

Report to: **Strategic Planning Committee**



Date of Meeting Monday 23 September 2024

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

Housing requirement and Site allocations – West End and surrounds

Report summary:

This report sets out recommendations for sites to be allocated for development through the new local plan for/at the settlements of – Broadclyst, Clyst St Mary, West Clyst, Whimble and strategic sites at the West End. Subject to Committee approval, and any further assessment undertaken, the sites will be included as allocations for development in the Regulation 19 draft of the local plan that is proposed to be considered at Strategic Planning Committee in November 2024.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

That Strategic Planning Committee agree to include the recommended site allocations set out in this report, for the West End and surrounding areas, for inclusion in the Regulation 19 draft of the plan scheduled to be considered by this Committee in November 2024.

Reason for recommendation:

To ensure that appropriate land, in the West End and surrounding areas, is allocated in the new local plan to provide for development needs, specifically for housing.

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Portfolio(s) (check which apply):

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

Equalities impact Low Impact

If choosing High or Medium level outline the equality considerations here, which should include any particular adverse impact on people with protected characteristics and actions to mitigate these. Link to an equalities impact assessment form using the [equalities form template](#).

Climate change Low Impact

Risk: High Risk; To be found sound at Examination, and therefore to be in position where it can be adopted, the local plan will need to provide for sufficient and appropriate housing growth to meet levels set out by Government. This requires the allocation of land for development. Should decisions be taken to **not** allocate appropriate and sufficient land the expectation is that the local plan will not be in a position where it can be adopted. Amongst other impacts this is likely to lessen or remove controls and influence that this council will have on the type, nature and location of development, notably housing, that may be built in the future, with speculative planning applications, for example, being far more likely. In the absence of a plan we would need to anticipate far more planning appeals with the costs and other impacts that arise from these. There are powers, should a planning authority not produce a local plan, for Government intervention and imposition of a third party to produce a local plan on behalf of the authority.

Links to background information Links are contained in the body of the report.

Link to Council Plan

Priorities (check which apply)

- A supported and engaged community
- Carbon neutrality and ecological recovery
- Resilient economy that supports local business
- Financially secure and improving quality of services

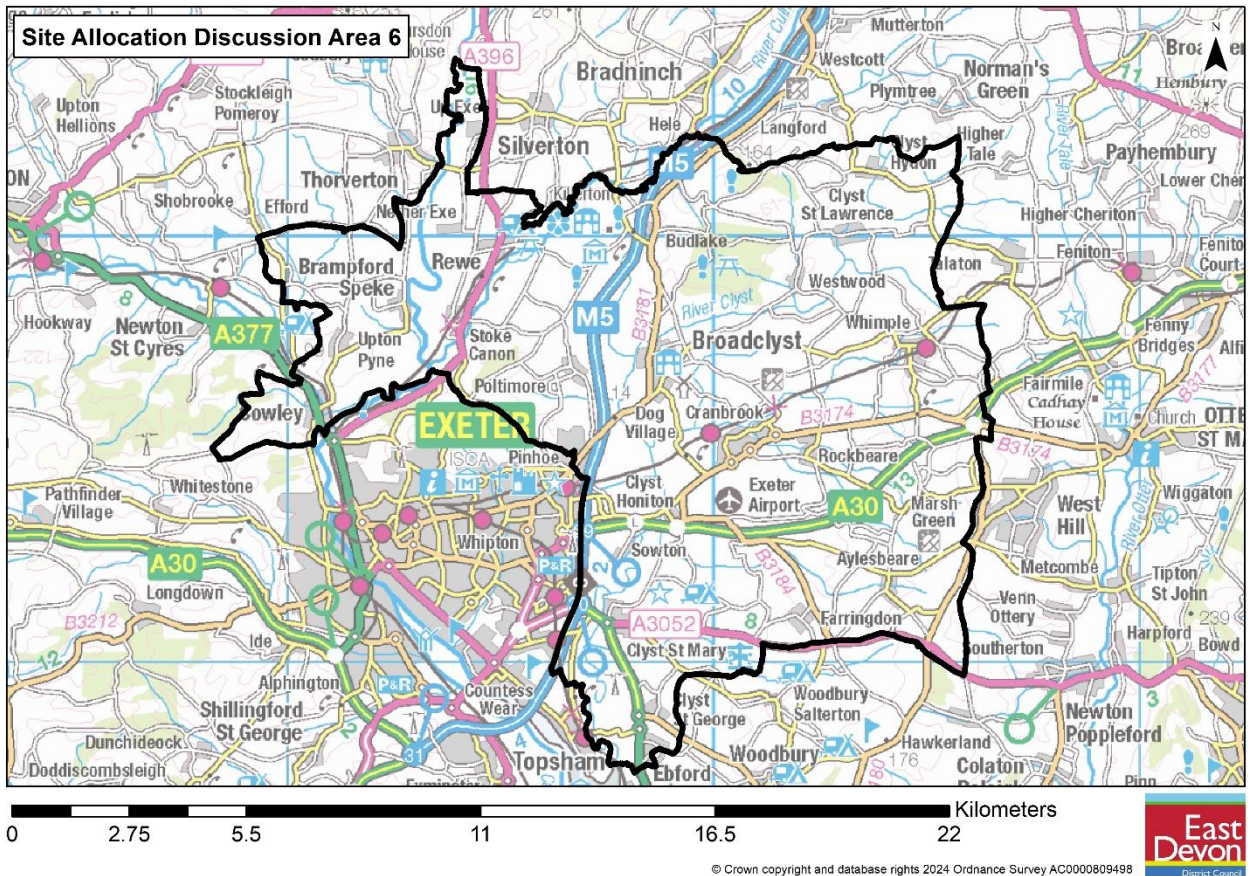
Report in full

1. Introduction

1.1 This report is specifically concerned with proposed sites for allocations for development at and around settlements in the West End of the district– these specifically are:

- Broadclyst
- West Clyst
- North of Topsham
- Clyst St Mary
- Whimple

Also covered are a number of housing and employment sites not immediately related to existing settlements. The area covered is shown on the map extract below.



- 1.2 It should be noted that we are only proposing to allocate sites for development that fall in/at/next to settlements in the draft local plan settlement hierarchy (see [commonplace-reg-18-final-071122.pdf](https://www.eastdevon.gov.uk/commonplace-reg-18-final-071122.pdf) (eastdevon.gov.uk) – Strategic Policy 1). Therefore, other smaller settlements, hamlets and rural areas that fall within the overall black line area above are not included in this report and are not identified as locations for allocation of land for development.
- 1.3 There are a small number of strategic proposals for new settlements/large strategic scale housing led developments within this area (in addition to the previously agreed new community) that need to be considered by the committee. Due to time constraints work on these is on-going and there is not considered to be time within this meeting to consider these alongside the other sites on this agenda. These sites will therefore be brought to a subsequent meeting for consideration.

2. Technical assessment of sites and working party considerations

- 2.1 To support site selection work officers have produced technical assessments of site options and choices. The assessment reports for sites that are referenced in this committee report can be viewed in the appendices. These technical reports are amended redrafts of reports that went to Member Working party meetings held in July and August 2024 to reflect discussions held at those meeting and points raised. In addition, there are some amendments to correct matters of accuracy and update on relevant new information.
- 2.2 The technical reports contain summary information only and behind them there is more detailed assessment work in respect of landscape, built heritage and biodiversity considerations. Full reports, with all details (again as might be refined and adjusted in the

light of new information), will accompany the local plan when presented to Strategic Planning Committee in November 2024.

- 2.3 The notes taken from the working party meeting for the West End surrounding areas form Appendix A to this report.

3. Summary of key site allocation recommendations by location

- 3.1 In this section we set out some headline commentary around recommended site allocation choices at the settlements addressed in this report. This is intended to provide an overview of some key considerations. In the next section of this report we list, on a settlement by settlement basis, and in Ward boundary order, all of the sites that have been promoted for development in various calls for sites and that were not sifted out on account of being deemed not developable or not being in accordance with the settlement hierarchy -see [1a. Role and Function of Settlements report v3 final draft for SPC.pdf \(eastdevon.gov.uk\)](#).

Sites at Broadclyst

- 3.2 Broadclyst is one of the larger villages in the district, which has undergone steady growth in recent years. Despite this, it retains its rural character and falls into Tier 3 of the settlement hierarchy. The village has a rich historical heritage, with notable buildings like the 15th-century St. John the Baptist Church and nearby Killerton House.
- 3.3 A total of four sites have been considered in Broadclyst, with two of these being considered suitable to deliver an extension to the village and proposed for allocation.
- 3.4 Members should note that the working party expressed qualified support for development but the village needs employment opportunities. They also noted that better facilities could be secured through/associated with development and there was a general feeling that the entirety of Brcl_12 was feasible providing sufficient employment land was included as part of a mixed-use allocation. Committee may feel it appropriate that a larger site are should be allocated.

Sites at Westclyst

- 3.5 Westclyst is a small village/settlement that has undergone significant expansion in recent years as part of developments allocated in the previous Local Plan and falls into Tier 4 of the settlement hierarchy. The sites around West Clyst comprise a total of two sites, neither of which are considered suitable for development.
- 3.6 Members of the working party noted that heritage sensitivities around Poltimore are significant, but also question to what extent they remain given the fire at Poltimore House.

Sites north of Topsham

- 3.7 This location consists of a large area of land along Clyst Road to the north of Topsham, east of the M5 Motorway. The draft local plan policy set out proposals for a strategic scale development of around 580 dwellings in this part of the district. Plus it was recognised that there would be the need for supporting infrastructure and facilities. This approximate scale

of development is regarded as reasonable and appropriate to be accommodated on this land and as such remains a recommendation for allocation for development.

- 3.8 We would recognise, however, the need for local plan policy to include design considerations to apply at this site, and we would see the need for any development to come forward under an agreed masterplan, in collaboration with working with Exeter City Council. Careful coordination of infrastructure would be appropriate for this site to ensure that it does not become simply a dormitory, residential only, extension to Exeter. In discussions with Devon County Council and Exeter City Council the need for a new primary school has been identified, to serve development in East Devon as well as close by in the city. We note that there are some facilities close to the site, including a pub and employment sites/business. There are also community facilities that are within 1,600 metres of some parts of the site, specifically to the south in Topsham itself and also westward over motorway bridges into the city. However, we would also look for other community facilities to come forward as part of a package of developments. As this site is close to the motorway there may also be some degree of noise disturbance that would need to be considered in development of proposals, specifically the location of new housing.
- 3.9 In the context of the above Members should be aware that the working party expressed some quite significant concern over ability of development to afford provision of additional facilities and as such challenged whether the development really could become self-contained. Significant development has been undertaken or has been permitted to the land directly to the south inside the Exeter City Council boundary in recent years and we anticipate that the sites in East Devon, particularly on the northern and southern edges will come under increasing pressure to be developed over the coming years. Officers feel the land is appropriate and favour a proactive, rather than reactive approach to this site, with a requirements for masterplan to give full consideration of the range of facilities required and its connections with development being undertaken nearby in the Exeter City Council boundary.

Sites at Clyst St Mary

- 3.10 Clyst St Mary is a small village sat just to the north of the A3052 into Exeter. The village has a long history, with its roots tracing back to medieval times. It falls into Tier 3 of the settlement hierarchy St Mary's Church, a Grade I listed building dating from the 15th century, stands as a testament to the village's heritage. Clyst St Mary has experienced some growth in recent years but retains its quintessential Devon village atmosphere. A total of five sites have been considered around the village, with two being recommended to proceed.
- 3.11 At the working party it was noted that the Neighbourhood Plan (draft at consultation at the time of the meeting) favours allocation of sites Sowt_03 and Sowt_11 whilst the local plan recommends allocation of Sowt_03 and Sowt_09. It was highlighted that Neighbourhood Plan proposed allocations would allow for and require a link road from Bishops Court Road to a new junction on to the A3052. This would allow for closure or downgrading of existing busy road through the village. It was reported that Devon County Council had expressed concerns about a possible link road in respect of increasing traffic flows on Bishops Court Road – but this suggestion was challenged as was any notion that this is currently a quiet little trafficked road.

- 3.12 Following on from this, there is a local aspiration for Clyst St Mary to be allocated sites through the emerging Neighbourhood Plan, rather than the Local Plan. This would deliver higher levels of housing at Clyst St Mary and reflect the local aspiration for the link road mentioned above. However, Officers do not recommend allocating one of the sites (Sowt_11), principally because of the adverse landscape impact and concerns that the scale of growth would not be consistent with the spatial strategy. Officers would also want confirmation that the link road is capable of being delivered to reflect local wishes to provide a community benefit that could potentially outweigh the harms. Pre-submission consultation on the Neighbourhood Plan finished on 26 August. Officers would like to review these consultation responses (particularly from Devon County Council) and hold further discussions with interested parties before making a recommendation on whether sites at Clyst St Mary should be allocated through the Neighbourhood Plan, rather than the Local Plan.

Sites at Whimple

- 3.13 Whimple is a picturesque village known for its historical connection to apple orchards and cider production. It falls into Tier 4 of the settlement hierarchy. The village features notable buildings such as St. Mary's Church, dating back to the 15th century. The village contains a variety of local amenities including a primary school, village store, and pub. The working party acknowledged the flood risk associated with many development sites and pedestrian safety concerns. There was some opposition to development, but also a view that higher growth levels could be accommodated. A neighbourhood plan is being prepared and will consider development options. A total of nine sites have been submitted in Whimple, with only one being considered appropriate for allocation.

Sites not related to settlements

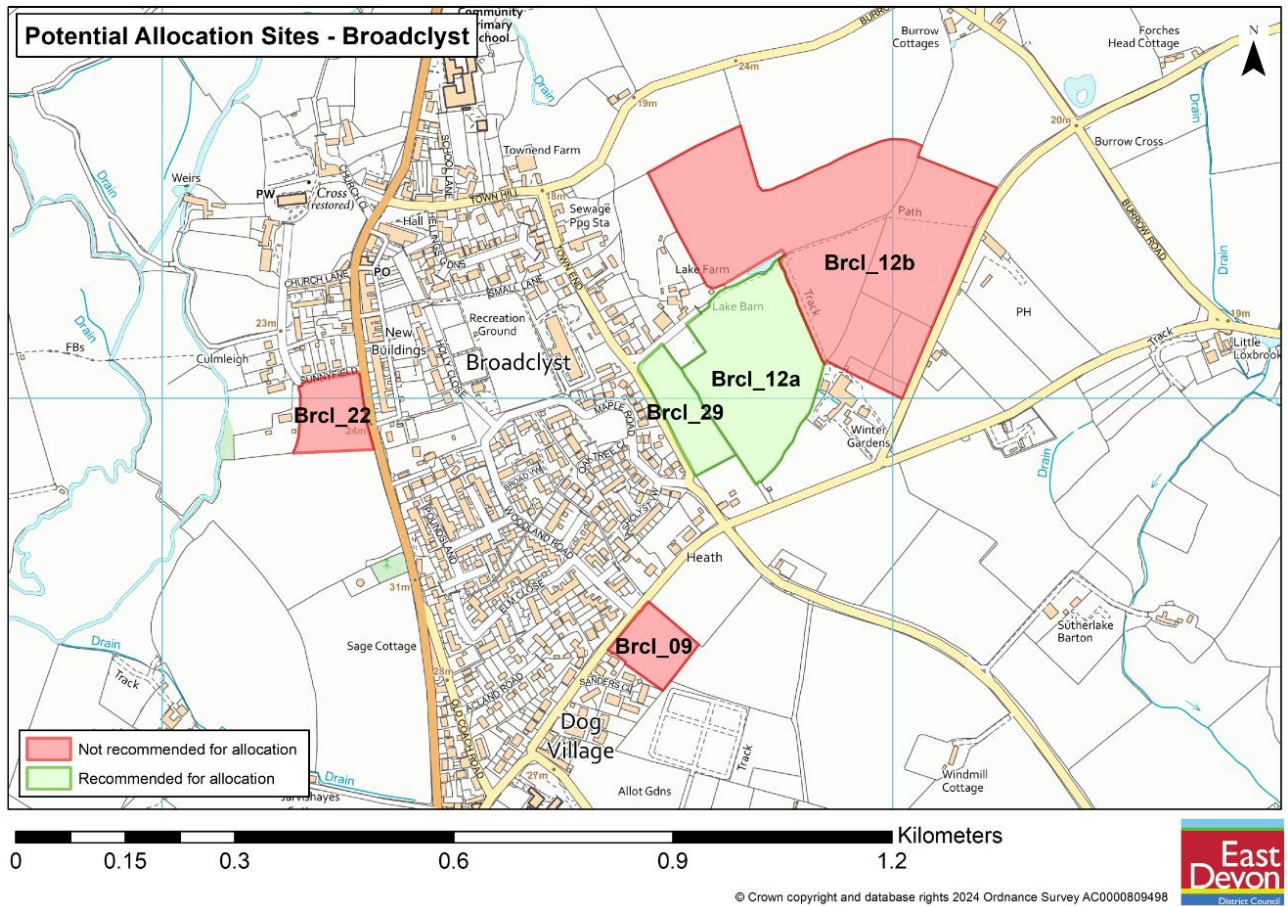
- 3.14 Within the parish of Broadclyst is a large triangular land between the railway line, M5 and B3181. This has previously been considered acceptable for allocation, although National Highways, who own land that includes a ransom strip to what would be the principal access point to the site along the B3181 and have unequivocally stated to the Council that would not make the land available to enable third party development, due to the impact it would have on the strategic highways network. As such, we have no confidence that this proposal would be deliverable and so it is recommended that this no longer moves forward to allocation.
- 3.15 There are a variety of other sites not directly related to existing settlements and these are tackled in this report in turn.

4. Sites recommended as allocations to go into the Regulation 19 plan

- 4.1 Set out below, in settlement/ward order (for settlements listed and addressed in this report) are lists of sites, as referenced and that feature in the site technical assessment documents. The tables below provide an officer recommendation on whether they should be allocated for development in the Regulation 19 draft of the local plan or not. We do not list sites that have a planning permission for development or that were sifted out from assessment.

- 4.2 For feedback that relates to the sites listed in this section at the draft plan stage of consultation see: [accessible-reg-18-consultation-feedback-report-spring-2023.pdf \(eastdevon.gov.uk\)](https://www.eastdevon.gov.uk/accessible-reg-18-consultation-feedback-report-spring-2023.pdf) Feedback highlights a range of concerns associated with nearly all sites referenced in this report, whether proposed for allocation or not. There were, however, some favourable comments raised for some sites.
- 4.3 In the early summer of 2024 we undertook further consultation on proposed boundaries for Green Wedges and Coastal Preservation Areas (both being restrictive policies on development) as well as some other local plan matters. In some cases proposed allocations sites fell within the protective policy areas being consulted on. Full analysis of the feedback received has not yet been undertaken, a report is in production and will come to this committee. However, we would highlight that many respondents attached great weight to the protection that policies afford and were concerned about adverse impacts from development. Suggestions of environmental and wildlife losses featured heavily in feedback received as did landscape concerns. In respect of the Green Wedges there were particular concerns around settlements merging into one another in comments received and there were more general concerns expressed about impacts of development on infrastructure and its availability. Not all comments were, however, negative with some support for allocations expressed. There were also some responses that questioned the extent of designated areas and the process and methodology for defining areas included under the policies. There were also some questioning the rationale and logic for designation.
- 4.4 In Appendix B to this report we highlight initial summary feedback on the consultation in respect of Green Wedge and Coastal Preservation Area policy matters.
- 4.5 A spreadsheet showing these allocations will be presented at this Committee, for Members to discuss and endorse (or not), and to show a 'running total' of the number of homes being allocated. This will enable Members to see in real time the impact of decisions to allocate or not allocate sites, in terms of the overall district-wide housing requirement.

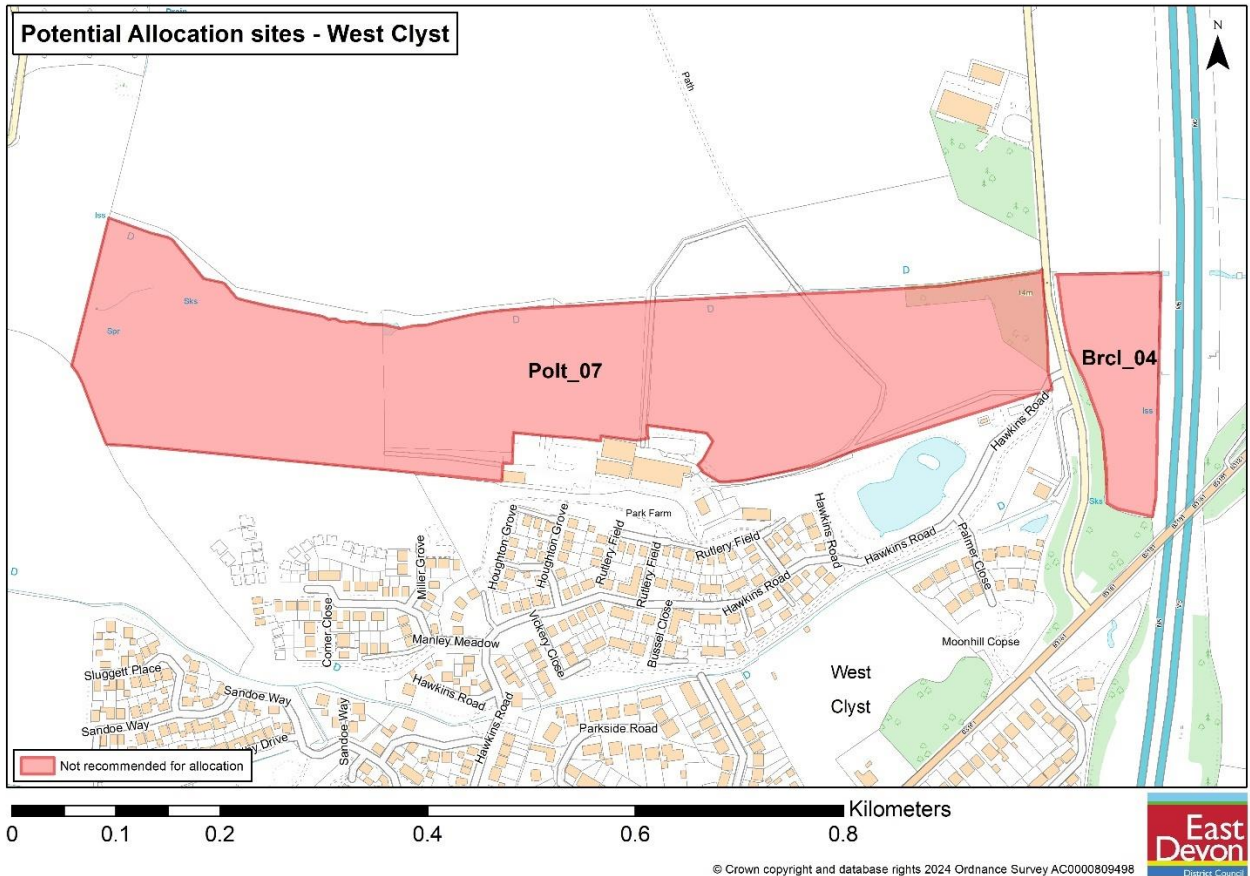
Sites at Broadclyst



Site reference	Number of dwellings	Recommend allocating?	Succinct officer commentary – if relevant (see technical report for full assessment)
Broadclyst Ward			
Brcl_09	15	No	This site has now been allocated through Policy H3 of the Broadclyst NP.
Brcl_12a	70	Yes	Site is considered appropriate for development, subject to final detailed scheme and proportionate mitigation
Brcl_12b	66	No	Any larger development would potentially be on too great a scale for a settlement the size of Broadclyst, however, there was enthusiasm for such growth at the Working Party meeting providing sufficient employment land was included.

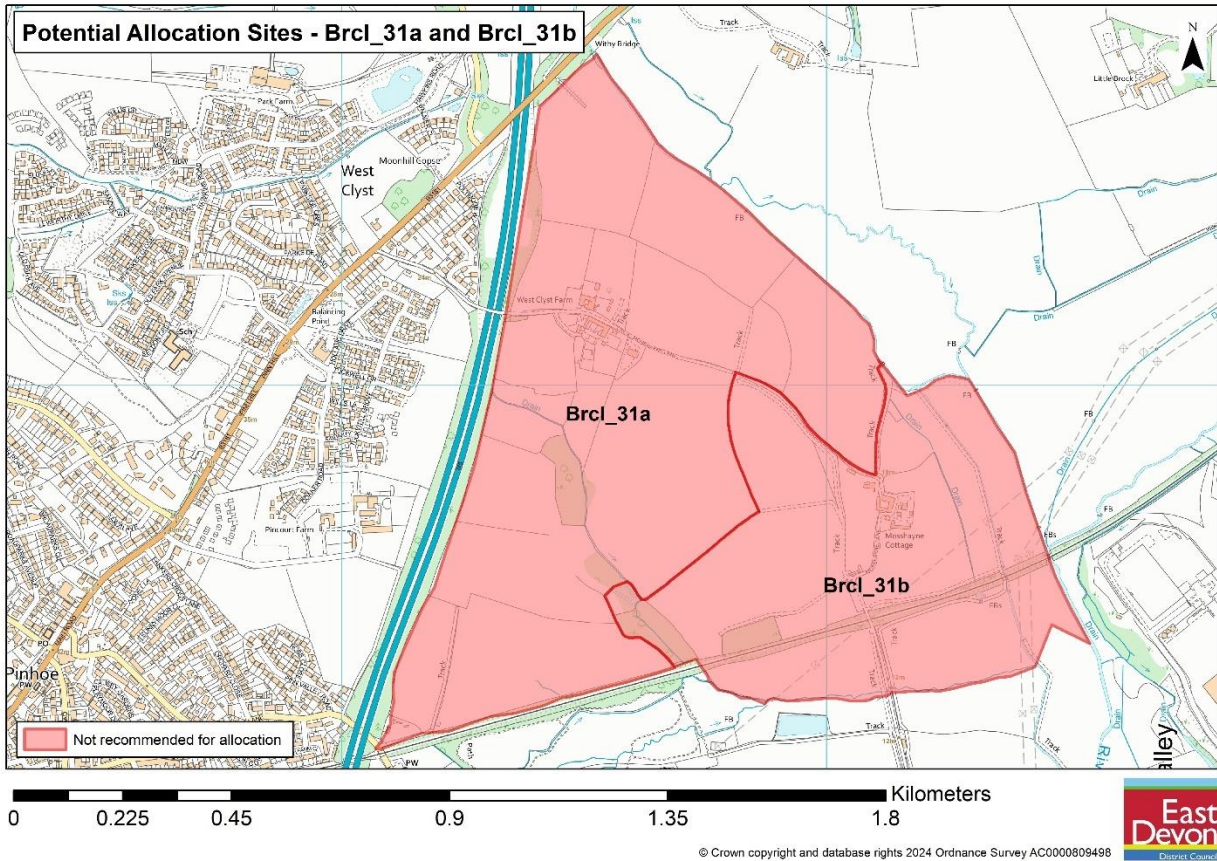
Site reference	Number of dwellings	Recommend allocating?	Succinct officer commentary – if relevant (see technical report for full assessment)
Brcl_22	20	No	This site is surrounded to three sides by the Broadclyst Conservation Area, with a high presence of listed buildings. It is overlooked by the 'gateway' to the Conservation Area, with the typical yellow estate properties to the east. In this instance, and with the presence of available alternative sites to meet local need, the site is considered unacceptable for future development.
Brcl_29	24	Yes	Site is considered appropriate for development, subject to final detailed scheme and proportionate mitigation.

Sites near to West Clyst

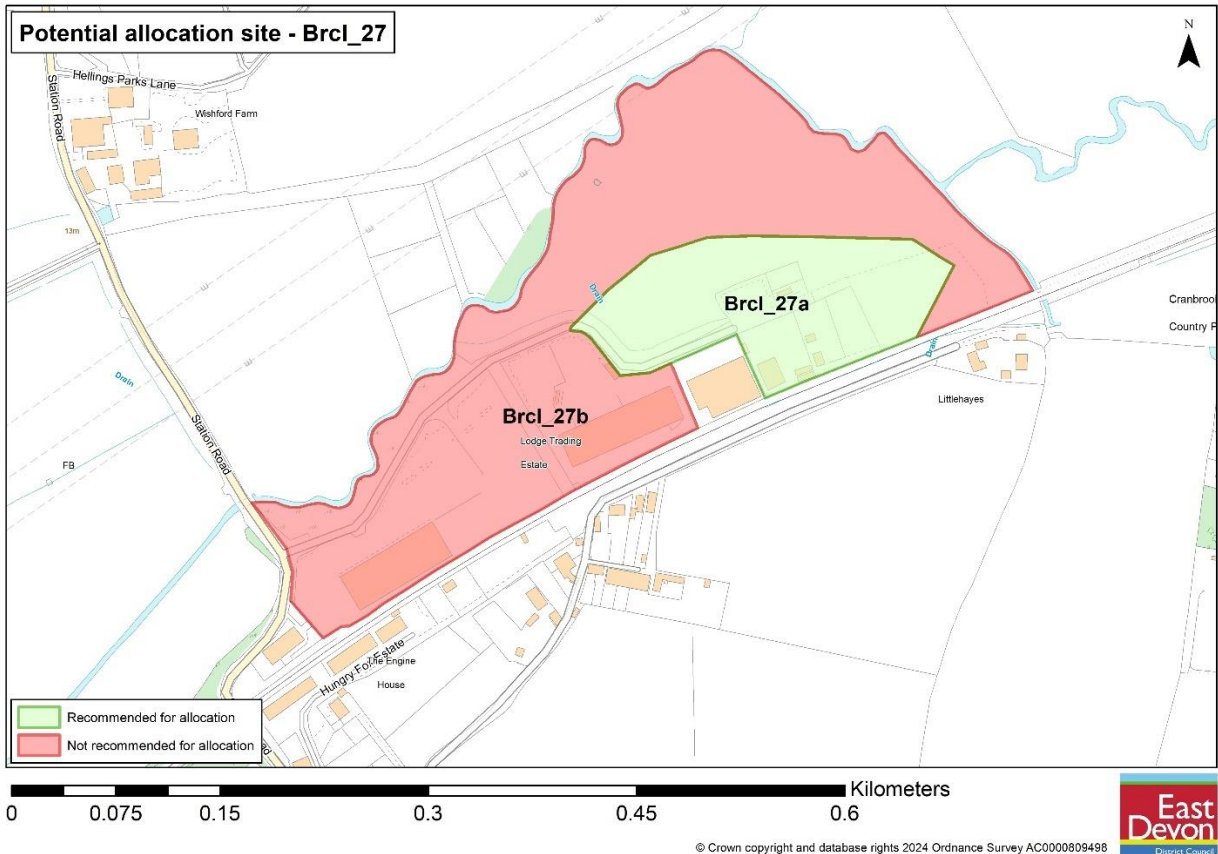


Site reference	Number of dwellings	Recommend allocating?	Succinct officer commentary – if relevant (see technical report for full assessment)
Broadclyst Ward			
Brcl_04	8	No	The site is located at the edge of Westclyst development, adjacent to M5, with medium landscape sensitivity and Significant moderate adverse effects on ecology. The majority of the site falls within flood zone 3.
Exe Valley/Broadclyst Ward			
Polt_07	200	No	The subject site lies outside the existing Built-up Area and is located in the open countryside, within existing Green Wedges in the local plan and has Medium- high landscape and heritage impact and a Small part of the site within flood zone 3.

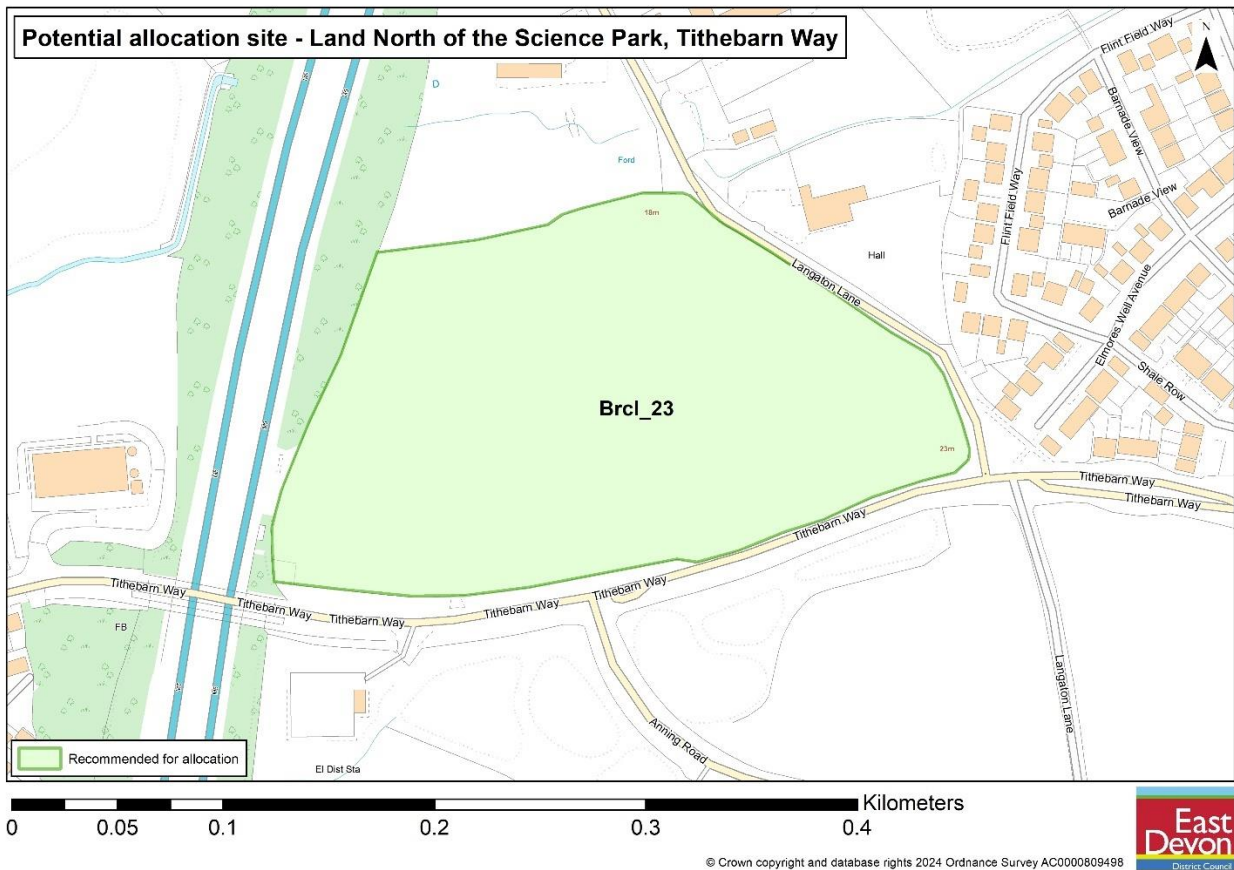
Sites not related to settlements



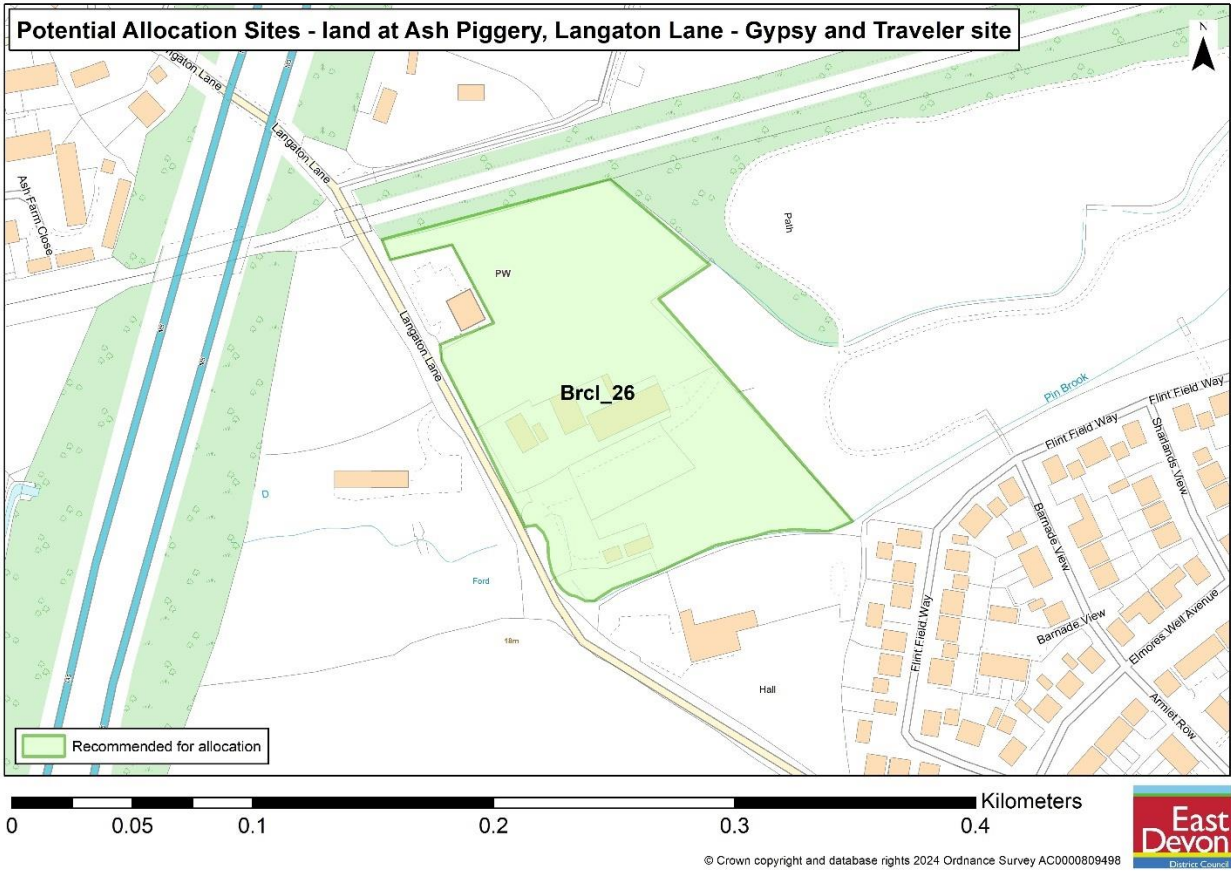
Site reference	Number of dwellings	Recommend allocating?	Succinct officer commentary – if relevant (see technical report for full assessment)
Broadclyst Ward			
Brcl_31a and Brcl_31b	Approx 1,000	No	National Highways own land that includes a strip that would accommodate the principal access point to the site along the B3181 and have unequivocally stated to the Council that they would not make the land available to enable third party development.



Site reference	Number of dwellings	Recommend allocating?	Succinct officer commentary – if relevant (see technical report for full assessment)
Broadclyst Ward			
Brcl_27a and Brcl_27b	8.42ha employment (1.89 to be allocated)	Yes	Yes, part of the site could be allocated. This extends to 1.89ha and is site Brcl_27a on the map.

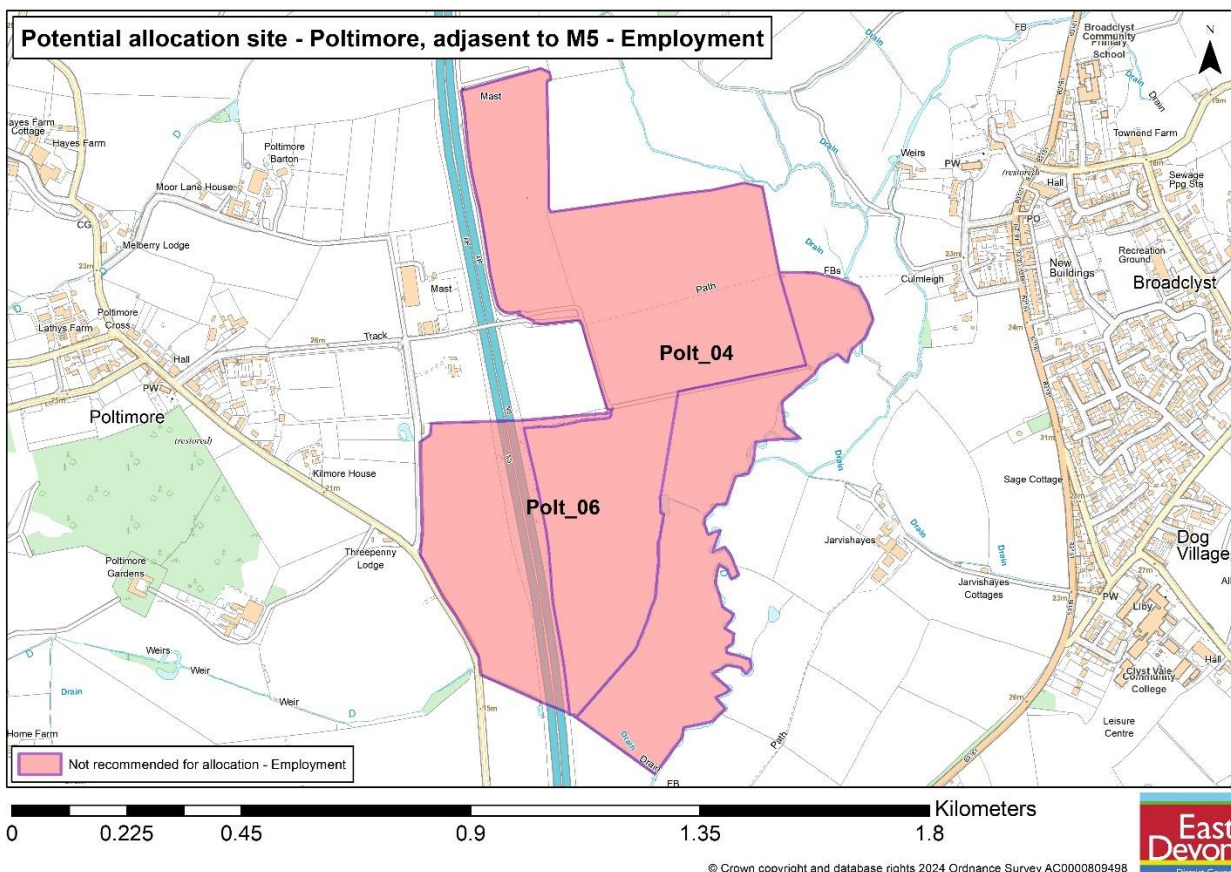


Site reference	Number of dwellings	Recommend allocating?	Succinct officer commentary – if relevant (see technical report for full assessment)
Broadclyst Ward			
Brcl_23	2ha for employment, 90 homes	Yes	The site is well located, being in the West End, close to housing and employment. It has the potential to form an expansion area for the Science Park or a stand-alone employment site. Proximity to the M5 and distance from everyday facilities makes the western section poorly suited for residential use, although the eastern section could be.

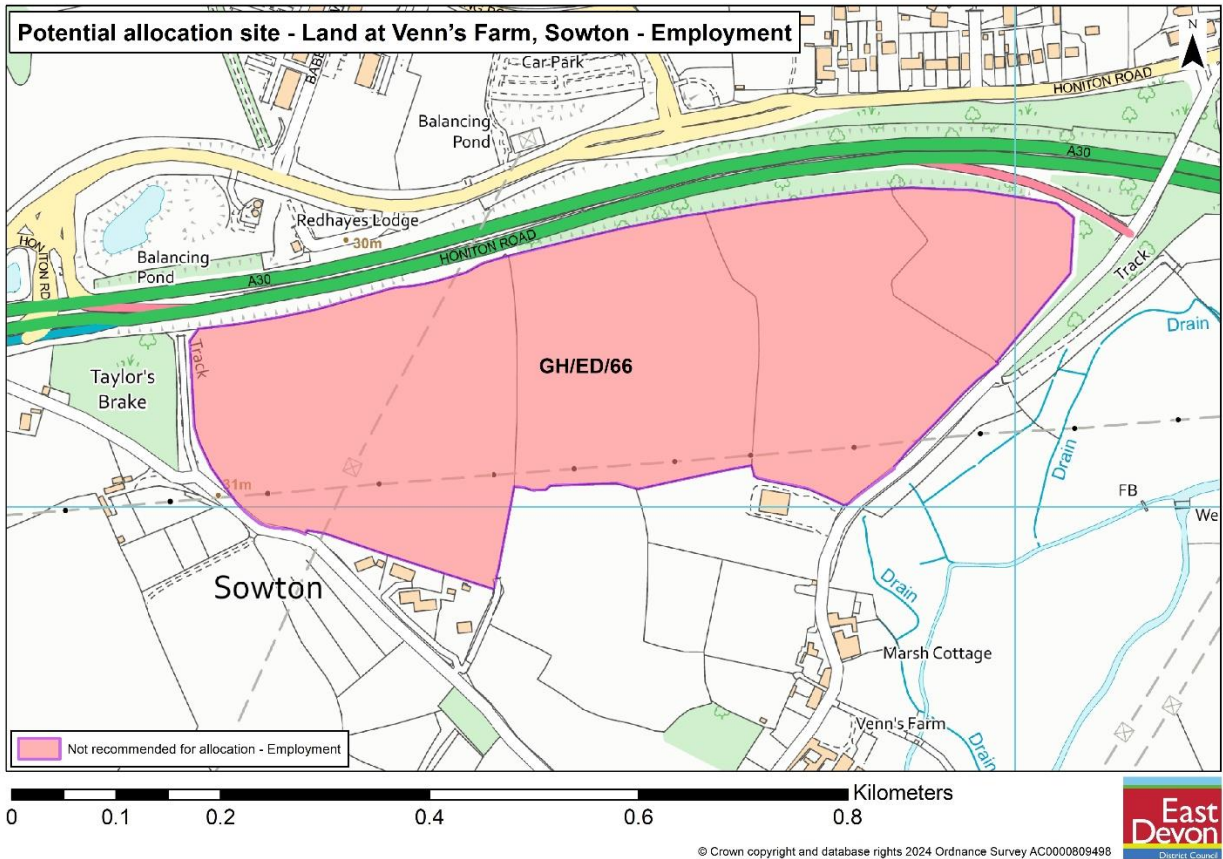


Site reference	Number of dwellings	Recommend allocating?	Succinct officer commentary – if relevant (see technical report for full assessment)
Broadclyst Ward			
Brcl_26	1.38 hectares of Gypsy and Traveller accommodation	Yes	The site is well located for a Gypsy/Traveller accommodation use, being in the West End, close to main transport links and employment. It has the potential to utilise and incorporate an existing employment site.

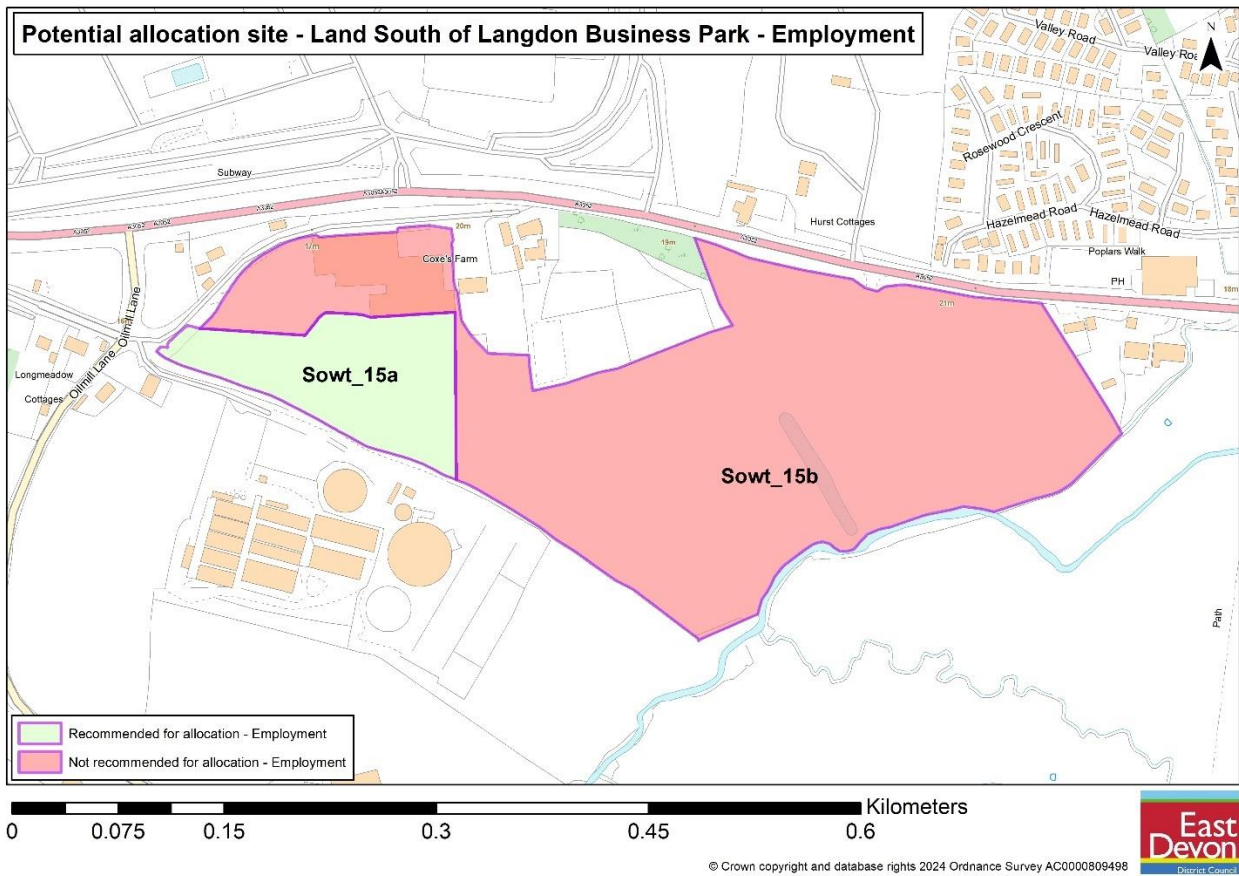
Site reference	Number of dwellings	Recommend allocating?	Succinct officer commentary – if relevant (see technical report for full assessment)
GH/ED/44	7.32ha of employment land	Yes	This site is already subject to a Local Development Order
GH/ED/45	9.24ha of employment land	Yes	The site is well located in the West End adjacent to an existing employment area (and forming an extension to it). Road improvements are required but these are planned for.



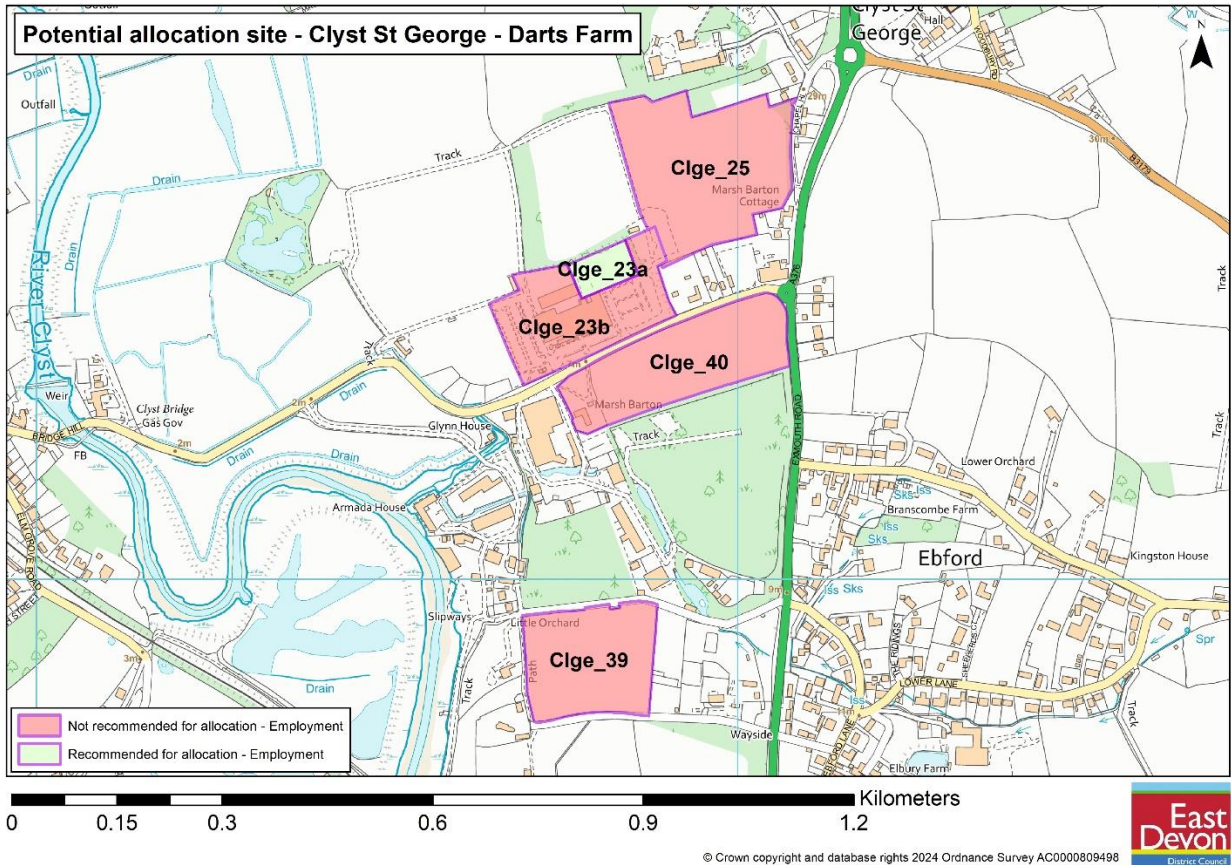
Site reference	Number of dwellings	Recommend allocating?	Succinct officer commentary – if relevant (see technical report for full assessment)
Exe Valley Ward			
Polt_04	Employment/Service Station	No	At the present time a need for a motorway services has not been confirmed. There is no other justification for development in this location, however if a services is required in future, then this is one of the very few suitable locations and the position will be reconsidered.
Polt_06	Employment/Service Station	No	At the present time a need for a motorway services has not been confirmed. There is no other justification for development in this location, however if a services is required in future, then this is one of the very few suitable locations and the position will be reconsidered.



Site reference	Number of dwellings	Recommend allocating?	Succinct officer commentary – if relevant (see technical report for full assessment)
Clyst Valley Ward			
GH/ED/66	19.29ha of employment land	No	The site is strategically well located, opposite the Science Park and close to the M5 and West End development. However, close proximity to the Sowton Conservation Area and potential impact on heritage assets reduces the site capacity and restricts development to the western part of the site (shown on the map as GH/ED/66a). Even with this reduced area, the need for a cycle bridge and complex access arrangements will result in potential further harm to the heritage assets and impact upon the financial viability of the scheme, and these impacts cannot be quantified or satisfactorily assessed without much more detailed information.



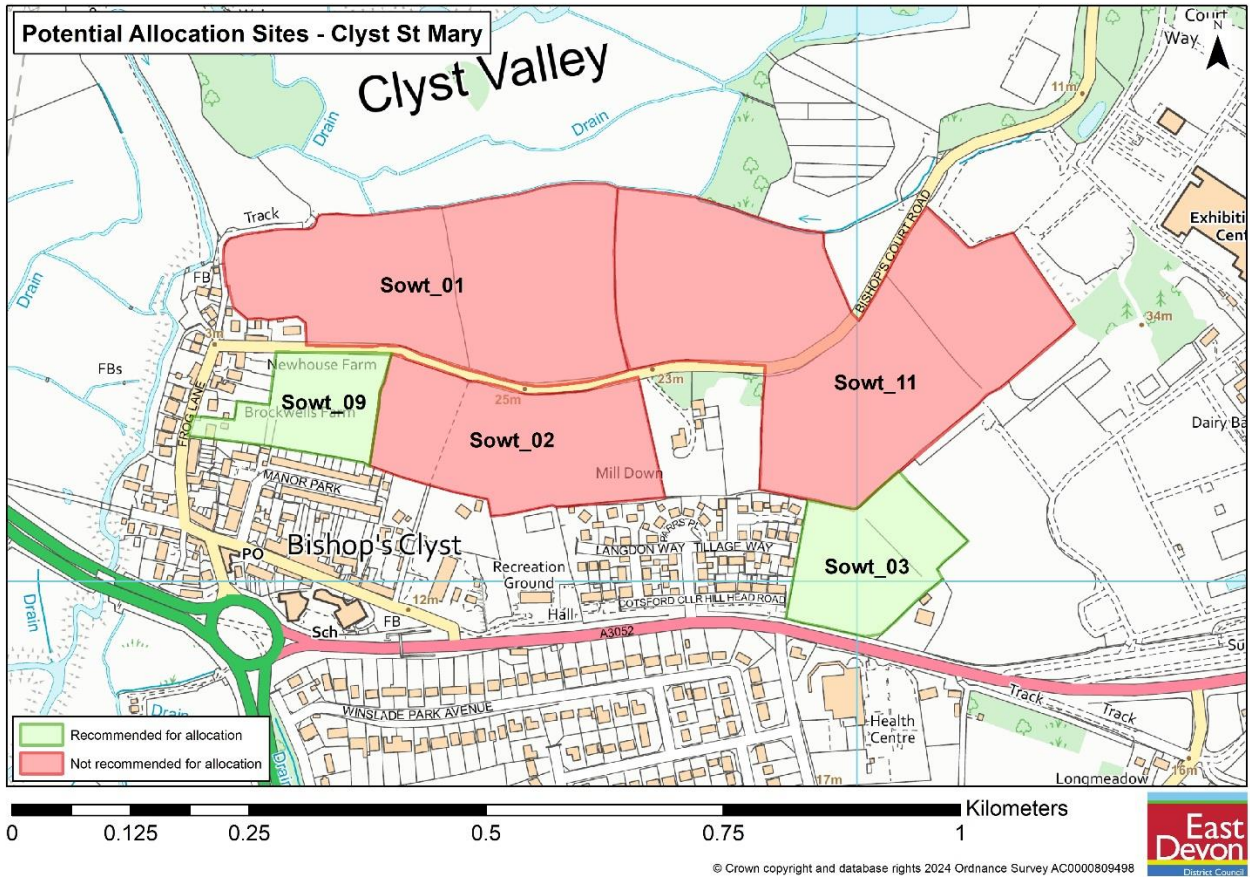
Site reference	Number of dwellings	Recommend allocating?	Succinct officer commentary – if relevant (see technical report for full assessment)
Clyst Valley Ward			
Sowt_15a and Sowt_15b	1.36ha & 8.23 ha of employment land	Yes- in part	Part of the site should be allocated. The whole site is unsuitable as it would be excessively large, would impact on a heritage asset and mature trees.



Site reference	Number of dwellings	Recommend allocating?	Succinct officer commentary – if relevant (see technical report for full assessment)
Clyst Valley Ward			
Clge_23a and Clge_23b	0.47ha & 2.8ha employment land	Yes	The sites performs well in all respects. As it is largely developed already, there is limited space for further development. It is recommended that an area 0.47ha to the north east of the site be allocated for employment
Clge_25	4.51ha of employment land	No	This site performs reasonably well but it is not required as sufficient employment land to serve local needs can already be accommodated on the adjoining site.
Clge_39	2.77ha of employment land	No	Site is located in a rural position accessed along single track roads. Development, along with additional commercial traffic, would change the character to an unacceptable degree. Grade 1 agricultural land.
Clge_40	3.34ha of employment land	No	The site is reasonably well located but it forms the pastoral setting to the Grade 2 listed farmhouse to the west. The site is quite exposed, so development will be highly visible, and the land is Grade 1.

Site reference	Number of dwellings	Recommend allocating?	Succinct officer commentary – if relevant (see technical report for full assessment)
Clyst Valley Ward			
<p>Development next to the M5 and north of Topsham</p> <p>Specific site reference number not shown – but see/use map notation – ‘N. Topsham’.</p>	<p>510 Dwellings + 2.4 hectares employment land on 29 hectares of land (also to include a school site of 1.8 hectares).</p>	<p>Yes</p>	<p>This land, forming the bulk of the land shown on the plan above (land lying above the notation Clge_24a), is recommended for allocation for development. This committee report provides further summary details of proposals. The recommendations of allocation of land areas Clge_20 and Clge_24a, for around 46 and 40 dwellings respectively would add to this land and would give a gross estimated capacity of around 596 dwellings. However further refinement work is needed on numbers.</p>
<p>Clge_07</p>	<p>0.7ha of employment land</p>	<p>Yes</p>	<p>Employment site with limited impact upon the historic environment, limited impact on the landscape and minor ecological impact. Good access to existing facilities and employment opportunities. Negatives: Access from Clyst Road is available, however, extra work would be needed to achieve access,</p>
<p>Clge_08</p>	<p>44</p>	<p>No</p>	<p>The majority of the site (20.87 ha) falls within flood zone 3 and is located within the existing Green Wedge, adjacent to Clyst Marshes County Wildlife Site and the proposed Clyst Valley Regional Park boundaries. The majority has been discounted due to the flood risk, and the remaining part would overlap with proposed allocation Clge_20. Thus, not recommended for allocation to avoid double counting.</p>

Site reference	Number of dwellings	Recommend allocating?	Succinct officer commentary – if relevant (see technical report for full assessment)
Clge_20	46	Yes	The site is located in the southern part of the north of Topsham area, and close to some local business units site and a few existing dwellings. The site has no major adverse impact on heritage, biodiversity and landscape aspects. The southern part of the site is within flood zone 3 and High risk of surface water flooding. And the Yield has reflected the flood risk.
Clge_24a and Clge_24b	72	Yes, Clge_24a only	The site is also located in the southern part of the whole north of Topsham area. The site has no major adverse impact on heritage, biodiversity and landscape aspects. Part of the Clge_24a fall within the whole North Topsham development area, and by including the rest of Clge_24a it would provide for around 40 extra dwellings in the area with limited adverse impact to the overall urban extension. However, Clge_24b would not be recommended as it is within flood zone 3 and High risk of surface water flooding.

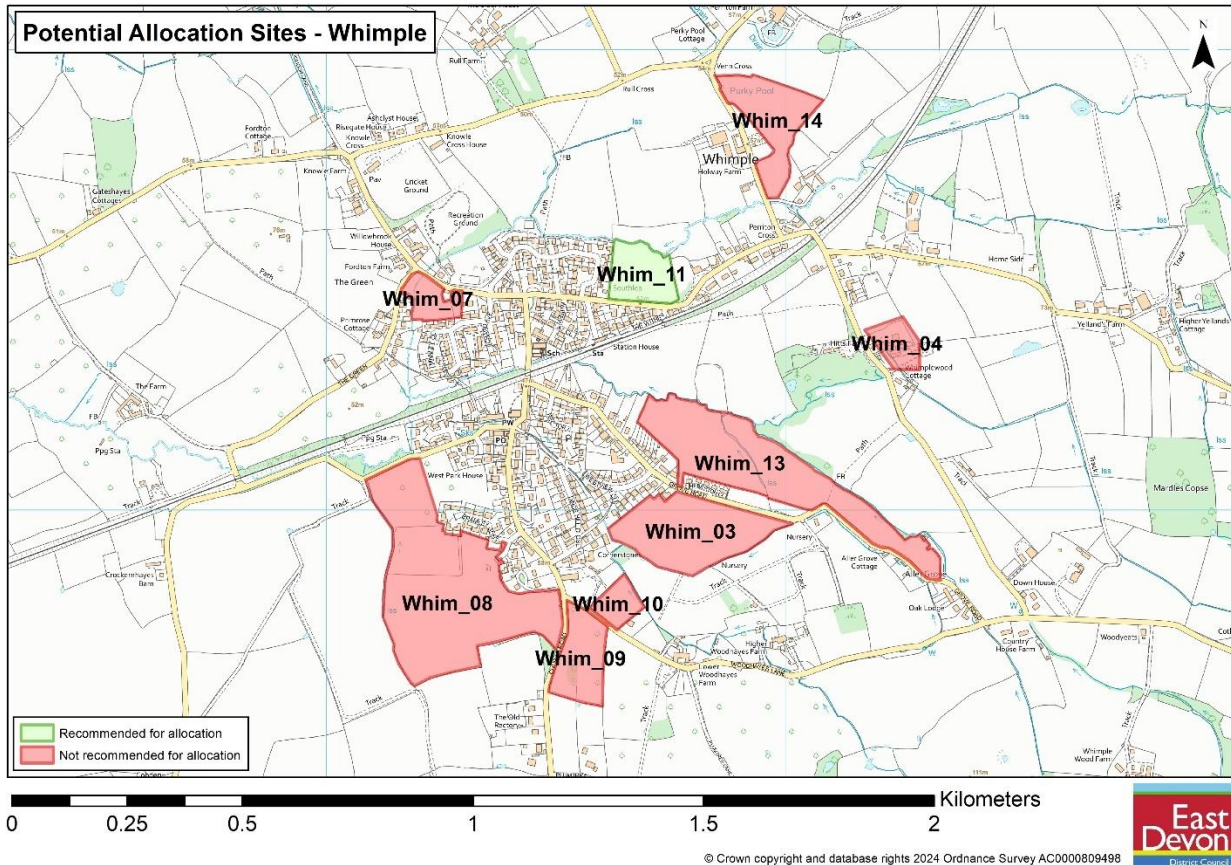


Sites at Clyst St Mary

Site reference	Number of dwellings	Recommend allocating?	Succinct officer commentary – if relevant (see technical report for full assessment)
Clyst Valley Ward			
Sowt_01	107	No	The scale of development is too high to be consistent with the spatial strategy for Clyst St Mary. High/medium landscape sensitivity to new development given prominent and exposed site on the north side of the ridgeline. Significant moderate adverse effect predicted on ecology. Grade 2 agricultural land. Adverse traffic impact from a high scale of growth along narrow, country lanes (Frog Lane, Bishop's Court Road).

Site reference	Number of dwellings	Recommend allocating?	Succinct officer commentary – if relevant (see technical report for full assessment)
Sowt_02	64	No	The scale of growth is inconsistent with spatial strategy, particularly given there are more preferable alternative sites. High/medium landscape sensitivity to new development, given prominent and exposed site on the north side of the ridgeline. Significant moderate adverse effect predicted on ecology. Part Grade 2 agricultural land. Adverse traffic impact from a high scale of growth along narrow, country lanes (Frog Lane, Bishop's Court Road).
Sowt_03	37	Yes	Scale of growth will help to meet housing requirement in a manner that is consistent with spatial strategy. Medium/low landscape sensitivity to new development. Low impact on historic environment. Minor adverse ecological effect. Good access to facilities and services.
Sowt_09	35	Yes	Scale of growth will help to meet housing requirement in a manner that is consistent with spatial strategy. Medium/low landscape sensitivity to new development. Low impact on historic environment. Minor adverse ecological effect. Good access to facilities and services.
Sowt_11	161	No	When considered alongside other, more preferable, sites, the scale of growth would be too high and not consistent with the spatial strategy for Clyst St Mary. High/medium landscape sensitivity to new development. Currently poor access to facilities and services (although there may be potential to link to facilities via the proposed allocation Sowt_03 to the south). Mostly Grade 2 agricultural land.

Sites at Whimble



Site reference	Number of dwellings	Recommend allocating?	Succinct officer commentary – if relevant (see technical report for full assessment)
Whimble and Rockbeare Ward			
Whim_03	72	No	Inadequate access for scale of development. Scale of development incompatible with spatial strategy. Part of the site is at risk of flooding and further work would be required to understand the nature and extent of the risk before consideration could be given to allocation.
Whim_04	21	No	The site is remote from facilities with poor ped/cycle links and along narrow lanes. Development of the site would be likely to have a detrimental impact on a listed building. Site is at risk of flooding and there are sequentially preferable sites available.
Whim_07	10	No	Large areas of the site are constrained by flooding, heritage and ecological considerations. Site is within a 'green wedge'.

Site reference	Number of dwellings	Recommend allocating?	Succinct officer commentary – if relevant (see technical report for full assessment)
Whim_08	178	No	Scale of development incompatible with spatial strategy. Site lacks safe and convenient pedestrian access to services and facilities in the village. The site forms part of the 'Green Wedge' between Whimble and Cranbrook. Forms an important part of the very attractive rural landscape setting for the settlement. Potential impact on unconfirmed wildlife site. Part of is at risk of flooding and further work would be required to understand the nature and extent of the risk before consideration could be given to allocation.
Whim_09	45	No	Scale of development incompatible with spatial strategy, when combined with alternative proposed allocation. Site lacks safe and convenient pedestrian access to services and facilities in the village. Forms an important part of the very attractive rural landscape setting for the settlement and a grade II listed building.
Whim_10	17	No	Site lacks safe and convenient pedestrian access to services and facilities in the village. Forms part of the very attractive rural landscape setting for the settlement and a grade II listed building.
Whim_11	33	Yes	The site is considered to be the best option for accommodating an appropriate scale of development for Whimble. It is well related to the exiting settlement pattern and benefits from relatively good pedestrian access to facilities in the village centre. Although the northern part of the site is at risk of flooding, there is potential for the development of around 30 dwellings on the remainder of the site.

Site reference	Number of dwellings	Recommend allocating?	Succinct officer commentary – if relevant (see technical report for full assessment)
Whim_13	108	No	Grove Road is unlikely to be suitable for this scale of development. and pedestrian access to the village centre is not ideal. Part of site is at risk of flooding and further work would be required to understand the nature and extent of the risk before consideration could be given to allocation.
Whim_14	46	No	Poorly related to the settlement, with insufficient pedestrian links to services and facilities in the village centre.

5. Next steps

- 5.1 Officers will use the resolutions of this meeting to finalise drafting the Local Plan housing requirement, and the allocation of sites to meet this requirement, in the Regulation 19 Publication Local Plan. Depending on outcomes of other committee meetings, that consider other settlements and sites, there may however be a need to revisit site choices. This maybe so if total land allocations recommended for inclusion in the plan, and the dwellings they may accommodate, fall short of the levels of provision that are required to meet Government housing requirements.
- 5.2 There will, however, also need to be further refinement and testing work on sites, projected delivery rates and constraints (and opportunities) before final conclusions can be drawn.
- 5.3 As previously discussed and agreed, the Regulation 19 Publication Local Plan will come to this Committee in November 2024 with consultation scheduled to run from December 2024 to January 2025.

Financial implications:

There are no specific financial implications within the report

Legal implications:

The legal implications are set out within the report. (002533/September/DH)