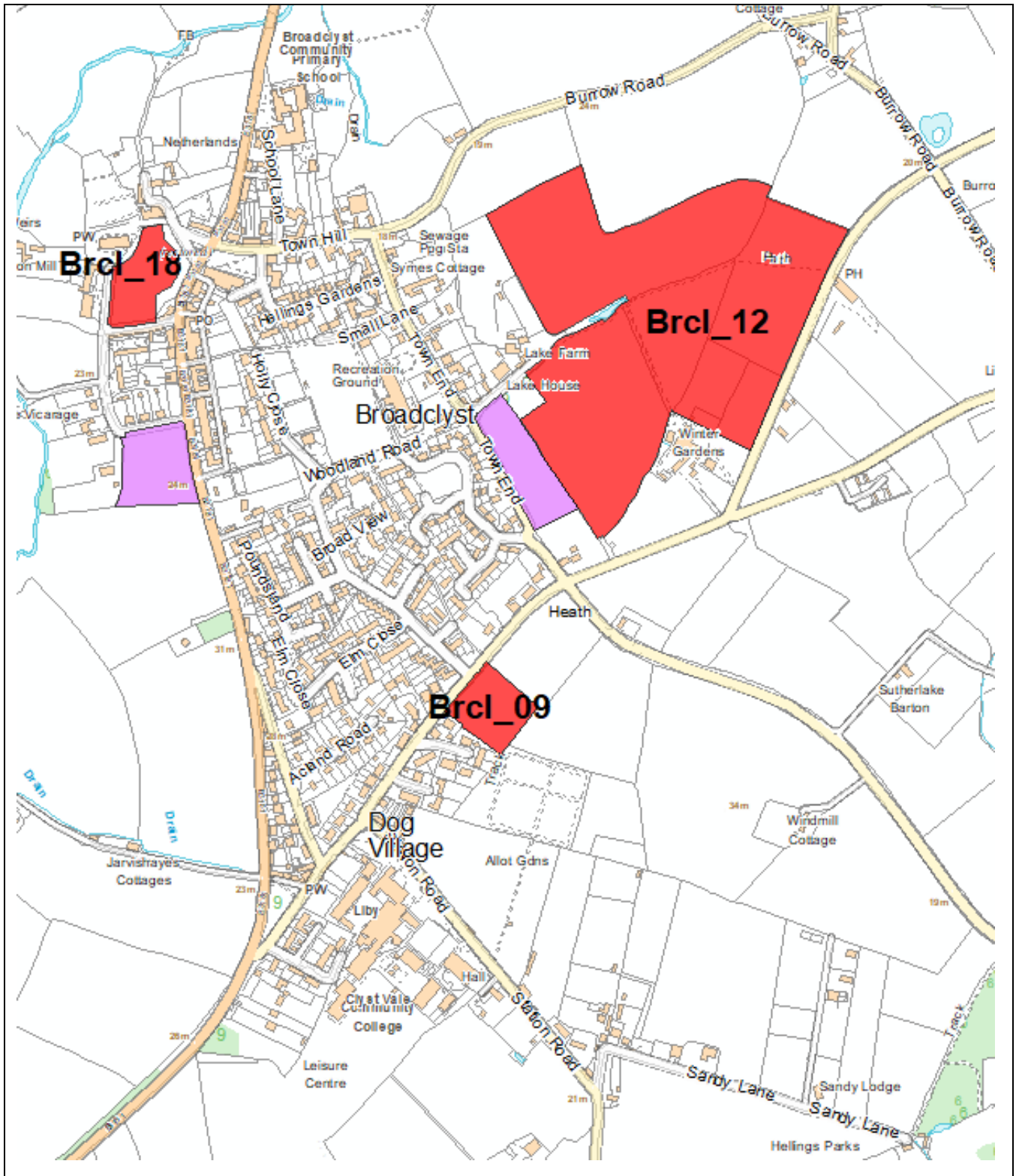
6.2 These settlements have a good range of services and facilities that can meet many of the everyday needs of communities and residents. They are clearly not as well served as the main towns of the District but they offer more than the Tier 4 settlements in terms of services. Given their status they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

Broadclyst

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

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

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



Site assessment map for Broadclyst

Sites coloured in Red (with some possible minor shading variations) are from calls for sites from 2017 and 2021. Sites coloured in Purple are from the new Call for Sites from 2022. It should be noted that there are a number of cases where submission sites may overlay one another and there have been some re-submissions at various points. Mapping limitations mean that not all site specific boundaries are explicitly clear and Appendix 1 to this committee report should be referred to for a complete picture.

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

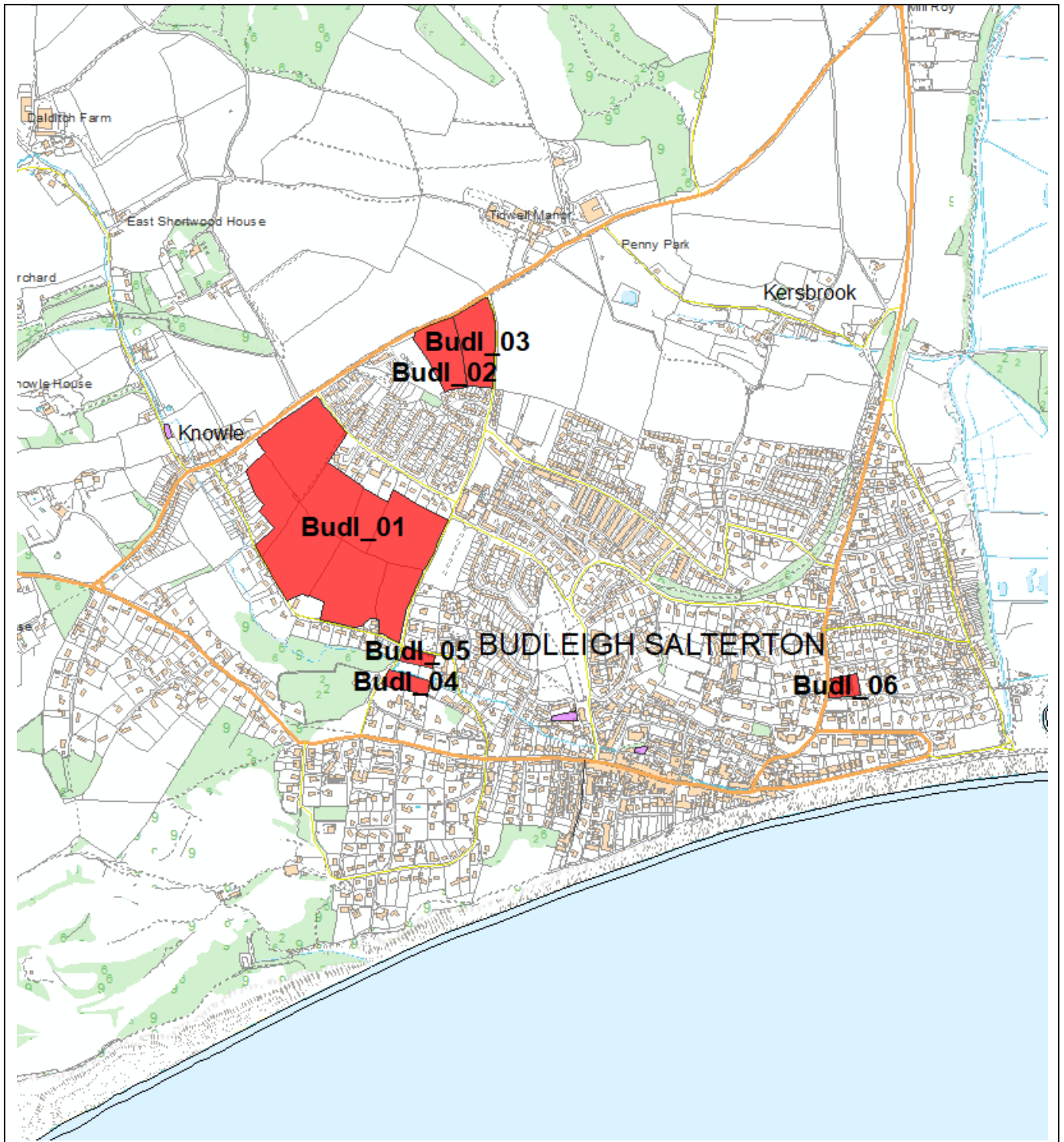
Table of sites assessed at Broadclyst

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

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

Budleigh Salterton

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



Site assessment map for Budleigh Salterton

Sites coloured in Red (with some possible minor shading variations) are from calls for sites from 2017 and 2021. Sites coloured in Purple are from the new Call for Sites from 2022. It should be noted that there are a number of cases where submission sites may overlay one another and there have been some re-submissions at various points. Mapping limitations mean that not all site specific boundaries are explicitly clear and Appendix 1 to this committee report should be referred to for a complete picture.

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

Table of sites assessed at Budleigh Salterton

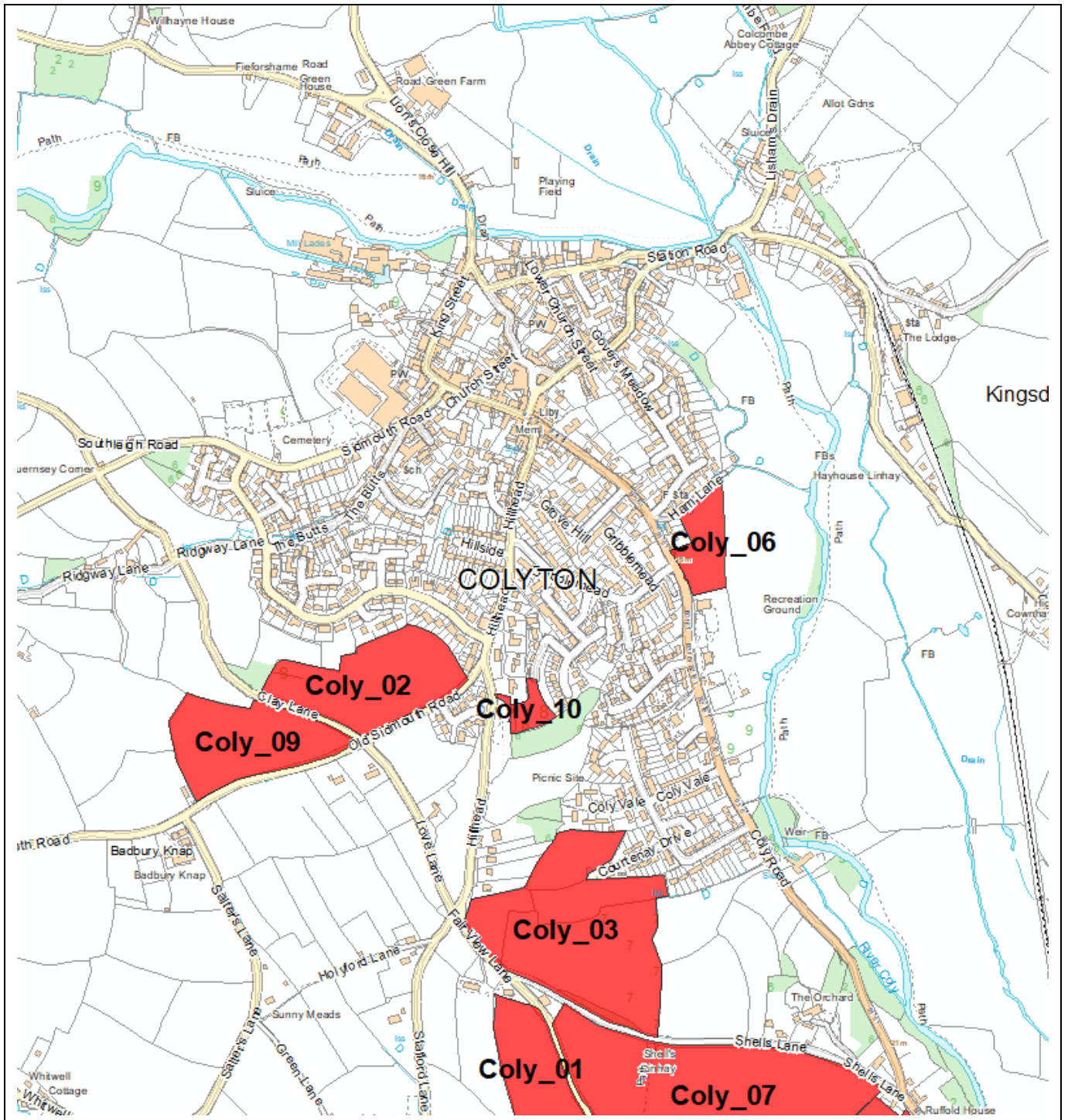
| Site ref | Summary commentary only (see appendix for fuller assessment) | Preferred Allocation - Homes | 2 nd Best choices - Homes |
|-----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------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

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

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

Colyton

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



Site assessment map for Colyton

Sites coloured in Red (with some possible minor shading variations) are from calls for sites from 2017 and 2021. Sites coloured in Purple are from the new Call for Sites from 2022. It should be noted that there are a number of cases where submission sites may overlay one another and there have been some re-submissions at various points. Mapping limitations mean that not all site specific boundaries are explicitly clear and Appendix 1 to this committee report should be referred to for a complete picture.

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

Table of sites assessed at Colyton

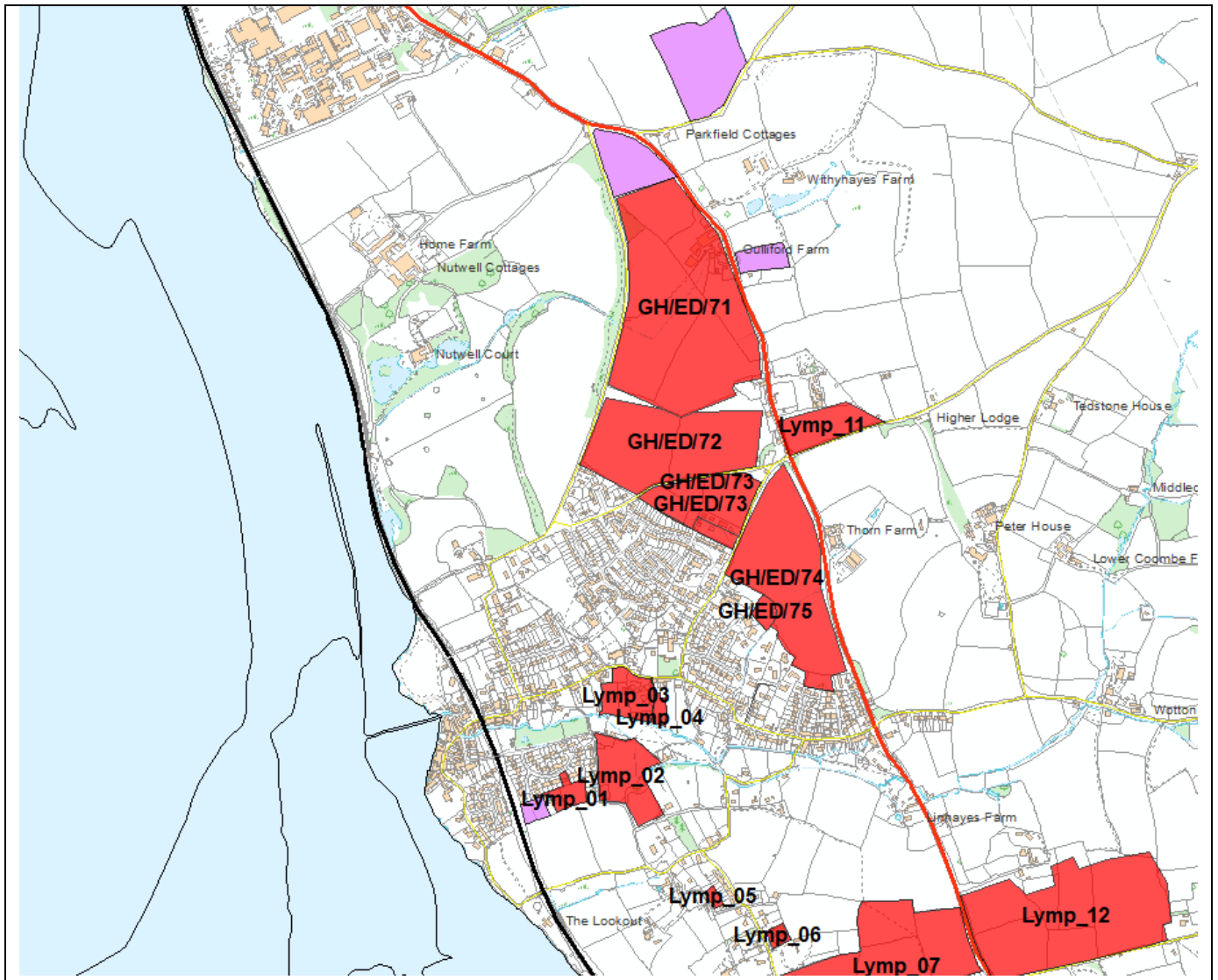
| Site ref | Summary commentary only (see appendix for fuller assessment) | Preferred Allocation - Homes | 2 nd Best choices - Homes |
|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------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

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

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

Lympstone

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



Site assessment map for Lympstone

Sites coloured in Red (with some possible minor shading variations) are from calls for sites from 2017 and 2021. Sites coloured in Purple are from the new Call for Sites from 2022. It should be noted that there are a number of cases where submission sites may overlay one another and there have been some re-submissions at various points. Mapping limitations mean that not all site-specific boundaries are explicitly clear and Appendix 1 to this committee report should be referred to for a complete picture.

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

Table of sites assessed at Lympstone

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

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

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

| Site ref | Summary commentary only (see appendix for fuller assessment) | Preferred Allocation - Homes | 2 nd Best choices - Homes |
|----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|----------------------------------------|
| <p data-bbox="113 232 331 472">GH/ED/73 Land north west of Strawberry Hill, Lypstone</p> | <p data-bbox="336 232 1023 1099">Outside of AONB but entirely within the Coastal Preservation Area. Three level irregularly shaped fields bounded by hedgerows and mature trees. Partially covered by permitted planning application for 10 dwellings. Accessed via the single track Strawberry Hill to south and Meeting Lane to north. Good opportunity for high site permeability. Heritage assets present include Grade II listed Boundary Cottage (100m), Grade II Listed Burial Ground (45m), Grade II listed Gulliford Cottages (227m), Grade II* listed Nutwell Cottages (807m), Grade II* listed Nutwell Court (653m), outbuilding, and curtilage. With regard to ecology, assets present include - unconfirmed Wildlife Site (1m), Nature Recovery Network (25m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.</p> <p data-bbox="336 1115 1023 1655">Overall, the site has a medium landscape sensitivity to new development. Development of the site considered to have a moderate impact affecting the special character of heritage assets, where elements which contribute to their significance and their setting are harmed. With regard to ecology, a significant moderate adverse effect is predicted. Site is considered appropriate for development, subject to a final detailed scheme that minimises impact on nearby heritage assets and provides proportionate ecology mitigation.</p> | <p data-bbox="1027 232 1273 264">46</p> | <p data-bbox="1278 232 1497 264">0</p> |

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

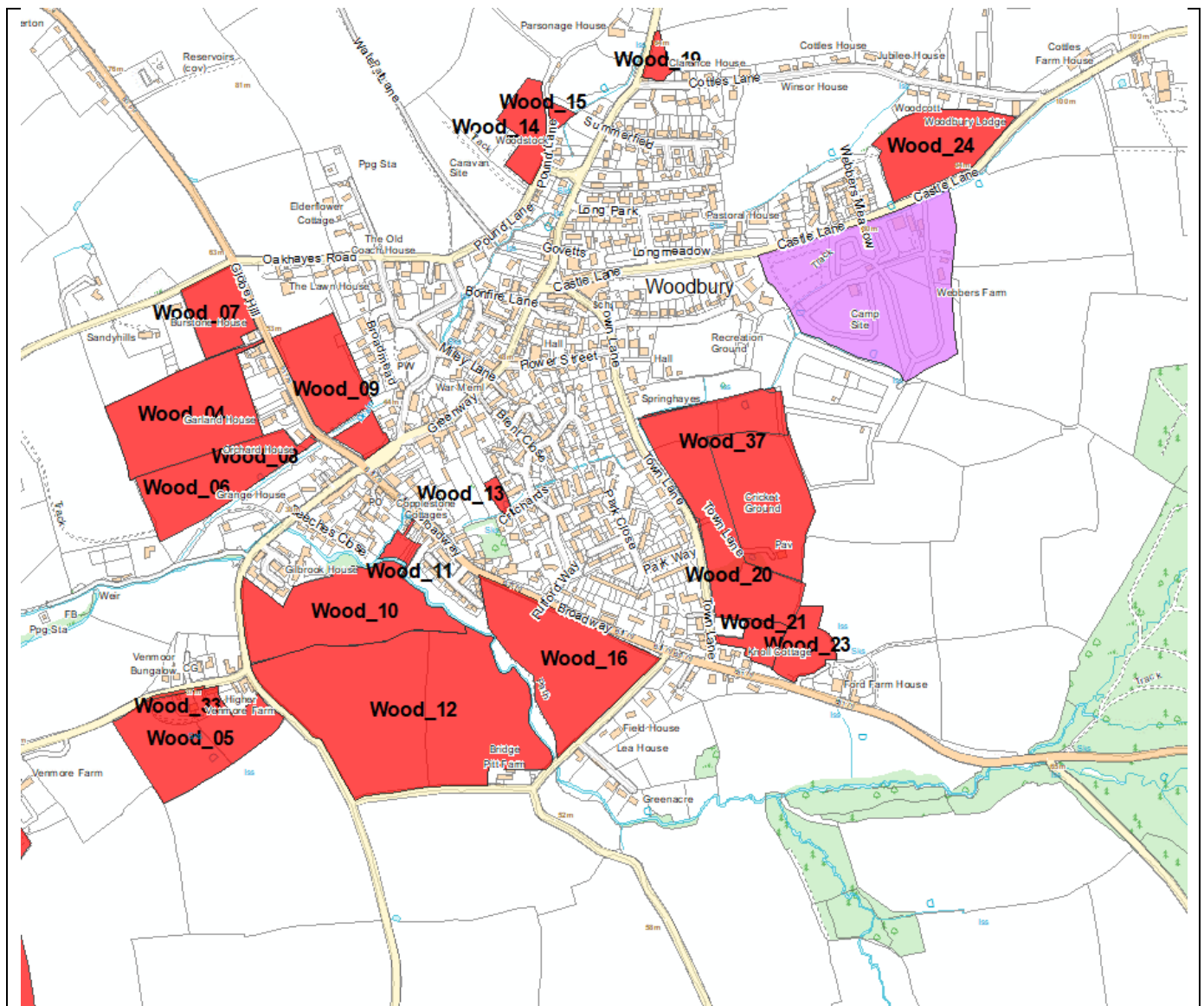
| Site ref | Summary commentary only (see appendix for fuller assessment) | Preferred Allocation - Homes | 2 nd Best choices - Homes |
|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------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

Woodbury

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

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

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



Site assessment map for Woodbury

Sites coloured in Red (with some possible minor shading variations) are from calls for sites from 2017 and 2021. Sites coloured in Purple are from the new Call for Sites from 2022. It should be noted that there are a number of cases where submission sites may overlay one another and there have been some re-submissions at various points. Mapping limitations mean that not all site specific boundaries are explicitly clear and Appendix 1 to this committee report should be referred to for a complete picture.

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

Table of sites assessed at Woodbury

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

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

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

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

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

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

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

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

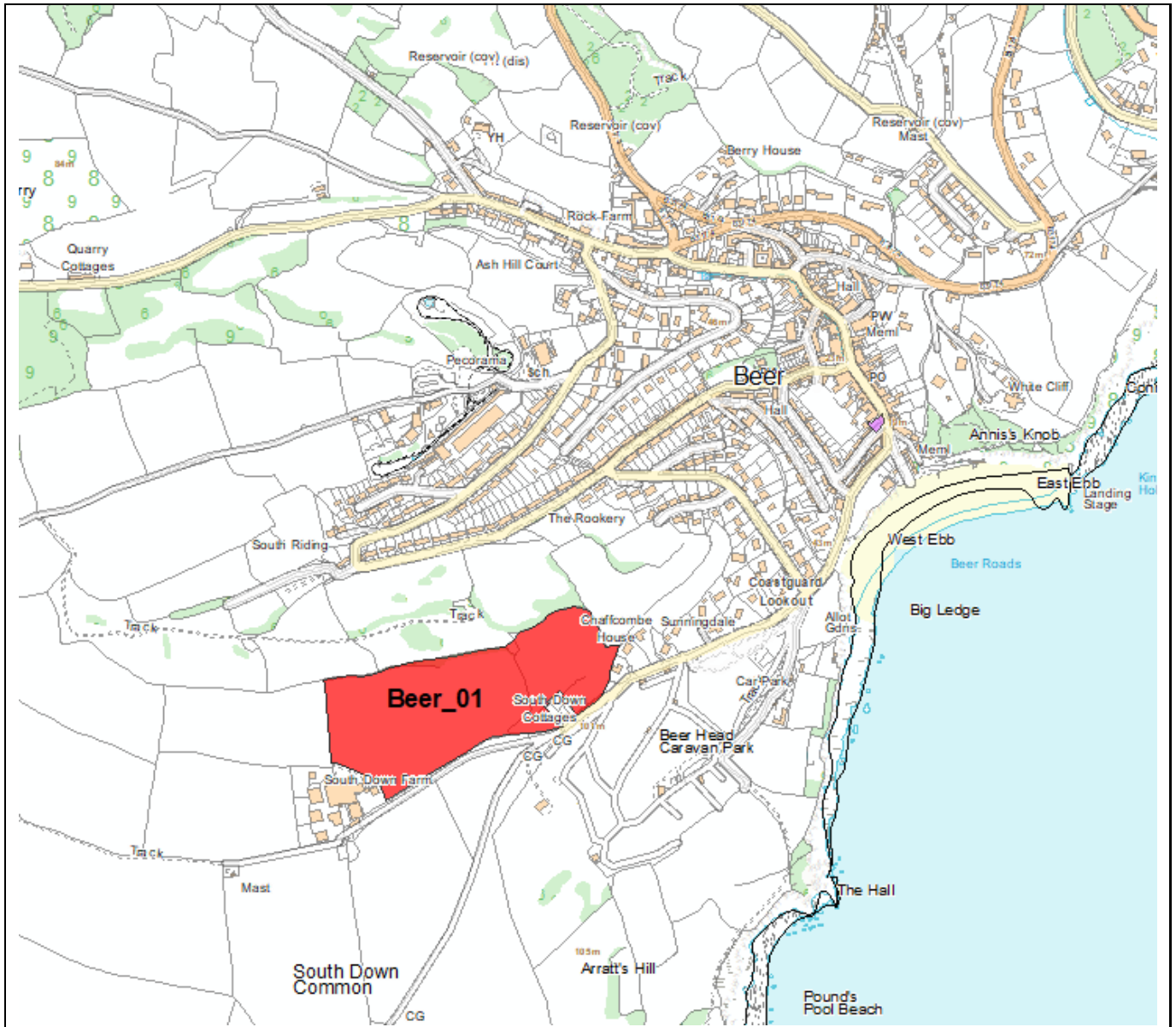
7.2 These settlements have a basic range of services and facilities that can provide some of the everyday needs of communities and residents. They are clearly not as well served as Tier 3 settlements but they stand out from villages and hamlets that have few facilities. Given their status they may be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

Beer

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

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

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



Site assessment map for Beer

Sites coloured in Red (with some possible minor shading variations) are from calls for sites from 2017 and 2021. Sites coloured in Purple are from the new Call for Sites from 2022. It should be noted that there are a number of cases where submission sites may overlay one another and there have been some re-submissions at various points. Mapping limitations mean that not all site specific boundaries are explicitly clear and Appendix 1 to this committee report should be referred to for a complete picture.

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

Table of sites assessed at Beer

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

Branscombe

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



Site assessment map for Branscombe

Sites coloured in Red (with some possible minor shading variations) are from calls for sites from 2017 and 2021. Sites coloured in Purple are from the new Call for Sites from 2022. It should be noted that there are a number of cases where submission sites may overlay one another and there have been some re-submissions at various points. Mapping limitations mean that not all site specific boundaries are explicitly clear and Appendix 1 to this committee report should be referred to for a complete picture.

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

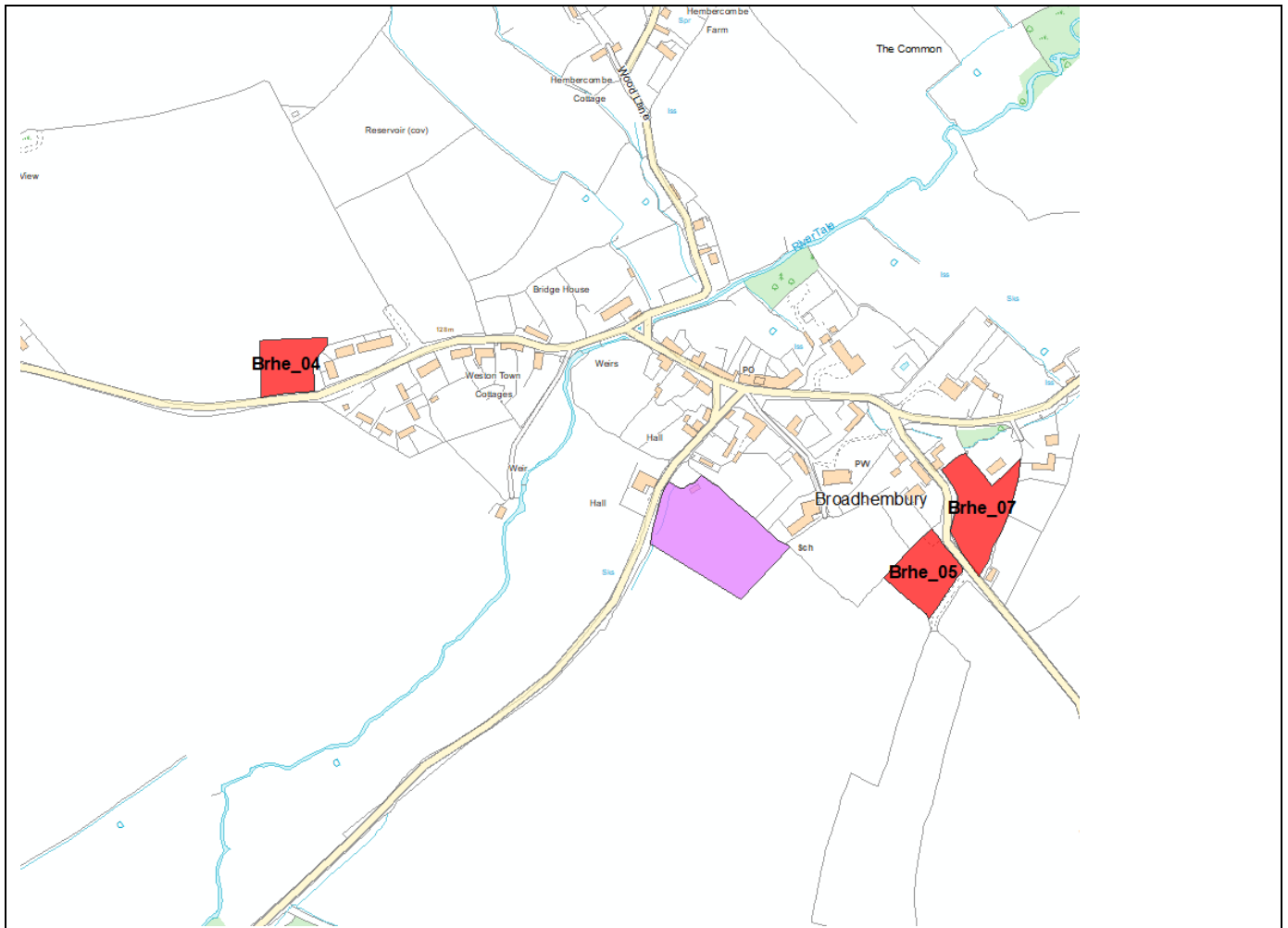
Table of sites assessed at Branscombe

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

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

Broadhembury

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



Site assessment map for Broadhembury

Sites coloured in Red (with some possible minor shading variations) are from calls for sites from 2017 and 2021. Sites coloured in Purple are from the new Call for Sites from 2022. It should be noted that there are a number of cases where submission sites may overlay one another and there have been some re-submissions at various points. Mapping limitations mean that not all site specific boundaries are explicitly clear and Appendix 1 to this committee report should be referred to for a complete picture.

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

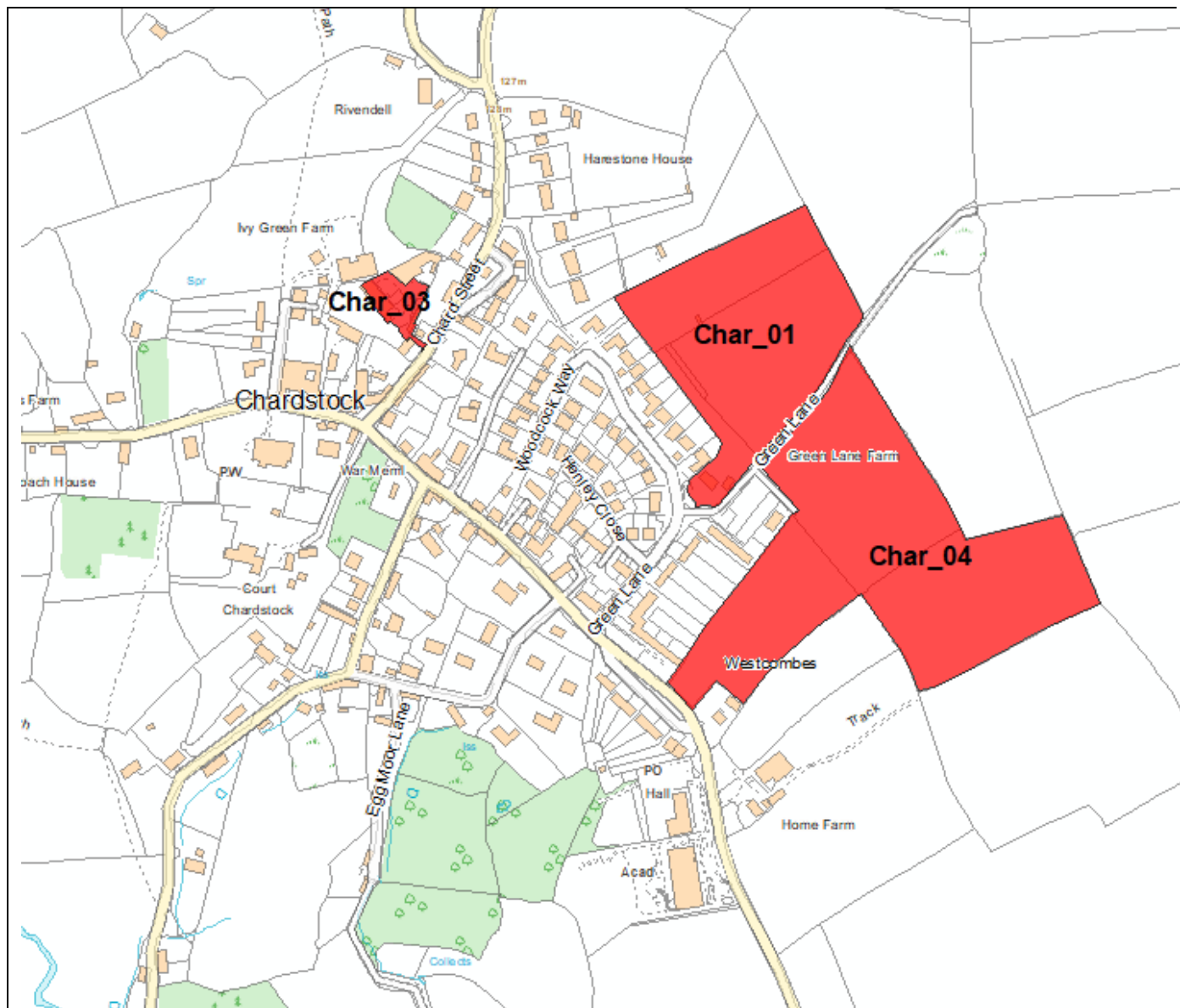
Table of sites assessed at Broadhembury

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

Chardstock

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

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



Site assessment map for Chardstock

Sites coloured in Red (with some possible minor shading variations) are from calls for sites from 2017 and 2021. Sites coloured in Purple are from the new Call for Sites from 2022. It should be noted that there are a number of cases where submission sites may overlay one another and there have been some re-submissions at various points. Mapping limitations mean that not all site specific boundaries are explicitly clear and Appendix 1 to this committee report should be referred to for a complete picture.

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

Table of sites assessed at Chardstock

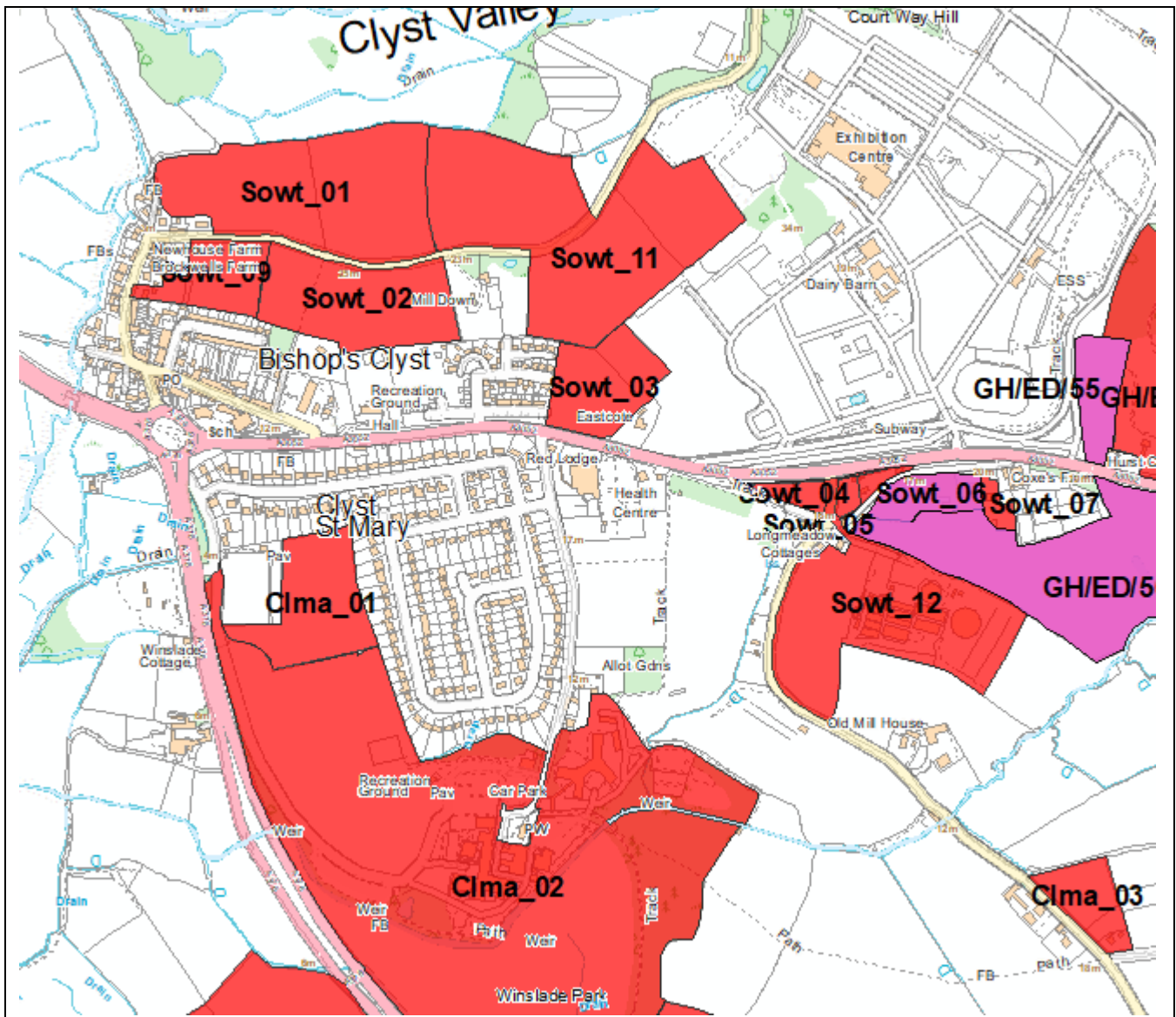
| Site ref | Summary commentary only (see appendix for fuller assessment) | Preferred Allocation - Homes | 2 nd Best choices - Homes |
|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------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

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

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

Clyst St Mary

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



Site assessment map for Clyst St Mary

Sites coloured in Red (with some possible minor shading variations) are from calls for sites from 2017 and 2021. Sites coloured in Purple are from the new Call for Sites from 2022. It should be noted that there are a number of cases where submission sites may overlay one another and there have been some re-submissions at various points. Mapping limitations mean that not all site specific boundaries are explicitly clear and Appendix 1 to this committee report should be referred to for a complete picture.

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

Table of sites assessed at Clyst St Mary

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

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

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

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

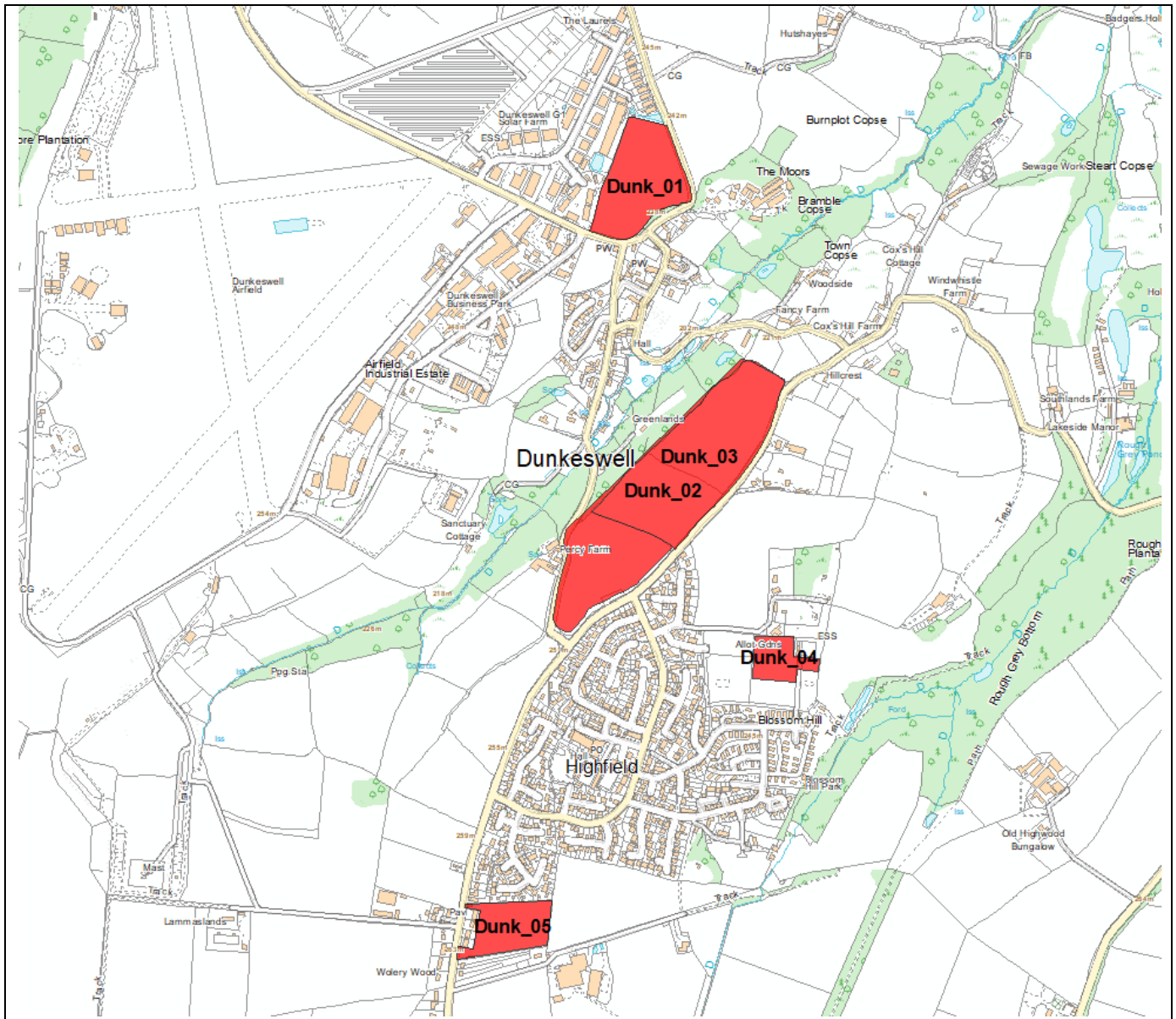
| Site ref | Summary commentary only (see appendix for fuller assessment) | Preferred Allocation - Homes | 2 nd Best choices - Homes |
|------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------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

Dunkeswell

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

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

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



Site assessment map for Dunkeswell

Sites coloured in Red (with some possible minor shading variations) are from calls for sites from 2017 and 2021. Sites coloured in Purple are from the new Call for Sites from 2022. It should be noted that there are a number of cases where submission sites may overlay one another and there have been some re-submissions at various points. Mapping limitations mean that not all site specific boundaries are explicitly clear and Appendix 1 to this committee report should be referred to for a complete picture.

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

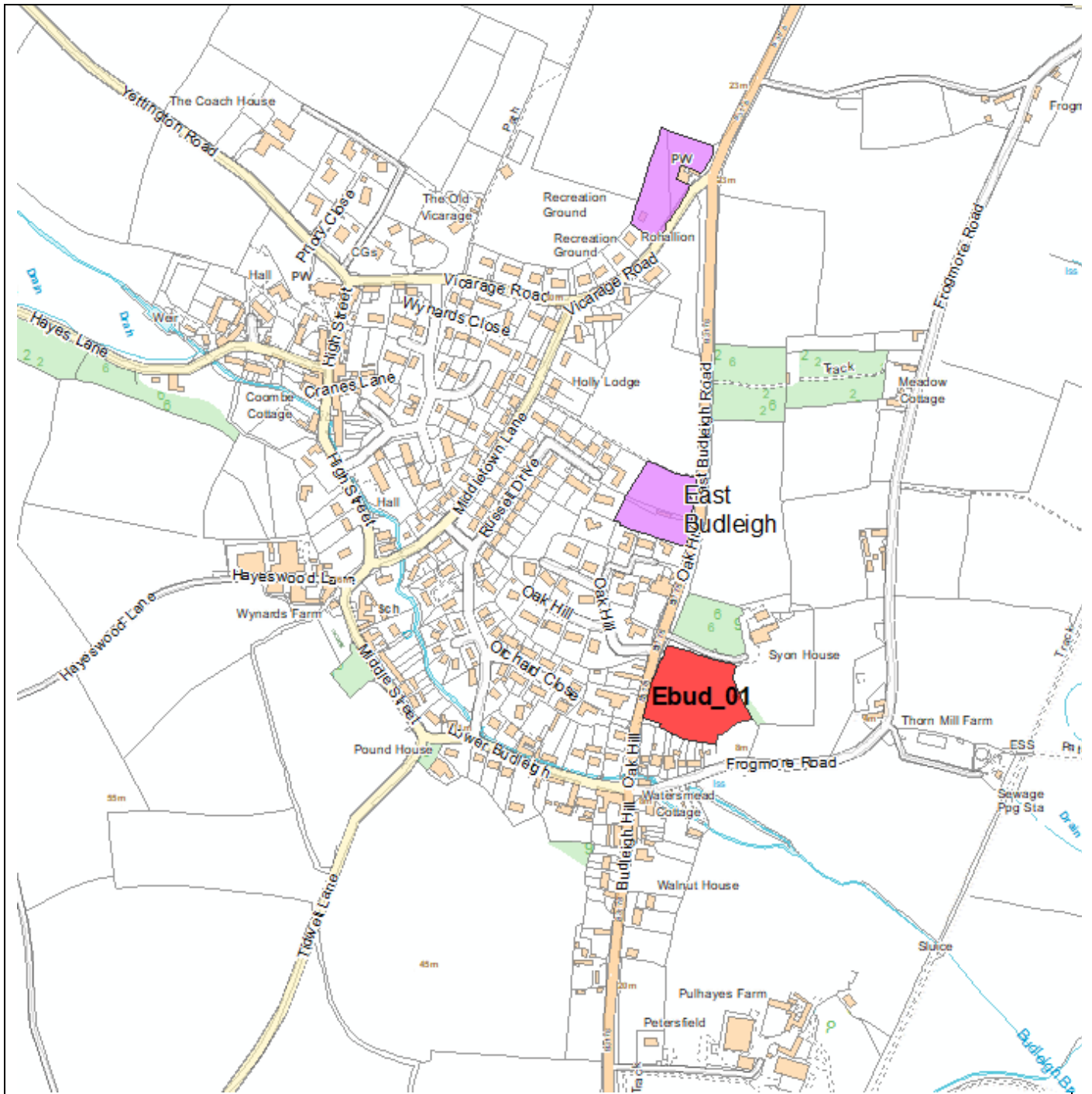
Table of sites assessed at Dunkeswell

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

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

East Budleigh

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



Site assessment map for East Budleigh

Sites coloured in Red (with some possible minor shading variations) are from calls for sites from 2017 and 2021. Sites coloured in Purple are from the new Call for Sites from 2022. It should be noted that there are a number of cases where submission sites may overlay one another and there have been some re-submissions at various points. Mapping limitations mean that not all site specific boundaries are explicitly clear and Appendix 1 to this committee report should be referred to for a complete picture.

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

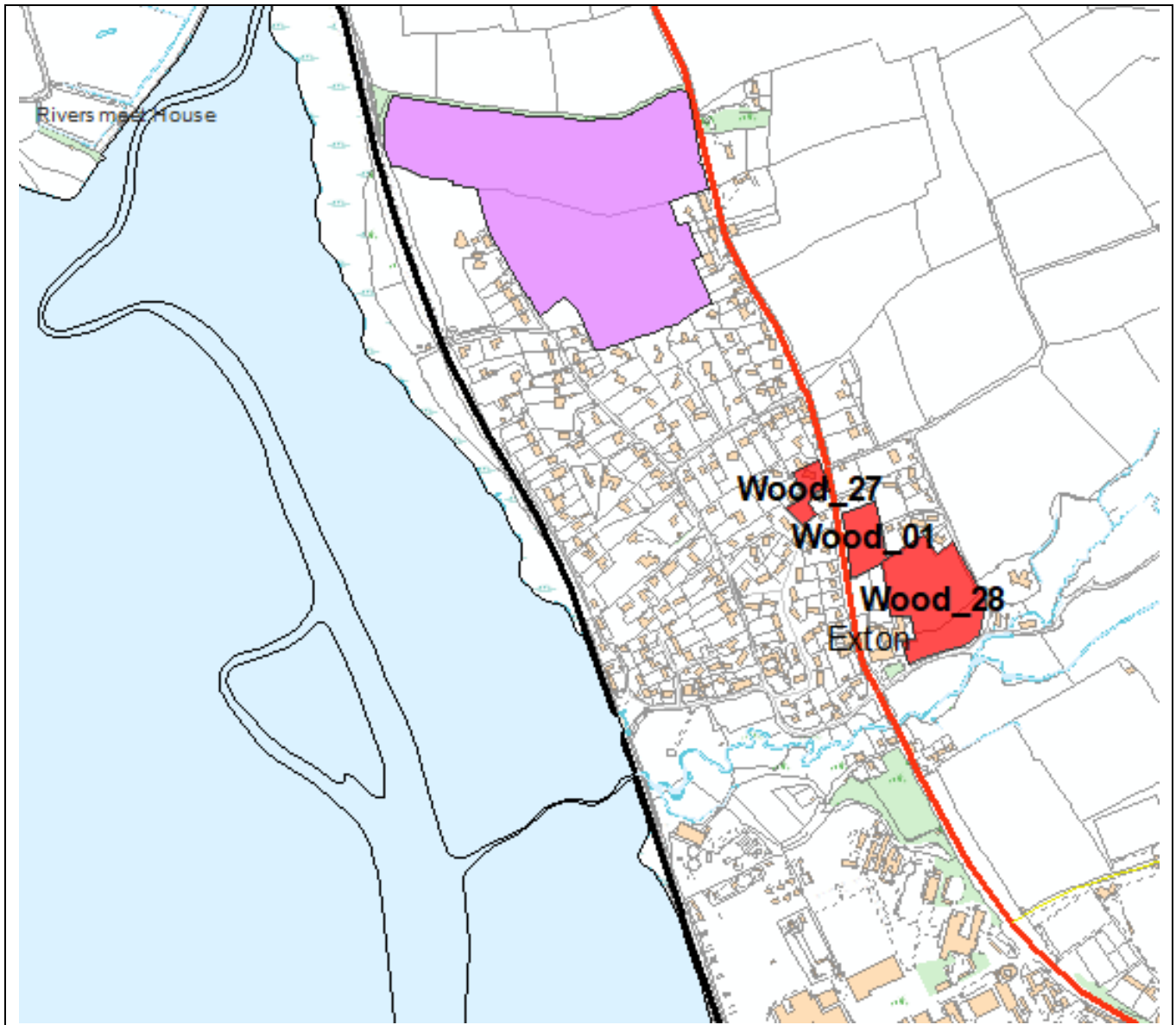
Table of sites assessed at East Budleigh

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

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

Exton

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



Site assessment map for Exton

Sites coloured in Red (with some possible minor shading variations) are from calls for sites from 2017 and 2021. Sites coloured in Purple are from the new Call for Sites from 2022. It should be noted that there are a number of cases where submission sites may overlay one another and there have been some re-submissions at various points. Mapping limitations mean that not all site specific boundaries are explicitly clear and Appendix 1 to this committee report should be referred to for a complete picture.

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

Table of sites assessed at Exton

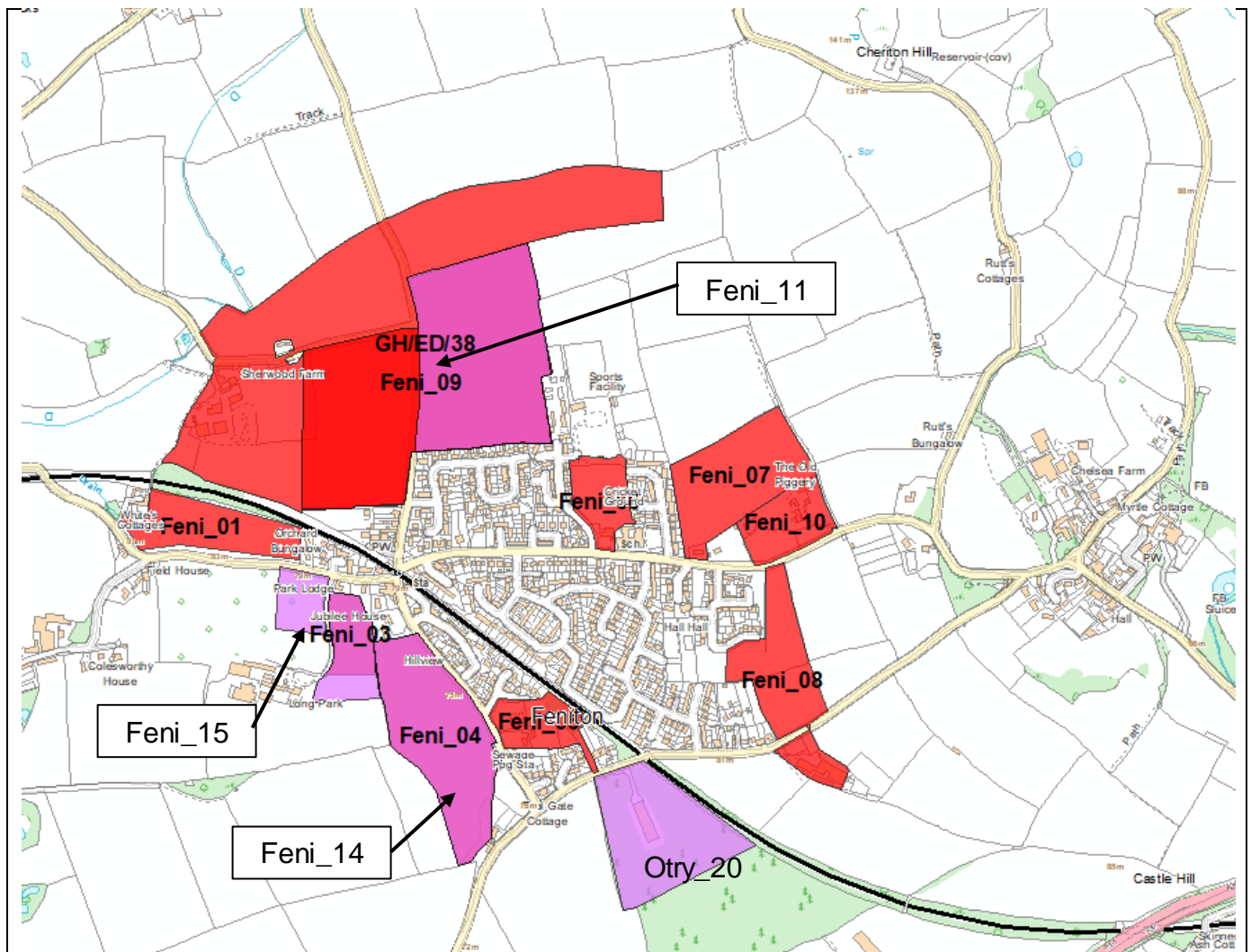
| Site ref | Summary commentary only (see appendix for fuller assessment) | Preferred Allocation - Homes | 2 nd Best choices - Homes |
|---------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------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

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

Feniton

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

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



Site assessment map for Feniton

Sites coloured in Red (with some possible minor shading variations) are from calls for sites from 2017 and 2021. Sites coloured in Purple are from the new Call for Sites from 2022. It should be noted that there are a number of cases where submission sites may overlay one another and there have been some re-submissions at various points. Mapping limitations mean that not all site specific boundaries are explicitly clear and Appendix 1 to this committee report should be referred to for a complete picture.

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

Table of sites assessed at Feniton

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

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

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

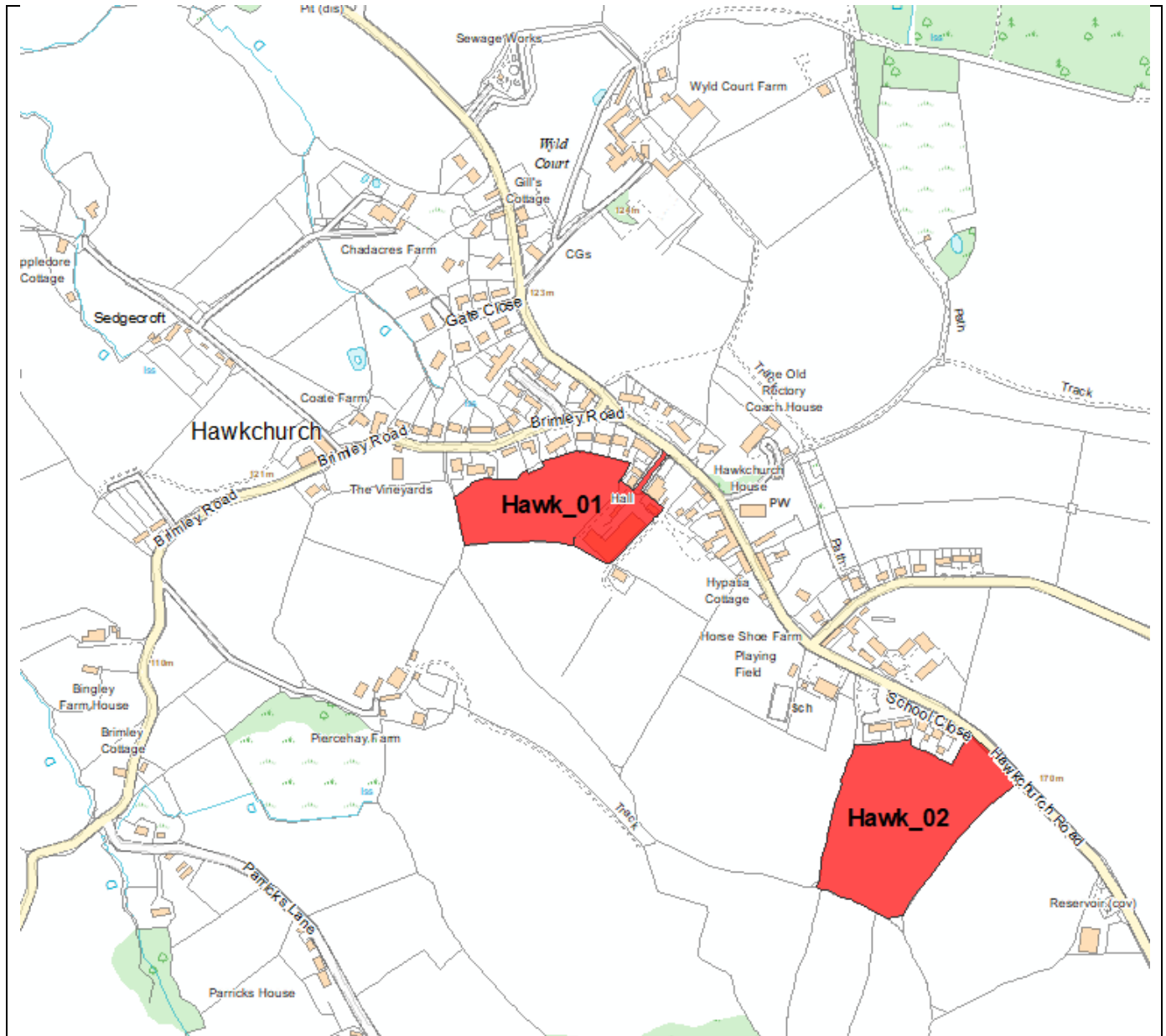
7.31 The assessment work shows, for Feniton, a preferred allocation of one site with an estimated capacity of 42 dwellings. However there were a series of 2nd Best sites identified that show capacity of an additional 422 dwellings. This number could be increased significantly, perhaps by close to an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

Hawkchurch

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

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

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



Site assessment map for Hawkchurch

Sites coloured in Red (with some possible minor shading variations) are from calls for sites from 2017 and 2021. Sites coloured in Purple are from the new Call for Sites from 2022. It should be noted that there are a number of cases where submission sites may overlay one another and there have been some re-submissions at various points. Mapping limitations mean that not all site specific boundaries are explicitly clear and Appendix 1 to this committee report should be referred to for a complete picture.

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

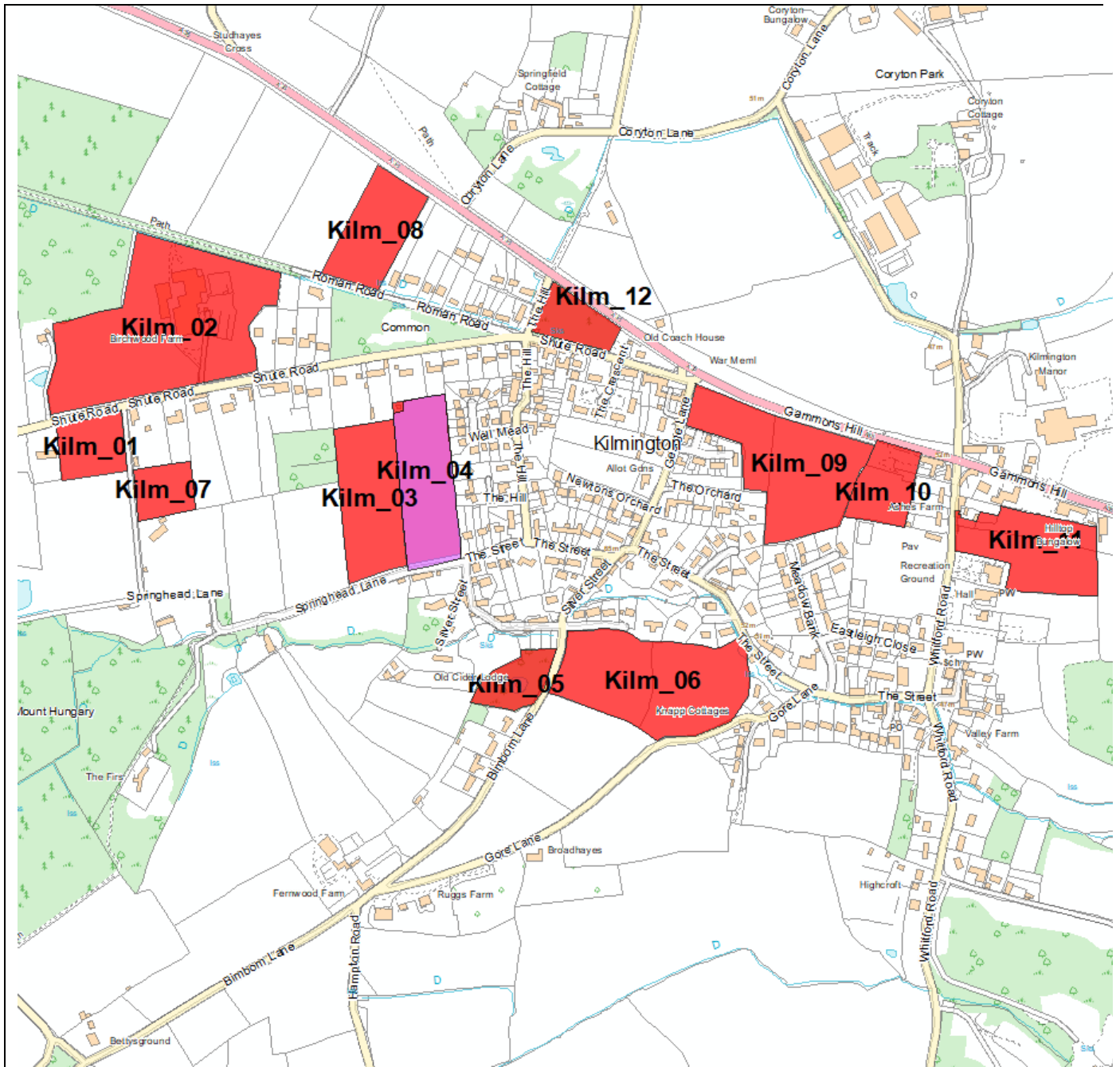
Table of sites assessed at Hawkchurch

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

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

Kilmington

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



Site assessment map for Kilmington

Sites coloured in Red (with some possible minor shading variations) are from calls for sites from 2017 and 2021. Sites coloured in Purple are from the new Call for Sites from 2022. It should be noted that there are a number of cases where submission sites may overlay one another and there have been some re-submissions at various points. Mapping limitations mean that not all site specific boundaries are explicitly clear and Appendix 1 to this committee report should be referred to for a complete picture.

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

Table of sites assessed at Kilmington

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

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

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

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

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

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

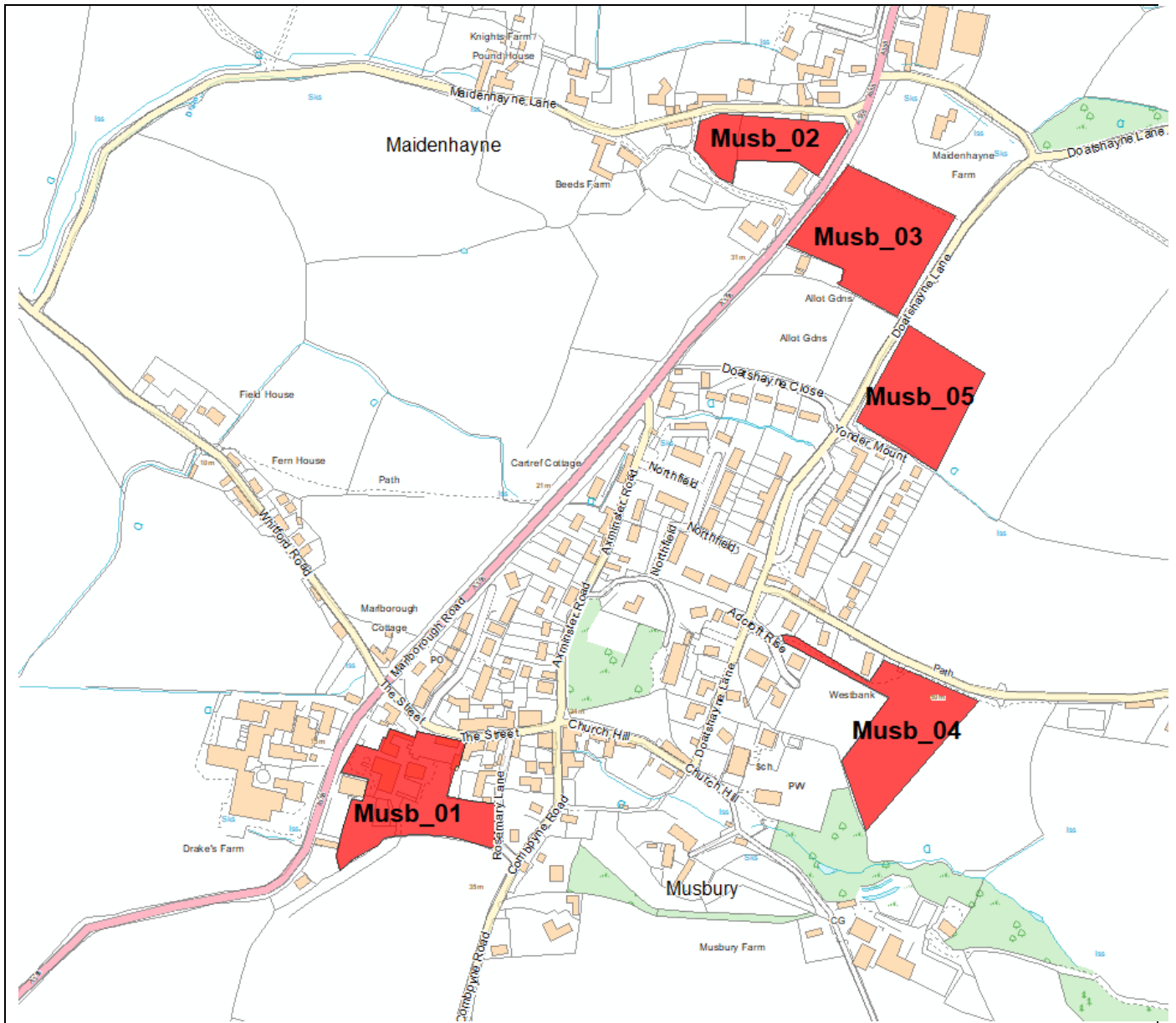
Musbury

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

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

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

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



Site assessment map for Musbury

Sites coloured in Red (with some possible minor shading variations) are from calls for sites from 2017 and 2021. Sites coloured in Purple are from the new Call for Sites from 2022. It should be noted that there are a number of cases where submission sites may overlay one another and there have been some re-submissions at various points. Mapping limitations mean that not all site specific boundaries are explicitly clear and Appendix 1 to this committee report should be referred to for a complete picture.

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

Table of sites assessed at Musbury

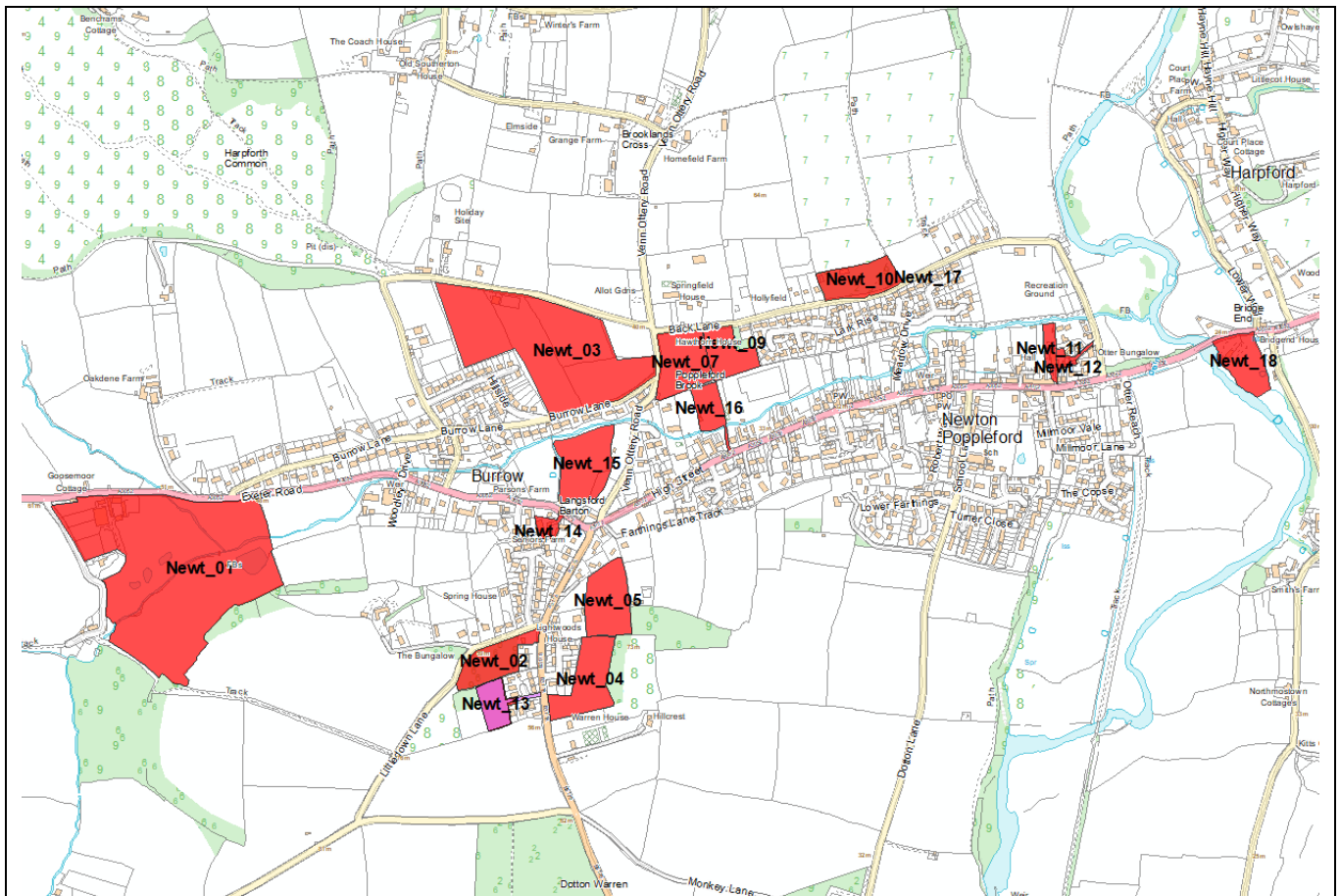
| Site ref | Summary commentary only (see appendix for fuller assessment) | Preferred Allocation - Homes | 2 nd Best choices - Homes |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------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

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

Newton Poppleford

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

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



Site assessment map for Newton Poppleford

Sites coloured in Red (with some possible minor shading variations) are from calls for sites from 2017 and 2021. Sites coloured in Purple are from the new Call for Sites from 2022. It should be noted that there are a number of cases where submission sites may overlay one another and there have been some re-submissions at various points. Mapping limitations mean that not all site specific boundaries are explicitly clear and Appendix 1 to this committee report should be referred to for a complete picture.

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

Table of sites assessed at Newton Poppleford

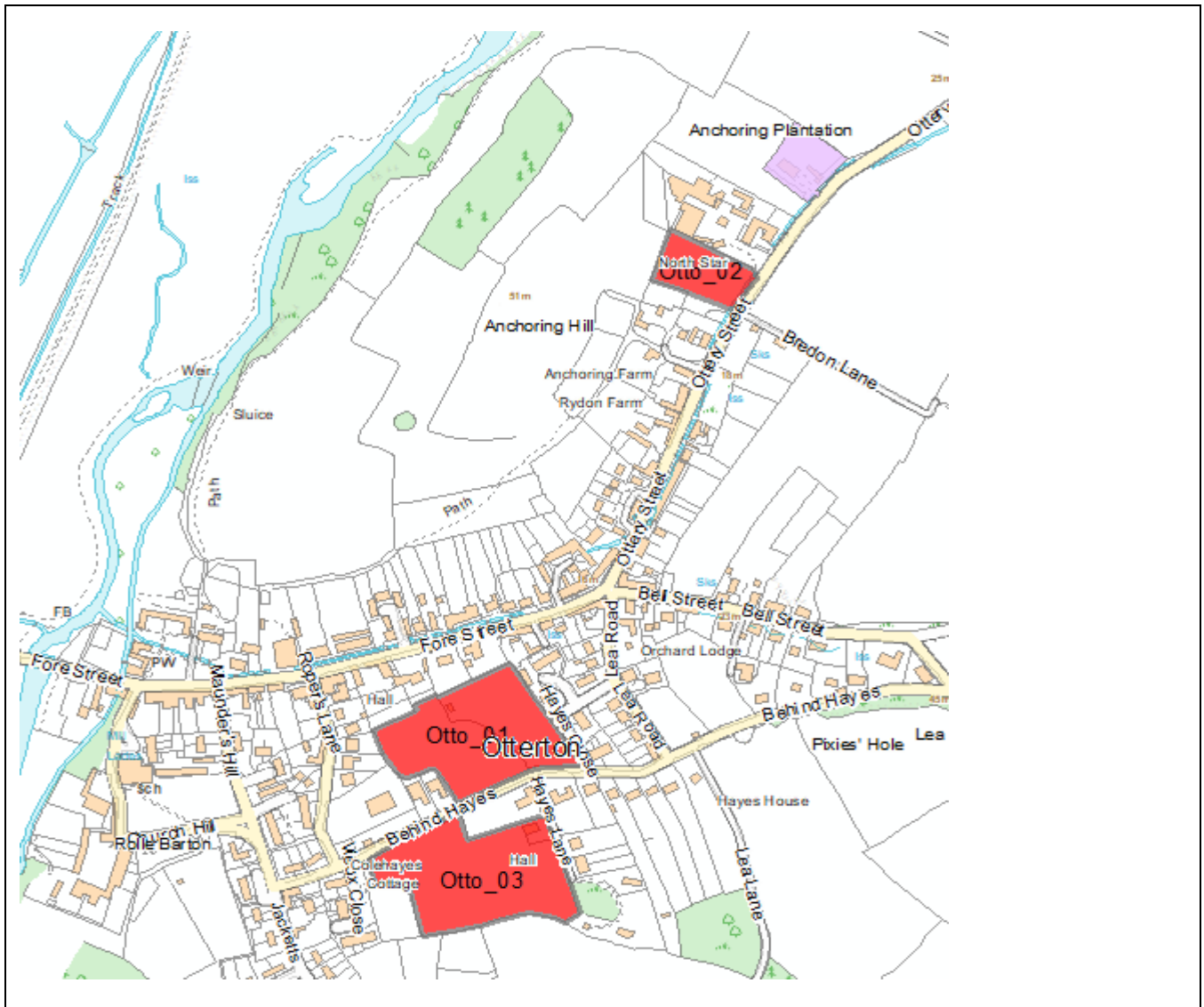
| Site ref | Summary commentary only (see appendix for fuller assessment) | Preferred Allocation - Homes | 2 nd Best choices - Homes |
|------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------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

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

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

Otterton

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



Site assessment map for Otterton

Sites coloured in Red (with some possible minor shading variations) are from calls for sites from 2017 and 2021. Sites coloured in Purple are from the new Call for Sites from 2022. It should be noted that there are a number of cases where submission sites may overlay one another and there have been some re-submissions at various points. Mapping limitations mean that not all site specific boundaries are explicitly clear and Appendix 1 to this committee report should be referred to for a complete picture.

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

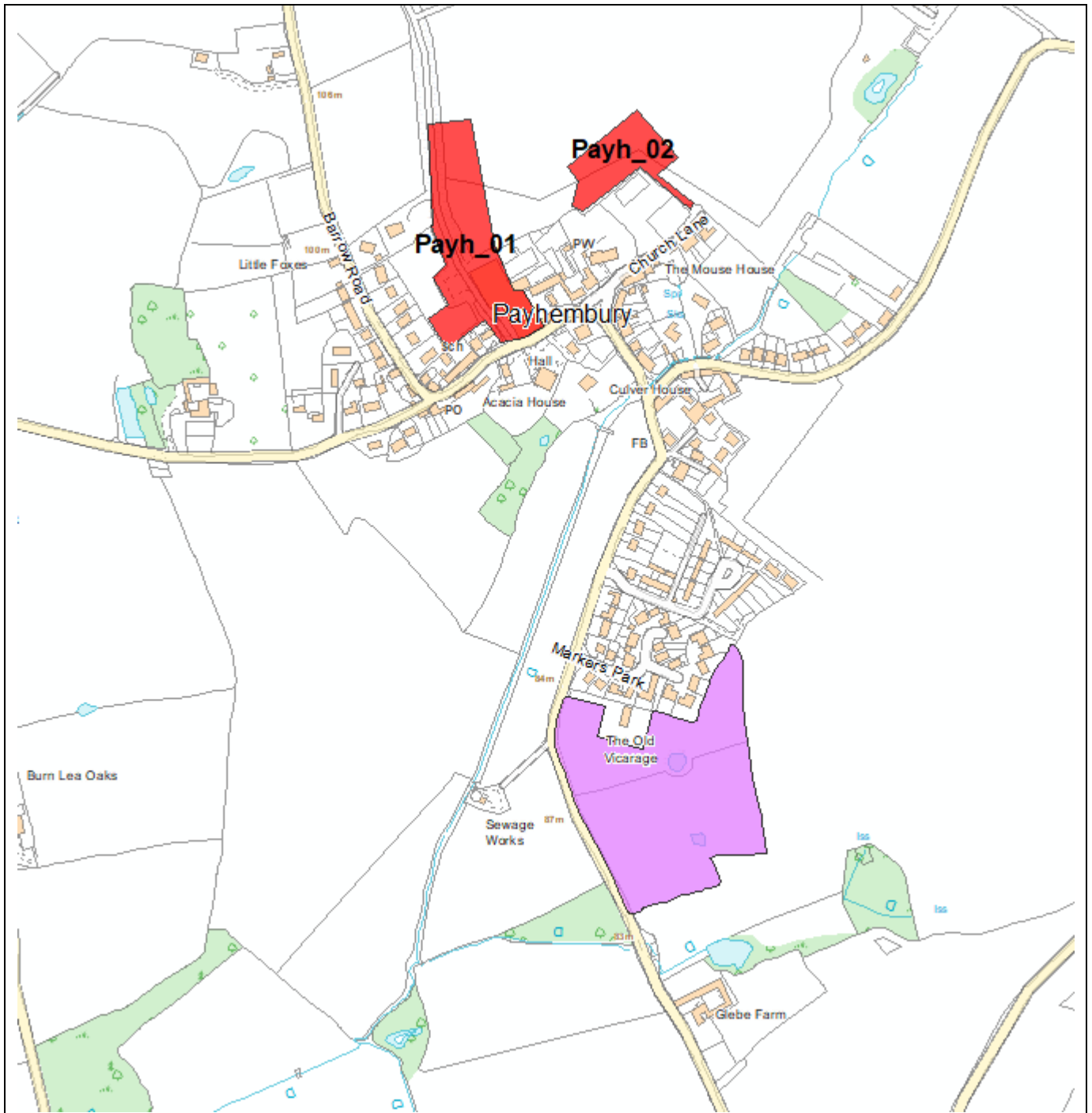
Table of sites assessed at Otterton

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

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

Payhembury

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



Site assessment map for Payhembury

Sites coloured in Red (with some possible minor shading variations) are from calls for sites from 2017 and 2021. Sites coloured in Purple are from the new Call for Sites from 2022. It should be noted that there are a number of cases where submission sites may overlay one another and there have been some re-submissions at various points. Mapping limitations mean that not all site specific boundaries are explicitly clear and Appendix 1 to this committee report should be referred to for a complete picture.

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

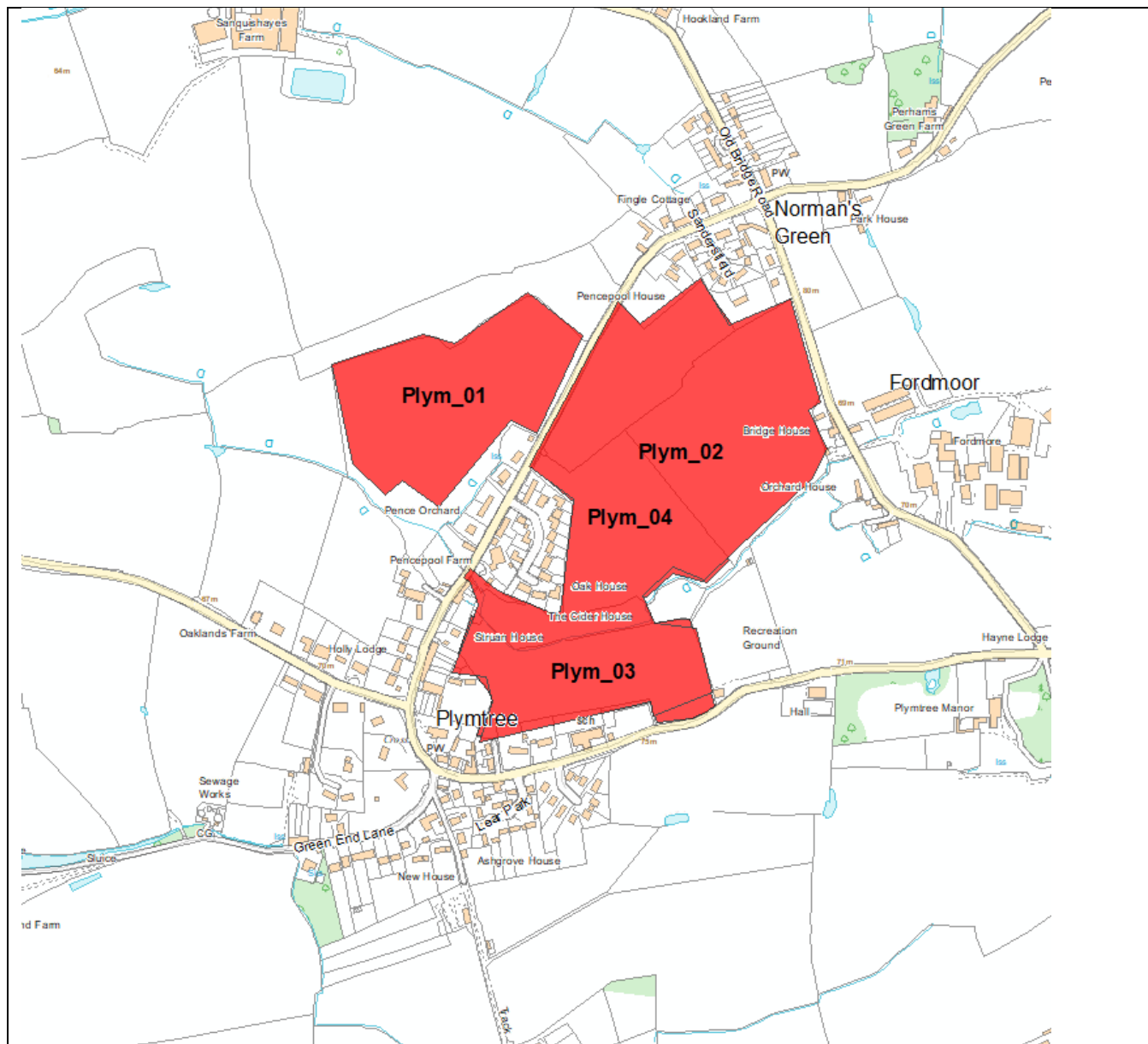
Table of sites assessed at Payhembury

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

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

Plymtree

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



Site assessment map for Plymtree

Sites coloured in Red (with some possible minor shading variations) are from calls for sites from 2017 and 2021. Sites coloured in Purple are from the new Call for Sites from 2022. It should be noted that there are a number of cases where submission sites may overlay one another and there have been some re-submissions at various points. Mapping limitations mean that not all site specific boundaries are explicitly clear and Appendix 1 to this committee report should be referred to for a complete picture.

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

Table of sites assessed at Plymtree

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

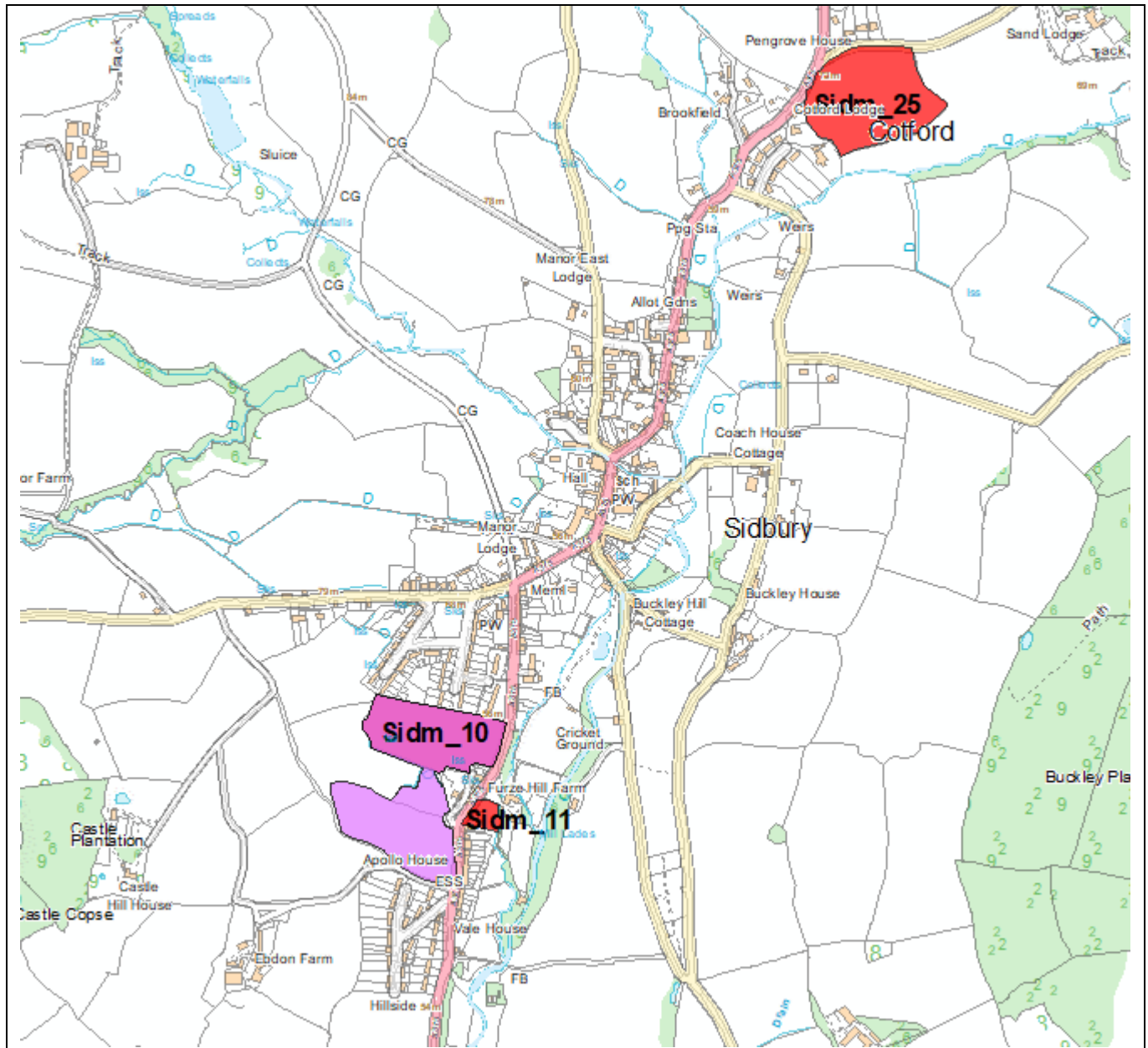
| Site ref | Summary commentary only (see appendix for fuller assessment) | Preferred Allocation - Homes | 2 nd Best choices - Homes |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------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

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

Sidbury

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

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



Site assessment map for Sidbury

Sites coloured in Red (with some possible minor shading variations) are from calls for sites from 2017 and 2021. Sites coloured in Purple are from the new Call for Sites from 2022. It should be noted that there are a number of cases where submission sites may overlay one another and there have been some re-submissions at various points. Mapping limitations mean that not all site specific boundaries are explicitly clear and Appendix 1 to this committee report should be referred to for a complete picture.

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

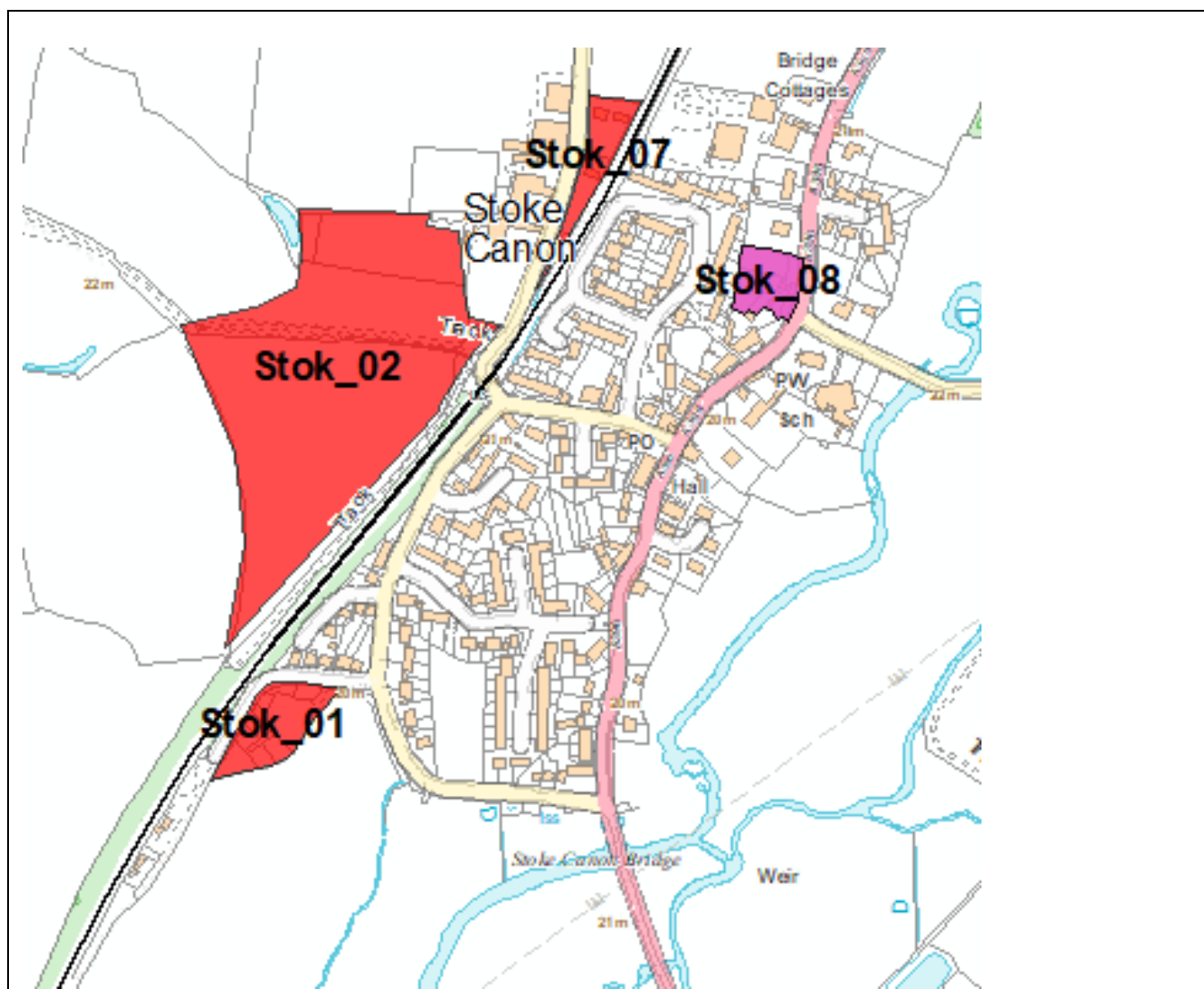
Table of sites assessed at Sidbury

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

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

Stoke Canon

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



Site assessment map for Stoke Canon

Sites coloured in Red (with some possible minor shading variations) are from calls for sites from 2017 and 2021. Sites coloured in Purple are from the new Call for Sites from 2022. It should be noted that there are a number of cases where submission sites may overlay one another and there have been some re-submissions at various points. Mapping limitations mean that not all site specific boundaries are explicitly clear and Appendix 1 to this committee report should be referred to for a complete picture.

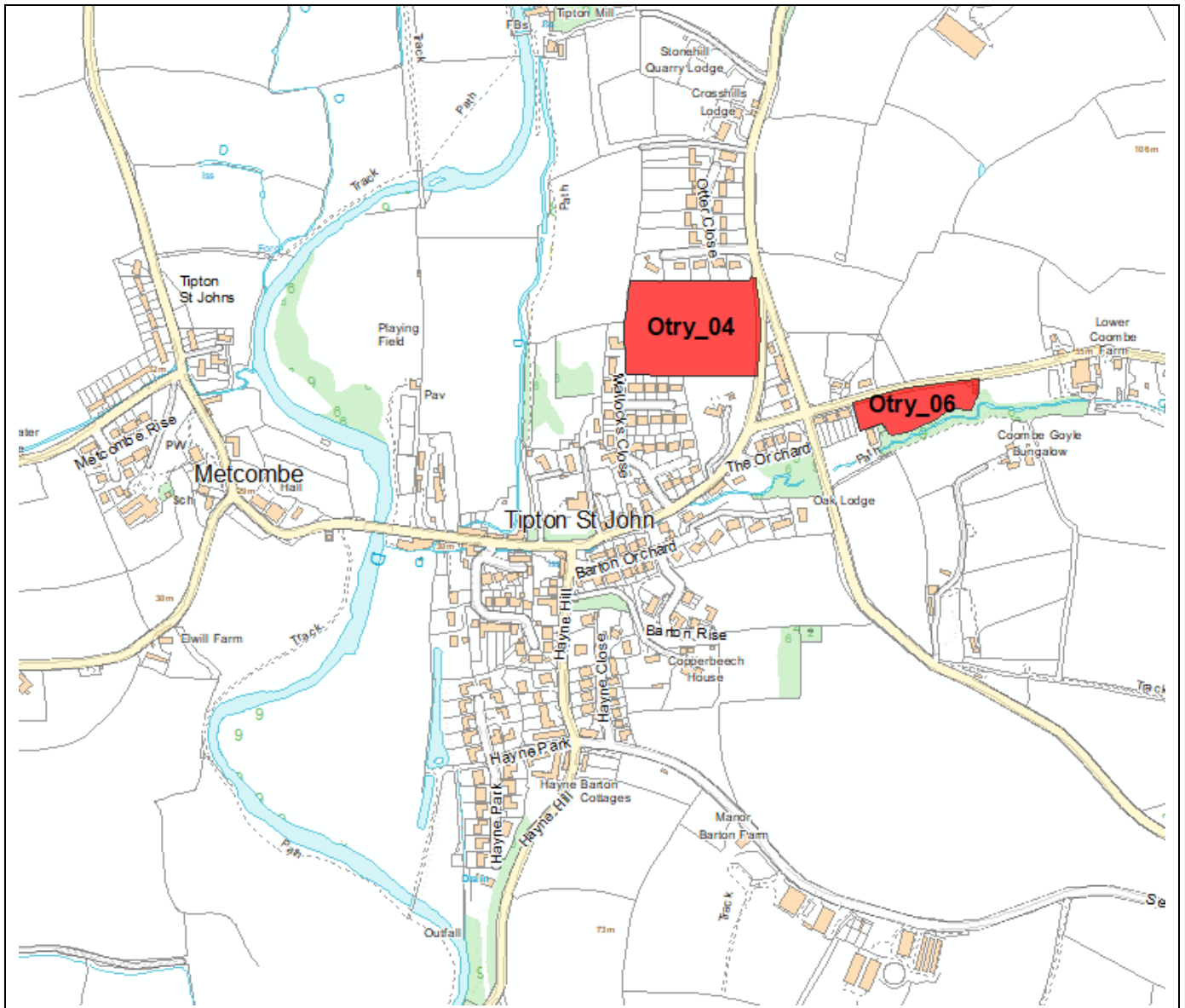
Mapping:© Crown copyright and database rights 2022 Ordnance Survey 100023746

Table of sites assessed at Stoke Cannon

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

Tipton St John

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



Site assessment map for Tipton St John

Sites coloured in Red (with some possible minor shading variations) are from calls for sites from 2017 and 2021. Sites coloured in Purple are from the new Call for Sites from 2022. It should be noted that there are a number of cases where submission sites may overlay one another and there have been some re-submissions at various points. Mapping limitations mean that not all site specific boundaries are explicitly clear and Appendix 1 to this committee report should be referred to for a complete picture.

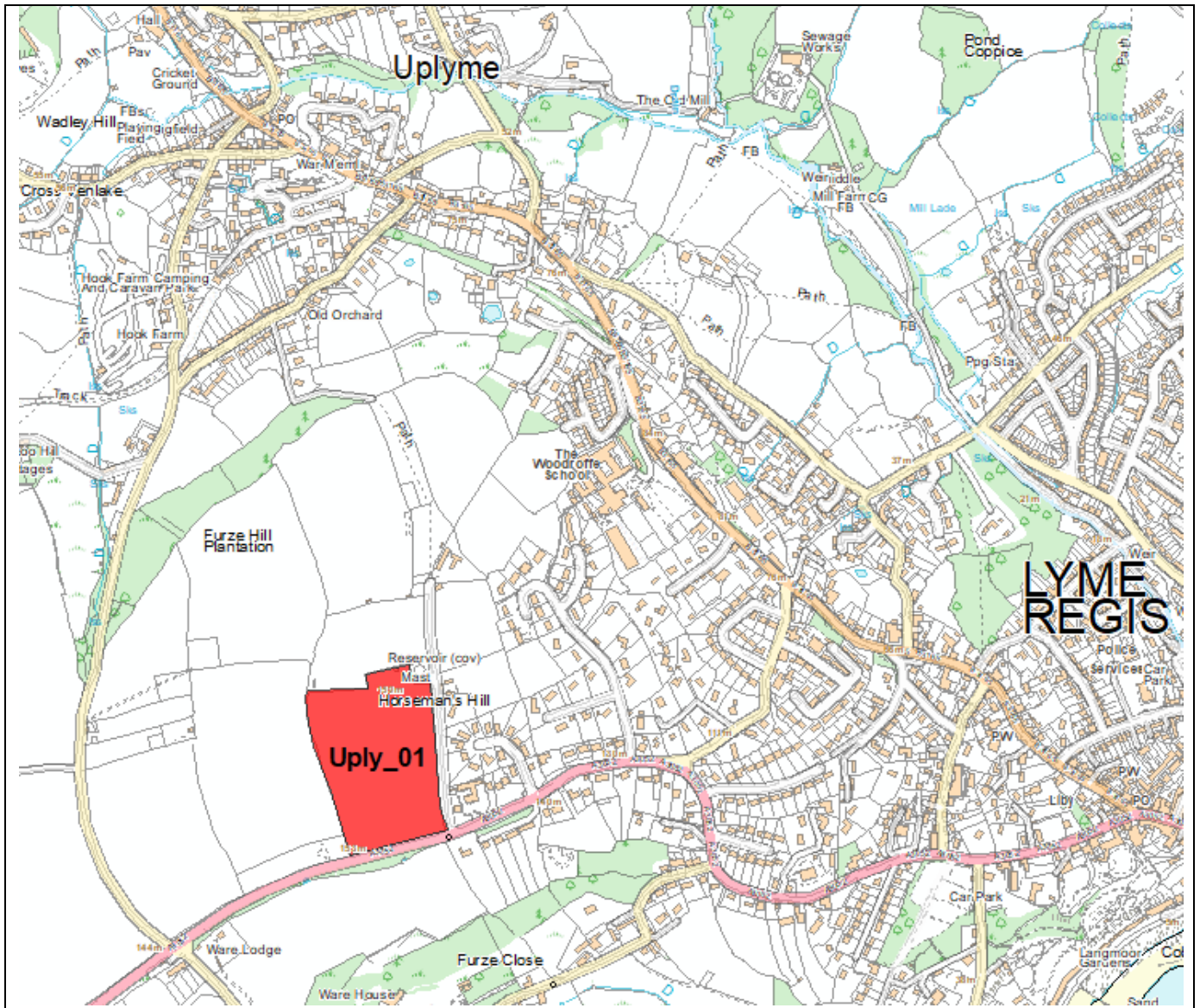
Mapping:© Crown copyright and database rights 2022 Ordnance Survey 100023746

Table of sites assessed at Tipton St John

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

Uplyme

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



Site assessment map for Uplyme

Sites coloured in Red (with some possible minor shading variations) are from calls for sites from 2017 and 2021. Sites coloured in Purple are from the new Call for Sites from 2022. It should be noted that there are a number of cases where submission sites may overlay one another and there have been some re-submissions at various points. Mapping limitations mean that not all site specific boundaries are explicitly clear and Appendix 1 to this committee report should be referred to for a complete picture.

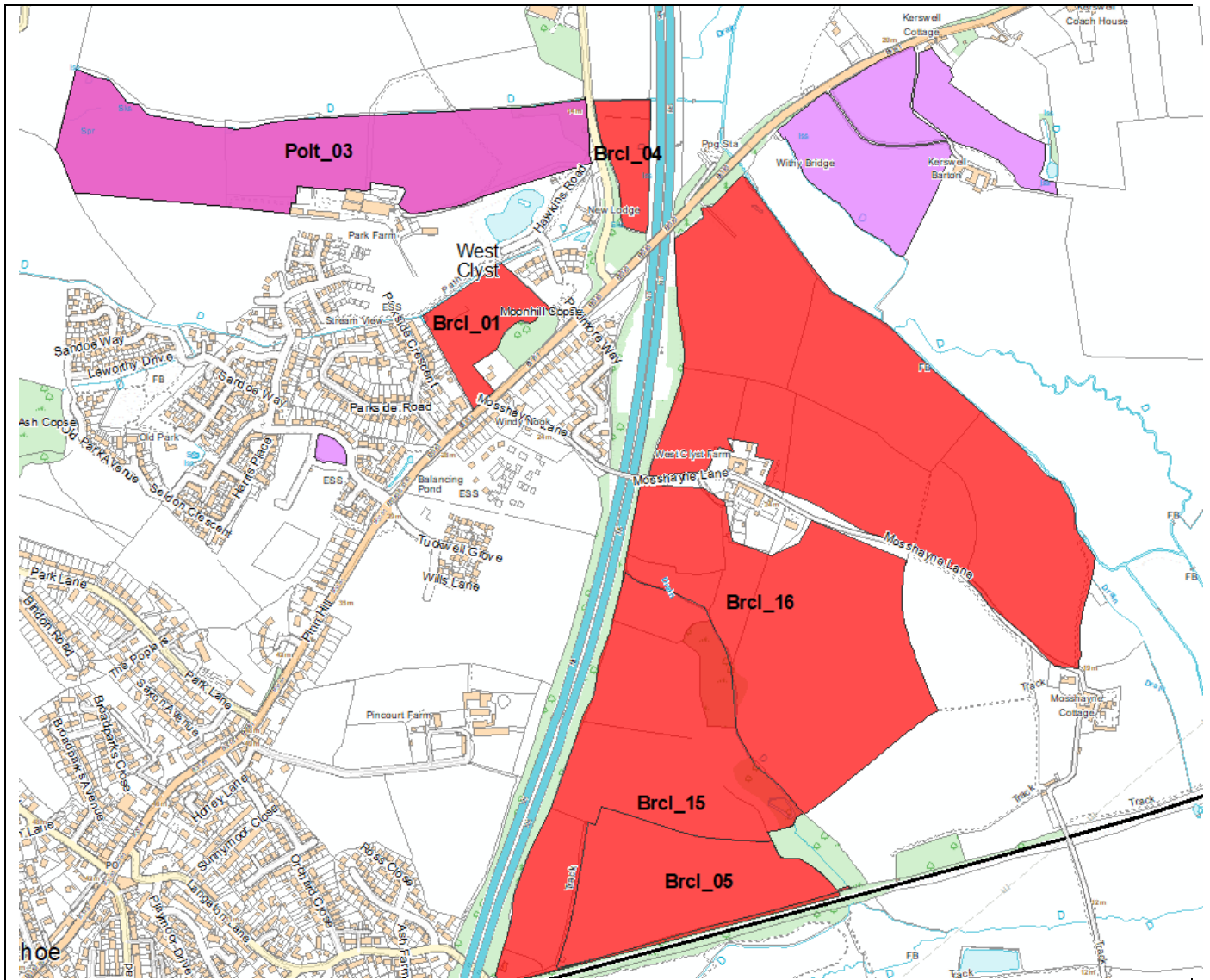
Mapping: © Crown copyright and database rights 2022 Ordnance Survey 100023746

Table of sites assessed at Uplyme

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

Westclyst

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



Site assessment map for Westclyst

Sites coloured in Red (with some possible minor shading variations) are from calls for sites from 2017 and 2021. Sites coloured in Purple are from the new Call for Sites from 2022. It should be noted that there are a number of cases where submission sites may overlay one another and there have been some re-submissions at various points. Mapping limitations mean that not all site specific boundaries are explicitly clear and Appendix 1 to this committee report should be referred to for a complete picture.

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

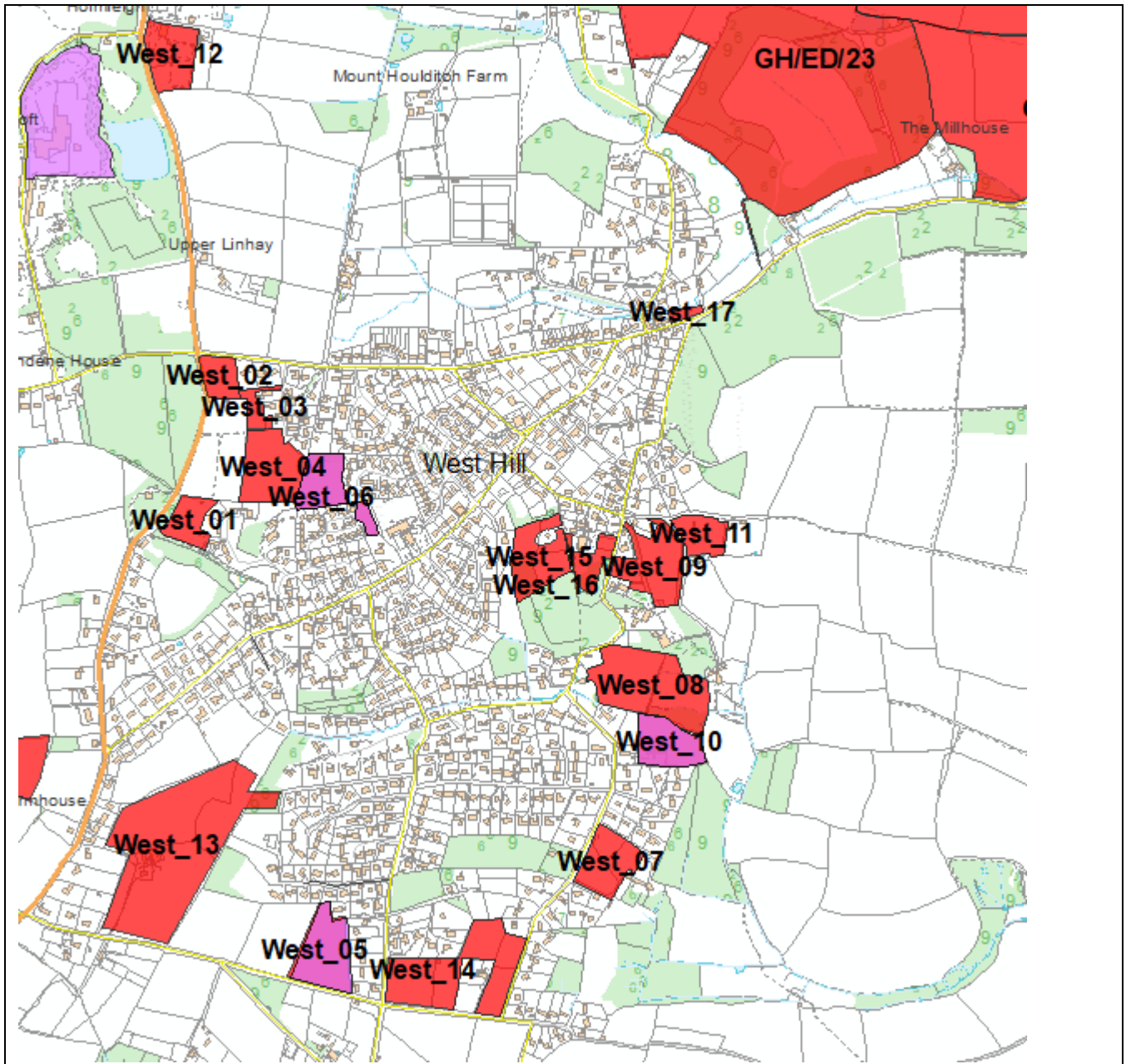
Table of sites assessed at Westclyst

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

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

West Hill

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



Site assessment map for West Hill

Sites coloured in Red (with some possible minor shading variations) are from calls for sites from 2017 and 2021. Sites coloured in Purple are from the new Call for Sites from 2022. It should be noted that there are a number of cases where submission sites may overlay one another and there have been some re-submissions at various points. Mapping limitations mean that not all site specific boundaries are explicitly clear and Appendix 1 to this committee report should be referred to for a complete picture.

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

Table of sites assessed at West Hill

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

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

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

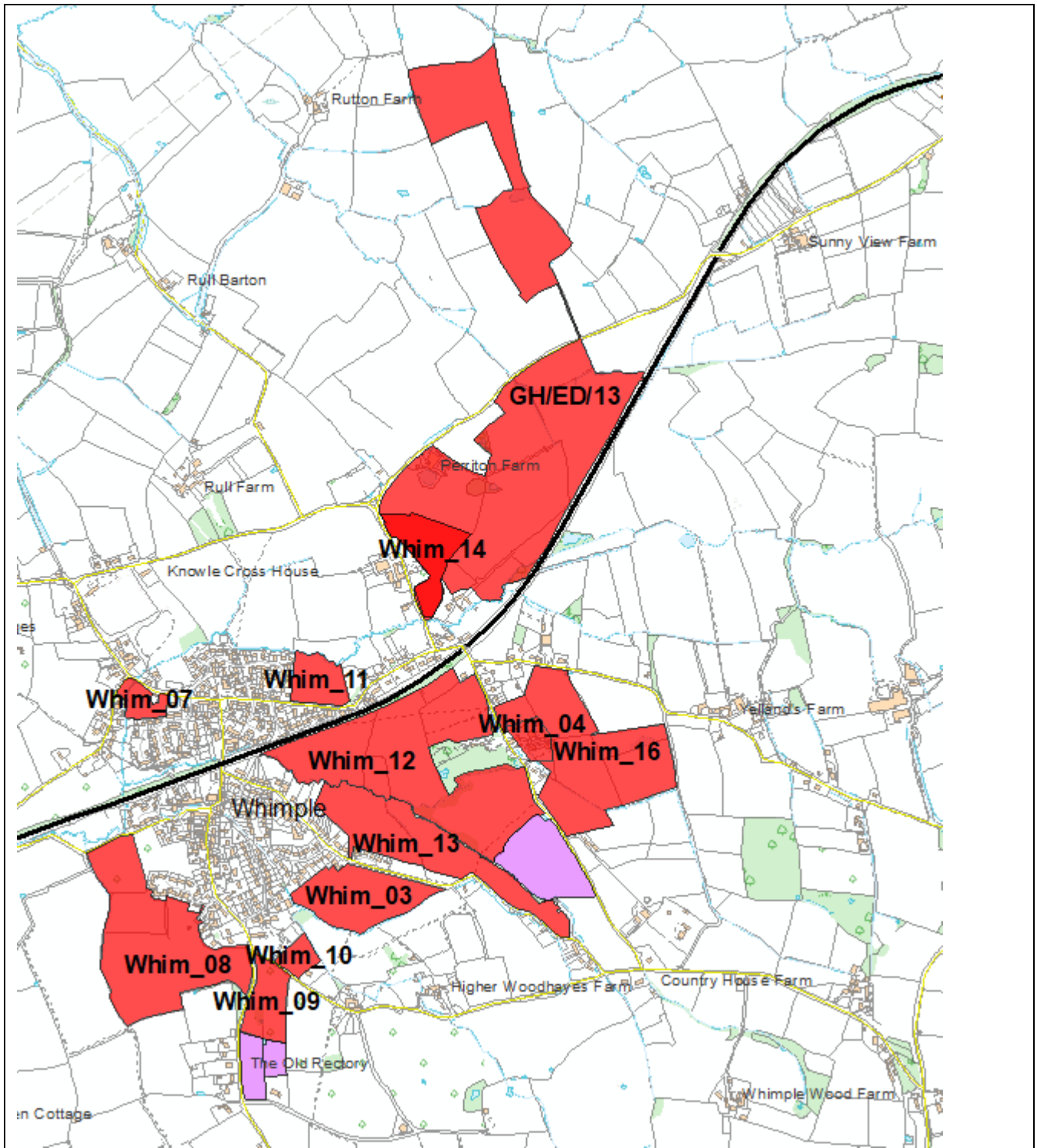
| Site ref | Summary commentary only (see appendix for fuller assessment) | Preferred Allocation - Homes | 2 nd Best choices - Homes |
|-------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------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

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

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

Whimble

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



Site assessment map for Whimble

Sites coloured in Red (with some possible minor shading variations) are from calls for sites from 2017 and 2021. Sites coloured in Purple are from the new Call for Sites from 2022. It should be noted that there are a number of cases where submission sites may overlay one another and there have been some re-submissions at various points. Mapping limitations mean that not all site specific boundaries are explicitly clear and Appendix 1 to this committee report should be referred to for a complete picture.

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

Table of sites assessed at Whimble

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

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

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

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

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

8. Next steps

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

Financial implications:

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

Legal implications:

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