

**East Devon Local Plan 2020-2040**

# Site Selection report

## West Hill



September 2024

**Contact details**

Planning Policy  
East Devon District Council  
Blackdown House, Border Road, Heathpark Industrial Estate, HONITON,  
EX14 1EJ

Phone: 01404 515616

Email: [planningpolicy@eastdevon.gov.uk](mailto:planningpolicy@eastdevon.gov.uk)

[www.eastdevon.gov.uk/planning/planning-policy/](http://www.eastdevon.gov.uk/planning/planning-policy/)  
[@eastdevon](https://www.instagram.com/eastdevon)

To request this information in an  
alternative format or language  
please phone 01404 515616 or  
email [csc@eastdevon.gov.uk](mailto:csc@eastdevon.gov.uk)

---

## Contents

1	Introduction.....	4
2	Site Reference West_01 .....	8
3	Site Reference West_02.....	12
4	Site Reference West_03.....	16
5	Site Reference West_04.....	20
6	Site Reference West_07 .....	24
7	Site Reference West_08.....	28
8	Site Reference West_09.....	32
9	Site Reference West_14 .....	36
10	Site Reference West_15 .....	41
11	Site Reference West_16 .....	45
12	Site Reference West_18 .....	49
13	Site Reference West_19 .....	53
14	Site Reference West_20.....	57

---

# 1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2040 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not.<sup>1</sup> The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites.<sup>2</sup>
- 1.3 For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of sites at West Hill. A map of all the sites which have been assessed is below, followed by a table which highlights the site selection findings.
- 1.5 In addition to the sites which have been subject to assessment, other sites were not assessed because they failed 'site sifting'. This stage of the process rules out sites that are not 'reasonable alternatives' and therefore not considered as potential allocations in the Local Plan. In summary, to pass site sifting and therefore be considered as a potential allocation, the site should be identified as suitable, available, achievable in the HELAA; in a suitable location; not already allocated in a 'made' Neighbourhood Plan; and not already have planning permission. For obvious reasons, overlapping sites will only be assessed once. Further detail is contained in the Site Selection methodology.
- 1.6 The following sites did not pass site sifting at West Hill:
  - West\_05 overlaps with West\_20.
  - West\_06 overlaps with West\_18.
  - West\_10 overlaps with West\_19
  - West\_11 is probably unachievable in the HELAA due to access constraints.

---

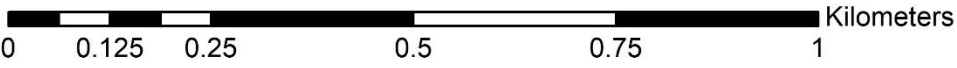
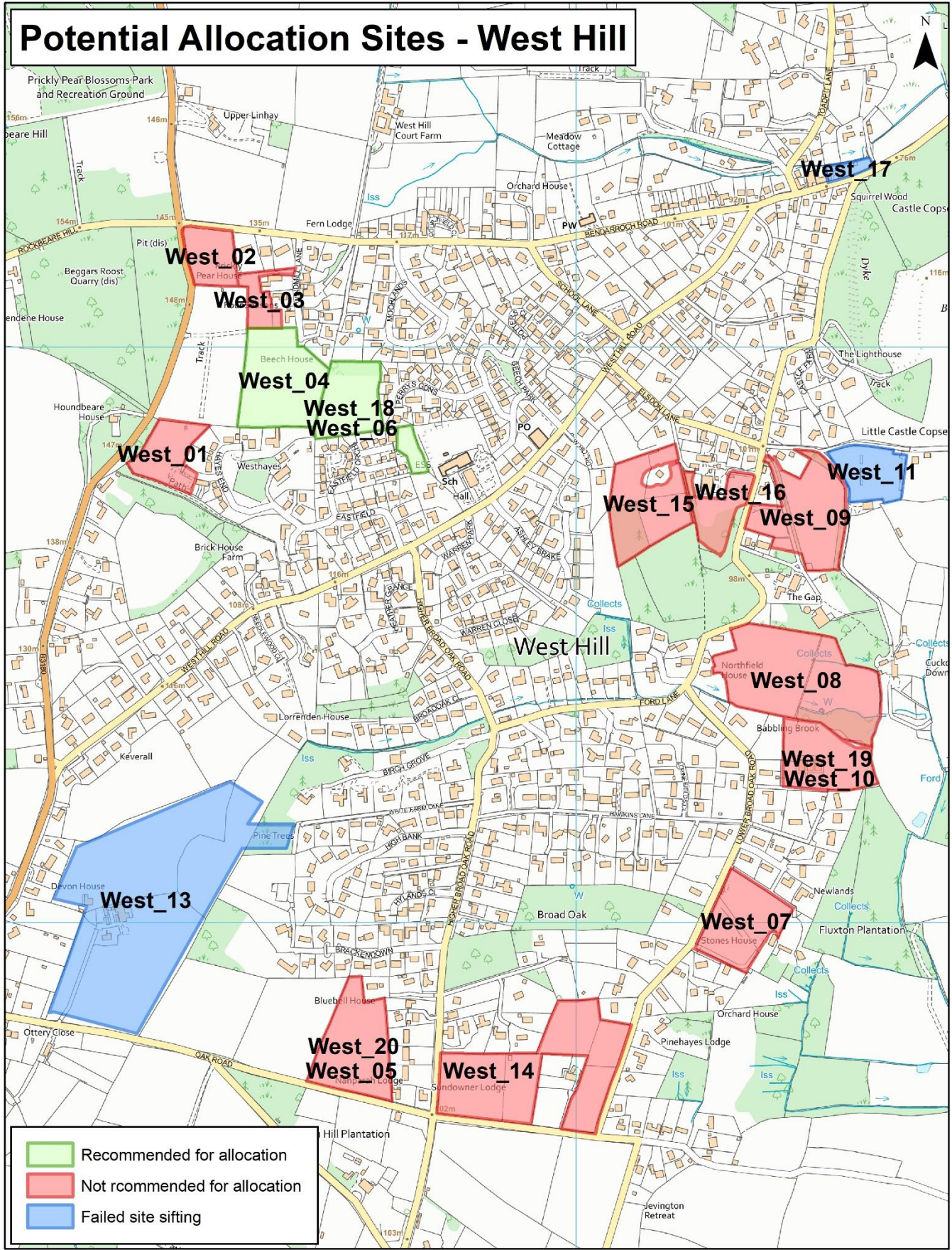
<sup>1</sup> INSERT WEB LINK TO UPDATED VERSION OF METHODOLOGY, ALSO INCL. ECOLOGY, LANDSCAPE, HESA SPECIFIC METHODOLOGIES

<sup>2</sup> Following the approach advocated by the Planning Advisory Service – see Topic 5 – Site Selection Process: [Future Proofing the Plan Making Process | Local Government Association](#)

---

- West\_13 probably unachievable in HELAA due to mineral constraints, but DCC subsequently removed their objection in stating that Oak Road forms a more logical boundary to the Mineral Safeguarding Area. However, southern part of site is within 400m Pebblebed Heaths exclusion zone, and only north east tip of site is adjacent to existing settlement boundary- this combination of reasons means site does not pass sifting stage.
- West\_17 does not pass site sifting as area outside surface water flood risk (approximately 0.05 ha) is below site size threshold.

# Potential Allocation Sites - West Hill



**Figure 1.1: Overview of Site Selection findings at West Hill**

<b>Site reference</b>	<b>Number of dwellings / hectares of employment land</b>	<b>Allocate?</b>
West_01	4 dwellings	No
West_02	20 dwellings	No
West_03	5 dwellings	No
West_04	36 dwellings	Yes
West_07	13 dwellings	No
West_08	30 dwellings	No
West_09	10 dwellings	No
West_14	46 dwellings	No
West_15	12 dwellings	No
West_16	8 dwellings	No
West_18	30 dwellings	Yes
West_19	9 dwellings	No
West_20	36 dwellings	No

## 2 Site Reference West\_01

### Site details

**Settlement:** West Hill

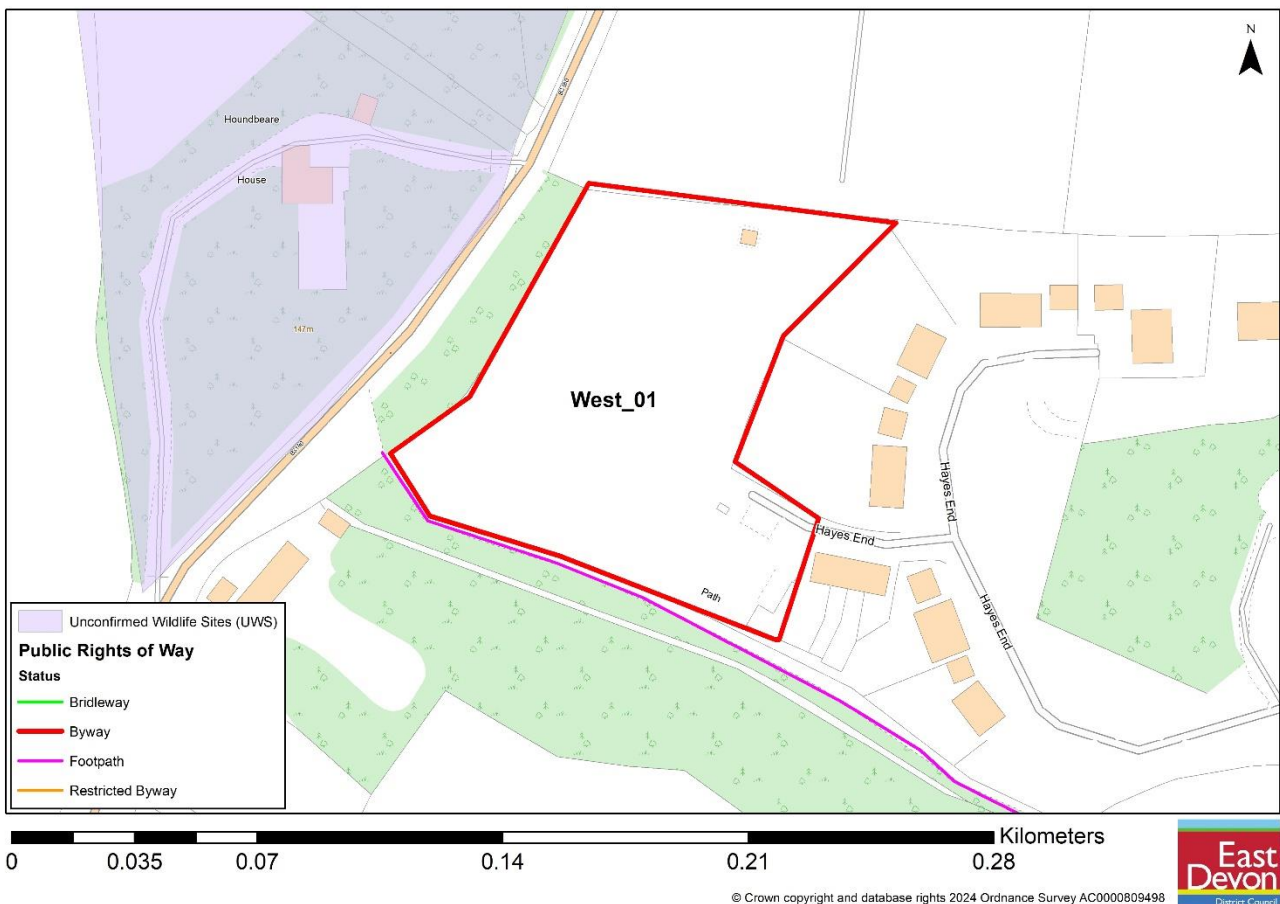
**Reference number:** West\_01

**Site area (ha):** 0.9

**Address:** Land at Westhayes/Hayes End, Eastfield, West Hill, Devon, EX11 1UZ

**Proposed use:** Residential

### Site map





## Photos



Looking west towards the site



Northern part of site, taken from eastern edge



Southern part of the site, taken from eastern edge

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

DCC Education: 36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: Looks like access off a private road onto Eastfield. Seems fine.

### **Landscape**

Western part of site comprises woodland, eastern part is hardstanding. Adjoins modern dwellings along settlement edge to east. Noise perceptible from B3180 on northern boundary. Limited views into site. TPO covers several parts of the site. PROW runs along southern edge but thick laurel hedge mean only glimpsed views of the site. Overall, high/medium landscape sensitivity.

### **Historic environment**

Over 700m to nearest designated heritage asset. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

### **Ecology**

Beggars Roost UWS across road to west. S.41 and Draft NRN "woodland and forest" in western part of site due to presence of woodland with mature trees, although it is noted that the area shown as s.41 extends into an area of hardstanding with no woodland. Significant moderate adverse effect predicted

### **Accessibility**

6 out of 12 facilities within 1,600m of site. Pavement and street lights along most of the route to the primary school, village hall, shop around 500m to west, but there are some gaps along West Hill Road.

### **Other constraints**

Grade 3 agricultural land. Whilst located in a Mineral Safeguarding Area, Devon County Council has stated the potential area of resource is small and already constrained by existing built development and therefore unlikely to be economic - as such DCC do not object.

### **Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

No

### **Opportunities**

None identified.

### **Yield (number of dwellings or hectares of employment land)**

4

### **Contribution to spatial strategy**

Consistent with the spatial strategy for West Hill as a Service Village to allow limited development to meet local needs.

### **Should the site be allocated?**

No

### **Reasons for allocating or not allocating**

Reasonable access to a limited range of community facilities and services along a mostly paved and lit route, but S.41 habitat "deciduous woodland" covers most of site, with several parts also protected by TPOs. These woodland and TPO constraints mean that only a small area in south east of site would be acceptable, but this area is below the site size threshold of 0.15 ha, so not allocated. Consider including this smaller area within the settlement boundary.

### **If whole site is not suitable for allocation, could a smaller part be allocated?**

No.

### 3 Site Reference West\_02

#### Site details

**Settlement:** West Hill

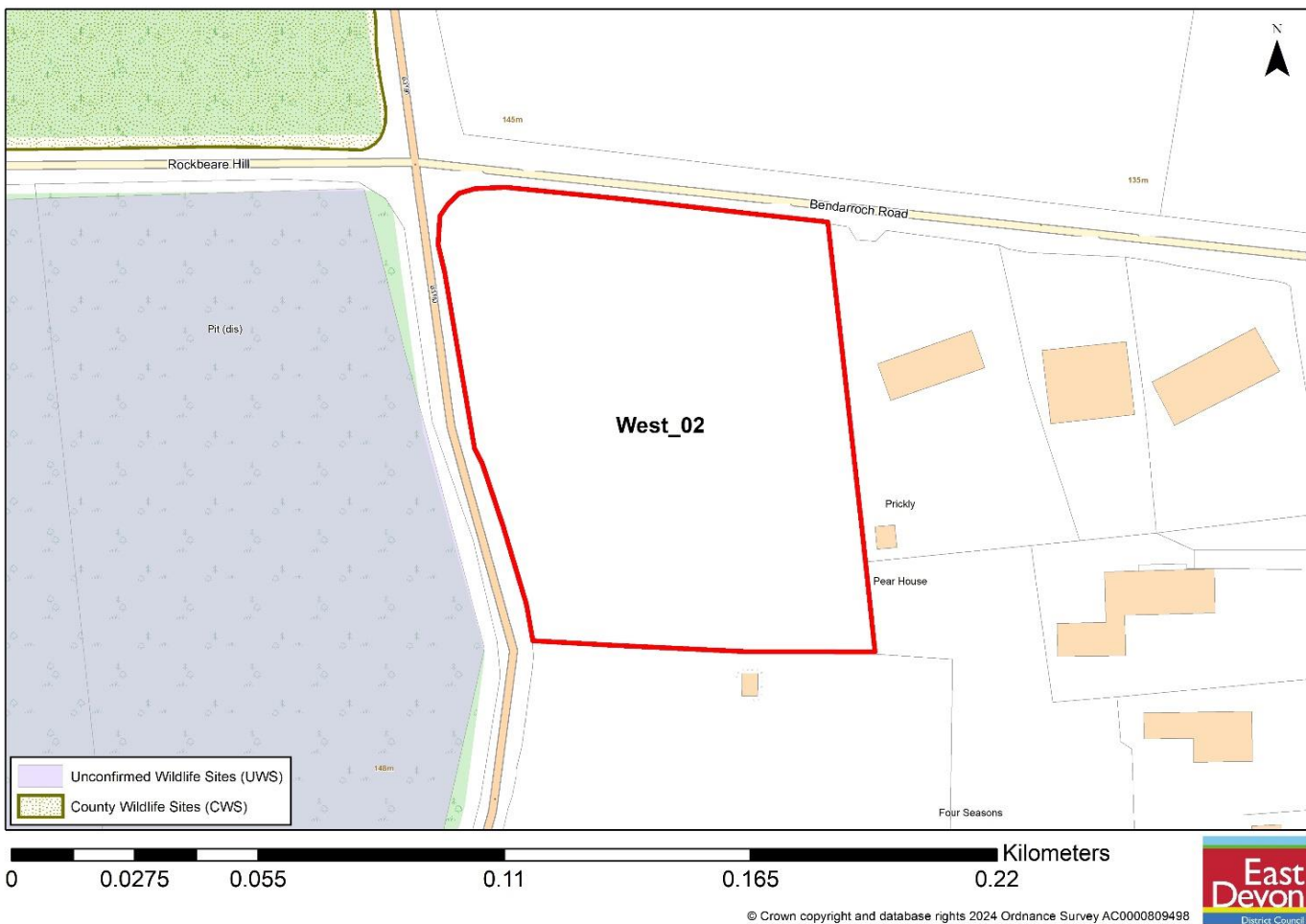
**Reference number:** West\_02

**Site area (ha):** 0.83

**Address:** Field at junction of adjacent to Prickly Pear House at junction of B3180 Exmouth Road and Bendarroch Road, West Hill, Devon, EX11 1JY

**Proposed use:** Residential

#### Site map



## Photos



Looking south across the site, from Bendarroch Road



View from B3180, looking east across the site (image from Google Streetview)

## Site Assessment Summary and Conclusion

### Infrastructure

36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: Site has frontage onto two roads which are suitable for direct access - subject to detailed design criteria

### Landscape

Field used by grazing sheep, gently sloping west to east. Site is bounded by historic hedgerow and adjoined by fields to north and south, noisy B3180 to west with woodland beyond. Single dwelling to

east visible from site, but no other built form present so does not integrate with existing settlement edge. Overall, high/medium landscape sensitivity.

### **Historic environment**

Over 600m to nearest designated heritage asset. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

### **Ecology**

Agriculturally improved field used for sheep grazing. Prickly Pear Blossoms Park CWS 21m to north west. Beggars Roost UWS plus S.41 and NRN across road to west. However, relatively low ecological value of the site itself means that minor adverse effect predicted (not significant)

### **Accessibility**

6 out of 12 facilities within 1,600m of site. Around 500-600m to shop/school as the crow flies, the actual pedestrian route along Bendarroch Road-Moorlands-Beech Park is slightly longer at 700m. Hourly or better bus route runs along northern boundary.

### **Other constraints**

Within protected view WH1 designated in the NP. Grade 3 agricultural land. Whilst located in a Mineral Safeguarding Area, Devon County Council has stated the potential area of resource is small and already constrained by existing built development and therefore unlikely to be economic - as such DCC do not object.

### **Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

No

### **Opportunities**

Construct bus stop on Bendarroch Road near to the site.

### **Yield (number of dwellings or hectares of employment land)**

20

### **Contribution to spatial strategy**

Consistent with the spatial strategy for West Hill as a Service Village to allow limited development to meet local needs.

### **Should the site be allocated?**

No

**Reasons for allocating or not allocating**

Sensitive landscape with limited context of built form and West Hill itself. Route to community facilities lacks pavement and street lighting along most of the route.

**If whole site is not suitable for allocation, could a smaller part be allocated?**

No

## 4 Site Reference West\_03

### Site details

**Settlement:** West Hill

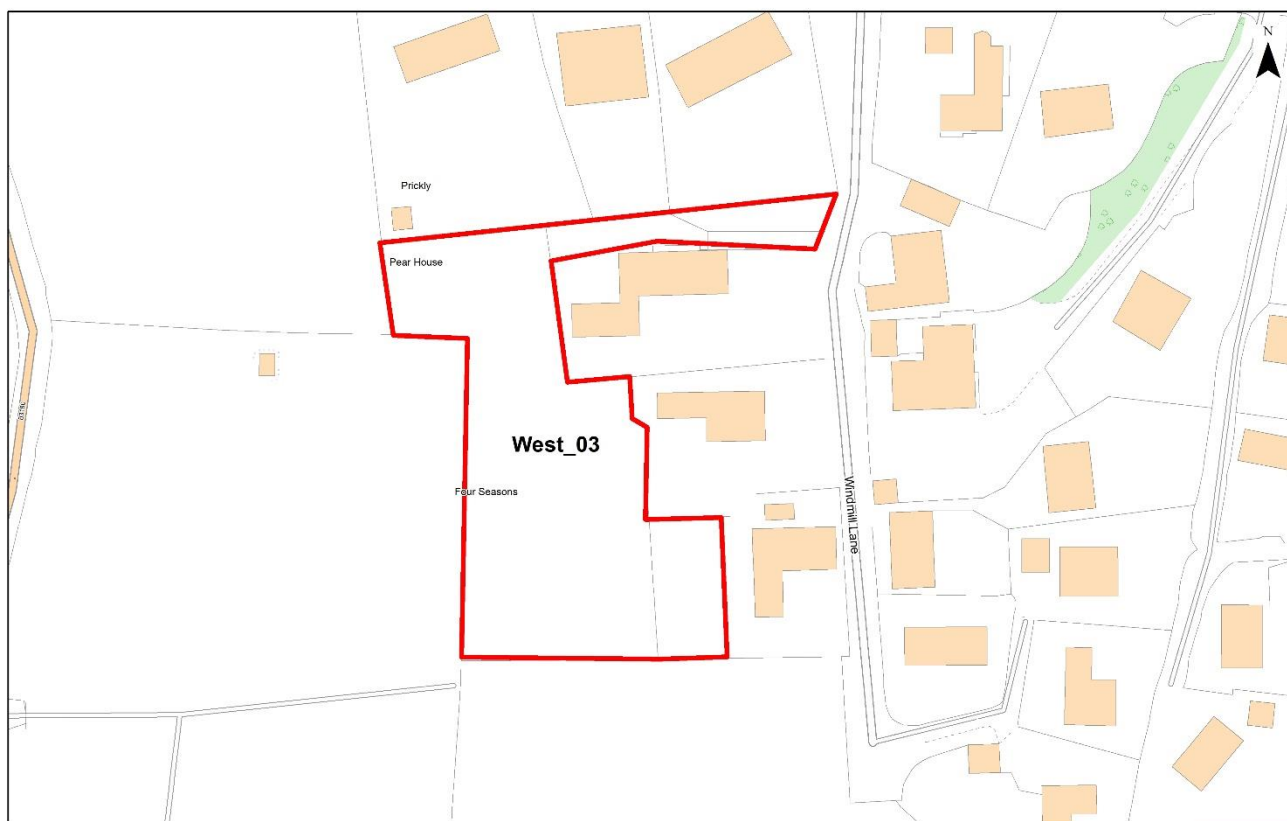
**Reference number:** West\_03

**Site area (ha):** 0.47

**Address:** Rear of Hasta-La-Vista, Windmill Lane, West Hill, EX11 1JP

**Proposed use:** Residential

### Site map



0 0.0275 0.055 0.11 0.165 0.22 Kilometers

© Crown copyright and database rights 2024 Ordnance Survey AC0000809498





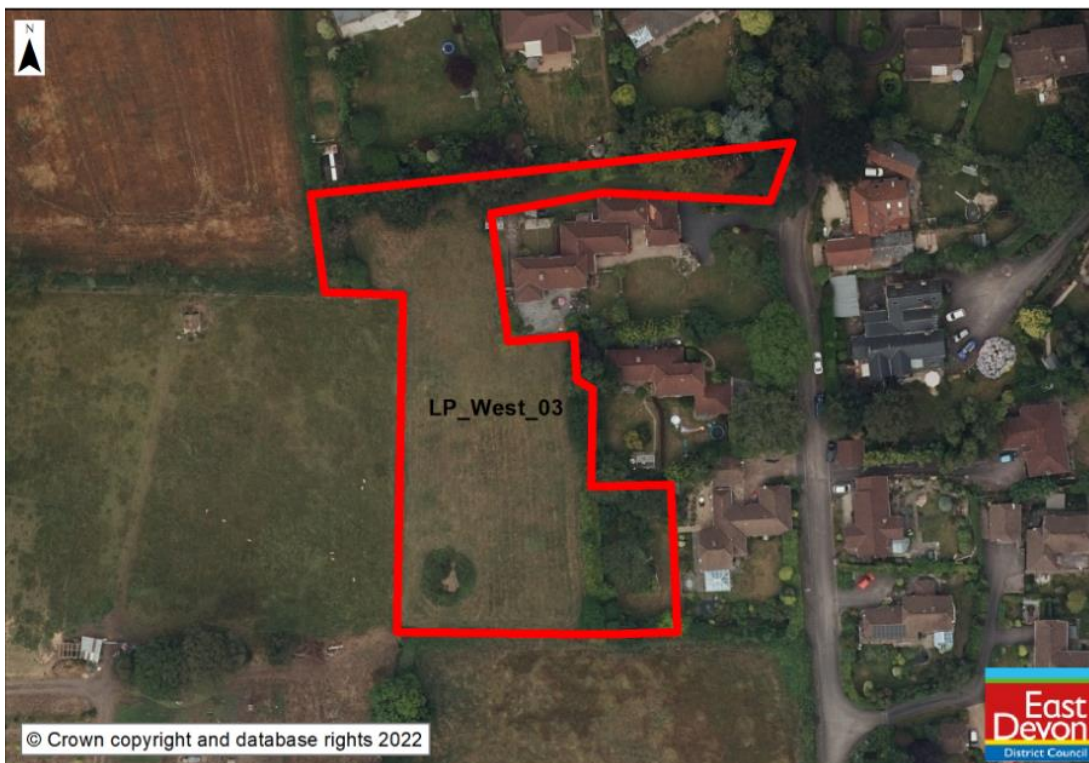
## Photos



Southern part of site, taken from Windmill Lane



North eastern access to site, from Windmill Lane



Overhead photo of site

## Site Assessment Summary and Conclusion

### Infrastructure

36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: Access looks difficult off a narrow lane with limited visibility. There would be a requirement for two vehicles to pass at the mouth of the access.

### Landscape

Used as a paddock, gently sloping west to east. Fields adjoin to west and south, existing low density housing to north and east. Limited context of built form. Overall, medium landscape sensitivity.

### Historic environment

Around 500m to nearest designated heritage asset. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

### Ecology

Unimproved grassland, grazed by horses. Minor adverse effect predicted (not significant)

## **Accessibility**

6 out of 12 facilities within 1,600m of site. Although around 400m to shop/school as the crow flies, the actual pedestrian route along Bendarroch Road-Moorlands-Beech Park is longer at 650m. Potential for more direct access if site is developed in conjunction with West\_04 and West\_06. 60m to hourly or better bus route to north.

## **Other constraints**

Grade 3 agricultural land. Whilst located in a Mineral Safeguarding Area, Devon County Council has stated the potential area of resource is small and already constrained by existing built development and therefore unlikely to be economic - as such DCC do not object. Application for 4 dwellings refused in 2014 (13/2052/OUT) because of distance to facilities and poor quality route for pedestrians/cyclists, intrusive landscape impact, lack of tree survey, lack of education contributions

## **Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

No

## **Opportunities**

Construct bus stop on Bendarroch Road near to the site. Provide pedestrian/cycle access through Eastfield Orchard if site is developed in conjunction with West\_04 and West\_06.

## **Yield (number of dwellings or hectares of employment land)**

5

## **Contribution to spatial strategy**

Consistent with the spatial strategy for West Hill as a Service Village to allow limited development to meet local needs.

## **Should the site be allocated?**

No

## **Reasons for allocating or not allocating**

Difficult highways access off a narrow lane with limited visibility. Route to community facilities lacks pavement and street lighting along most of the route. Sensitive landscape with limited context of built form.

## **If whole site is not suitable for allocation, could a smaller part be allocated?**

No.

## 5 Site Reference West\_04

### Site details

**Settlement:** West Hill

**Reference number:** West\_04

**Site area (ha):** 2.2

**Address:** Land adjoining Wind Mill Lane, West Hill, Devon, EX11 1JP

**Proposed use:** Residential

### Site map



0 0.0425 0.085 0.17 0.255 0.34 Kilometers

© Crown copyright and database rights 2024 Ordnance Survey AC0000809498



## Photos



Northern part of site, from Windmill Lane



Looking south towards site, from Windmill Lane



Southern part of site, from Windmill Lane

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: Access of Windmill Lane look fine, it has footways and is of reasonable width. The junction between Windmill Lane and Bendarroch Road is adequate.

### **Landscape**

Single, large field bounded by thick tree cover to south (covered by TPO) where there are glimpsed views of large detached dwellings. Gently sloping west to east. Existing dwellings along north eastern boundary and to south provide some context of built form. Fields to north west, west, and east. Overall, medium landscape sensitivity.

### **Historic environment**

Around 500m to nearest designated heritage asset. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

### **Ecology**

Agriculturally improved field. Draft NRN adjacent to south. Numerous mature trees along site boundary, including those subject to TPO along southern boundary. However, relatively low ecological value of the site itself means that a minor adverse effect predicted (not significant)

### **Accessibility**

6 out of 12 facilities within 1,600m of site. Although the shop/school is only around 300m as the crow flies, the actual pedestrian route along Bendarroch Road-Moorlands-Beech Park is more than double this at 750m. Potential for more direct access if site is developed in conjunction with West\_18 to the east with an access through Eastfield Orchard. 160m to hourly or better bus route to north.

### **Other constraints**

NE edge is within protected view WH1 designated in the NP. Grade 3 agricultural land. Whilst located in a Mineral Safeguarding Area, Devon County Council has stated the potential area of resource is small and already constrained by existing built development and therefore unlikely to be economic - as such DCC do not object. Application for 2 dw in north part of site dismissed at appeal (13/2624/FUL) - although the proposal was considered to be in a sustainable location, the development would seriously harm the character and appearance of the area. Application 23/1143/MFUL for 34 dwellings is pending a decision.

**Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

No

**Opportunities**

Provide pedestrian/cycle access through to Eastfield Orchard if site is developed in conjunction with West\_18 to the east. Construct bus stop on Bendarroch Road near to the site.

**Yield (number of dwellings or hectares of employment land)**

36 dwellings, reflecting 23/1143/MFUL which is pending a decision.

**Contribution to spatial strategy**

Consistent with the spatial strategy for West Hill as a Service Village to allow limited development to meet local needs.

**Should the site be allocated?**

Yes

**Reasons for allocating or not allocating**

The scale of development on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. No change to heritage assets. Suitable highways access, although pedestrian access to facilities is along a route that lacks pavements in places, unless access can be achieved through adjoining West\_18. Existing dwellings along north eastern boundary and to south provide some context of built form.

# 6 Site Reference West\_07

## Site details

**Settlement:** West Hill

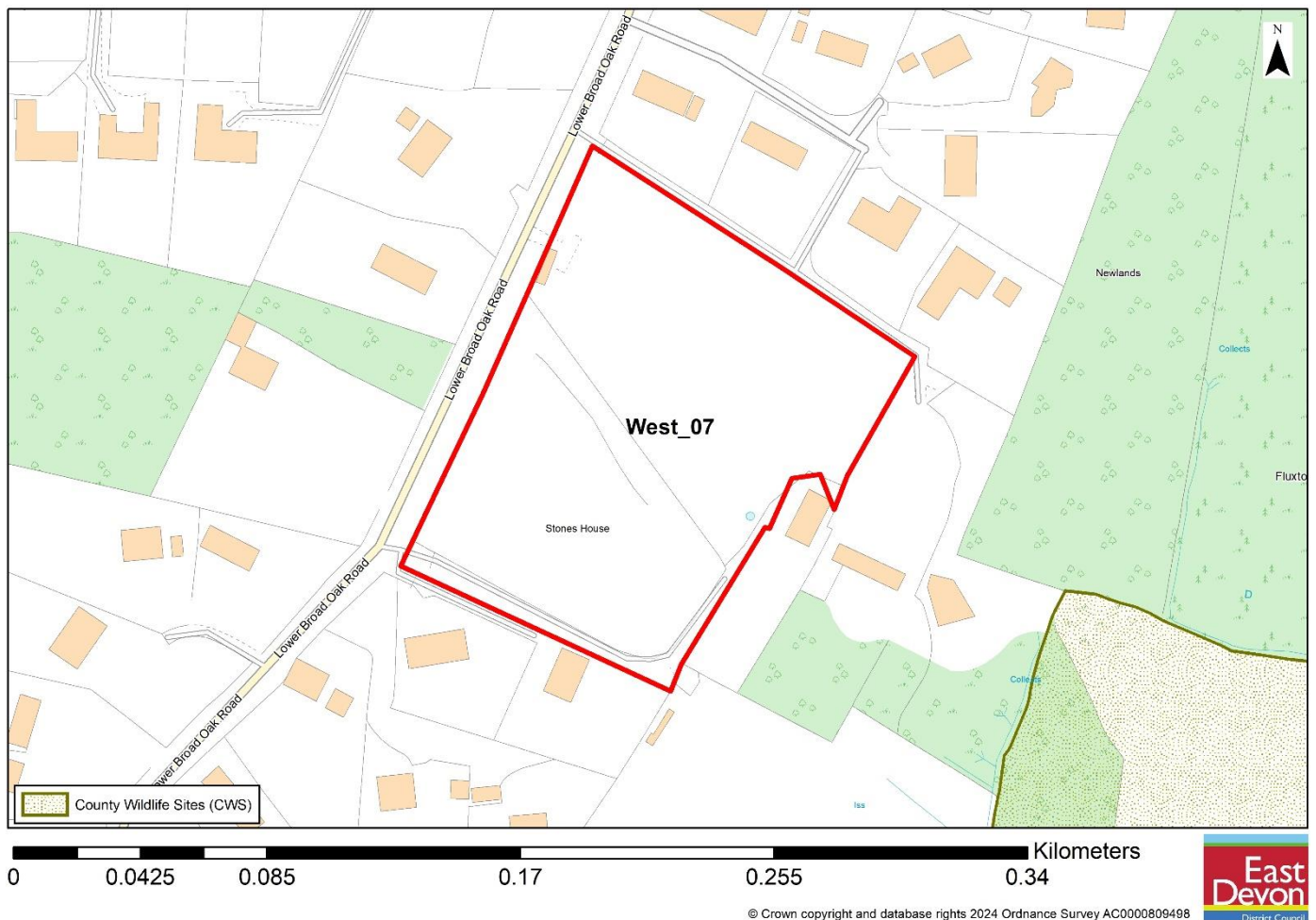
**Reference number:** West\_07

**Site area (ha):** 1.6

**Address:** Land at Lower Broad Oak Road, West Hill

**Proposed use:** Residential

## Site map





## Photos



View from south west edge of site, looking north east



Northern field, viewed from Lower Broad Oak Road



Southern field, viewed from Lower Broad Oak Road

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: Lower Broad Oak has no footway and is narrow. Access is sufficient for a limited number of dwellings.

### **Landscape**

Field separated by a row of TPO trees. Although low density dwellings are located around the site boundary, thick tree cover mean limited built context and an over-riding perception of a tranquil, rural landscape. High/medium landscape sensitivity.

### **Historic environment**

Around 1km to the nearest designated heritage asset. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

### **Ecology**

Northern field is a paddock, southern field appears to be agriculturally improved grassland. CWS 81m to east. Draft NRN "woodland and forest" and s.41 adjacent to east and west. Numerous mature trees along site boundary, along with a band of mature trees running east to west along the centre of the site which are subject to TPO. Significant moderate adverse effect predicted.

### **Accessibility**

6 out of 12 facilities within 1,600m of site. Around 1km to shop/school but route is narrow, lacks pavements and street lighting, and has steep topography. Therefore, this route would not be attractive to pedestrians.

### **Other constraints**

Within protected view WH4 designated in the NP. Grade 3 agricultural land. 1/100 year surface water flood risk on eastern edge. Erection of dwelling refused in 1995 due to conflict with rural housing policy, and impact on rural character.

### **Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

No

### **Opportunities**

#### **Yield (number of dwellings or hectares of employment land)**

13

### **Contribution to spatial strategy**

Consistent with the spatial strategy for West Hill as a Service Village to allow limited development to meet local needs.

### **Should the site be allocated?**

No

### **Reasons for allocating or not allocating**

1km route to facilities is narrow, lacks pavements and street lighting, and has steep topography - therefore would not be attractive to pedestrians. Tranquil, rural landscape means relatively high landscape sensitivity. Adverse ecological impact.

### **If whole site is not suitable for allocation, could a smaller part be allocated?**

No

# 7 Site Reference West\_08

## Site details

**Settlement:** West Hill

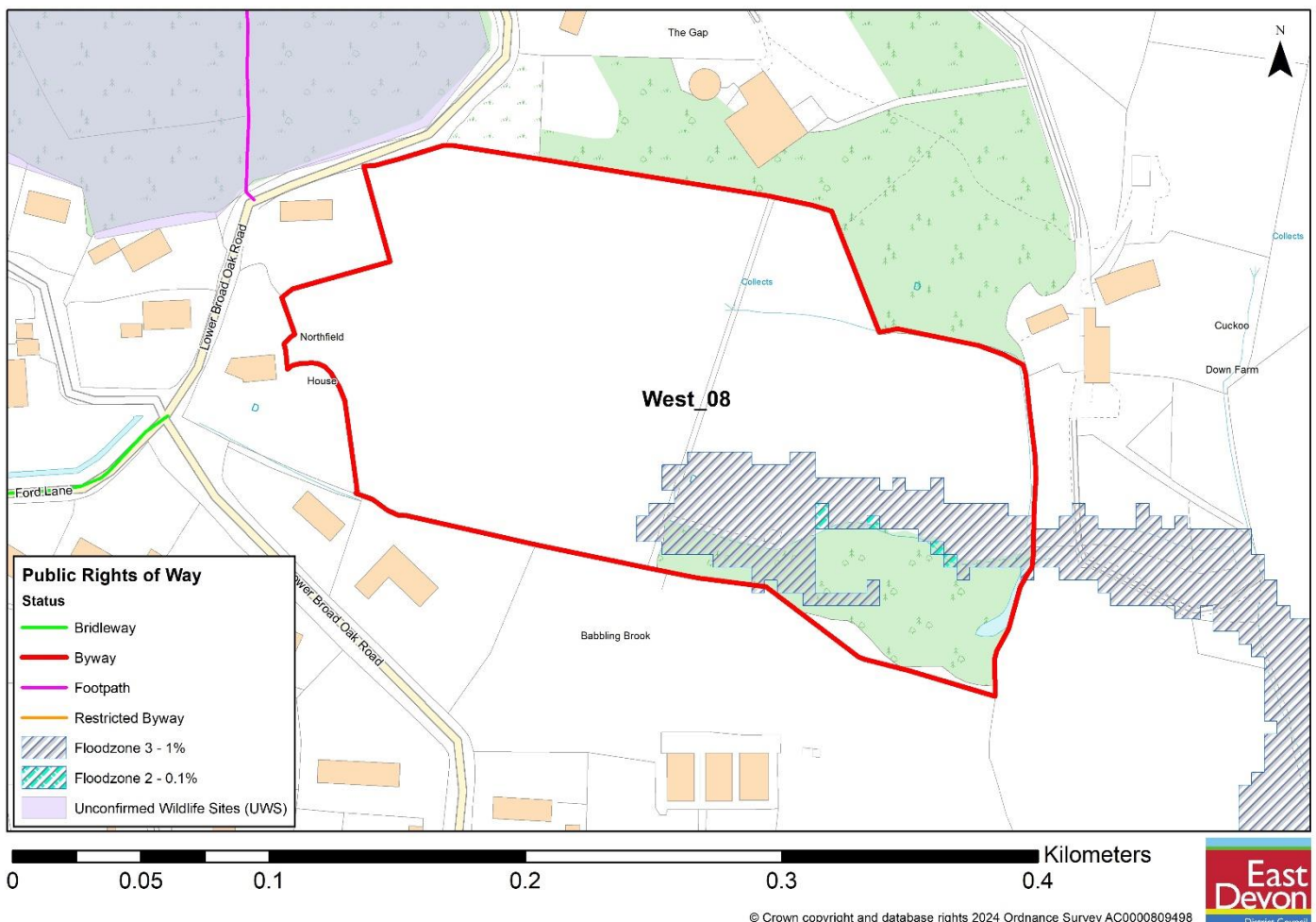
**Reference number:** West\_08

**Site area (ha):** 3.9

**Address:** Land adjacent to Badgers Bend, Lower Broad Oak Road, West Hill, EX11 1UD

**Proposed use:** Residential

## Site map



## Photos



Looking across the site from the eastern edge



View from northern edge of site at Lower Broad Oak Road, looking south west

## Site Assessment Summary and Conclusion

### Infrastructure

36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: Lower Broad Oak has no footway and is narrow. Access is sufficient for a limited number of dwellings.

## **Landscape**

Large, gently sloping field with several mature trees present. Entire site is covered by a TPO. Scattered, low density dwellings to west and south, but limited perception of these in what is an extremely pleasant, largely intact rural landscape. Overall, High/medium landscape sensitivity.

## **Historic environment**

Around 500m to nearest designated heritage asset. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

## **Ecology**

Agriculturally improved field. West Hill UWS 10m to north west. NRN and s.41 within south east of site, and adjacent to north. Significant moderate adverse effect predicted

## **Accessibility**

6 out of 12 facilities within 1,600m of site. Around 500m to shop/school but route lacks pavements and street lighting, and has steep topography. Therefore, this route would not be attractive to pedestrians

## **Other constraints**

Within protected view WH5, WH6 designated in the NP. Grade 3 agricultural land. North of site is steeply sloping. Flood zone 3 covers south east part of site, with a band of surface water running across the southern part. Conversion of stables to guest accomodation refused permission in 2006.

## **Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

No

## **Opportunities**

None identified.

## **Yield (number of dwellings or hectares of employment land)**

30

## **Contribution to spatial strategy**

Consistent with the spatial strategy for West Hill as a Service Village to allow limited development to meet local needs.

## **Should the site be allocated?**

No

### **Reasons for allocating or not allocating**

Numerous adverse impacts relating to poor pedestrian access to facilities, sensitive landscape including entire site covered by TPO, adverse ecological impact, and surface water flood risk. Whilst the site in isolation accords with the spatial strategy, when combined with other (more preferable) sites, the level of growth is too high and would not be consistent with the spatial strategy.

**If whole site is not suitable for allocation, could a smaller part be allocated?**

No

# 8 Site Reference West\_09

## Site details

Settlement: West Hill

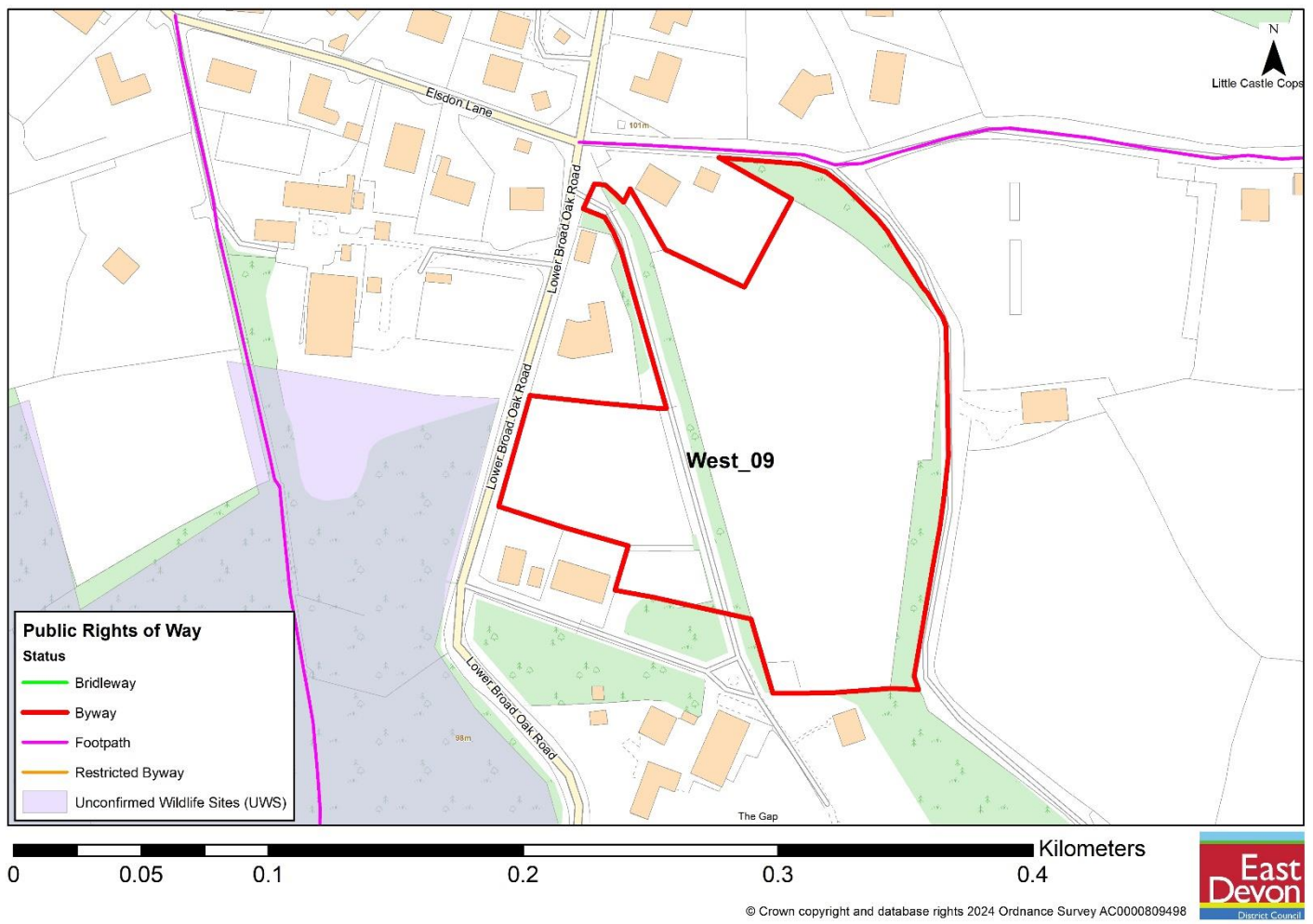
Reference number: West\_09

Site area (ha): 2.2

Address: Land adjoining The Gap, West Hill, Lower Broad Oak Road, West Hill, EX11 1UD

Proposed use: Residential

## Site map





## Photos



View from north west edge of site, looking across the eastern field



Western part of site, seen from road access to Wurle House, Lower Broad Oak Road

## Site Assessment Summary and Conclusion

### Infrastructure

36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: Lower Broad Oak has no footway and is narrow. Access is sufficient for a limited number of dwellings.

## **Landscape**

Sloping site comprised of two fields separated by a row of trees. Entire site is covered by TPO. Low density dwellings to north, west, and south, but limited perception of these due to large trees and mature hedgerow around the site. PROW runs along northern edge of site. Overall, High/medium landscape sensitivity.

## **Historic environment**

Belbury Castle Scheduled Monument 197m. Intervening dwellings and woodland means no impact upon this asset. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

## **Ecology**

Agriculturally improved fields, separated by band of trees running diagonally from north west to south of site. West Hill UWS 10m to west. NRN and s.41 across road from site. Minor adverse effect predicted (not significant).

## **Accessibility**

6 out of 12 facilities within 1,600m of site. Around 400-500m to shop/school but route along Elsdon Lane lacks pavements and street lighting so would not be attractive to pedestrians.

## **Other constraints**

Grade 3 agricultural land. 1/100 year surface water flood risk in northern part.

## **Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

No

## **Opportunities**

Link to draft NRN and s.41 across road from site.

## **Yield (number of dwellings or hectares of employment land)**

10

## **Contribution to spatial strategy**

Consistent with the spatial strategy for West Hill as a Service Village to allow limited development to meet local needs.

## **Should the site be allocated?**

No

**Reasons for allocating or not allocating**

Numerous adverse impacts relating to poor pedestrian access to facilities, sensitive landscape including entire site covered by TPO, adverse ecological impact, and surface water flood risk.

**If whole site is not suitable for allocation, could a smaller part be allocated?**

No

# 9 Site Reference West\_14

## Site details

**Settlement:** West Hill

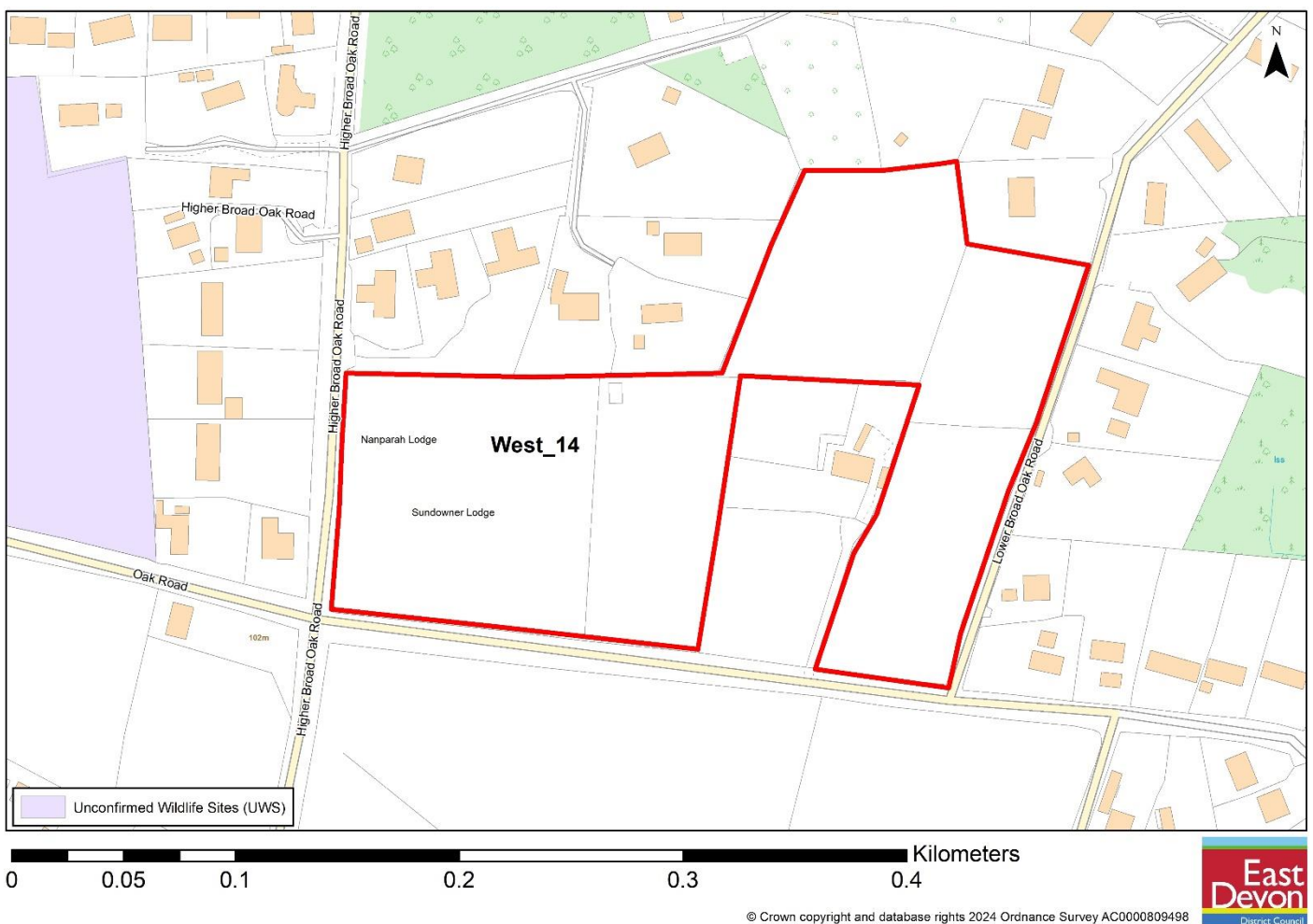
**Reference number:** West\_14

**Site area (ha):** 3.8

**Address:** Pikes Farm, West Hill, EX11 1XJ

**Proposed use:** Residential

## Site map



## Photos



Looking across the western part of the site, from Higher Broad Oak Road



View of the western part of site, looking north from Oak Road



North east part of site, seen from Lower Broad Oak Road (image from Google Streetview)



South east part of site, seen from Lower Broad Oak Road (image from Google Streetview)

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: Access could be provided of either Higher Broad Oak Oak or Oak Road. Although limited footways mean there should be limited development. Southern half of the site is located within the medium and outer zones associated with the high pressure gas pipeline that runs to the south of West Hill.

### **Landscape**

Five rectangular shaped, undulating fields on the southern edge of West Hill. Low density dwellings around west, north, and east provide limited context of built form. Large, mature trees around site boundary. AONB 575m to south but no intervening views due to thick tree cover. Overall, High-medium landscape sensitivity.

## **Historic environment**

Over 1km to the nearest designated heritage asset. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

## **Ecology**

Comprises 5x agriculturally improved fields. 120m beyond 400m exclusion zone for Pebblebed Heaths SPA. NRN and s.41 adjacent to north. However, relatively low ecological value of site itself means a minor adverse effect predicted (not significant)

## **Accessibility**

7 out of 12 facilities within 1,600m of site. 1km to shop/school but route along Higher Broad Oak Road lacks pavements and street lighting. Also steep topography along this road. Therefore, this route would not be attractive to pedestrians.

## **Other constraints**

Within protected view WH3 designated in the NP. Grade 3 agricultural land. Whilst located in a Mineral Safeguarding Area, Devon County Council has removed its HELAA objection as Oak Road forms a more logical boundary to the MSA given that it is already fronted by dwellings for parts of its length, with the remaining undeveloped land to the north of the road being unlikely to be economic - as such DCC do not object

## **Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

No

## **Opportunities**

Construct bus stop on Oak Road near to the site. Link to draft NRN and s.41 adjacent to north.

## **Yield (number of dwellings or hectares of employment land)**

46

## **Contribution to spatial strategy**

Consistent with the spatial strategy for West Hill as a Service Village to allow limited development to meet local needs.

## **Should the site be allocated?**

No

**Reasons for allocating or not allocating**

Poor pedestrian access to facilities; and site is currently a sensitive, rural landscape. Whilst the site in isolation accords with the spatial strategy, when combined with other (more preferable) sites, the level of growth is too high and would not be consistent with the spatial strategy.

**If whole site is not suitable for allocation, could a smaller part be allocated?**

No.



# 10 Site Reference West\_15

## Site details

**Settlement:** West Hill

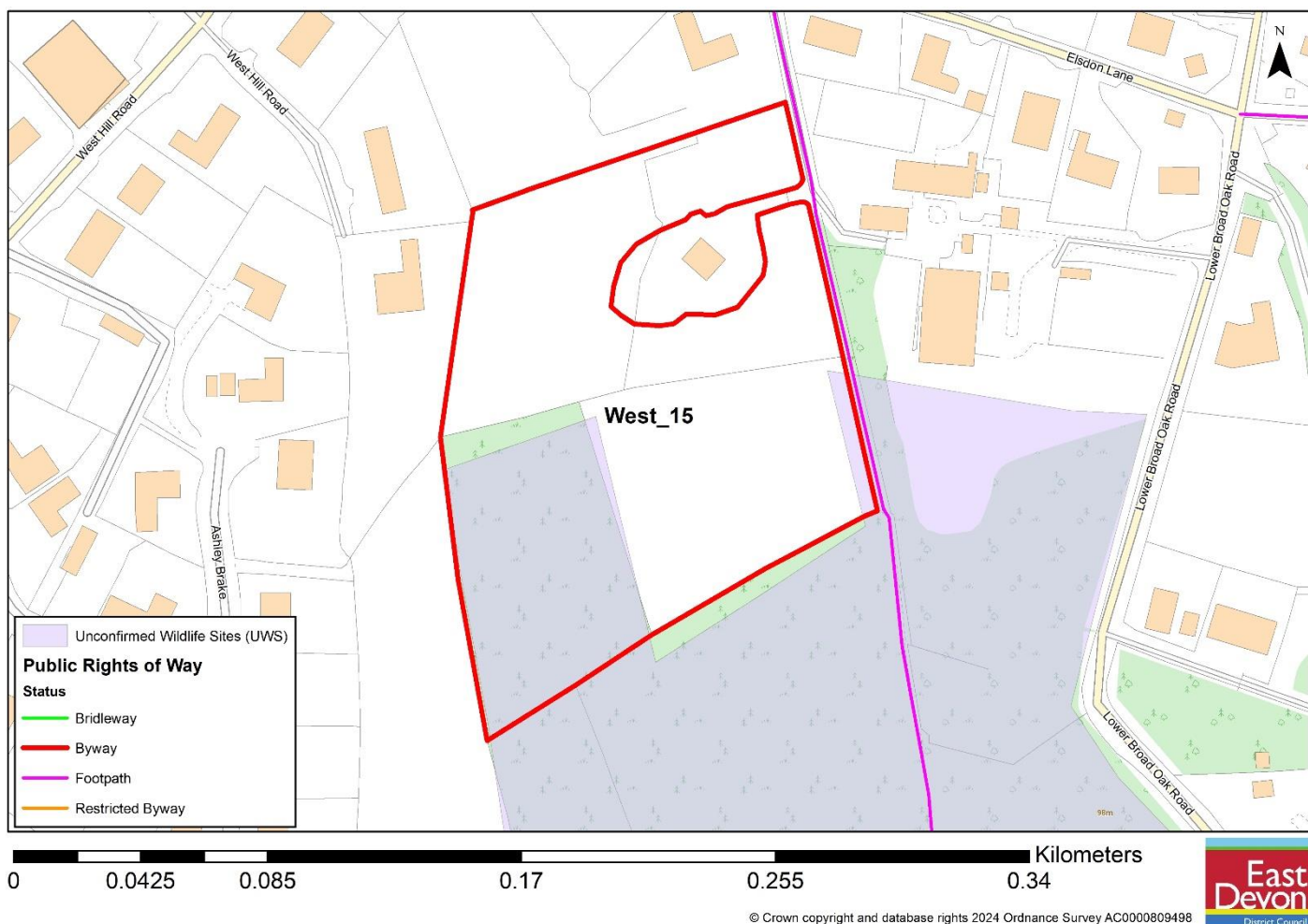
**Reference number:** West\_15

**Site area (ha):** 1.9

**Address:** Flower Cottage, Elsdon Lane, West Hill, EX11 1TZ

**Proposed use:** Residential

## Site map



## Photos



Northern part of site, seen from West Hill Footpath 4



Southern part of site, seen from West Hill Footpath 4



## **Site Assessment Summary and Conclusion**

### **Infrastructure**

36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: Assuming access is off Elsdon Lane which is narrow, no footways and poor visibility as it joins West Hill Road. Access would be acceptable for a very limited number of dwellings

### **Landscape**

Three fields that slope steeply in western part. Northern field appears to be used as a paddock and surrounds an existing detached dwelling. Woodland on site in south west and adjoining to south. TPOs cover northern and western boundaries. Thick tree cover around site means limited context of built form. PROW runs along eastern boundary which has views of the site. Overall, high/medium landscape sensitivity.

### **Historic environment**

Grade II listed church around 200m to north. No intervisibility due to intervening dwellings. Overall, no change to heritage assets or their settings.

### **Ecology**

Eastern part of site appears to be used as a paddock, south west part of site comprises woodland. South west section is within West Hill UWS. NRN and s.41 adjacent to east. Trees along the western and northern boundary are subject to TPO. Significant moderate adverse effect predicted

### **Accessibility**

7 out of 12 facilities within 1,600m of site. Only around 200m from the school/shop but route would include a 150m section of Elsdon Lane which does not have pavements or street lighting.

### **Other constraints**

Grade 3 agricultural land. Western half of site is steeply sloping. 1/30 year surface water flood risk along eastern edge of site. SW part of site is within Local Green Space (NP5I) designated in NP.

### **Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

No

### **Opportunities**

#### **Yield (number of dwellings or hectares of employment land)**

12

**Contribution to spatial strategy**

Consistent with the spatial strategy for West Hill as a Service Village to allow limited development to meet local needs.

**Should the site be allocated?**

No

**Reasons for allocating or not allocating**

Sensitive landscape, adverse ecological impact, steep slope in part, surface water flood risk on edge of site.

**If whole site is not suitable for allocation, could a smaller part be allocated?**

No

# 11 Site Reference West\_16

## Site details

**Settlement:** West Hill

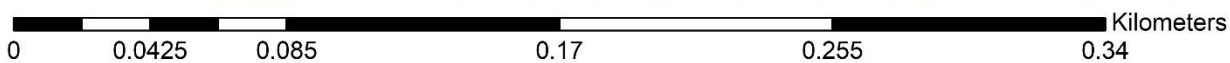
**Reference number:** West\_16

**Site area (ha):** 0.83

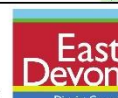
**Address:** Elsdon House, Elsdon Lane, West Hill, EX11 1UA

**Proposed use:** Residential

## Site map



© Crown copyright and database rights 2024 Ordnance Survey AC0000809498



## Photos



View from Lower Broad Oak Road



North east edge of site, seen from Lower Broad Oak Road



## **Site Assessment Summary and Conclusion**

### **Infrastructure**

36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: Assuming access is off Lower Broad Oak Road maybe with a link to Elsdon Lane - it is not clear. Either way the roads are narrow with no footways. So the site is only suitable for limited number of dwellings

### **Landscape**

Pebble Bed Heaths. Southern half of site comprises mature woodland, subject to TPO, northern part is residential curtilage. Thick tree cover and vegetation mean limited public views into the site, including from the PROW that runs along the western boundary. Overall, high-medium landscape sensitivity.

### **Historic environment**

Grade II listed church around 200m to north. No intervisibility to due to intervening dwellings. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

### **Ecology**

Southern half of site comprises mature woodland (within West Hill UWS, NRN and s.41, also subject to TPO), northern part is residential curtilage. Significant moderate adverse effect predicted

### **Accessibility**

7 out of 12 facilities within 1,600m of site. Only around 300-400m from the school/shop but route would include Elsdon Lane which does not have pavements or street lighting.

### **Other constraints**

Grade 3 agricultural land. South west part is designated as Local Green Space in NP.

### **Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

No

### **Opportunities**

None identified

### **Yield (number of dwellings or hectares of employment land)**

8

**Contribution to spatial strategy**

Consistent with the spatial strategy for West Hill as a Service Village to allow limited development to meet local needs.

**Should the site be allocated?**

No

**Reasons for allocating or not allocating**

Sensitive landscape given presence of woodland and thick tree cover, TPO covers southern half of site, adverse ecological impact, part covered by Local Green Space in NP, means the site should not be allocated.

**If whole site is not suitable for allocation, could a smaller part be allocated?**

No



# 12 Site Reference West\_18

## Site details

**Settlement:** West Hill

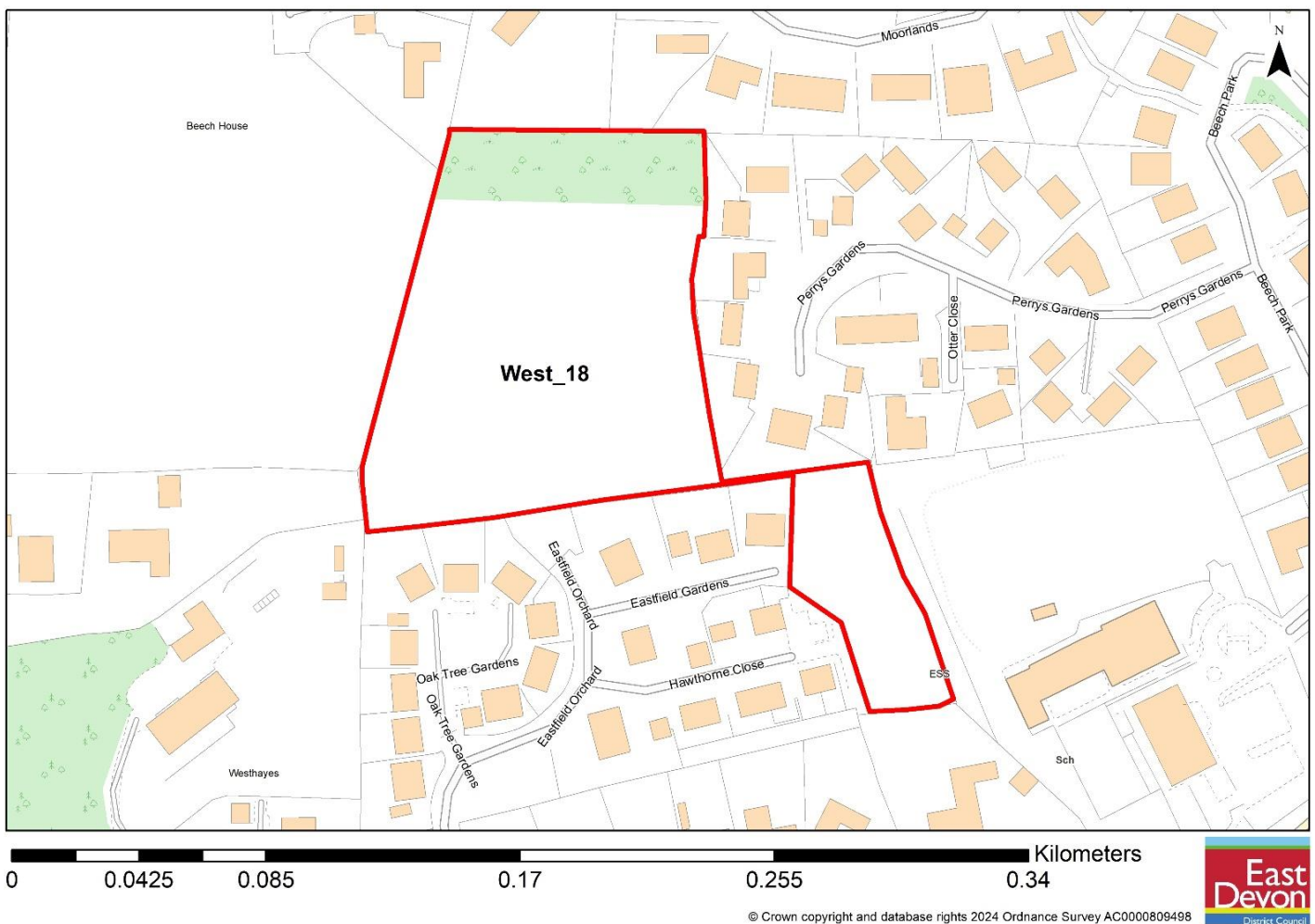
**Reference number:** West\_18

**Site area (ha):** 1.5

**Address:** Land north and east of Eastfield, West Hill, EX11 1UQ

**Proposed use:** Residential

## Site map



## Photos



North east field, from southern edge at Eastfield Orchard



South west field, taken from Eastfield Gardens



Access to the south west field from Eastfield Gardens

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: Assuming it has access to the new estate road off Eastfield access is fine.

### **Landscape**

Comprised of two fields- one to north of modern development at Eastfield Gardens, and a smaller field to west. Gently sloping west to east. TPO covers section of northern field, also along southern and eastern boundary. However overriding context of built form associated with modern development at Eastfield Gardens, along with dwellings along north eastern boundary. Overall, medium/low landscape sensitivity.

### **Historic environment**

Around 400m to nearest designated heritage asset. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

### **Ecology**

Agriculturally improved grassland. Numerous mature trees along site boundary, many of which are subject to TPOs. NRN and s.41 adjacent to south west boundary. However, relatively low ecological value of the site itself means that a minor adverse effect predicted (not significant)

### **Accessibility**

6 out of 12 facilities within 1,600m of site. Pavement and street lights present along most of the route to the school, village hall, shop, all around 600-700m walking distance to the south east, but there are some gaps along West Hill Road.

### **Other constraints**

Northern part is within protected view WH1 designated in the NP. Grade 3 agricultural land. Whilst located in a Mineral Safeguarding Area, Devon County Council has stated the potential area of resource is small and already constrained by existing built development and therefore unlikely to be economic - as such DCC do not object. Part of larger site (incl land to south which is now developed) for 50 dw dismissed at appeal in 2011 (10/0761/MOUT) because it would encroach onto an attractive tract of countryside, would perform poorly in relation to the objectives of sustainable development, and would not accord with the spatial vision for the district. However, application 23/0727/MOUT for 30 dwellings approved subject to s.106 at Planning Cttee 24.10.23.

### **Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

No

**Opportunities**

Provide pedestrian/cycle access through Eastfield Orchard

**Yield (number of dwellings or hectares of employment land)**

30 dwellings, reflecting planning application 23/0727/MOUT approved subject to s.106.

**Contribution to spatial strategy**

Consistent with the spatial strategy for West Hill as a Service Village to allow limited development to meet local needs.

**Should the site be allocated?**

Yes.

**Reasons for allocating or not allocating**

The scale of development on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. Relatively good pedestrian access to facilities, along with suitable highways access. No change to heritage assets. Adjacent to existing development, so less sensitive landscape.

**If whole site is not suitable for allocation, could a smaller part be allocated?**

N/A.

# 13 Site Reference West\_19

## Site details

**Settlement:** West Hill

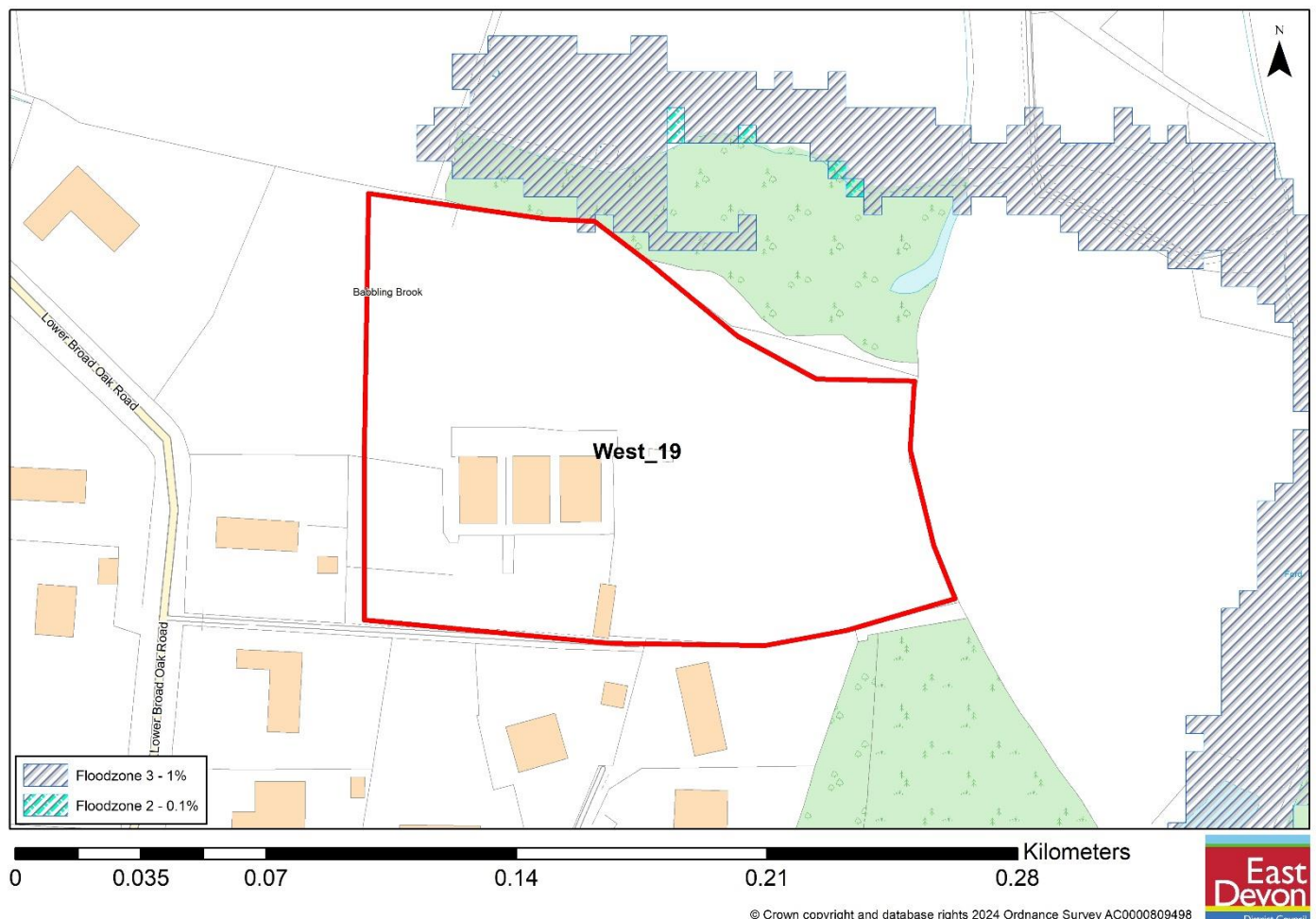
**Reference number:** West\_19

**Site area (ha):** 1.5

**Address:** Field at Lower Broad Oak Road Behind, The Pygthle, West Hill, EX11 1XQ

**Proposed use:** Residential

## Site map



## Photos



View from approximately 250m east of the site, located beneath the arrow



Overhead photo

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: Access seems to come off Hawkins Lane although this is not exactly clear. Hawkins lane is very narrow with no footway and difficult for a cyclist or pedestrian to safely pass a car. Reasonable for very limited number of dwellings unless a further access could be provided through to Lower Broad Oak Road.

### **Landscape**

Prominent site at the top of a valley which then slopes steeply from south west to north and east. Three agricultural buildings on higher, south western part of site, remainder being a field. Low density dwellings to south and west but large trees mean limited context of built form. Overall, medium landscape sensitivity.

### **Historic environment**

Around 700m to the nearest designated heritage asset. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

### **Ecology**

Agriculturally improved grassland. Draft NRN and s.41 adjacent to north and south due to presence of woodland in these areas. However, relative low ecological value of site itself means that a minor adverse effect predicted (not significant)

### **Accessibility**

6 out of 12 facilities within 1,600m of site. Around 600-700m to shop/school but route lacks pavements and street lighting, and has steep topography. Therefore, this route would not be attractive to pedestrians

### **Other constraints**

Within protected view WH5, WH6 designated in the NP. Grade 3 agricultural land. Steep slope across north and eastern parts of site. Flood zone 3 adjoins northern edge of site.

### **Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

No

### **Opportunities**

Woodland planting along eastern part of site would link existing woodland and benefit the NRN.

**Yield (number of dwellings or hectares of employment land)**

9

**Contribution to spatial strategy**

Consistent with the spatial strategy for West Hill as a Service Village to allow limited development to meet local needs.

**Should the site be allocated?**

No

**Reasons for allocating or not allocating**

Poor pedestrian access to facilities, sensitive landscape that slopes steeply in parts.

**If whole site is not suitable for allocation, could a smaller part be allocated?**

No



# 14 Site Reference West\_20

## Site details

**Settlement:** West Hill

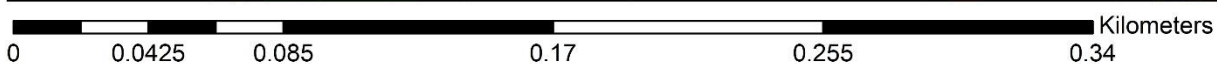
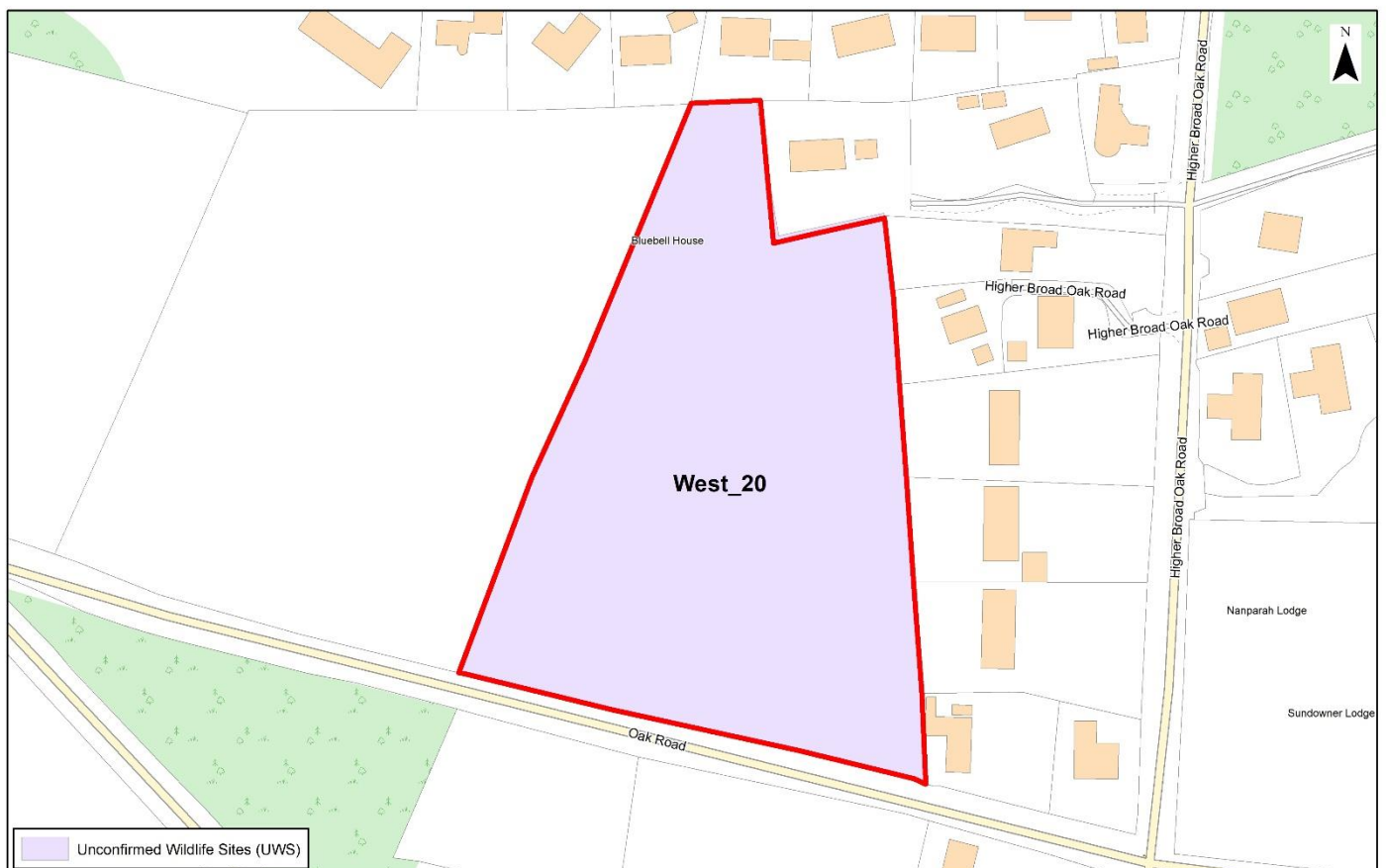
**Reference number:** West\_20

**Site area (ha):** 2

**Address:** Land adjoining Summerhill Broad Oak, West Hill, EX11 1SJ

**Proposed use:** Residential

## Site map



© Crown copyright and database rights 2024 Ordnance Survey AC0000809498



## Photos



View from Oak Road, on south west edge of site



View east along Oak Road, with the site on the left



# Site Assessment Summary and Conclusion

## Infrastructure

36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: The site is currently in agricultural use and benefits from vehicular access to/from the site from Oak Road on its southern boundary. A new access would need to be formed in order to provide suitable capacity and allow the appropriate level of visibility. Southern half of the site is located within the medium and outer zones associated with the high pressure gas pipeline that runs to the south of West Hill - the site submitter has received advice from a consultant that states their development proposed would be acceptable re. this constraint.

## Landscape

Single field. AONB 472m to south but no intervening views due to thick tree cover. Fields to west and south. Existing dwellings adjoin to east and north, but little perception of these due to thick mature tree-lined boundary. TPOs cover entire boundary of site, with a large tree in the centre also subject to TPO. Feels remote, rural. Overall, high-medium landscape sensitivity.

## Historic environment

Over 1km to the nearest designated heritage asset. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

## Ecology

Unimproved grassland. Numerous mature trees along site boundary, and a single mature tree in the centre of the site - all of which are subject to TPO. Only 17m beyond 400m exclusion zone for Pebblebed Heaths SPA. Entire site is covered by an unconfirmed wildlife site (UWS) – possible unimproved grassland. Draft NRN “woodland and forest” and s.41 adjacent to south west. Significant moderate adverse effect predicted

## Accessibility

6 out of 12 facilities within 1,600m of site. 1.3km to shop/school, but the route along Higher Broad Oak Road lacks pavements and street lighting. Also steep topography along this road. Therefore, this route would not be attractive to pedestrians.

## Other constraints

Southern edge is within protected view WH2 designated in the NP. Grade 3 agricultural land. A slither of surface water flood risk is located north east of the site. Whilst located in a Mineral Safeguarding Area, Devon County Council has removed its HELAA objection as Oak Road forms a more logical boundary to the MSA given that it is already fronted by dwellings for parts of its length, with the remaining undeveloped land to the north of the road being unlikely to be economic - as such DCC do not object. Application for 10 dw dismissed at appeal in 1989 (88/P1335)- decision not available on website.

Planning application 22/2533/MOUT for 23 dwellings was subject to an appeal due to non-determination, but the appeal was subsequently withdrawn.

**Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

No

**Opportunities**

Construct bus stop on Oak Road near to the site.

**Yield (number of dwellings or hectares of employment land)**

36

**Contribution to spatial strategy**

Consistent with the spatial strategy for West Hill as a Service Village to allow limited development to meet local needs.

**Should the site be allocated?**

No

**Reasons for allocating or not allocating**

Poor pedestrian access to facilities; and site is currently a sensitive, rural landscape, including TPO covering entire site boundary. Whilst the site in isolation accords with the spatial strategy, when combined with other (more preferable) sites, the level of growth is too high and would not be consistent with the spatial strategy.

**If whole site is not suitable for allocation, could a smaller part be allocated?**

No