

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 \(eastdevon.gov.uk\)](#).

Honiton (including edge of Honiton sites in Gittisham) and development options at and around the town

- 3.2 Honiton is a tier 2 settlement, one of the largest towns in East Devon. It is a Main Centre in the emerging Local Plan, home to a wide range of community facilities including a variety of shops, sports facilities, a library, primary school, GP and hospital. The National Landscape surrounds Honiton, including the Blackdown Hills National Landscape and East Devon National Landscape, which to some degree limited development inside the current built-up area in Honiton.
- 3.3 To address the constraints and needs of the area, some development would be located within the National Landscape. Four of the recommended allocations in Honiton would fall within the National Landscape, with three of them, Honi_07, Honi_13, and Honi_15, being entirely within the National Landscape. Additionally, the southern portion of Gitti_05 would also be located within the National Landscape.
- 3.4 It should be noted with regard to Honi_15 that the central part of the site was previously consulted on as Honi_01 as part of the draft Local Plan consultation at the end of 2022/early 2023 (see plan below). Since the adjoining fields to the east and west have been submitted for consideration as well. To date these additional fields have not been consulted on and further consideration about how these are dealt with is required. As a result, Members are only therefore being asked to consider the element that comprised Honi_01 at this stage.



- 3.5 In total 10 sites are proposed for allocation in Honiton (including edge of Honiton sites in Gittisham), which would yield around 14.6 ha of employment land and roughly 450 dwellings

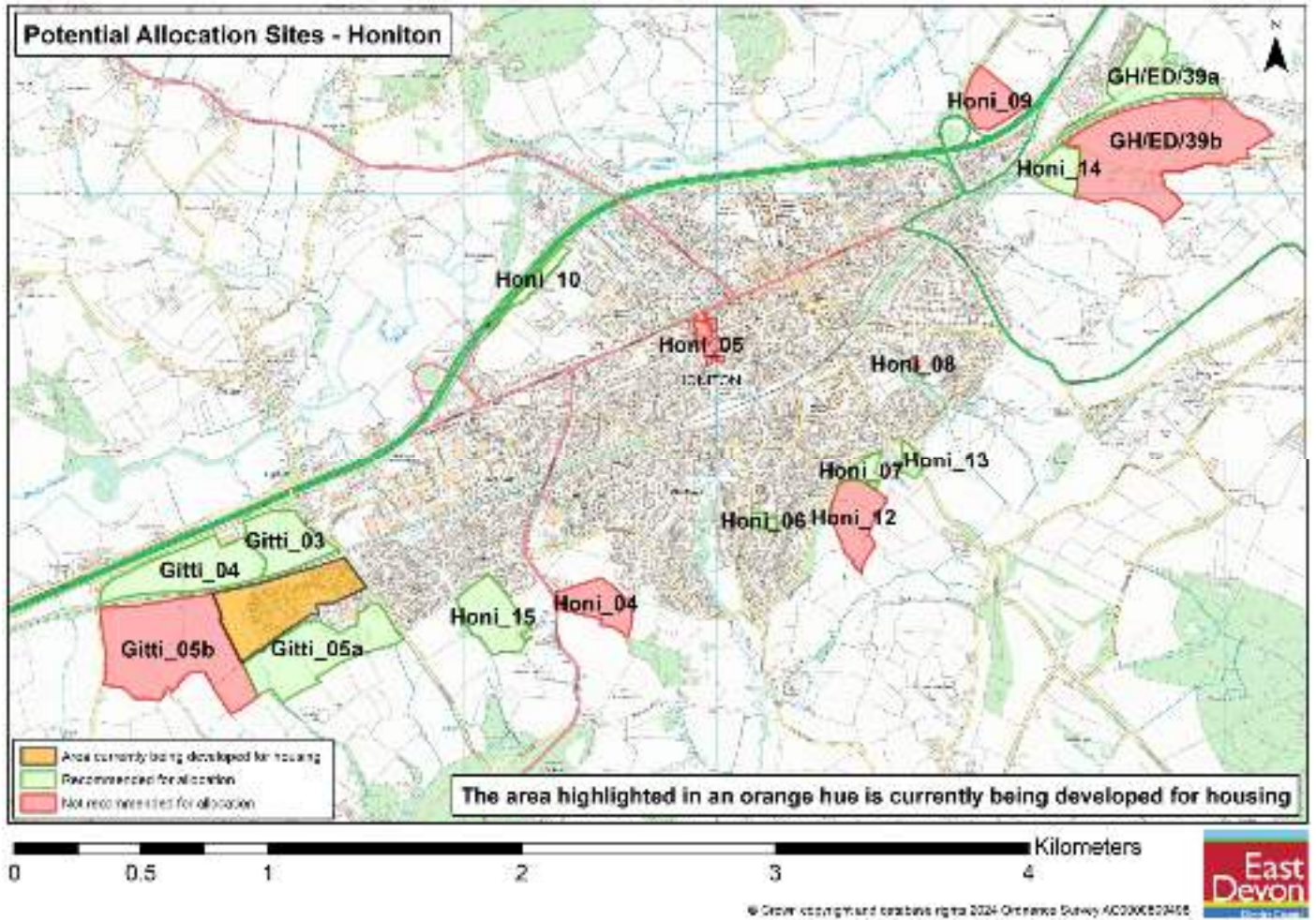
Dunkeswell and development options at and around the village

- 3.1 Dunkeswell falls in the fourth tier classification, of the settlement hierarchy, it is classified as Service Village with some facilities and services to meet basic day-to-day needs. Draft plan policy provides for limited development to meet local needs. Few sites have been assessed at these settlements, with one recommended allocation (Dunk_05).

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 from a range of respondents and not just the site owners/promoters of those sites.
- 4.3 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 Honiton (including edge of Honiton sites in Gittisham)



Site reference	Number of dwellings or Ha of employment land	Recommend allocating?	Succinct officer commentary – if relevant (see technical report for full assessment)
Gitti_03	5.5 hectare (employment land)	Yes	<p>The working group observed that the Gitti_03 and Gitti_04 employment sites had been designated in the existing local plan but remained undeveloped.</p> <p>Concerns were raised regarding the high infrastructure costs and lack of evidence supporting the viability of these sites. The working group suggested that 15 hectares of new employment land might be unnecessary and questioned the inclusion of a potential new railway station in the assessment notes (this is an historic record that is now redundant).</p> <p>The group noted that ongoing work was exploring viability considerations for these sites and inquired whether residential development might be a suitable option.</p>
Gitti_04	9.1 hectare (employment land)	Yes	See above
Gitti_05	100	Yes, partly Gitti_05a	The working group noted that the southern part of the site falls within the National Landscape.
Honi_04	56	No	The working group highlighted that it is elevated and of landscape prominence.
Honi_05	40	No	There was a comment from the working group in favour of development at this site though flooding concerns were highlighted. It was noted that the site will fall in development boundaries and could come forward through a windfall application.

Honi_06	30	Yes	<p>While the working group favoured allocating the site for development, they noted the presence of Tree Preservation Orders on trees within the site and questioned whether additional school land might be needed due to the proximity of an existing school.</p> <p>The Devon County Council response regarding school needs states that there are no concerns about primary school capacity in Honiton given the proposed level of development. While the town has experienced a trend of migration to rural areas for primary education, the overall capacity of Honiton primary school, which has been expanded to 630 places, is sufficient. Currently, the school is operating at 420 places due to low intake.</p>
Honi_07	30	Yes	
Honi_08	6	No	
Honi_09	50	No	
Honi_10	21	Yes	<p>This site is situated north of the existing Taylor Wimpey development. The working group expressed concerns regarding highway access and the potential traffic impacts on the land to the north. Noise pollution was also a concern due to the proximity of the A30 road.</p> <p>During the meeting, the working group noted that the existing planning application for the site included a proposed highway access through the southern portion of the development. Additionally, they observed that the Council's Environmental Health section had not raised any objections to the current planning application.</p>
Honi_12	71	No	
Honi_13	10	Yes	<p>The working group raised concerns this site has an existing planning permission.</p> <p>The existing planning permission only covers a small part of the site and should not impact the development potential.</p>

Honi_14	30	Yes	The working group expressed concerns about the site's accessibility, as it is accessed via a narrow railway bridge. They also noted that a previous planning application for the site had been rejected. There was a general concern that the highway access was inadequate and that development in this area could lead to Honiton expanding into the surrounding countryside.
Honi_15	79	Yes – the part that previously comprised Honi_01	The working group has noted that this site was on rising ground with landscape impact concerns on the National Landscape noted.
GH/ED/39	100	Yes, partly GH/ED/39a	The working group support not allocating GH/ED/39b, and noted that GH/ED/39a part has a resolution to grant planning permission for residential development on it.