

East Devon Local Plan 2020-2040

Site Selection report

Whimble



September 2024

East Devon – an outstanding place

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Contents

1	Introduction.....	4
2	Site Reference Whim_03.....	7
3	Site Reference Whim_04.....	11
4	Site Reference Whim_07.....	14
5	Site Reference Whim_08.....	18
6	Site Reference Whim_09.....	23
7	Site Reference Whim_10.....	29
8	Site Reference Whim_11.....	33
9	Site Reference Whim_13.....	37
10	Site Reference Whim_14.....	41

1 Introduction

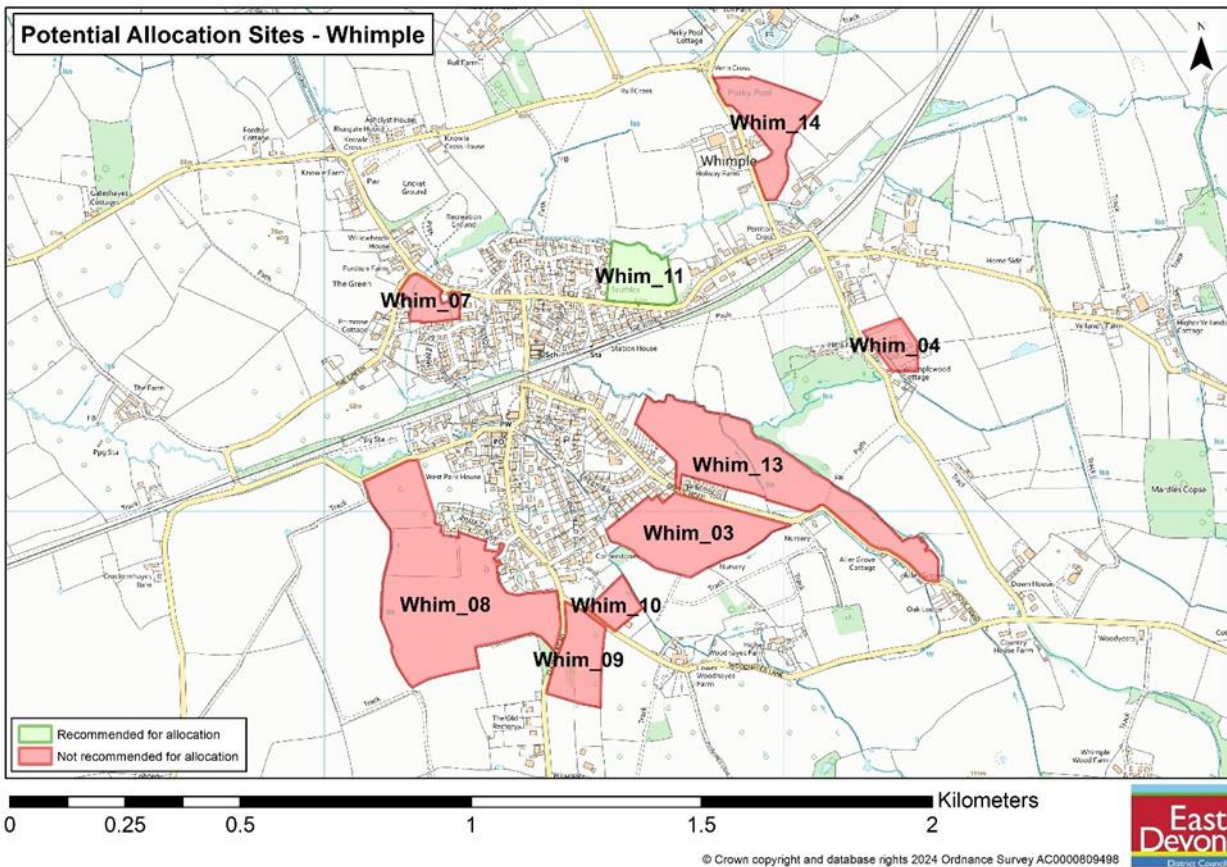
- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2040 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not.¹ The selection process is a judgement 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.²
- 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 Whimble. 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 Whimble:
 - Whim_12 is probably unachievable in the HELAA given access constraints and need to improve the road network and bridge over the railway.
 - Whim_16 is probably unachievable in the HELAA due to road network issues and isolated from services/facilities.
 - Whim_18 is not within or adjacent, or otherwise well-related, to Whimble.

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

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

- Whim_19 is not within or adjacent, or otherwise well-related, to Whimble.
- Whim_20 is not within or adjacent, or otherwise well-related, to Whimble.
- GH/ED/13 overlaps Whim_14.

1.7 Much of Whimble is located in a 'Critical Drainage Area'³ where surface water needs to be managed to a higher standard than normal. Several streams converge on the village and drainage is complicated by the railway line, which bisects the village on an embankment. Four sites with a combined capacity of around 350 dwellings were put forward in the draft 'Regulation 18' plan⁴ as 'second choice' sites as part of an alternative strategy for growth. That strategy is not being pursued in the 'Regulation 19' plan, but if it had been, flooding issues would have needed to be considered in greater detail through modelling as part of the Level 2 Strategic Flood Risk Assessment.



³ [Planning and development - Flood Risk Management \(devon.gov.uk\)](https://www.devon.gov.uk)

⁴ [Draft Local Plan Consultation - East Devon](#)

Figure 1.1: Overview of Site Selection findings at Whimble

Site reference	Number of dwellings / hectares of employment land	Allocate?
Whim_03	72	No
Whim_04	21	No
Whim_07	10	No
Whim_08	178	No
Whim_09	45	No
Whim_10	17	No
Whim_11	33	Yes
Whim_13	108	No
Whim_14	46	No

2 Site Reference Whim_03

Site details

Settlement: Whimble

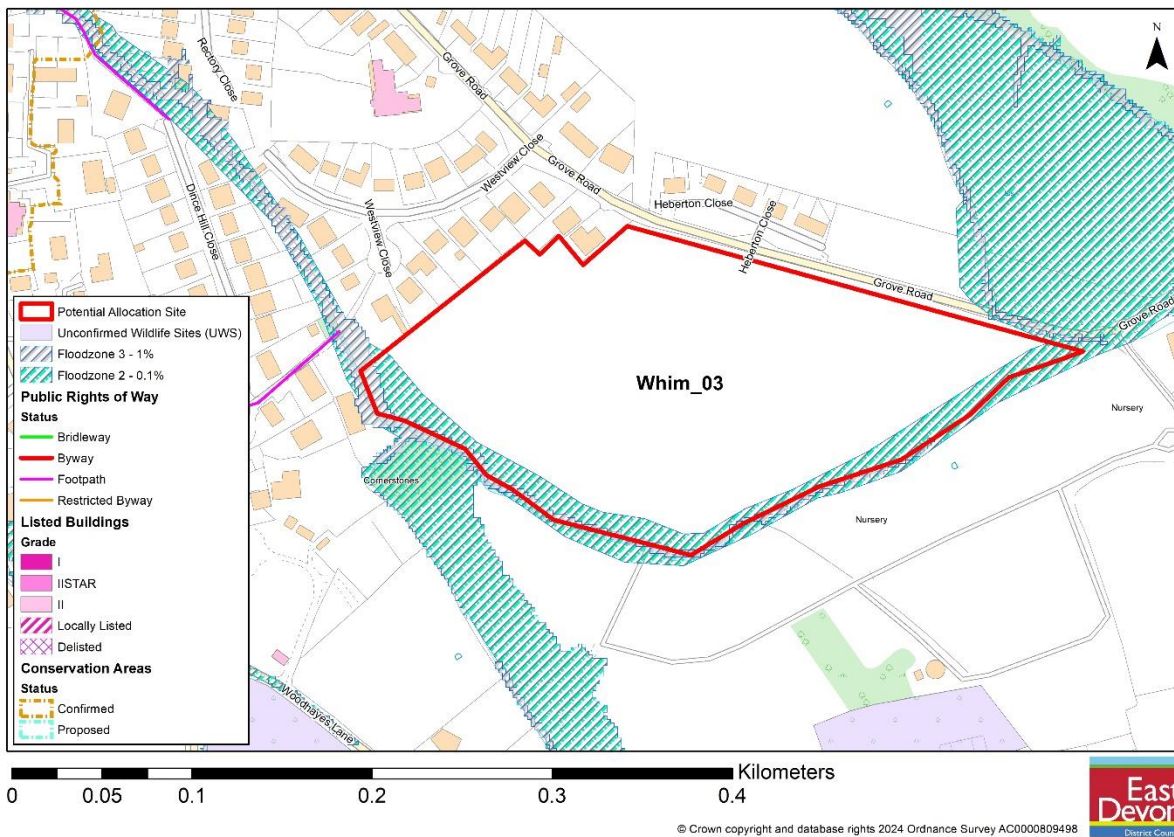
Reference number: Whim_03

Site area (ha): 4.07

Address: Land to the South side of Grove Road

Proposed use: Residential

Site map



Photos



Looking southeast along Grove Road with site behind field gate.



Looking northwest along Grove Road with site behind hedge/field gate.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council highways advise that access off Grove Road is only possible for a small amount of infill development because it is narrow with on street parking and no footways. Devon County Education advise that the HEELA has put forward 74 ha of development proposed in the Whimble primary catchment area. Whimble Primary could support some development but not on this scale. Additional secondary provision required. Would need to be seen alongside strategies for Exeter and west end as a whole.

Landscape

Overall landscape sensitivity is medium.

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected.

Ecology

There is a grassland nature area within 10 to the east of the site. A stream runs along the southern boundary. Significant moderate adverse effect predicted. Within East Devon Pebblebed Heaths SAC HRA mitigation zone.

Accessibility

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.

Other constraints

A small part of the site is within the Whimble Critical Drainage Area. Any new development 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. The southern site boundary and part of the road to the northwest of the site is at risk of fluvial and surface water flooding. Grade 3 agricultural land.

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

No

Opportunities

Whim_03 offers the potential to build around 70 homes close to existing services and facilities in the village.

Yield (number of dwellings or hectares of employment land)

72

Contribution to spatial strategy

Whimple 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 is considered to be high in relation to the scale of the existing village and the infrastructure/services available.

Should the site be allocated?

No

Reasons for allocating or not allocating

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.

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

No – although some issues may be resolved by reducing the scale of development, further modelling of flooding would be required.

3 Site Reference Whim_04

Site details

Settlement: Whimble

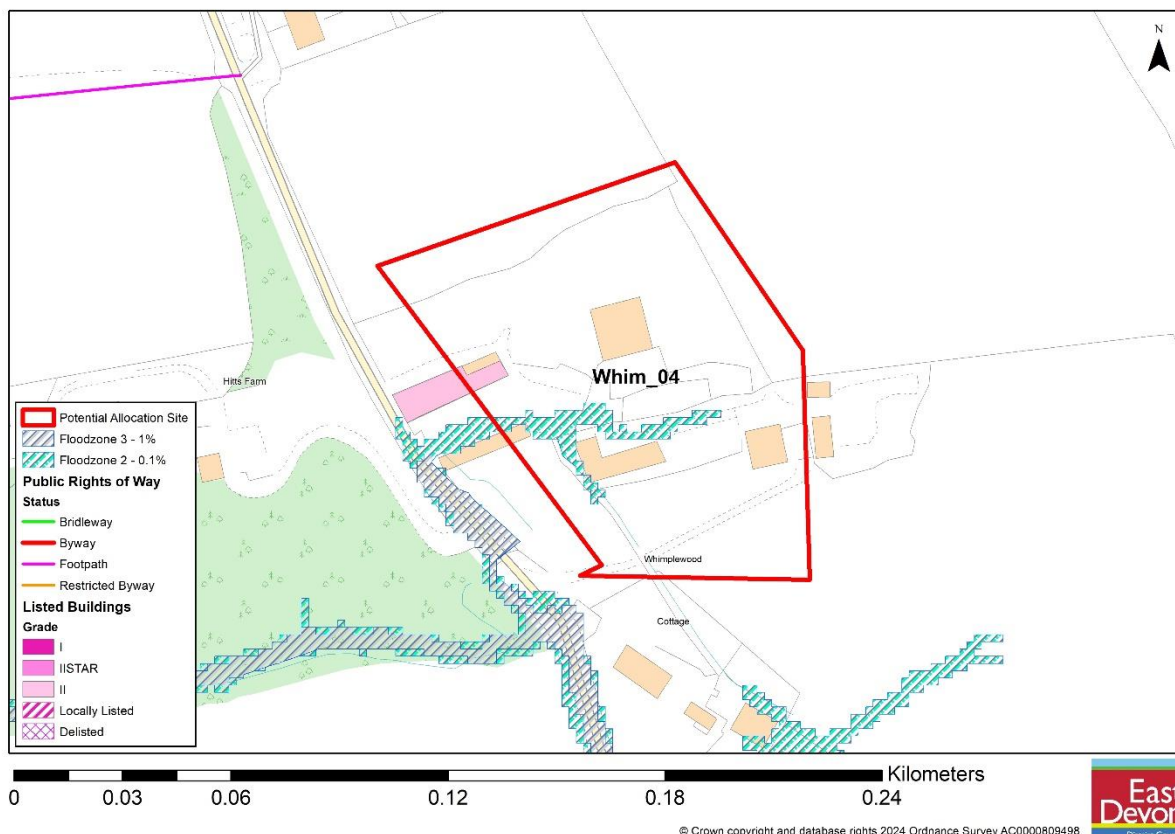
Reference number: Whim_04

Site area (ha): 0.87

Address: Hits Farmhouse, Lilypond lane

Proposed use: Residential

Site map



Photos



Looking north from adjacent road.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council highways advise that the site is not suitable for residential development because the site is remote from facilities with poor ped/cycle links and along narrow lanes. Devon County Education advise that the HEELA has put forward 74 ha of development proposed in the Whimble primary catchment area. Whimble Primary could support some development but not on this scale. Additional secondary provision required. Would need to be seen alongside strategies for Exeter and west end as a whole.

Landscape

Overall landscape sensitivity is medium.

Historic environment

High: significant effect predicted. Mitigation unlikely to be possible. An impact that would compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished and compromised. This would involve a loss of significance that could not be resolved through mitigation.

It may be possible to design a scheme that avoids harm by reducing the extent of development and refining site boundaries.

Ecology

There is a woodland nature area around 25 metres to the west of the site. Significant moderate adverse effect predicted. Within East Devon Pebblebed Heaths SAC HRA mitigation zone.

Accessibility

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.

Other constraints

The site is within the Whimble Critical Drainage Area. Any new development 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. Parts of the site are at risk of surface water flooding. Grade 3 agricultural land.

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

Opportunities

Reuse/redevelopment of existing buildings.

Yield (number of dwellings or hectares of employment land)

21

Contribution to spatial strategy

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 21 homes would help to meet that strategy, but Whim_04 is not considered to be in a suitable location to achieve this.

Should the site be allocated?

No

Reasons for allocating or not allocating

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.

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

No

4 Site Reference Whim_07

Site details

Settlement: Whimble

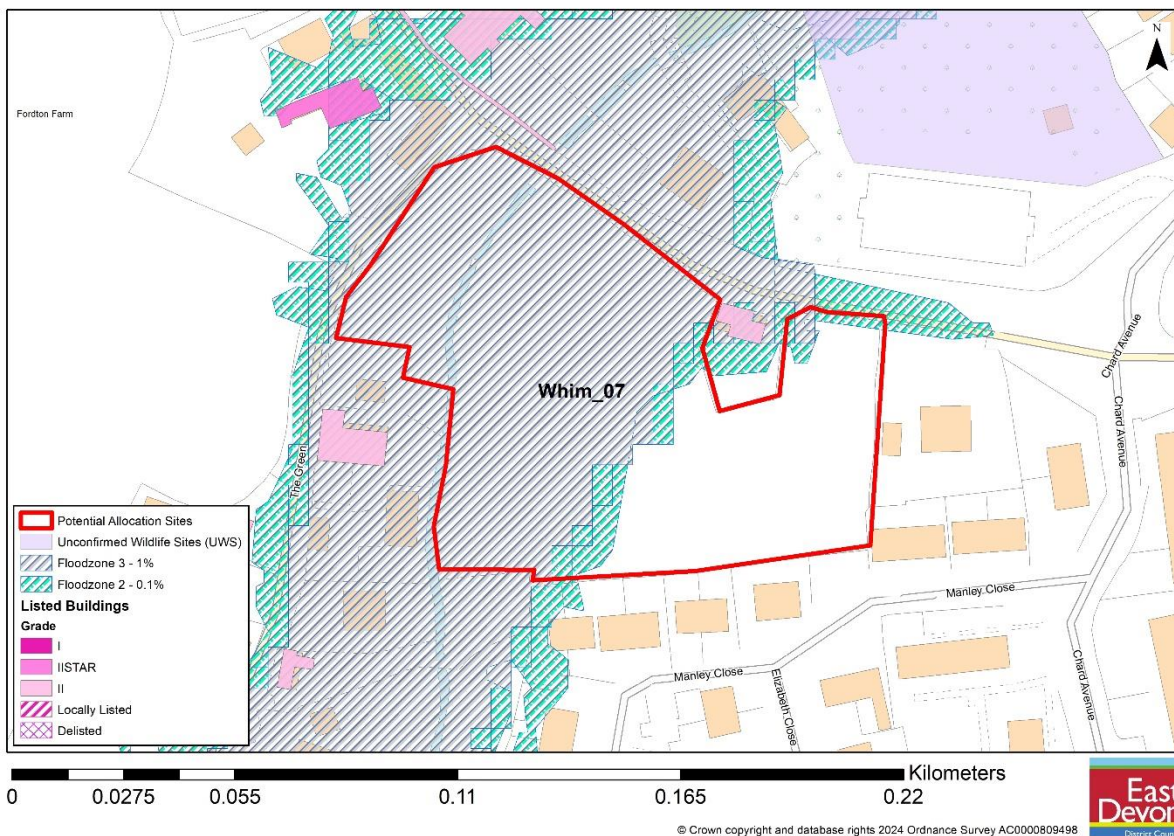
Reference number: Whim_07

Site area (ha): 0.89

Address: Approximately 2.3 acres fronting Broadclyst Road

Proposed use: Residential

Site map



Photos



Site Assessment Summary and Conclusion

Infrastructure

Devon County Council Highways advise that it would appear that the site can achieve a suitable access on to Broadclyst Road, which should include an appropriate link to the footway opposite. Devon County Education advise that the HEELA has put forward 74 ha of development proposed in the Whimble primary catchment area. Whimble Primary could support some development but not on this scale. Additional secondary provision required. Would need to be seen alongside strategies for Exeter and west end as a whole.

Landscape

Overall sensitivity is medium.

Historic environment

Medium: no significant effects which cannot be mitigated. An impact is predicted, but would not compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished or compromised. Mitigation may make the impact acceptable. The overall significance of the asset would not therefore be materially changed.

Ecology

There is an unconfirmed wildlife site (an orchard) around 30 metres to the north east of the site. There is a core nature area (grassland) around 10 metres north east of the site (on the opposite side of the road). A stream runs through the site. Significant moderate adverse effect predicted. The site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Accessibility

Whim_07 is within 300 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.

Other constraints

The site is within the Whimble Critical Drainage Area. Any new development 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. The western half of the site is within flood zone 3. Grade 3 agricultural land.

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

Yes

Opportunities

Whim_07 offers the potential to build around 10 homes close to existing services and facilities in the village.

Yield (number of dwellings or hectares of employment land)

10

Contribution to spatial strategy

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 around 10 homes on Whim_07 would make a small contribution to that strategy.

Should the site be allocated?

No

Reasons for allocating or not allocating

Large areas of the site are constrained by flooding, heritage and ecological considerations. Site is within a 'green wedge'.

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

No

5 Site Reference Whim_08

Site details

Settlement: Whimble

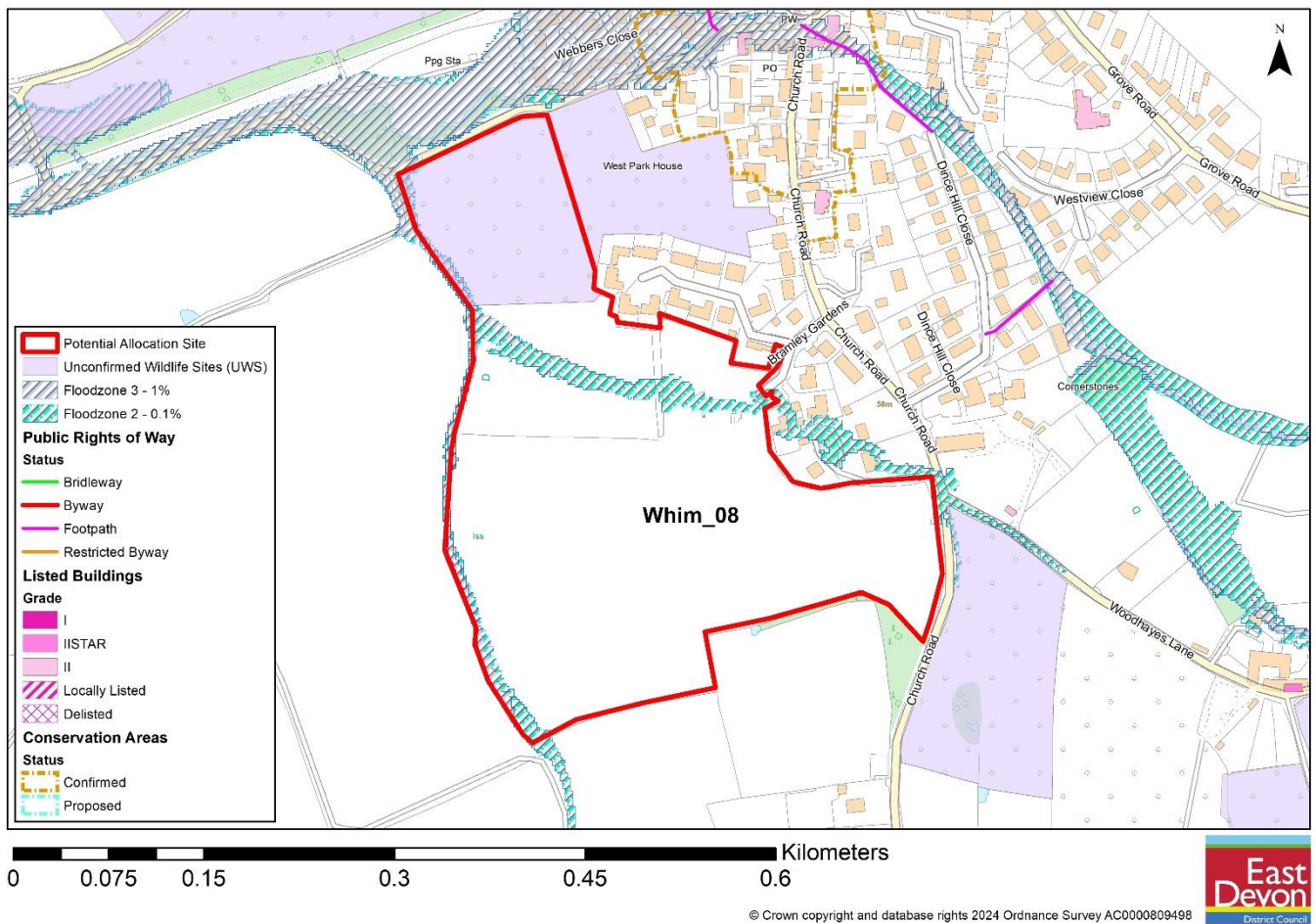
Reference number: Whim_08

Site area (ha): 10.06

Address: Approximately 25 acres west of Church Road and Bramley Gardens

Proposed use: Residential

Site map



Photos



Looking southwest over site from Bramley Gardens



Looking south across eastern part of site from Church Road



Looking west across northern part of site from track off Cobden Lane.



Looking north from Church Road with site to left of road and listed summer house to right of picture.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council Highways advise that access could be provided off Bramley Gardens and also off Church Road and a four arm roundabout junction (with Whim_09) would make a good gateway access to the village. Devon County Education advise that the HEELA has put forward 74 ha of development proposed in the Whimple primary catchment area. Whimple Primary could support some development but not on this scale. Additional secondary provision required. Would need to be seen alongside strategies for Exeter and west end as a whole.

Landscape

Overall landscape sensitivity is medium.

Historic environment

Medium: no significant effects which cannot be mitigated. An impact is predicted, but would not compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished or compromised. Mitigation may make the impact acceptable. The overall significance of the asset would not therefore be materially changed.

Ecology

There is an unconfirmed wildlife site (Gateshayes Farm Orchard) in part of the north of the site. This land also forms a core nature area (grassland). There are two small watercourses within the site. Significant moderate adverse effect predicted. The site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Accessibility

Whim_08 is within 350 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, it is quite

a large site and the southern section is more than 800 metres from some of the facilities. Church Road lacks footways until it's junction with Bramble Close. The lane to the north of the site is very narrow and lacks footways.

Other constraints

A narrow strip of land along the western site boundary is within flood zone 3. Grade 3 agricultural land.

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

Yes

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

178

Contribution to spatial strategy

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 180 dwellings on Whim_08 is considered to be excessively high in relation to the scale of the existing village.

Should the site be allocated?

No

Reasons for allocating or not allocating

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.

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

No

6 Site Reference Whim_09

Site details

Settlement: Whimble

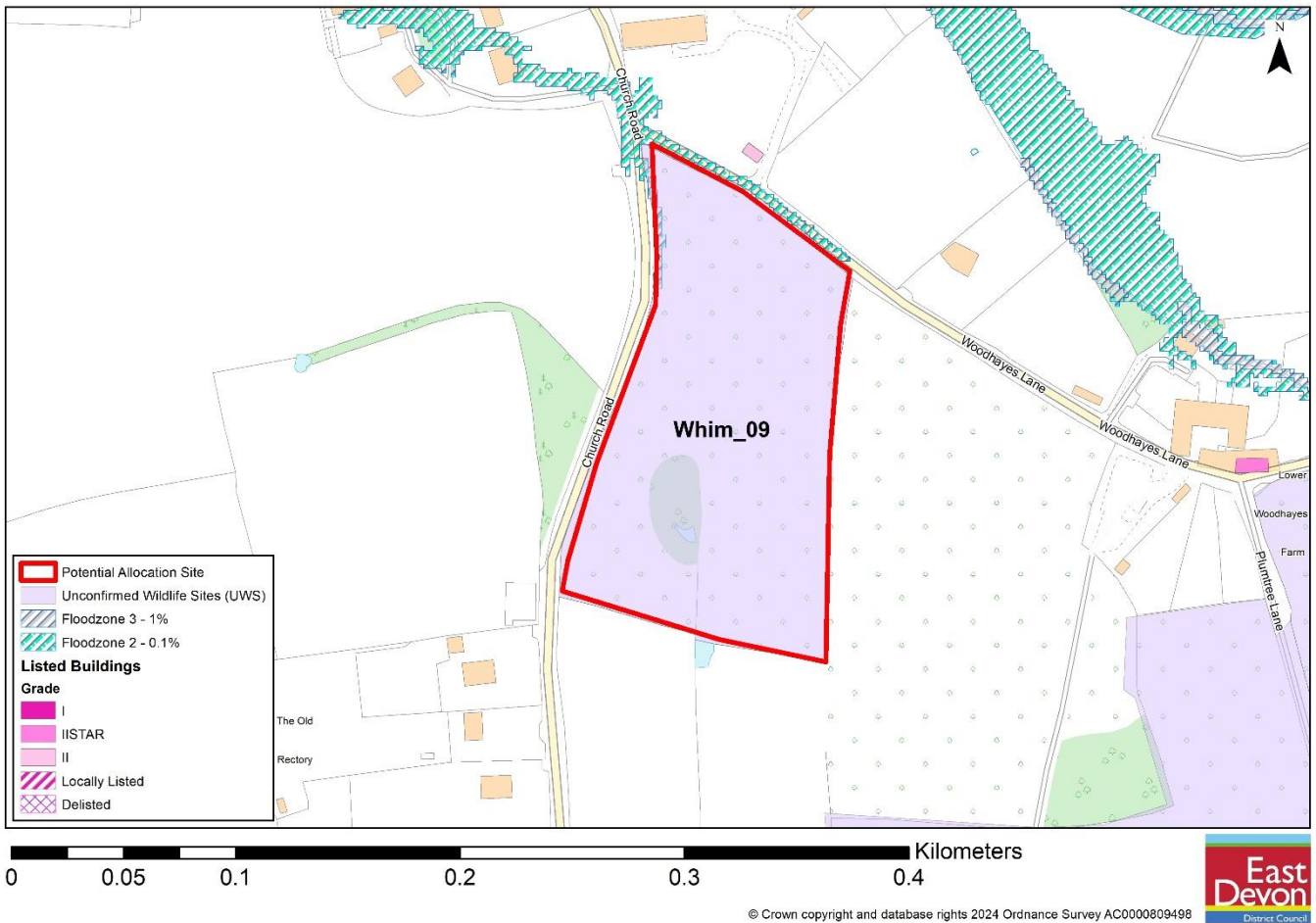
Reference number: Whim_09

Site area (ha): 1.89

Address: Approximately 4.6 acres at the Junction of Church Road and Woodhayes Lane

Proposed use: Residential

Site map



Photos



Looking southeast across site from field access to Woodhayes Lane



Looking southeast across site from the north with junction of Woodhayes Land and Church Road in the foreground.



Looking northeast across site from Church Road with red brick listed building visible to left side of picture.



Looking north from Church Road across site with listed summerhouse to left of picture.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council Highways advise that access would need to connect to and contribute to a new four arm roundabout junction (with Whim_08) which would make a good gateway access to the village. Devon County Education advise that the HEELA has put forward 74 ha of development proposed in the Whimble primary catchment area. Whimble Primary could support some development but not on this scale. Additional secondary provision required. Would need to be seen alongside strategies for Exeter and west end as a whole.

Landscape

Overall landscape sensitivity is high medium.

Historic environment

Medium: no significant effects which cannot be mitigated. An impact is predicted, but would not compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished or compromised. Mitigation may make the impact acceptable. The overall significance of the asset would not therefore be materially changed.

Ecology

Whim_09 is within the Pebblebed Heaths Habitat Mitigation Zone and is an unconfirmed wildlife site (Higher Woodhayes Farm Orchard). This site also forms a core nature area (grassland) and is on the priority habitat inventory as an orchard. Significant moderate adverse effect predicted.

Accessibility

Whim_09 is within 600 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, the southern part of the site is around 900 metres away from these facilities. Church Road lacks footways until it's junction with Bramble Close. The lane to the north of the site is very narrow and lacks footways.

Other constraints

Grade 3 agricultural land.

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)

45

Contribution to spatial strategy

Whimple is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of up to 45 dwellings on Whim_09 is considered high in relation to the scale of the existing village.

Should the site be allocated?

No

Reasons for allocating or not allocating

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.

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

No

7 Site Reference Whim_10

Site details

Settlement: Whimble

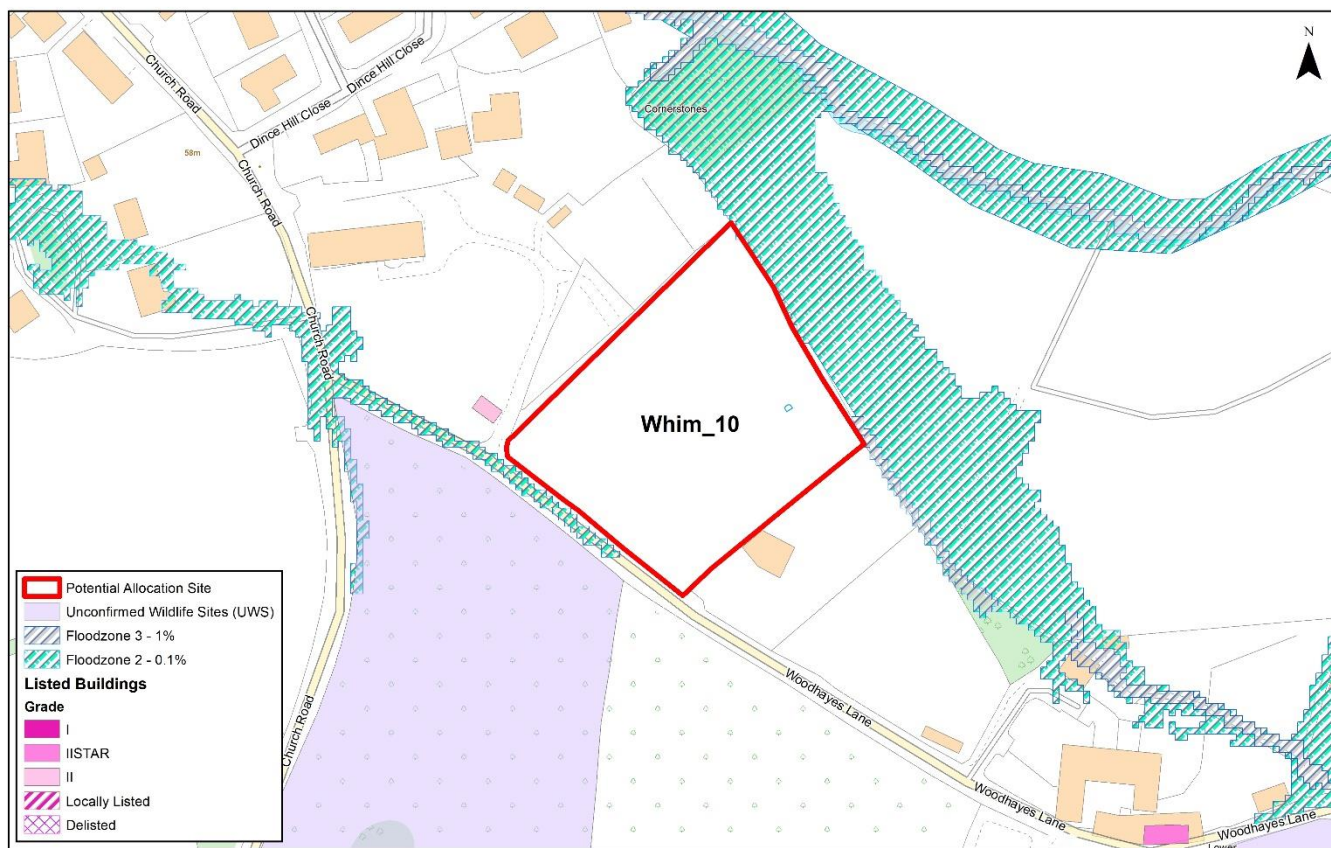
Reference number: Whim_10

Site area (ha): 0.72

Address: Land adjoining Woodhayes Country House, Woodhayes Lane

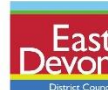
Proposed use: Residential

Site map



0 0.0425 0.085 0.17 0.255 0.34 Kilometers

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Photos



Looking north from Woodhayes Lane with site to the right of the gate pillars and largely behind the hedge.



Looking northwest across site from Woodhayes Lane



Looking north from Woodhayes Lane with listed summerhouse to left of picture and site to the right.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council Highways advise that access to Whim_10 would need to connect and contribute to a new four arm roundabout junction which would make a good gateway access to the village. Woodhayes Lane would need widening and a footway. Devon County Education advise that the HEELA has put forward 74 ha of development proposed in the Whimple primary catchment area. Whimple Primary could support some development but not on this scale. Additional secondary provision required. Would need to be seen alongside strategies for Exeter and west end as a whole.

Landscape

Overall landscape sensitivity is medium high.

Historic environment

Development would affect the setting of the neighbouring grade II listed building. Medium: no significant effects which cannot be mitigated. An impact is predicted, but would not compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished or compromised. Mitigation may make the impact acceptable. The overall significance of the asset would not therefore be materially changed.

Ecology

There is an unconfirmed wildlife site (Higher Woodhayes Farm Orchard) to the south of Whim_10 on the opposite side of the road. This site is also a core nature area (grassland).

Significant moderate adverse effect is predicted. The site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone

Accessibility

Whim_10 is within 600 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, there are no safe pedestrian routes to the village as Woodhayes Lane is very narrow and lacks footways and Church Road lacks footways until it's junction with Bramble Close.

Other constraints

Grade 3 agricultural land.

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)

17

Contribution to spatial strategy

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 around 17 homes on Whim_10 would make a contribution to that strategy.

Should the site be allocated?

No

Reasons for allocating or not allocating

Site lacks safe and convenient pedestrian access to services and facilities in the village. Forms an part of the very attractive rural landscape setting for the settlement and a grade II listed building.

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

No

8 Site Reference Whim_11

Site details

Settlement: Whimble

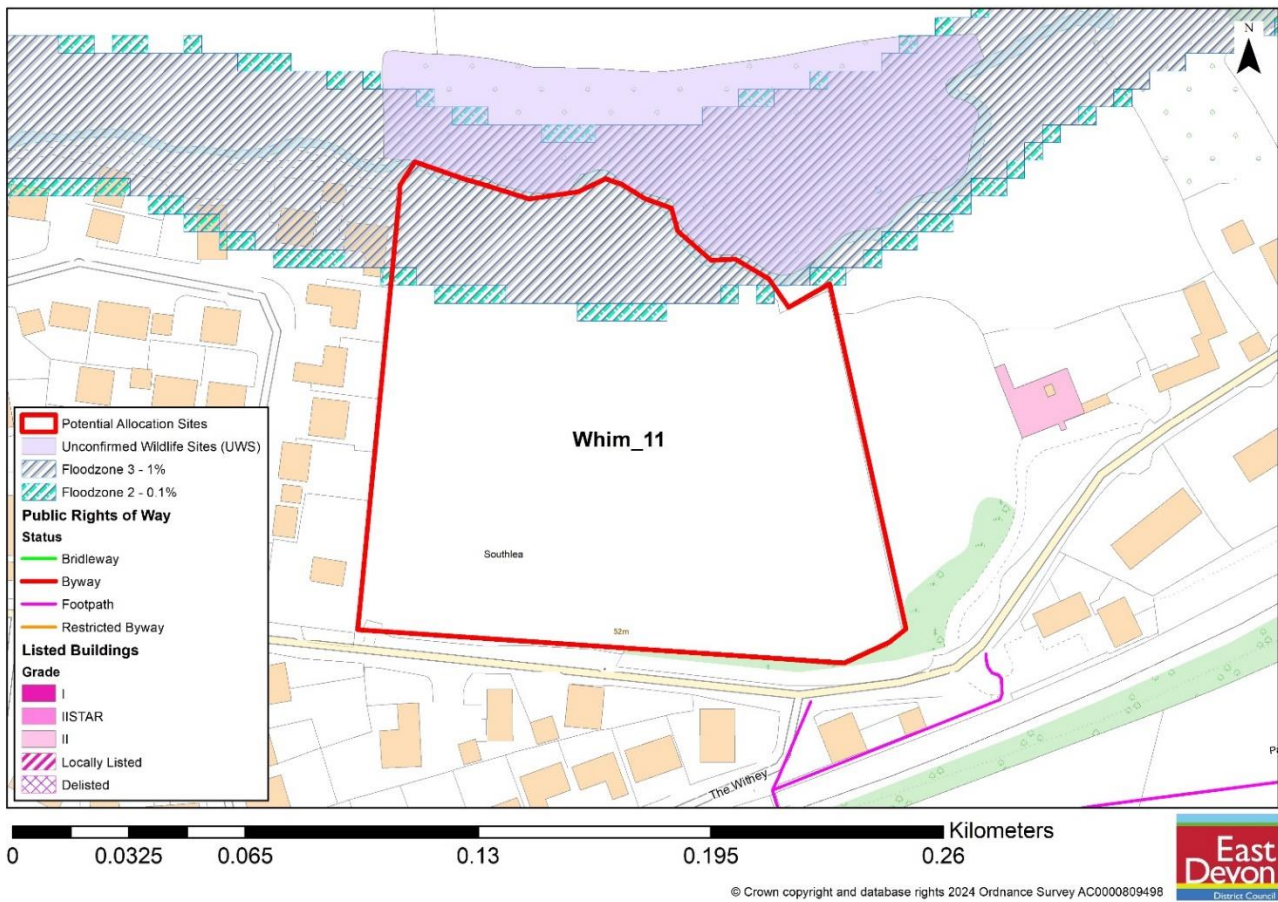
Reference number: Whim_11

Site area (ha): 1.63

Address: Approximately 4 acres Station Road

Proposed use: Residential

Site map



Photos



Looking north across site from access to Station Road.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council Highways advise that appropriate road widening would be required across the site frontage. However, there are trees along much of the site frontage that are subject to Tree Preservation Orders and would need to be retained. It is assumed that a suitable access could be provided to the south west of the site, close to the existing field gate and that a footway could be provided within the site, behind the frontage hedge/trees. Devon County Education advise that the HEELA has put forward 74 ha of development proposed in the Whimble primary catchment area. Whimble Primary could support some development but not on this scale. Additional secondary provision required. Would need to be seen alongside strategies for Exeter and west end as a whole.

Landscape

This allocation site will need to be carefully designed to take account of flooding, the setting of Slewtton House, a grade II listed building, and the edge of settlement location. The overall landscape sensitivity is 'Medium' – Landscape and / or visual characteristics of the assessment unit are susceptible to change. It may have some potential to accommodate the relevant type of development in some defined situations without significant character change or adverse effects. Thresholds for significant change are intermediate.

Historic environment

The site is next to Slewtton House, a grade II listed building. The overall impact is 'Medium': no significant effects which cannot be mitigated. An impact is predicted, but would not compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished or compromised. Mitigation may make the impact acceptable. The overall significance of the asset would not therefore be materially changed.

Ecology

There is an unconfirmed wildlife site adjacent to the north of the site (Holway Farm Orchard). The same land is a core nature area (grassland). To the east of Whim_11 is a separated core nature area (woodland). There is a watercourse to the north of the site. Significant moderate adverse effect predicted. The site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Accessibility

Whim_11 is within 400 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. There is a short section in front of the neighbouring house, Eastleigh, without a pavement and improvements should be sought to achieve safe pedestrian access to the village centre.

Other constraints

Approximately 20% of the site is at risk of flooding and the site was considered as part of the Level 2 Strategic Flood Risk Assessment. This concludes that the sequential test will need to be passed, but that an exception test will not be required if development is confined to the south of the site, which is not at risk of flooding. The developer will need to show, through an FRA, that future users of the development will not be placed in danger from flood hazards throughout its lifetime. The site is within the Whimble Critical Drainage Area. Any new development 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. The northern part of the site is in flood zone 3 and initial evidence indicates that a small part of the site is at a high risk of groundwater flooding. Grade 3 agricultural land.

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

No

Opportunities

Development of Whim_01 would enable provision of additional homes very close to the village centre and Whimble station. Highway improvements, including the provision of a footway, would provide wider benefits.

Yield (number of dwellings or hectares of employment land)

33

Contribution to spatial strategy

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 around 33 homes on Whim_11 is consistent with that strategy.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site is considered to be the best option for accommodating an appropriate scale of development for Whimble. It is well related to the existing 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.

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

N/A

9 Site Reference Whim_13

Site details

Settlement: Whimble

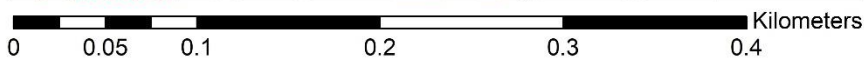
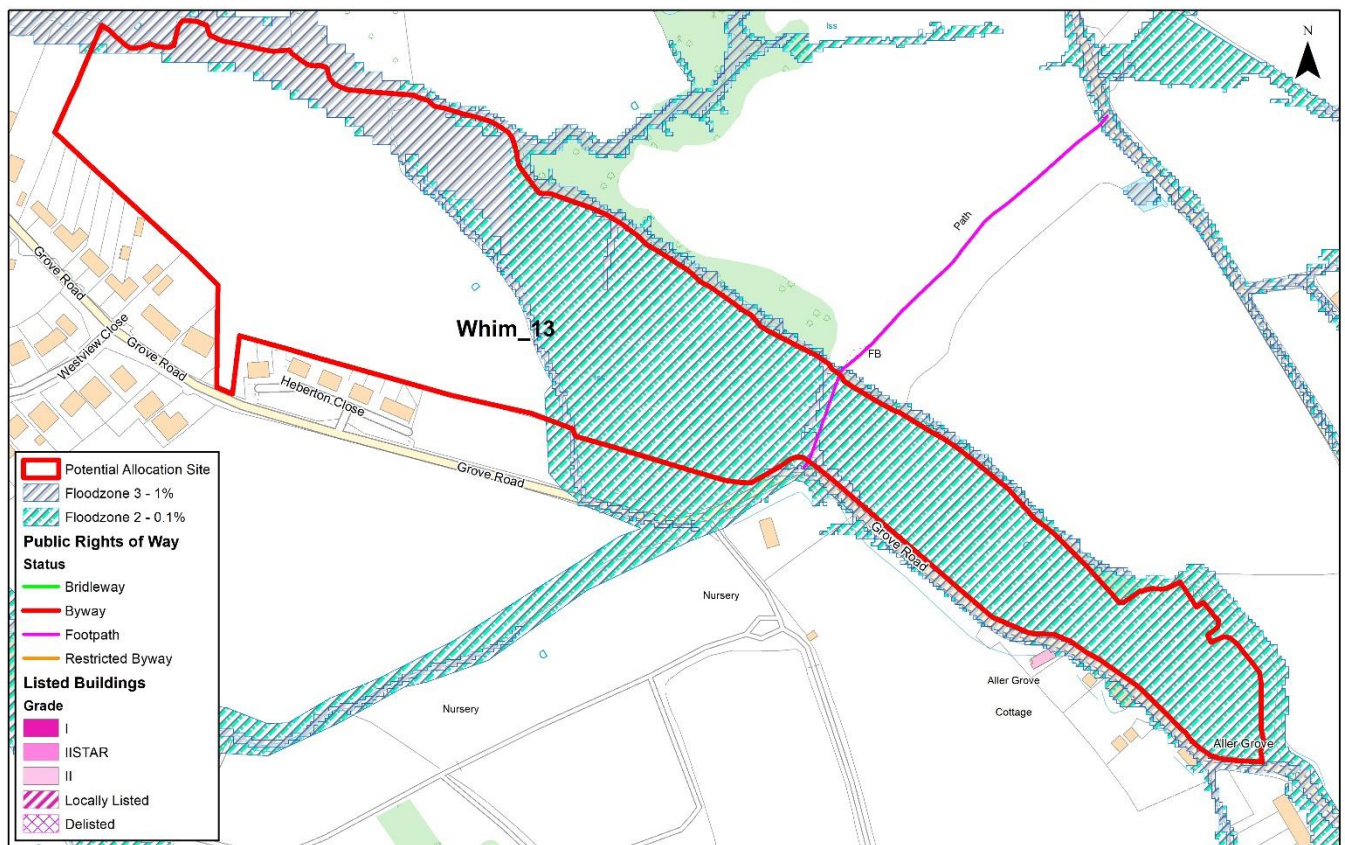
Reference number: Whim_13

Site area (ha): 6.64

Address: Land North side of Grove Road

Proposed use: Residential

Site map



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Photos



Looking north from Grove Road



Looking northwest from Grove Lane

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council highways advise that access off Grove Road is only possible for a small amount of infill development because it is narrow with on street parking and no footways. Devon County Education advise that the HEELA has put forward 74 ha of development proposed in the Whimble primary catchment area. Whimble Primary could support some development but not on this scale. Additional secondary provision required. Would need to be seen alongside strategies for Exeter and west end as a whole.

Landscape

Overall landscape sensitivity is Medium – Landscape and / or visual characteristics of the assessment unit are susceptible to change. It may have some potential to accommodate the relevant type of development in some defined situations without significant character change or adverse effects. Thresholds for significant change are intermediate.

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected.

Ecology

There is a core nature area adjacent to part of the northern boundary of Whim_13 (woodland) and a separate, part core and part nature area (grassland) adjacent to part of the southern boundary. There are watercourses in the site. Significant moderate adverse effect predicted. Site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone

Accessibility

Whim_13 is within 300 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, Grove Lane lacks footways and the site extends around 750 metres from the part of the site that is nearest to the village centre so that the southern site boundary is around 1000 metres from the facilities.

Other constraints

The site is within the Whimble Critical Drainage Area. Any new development 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. The western half of the site is in flood zone 2 with smaller parts to the north east of the site in flood zone 3.

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

No

Opportunities

Yield (number of dwellings or hectares of employment land)

108

Contribution to spatial strategy

Whimble is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of 100 dwellings on Whim_13 is high in relation to the scale of the existing village.

Should the site be allocated?

No

Reasons for allocating or not allocating

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.

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

No

10 Site Reference Whim_14

Site details

Settlement: Whimble

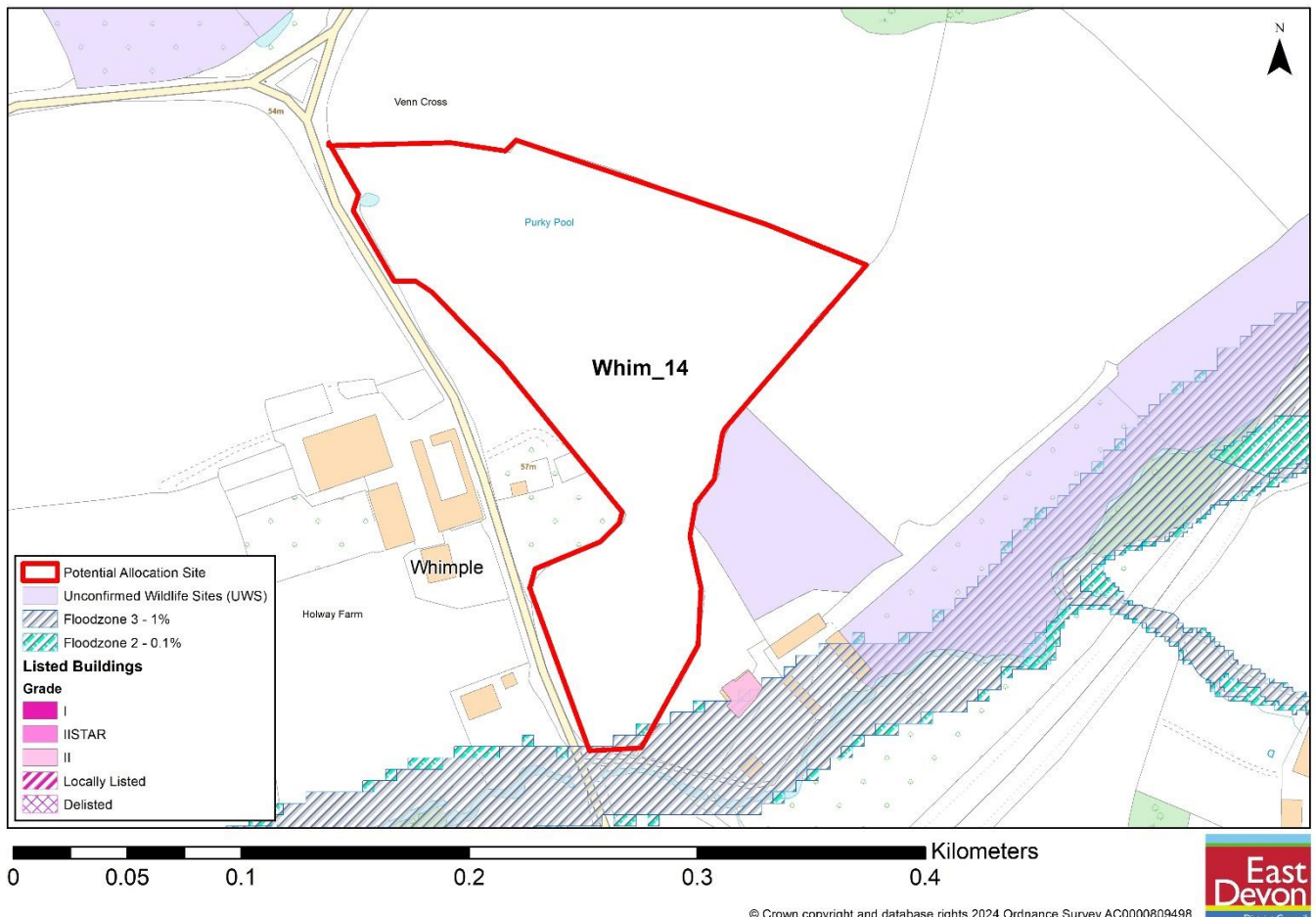
Reference number: Whim_14

Site area (ha): 2.55

Address: Land at Perriton Barton

Proposed use: Residential

Site map



Photos



Looking southeast from lane.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council Highways advise that the site is remote from facilities with a narrow road frontage and poor ped/cycle links and is not suitable for this scale of development. Devon County Education advise that the HEELA has put forward 74 ha of development proposed in the Whimple primary catchment area. Whimple Primary could support some development but not on this scale. Additional secondary provision required. Would need to be seen alongside strategies for Exeter and west end as a whole.

Landscape

Overall landscape sensitivity is Medium – Landscape and / or visual characteristics of the assessment unit are susceptible to change. It may have some potential to accommodate the relevant type of development in some defined situations without significant character change or adverse effects. Thresholds for significant change are intermediate.

Historic environment

Medium: no significant effects which cannot be mitigated. An impact is predicted, but would not compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished or compromised. Mitigation may make the impact acceptable. The overall significance of the asset would not therefore be materially changed.

Ecology

Adjacent to the south eastern boundary of Whim_14 is an unconfirmed wildlife site (Perriton Farm Orchard). This land is also a core nature area (grassland). There is an unconfirmed wildlife site around 50 metres to the north west of Whim_14 (Venn Cross Orchard). This land is also a core nature area (grassland). There is a core nature area (grassland) to part of the western boundary (grassland). Significant moderate adverse effect predicted. The site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Accessibility

Whim_14 is within 750 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, access is partly along narrow lanes with no footways.

Other constraints

The site is within the Whimple Critical Drainage Area. Any new development 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. A small part of the southern tip of the site is in flood zone 3. Grade 3 agricultural land.

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)

Contribution to spatial strategy

Whimple is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of up to 46 dwellings on Whim_14 may be considered high in relation to the scale of the existing village.

Should the site be allocated?

No

Reasons for allocating or not allocating

Poorly related to the settlement, with insufficient pedestrian links to services and facilities in the village centre.

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

No