

**West Hill Site by Site Assessment**

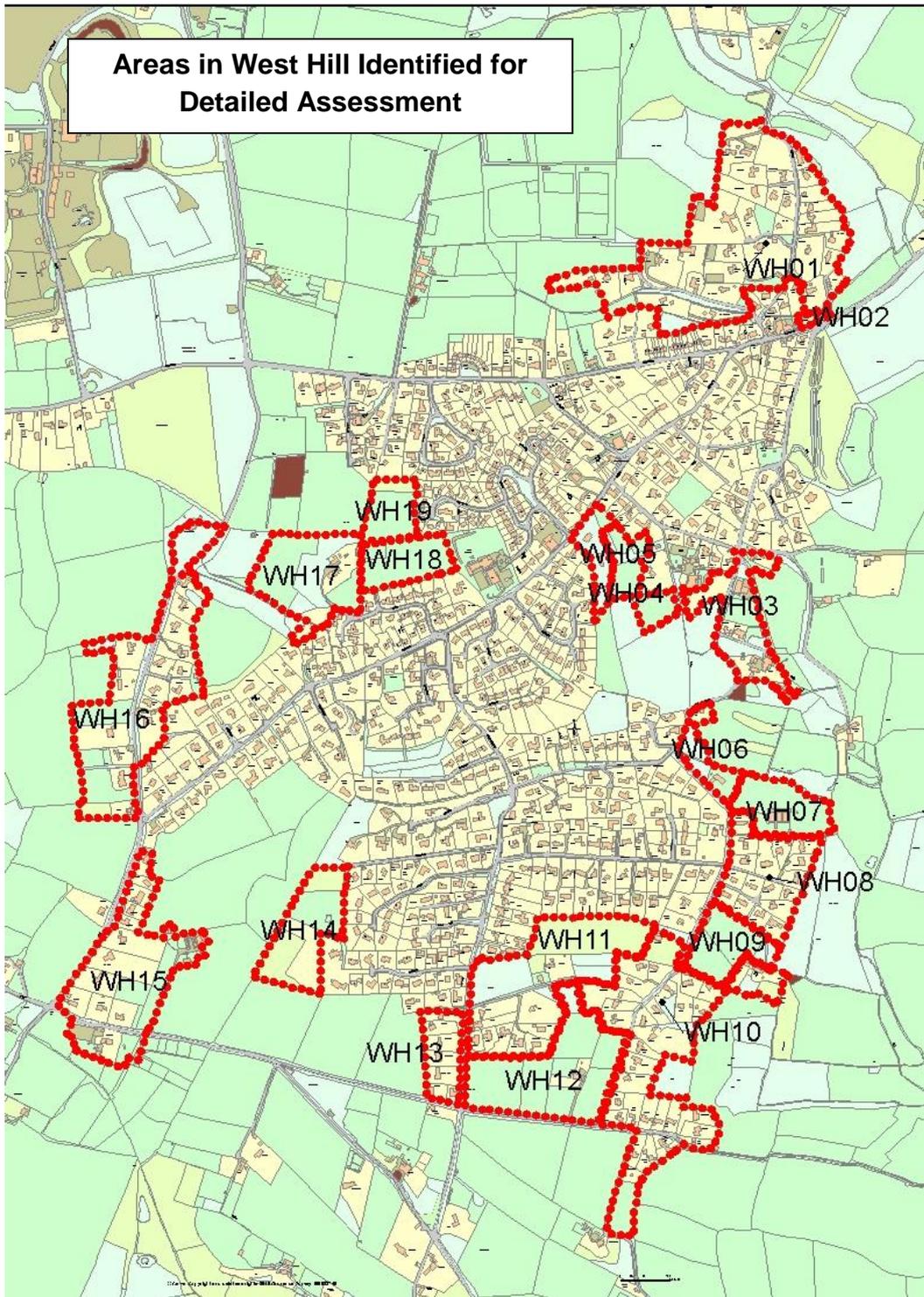
This report has been produced by the Policy Planning Section of East Devon District Council and provides a critique of the proposed Built-up Area Boundary for West Hill. Criteria referred to in this document are taken from the East Devon Villages Plan Proposed Built-up Area Boundary Criteria and are shown below for ease of reference. The overarching methodology should be read for a complete picture – see [Proposed criteria for revised built-up area boundaries - East Devon](#). An alternative approach that takes account of walking distances to services and facilities is included at the end of the document.

	Ref	Criteria	Exceptions	Commentary
<b>General Criteria</b>	A1	Boundaries should reflect the existing scale and core built form of the settlement and should not seek expansion to facilitate additional development.	Communities may wish to allocate specific sites to accommodate additional development through neighbourhood planning. If a neighbourhood plan is made that allocates development, that site may be included within the Built-up Area Boundary under criteria B3, although this may be at a future review of the Villages Plan, depending on the timing.	It is important that the Villages Plan is prepared in accordance with the strategy set out in the adopted local plan, which does not make provision for increased levels of development in rural settlements (rather it provides for infill development within the boundary and potential for affordable housing at the edges justified as an exception).
	A2	Where practical, boundaries should follow clearly defined physical features such as walls, fences, hedgerows, roads and water courses.	Where buildings are set in large grounds physical features may not form the appropriate boundary, depending on the relationship with the fabric of the settlement. For example, large gardens that 'stretch out' from the main built up area may be specifically excluded despite the absence of a physical boundary feature.	It is clearly desirable for lines on maps to follow physical features that have a degree of permanence. This enables the plan to be easily read and understood by interested parties and often such features on the edge of settlements mark a change in character from built settlement to rural. However, sometimes the change in character is more gradual, for example where large gardens form a 'buffer' between the main built form of the settlement and the wider countryside. In these circumstances it may be appropriate for the BUAB not to follow physical features.

	Ref	Criteria	Exceptions	Commentary
<b>Areas to be included</b>	B1	Built and extant planning permissions for residential and employment uses which are both physically and functionally related to the settlement.	Where planning permission has been granted as an exception to normal planning policy, including any market housing built to enable affordable housing under either the interim 'mixed market affordable housing' policy or Strategy 35 of the emerging East Devon Local Plan OR where planning permission has been granted but due to special circumstances, such as low density development to protect mature trees, exclusion is appropriate.	Where sites with permission will secure development that will fall in line with the criteria detailed in this methodology it will typically be appropriate to include them in the boundary.
	B2	Built and extant planning permissions for community facilities, such as religious buildings, schools and community halls which are considered to be physically and functionally related to the settlement.	Where the buildings are set in extensive grounds either the grounds or the buildings and grounds may be excluded, depending upon the physical and functional relationship with the settlement.	Where buildings are physically well related to the built form of a settlement inclusion is appropriate. However, to include spacious grounds that are clearly beyond the built form of a settlement would suggest that development would be permitted in them when this is not the intention.
	B3	Site allocations identified in the development plan for residential, community or employment uses which are physically and functionally related to the settlement.	Significant areas of open space on the edge of site allocations with the countryside will not be included	If site allocations are contained in a neighbourhood plan that is Made, the Built-up Area Boundary defined in the Villages Plan will be amended when the plan is reviewed. In the interim there may be a discrepancy between the neighbourhood and villages plan.

	Ref	Criteria	Exceptions	Commentary
<b>Areas to be excluded</b>	C1	The curtilage of any property with the capacity to extend the built form of the settlement, including large residential gardens.	Where there are small areas of land surrounded on more than two sides or predominantly surrounded by buildings that would not extend the visual appearance of the settlement, subject to detailed landscape assessment.	The definition of Built-up Area Boundaries, is about defining a group of land and buildings that together take the physical form of a settlement. It is not about including outlying land and buildings simply because they share an address or post code or including land with future development potential.
	C2	Recreational or amenity space at the edge of settlements which has a predominantly open visual character.	Built structures, such as clubhouses, may be included where they 'read' as being part of the built form of the village.	
	C3	Isolated development which is physically or visually detached from the settlement (including farm buildings or renewable energy installations).	There is no expectation of there being exceptions.	
	C4	Parts of settlements that might comprise of groups of houses or buildings but which are separated by fields or open space from the main core of the village.	The only exception would apply where an outlying area also contains a range of services and facilities which might form a core service area in its own right.	

The map below shows West Hill and all of the areas that were assessed in detail. Tabled below the map are the detailed area assessments.

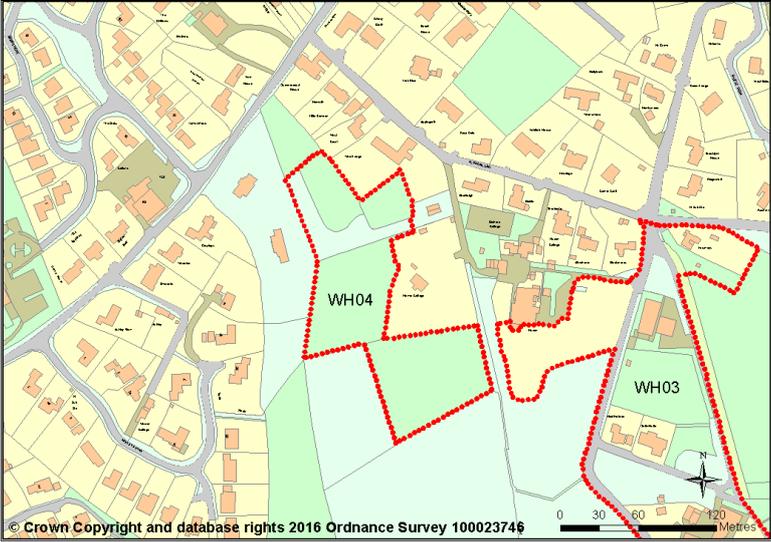


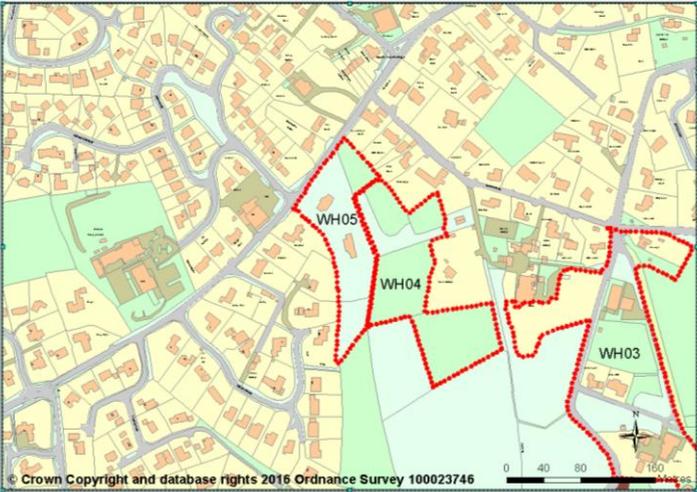
<b>Settlement</b>	West Hill	
<b>Site Reference</b>	WH01	
<b>Address</b>	Land on the northern edge of West Hill (north of Bendarroch Road).	
<b>Planning Application Reference</b>	The site/are has been defined through broad site investigation. Whilst there may have been applications within the overall identified area they are not specifically noted in this assessment.	
<b>SHLAA Reference</b>	None	
<b>Map</b>		
<b>Aerial Photo</b>		
<b>Photograph</b>		
<b>Representation Reference</b>	7228 – representation was received proposing that part of the identified area (western part) should be included in the Built-up Area Boundary. The response had assumed that the eastern part will also be in the boundary.	
<b>Representation Summary</b>	None	
<b>Issues Considered</b>	This large area of land lies on the northern edge of West Hill Village and comprises predominantly of detached dwellings in large gardens many served by private roads. There are also open spaces in the site and overall it has a degree of detachments from the physical built form of West Hill village.	
<b>Recommendation with reference to criteria used to determine</b>	Exclude	Exclude on the basis of Criteria C1 and C4

<b>Settlement</b>	West Hill	
<b>Site Reference</b>	WH02	
<b>Address</b>	Land Adj Chapel Hill Junction With West Hill Rd West Hill Road West Hill Ottery St Mary Devon	
<b>Planning Application Reference</b>	07/0333/OUT – permission granted for Erection of two detached dwellings with vehicular access	
<b>SHLAA Reference</b>	None	
<b>Map</b>		
<b>Aerial Photo</b>		
<b>Photograph</b>		
<b>Representation Reference</b>	None	
<b>Representation Summary</b>	None	
<b>Issues Considered</b>	The site has planning permission for two dwellings and when/if implemented the site would fall with in criteria B1.	
<b>Recommendation with reference to criteria used to determine</b>	Include	Include in boundary under Criteria B1.

<b>Settlement</b>	West Hill
<b>Site Reference</b>	WH03
<b>Address</b>	Land east of Broad Oak Road
<b>Planning Application Reference</b>	This site is not assessed on the basis of any recent planning applications though applications may fall in the identified area.
<b>SHLAA Reference</b>	None
<b>Map</b>	
<b>Aerial Photo</b>	
<b>Photograph</b>	None supplied.
<b>Representation Reference</b>	7284 – It should be noted that representation included most of the land shown on this plan but also included extra Greenfield land to the east of the area shown. The land to the east of the identified area is not compatible with the criteria for inclusion in the Built-up Area Boundary (in fact far less so than the identified area).
<b>Representation Summary</b>	The respondent advises that as the site abuts the existing boundary and is well related to the village centre with parts being previously developed and utilities being in place and the agricultural land is low quality.
<b>Issues Considered</b>	This large area of land lies on the eastern edge of West Hill Village and comprises of a mixture of detached dwellings in large gardens farm buildings and open land. There are also open spaces in the site and

	overall the site has a detachment from the physical built form of West Hill village.	
<b>Recommendation with reference to criteria used to determine</b>	Exclude	Exclude on the basis of Criteria C1, C3 and C4.

<b>Settlement</b>	West Hill	
<b>Site Reference</b>	WH04	
<b>Address</b>	Land to the south of Elsdon Lane.	
<b>Planning Application Reference</b>	This site is not assessed on the basis of any recent planning applications though applications may fall in the identified area.	
<b>SHLAA Reference</b>	None	
<b>Map</b>		
<b>Aerial Photo</b>		
<b>Photograph</b>	No photograph provided.	
<b>Representation Reference</b>	7284 – It should be noted that the actual submission varies to a small degree from the overall area identified.	
<b>Representation Summary</b>		
<b>Issues Considered</b>	This area of predominantly Greenfield land, open fields surrounded by trees, lies in an easterly part of West Hill Village. Inclusion in the boundary would provide/allow for development on currently farmed and undeveloped land. The area forms a green open space that extends into the urban/sub-urban fabric of West Hill.	
<b>Recommendation with reference to criteria used to determine</b>	Exclude	Exclude on the basis of Criteria C1 and C3.

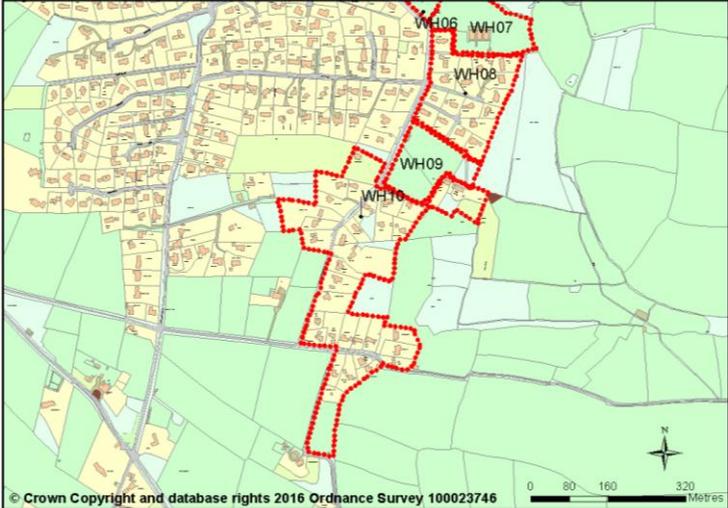
<b>Settlement</b>	West Hill	
<b>Site Reference</b>	WH05	
<b>Address</b>	Land Adjacent Greytops (Cooper Court) West Hill Road West Hill	
<b>Planning Application Reference</b>	12/06/2013 - erection of four detached dwellings and associated works, subsequent permissions have also been approved and some development is a/near completion on site.	
<b>SHLAA Reference</b>	C073	
<b>Map</b>		
<b>Aerial Photo</b>		
<b>Photograph</b>	No photograph is provided.	
<b>Representation Reference</b>	7284	
<b>Representation Summary</b>		
<b>Issues Considered</b>	The site has planning permission/is part built and in finished form the site will be appropriate for inclusion in the Built-up Area Boundary.	
<b>Recommendation with reference to criteria used to determine</b>	Include	Include on basis of meeting criteria B1.

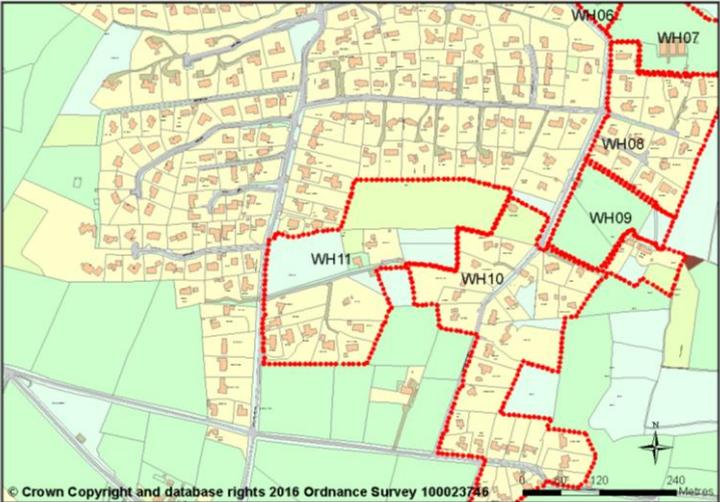
<b>Settlement</b>	West Hill	
<b>Site Reference</b>	WH06	
<b>Address</b>	Land to the east of Lower Broad Oak Road, including at Badgers Bend.	
<b>Planning Application Reference</b>	The central part of the site, corresponding to the area coloured in blue on the map, has planning permission for two dwellings - 14/2282/OUT.	
<b>SHLAA Reference</b>	None	
<b>Map</b>		
<b>Aerial Photo</b>		
<b>Photograph</b>	None provided.	
<b>Representation Reference</b>	None.	
<b>Representation Summary</b>	None.	
<b>Issues Considered</b>	The site comprises of an existing dwelling and its garden to the north, a central undeveloped portion of land in the centre that has planning permission for two dwellings and an agricultural building to the south in south surrounded by open space. The identified area lies to the east of Lower Broad Oak Road and despite being developed/having permission for housing it is separated and reads as such in the landscape from the bulk of the built form of West Hill.	
<b>Recommendation with reference to criteria used to determine</b>	Exclude	Exclude on basis of non-compliance with Criteria C3.

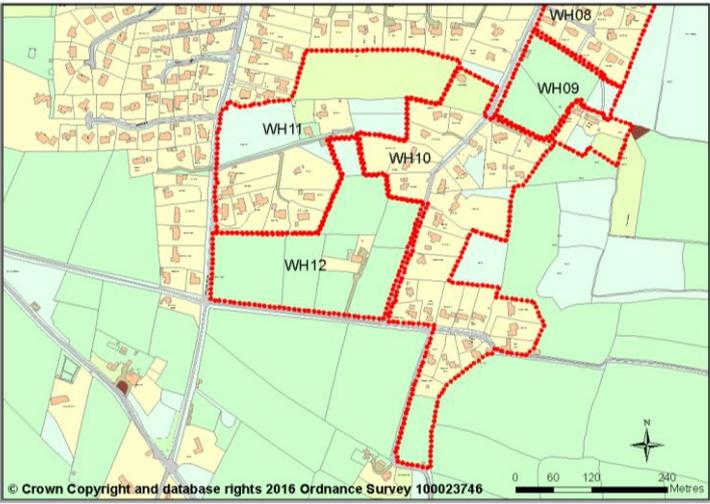
<b>Settlement</b>	West Hill	
<b>Site Reference</b>	WH07	
<b>Address</b>	Land to the east of Lower Broad Oak Road	
<b>Planning Application Reference</b>	None for residential although it should be noted that a dwellings to the west of the site has a residential. Agricultural; tie lifting permission - 08/1773/CPE.	
<b>SHLAA Reference</b>	The bulk of the site forms part of SHLAA submission C332.	
<b>Map</b>		
<b>Aerial Photo</b>		
<b>Photograph</b>	None	
<b>Representation Reference</b>	None	
<b>Representation Summary</b>	None	
<b>Issues Considered</b>	The site comprises of farm buildings surrounded by open agricultural land. The site, overall, does not form part of the built fabric of the village.	
<b>Recommendation with reference to criteria used to determine</b>	Exclude	Exclude on the basis of criteria C1 and C4.

<b>Settlement</b>	West Hill	
<b>Site Reference</b>	WH08	
<b>Address</b>	Development comprising of detached dwellings east of Lower Broad Oak Road.	
<b>Planning Application Reference</b>	None specifically identified.	
<b>SHLAA Reference</b>		
<b>Map</b>		
<b>Aerial Photo</b>		
<b>Photograph</b>	None provided.	
<b>Representation Reference</b>	None	
<b>Representation Summary</b>	None	
<b>Issues Considered</b>	This area comprises of a group of detached dwellings in large gardens on a south easterly edge of West Hill. The dwellings are somewhat peripheral to the overall core built form of West Hill.	
<b>Recommendation with reference to criteria used to determine</b>	Exclude	Exclude on the basis of C1 and C3.

<b>Settlement</b>	West Hill	
<b>Site Reference</b>	WH09	
<b>Address</b>	Land formed by open fields east of Lower Broad Oak Road.	
<b>Planning Application Reference</b>	None.	
<b>SHLAA Reference</b>	C205	
<b>Map</b>		
<b>Aerial Photo</b>		
<b>Photograph</b>	None provided.	
<b>Representation Reference</b>	7284 – most of the identified area falls within representation 7284.	
<b>Representation Summary</b>		
<b>Issues Considered</b>	This area comprises of two fields in agriculture use. There are mature trees to and on the site boundaries.	
<b>Recommendation with reference to criteria used to determine</b>	Exclude	Exclude on account of Criteria A1.

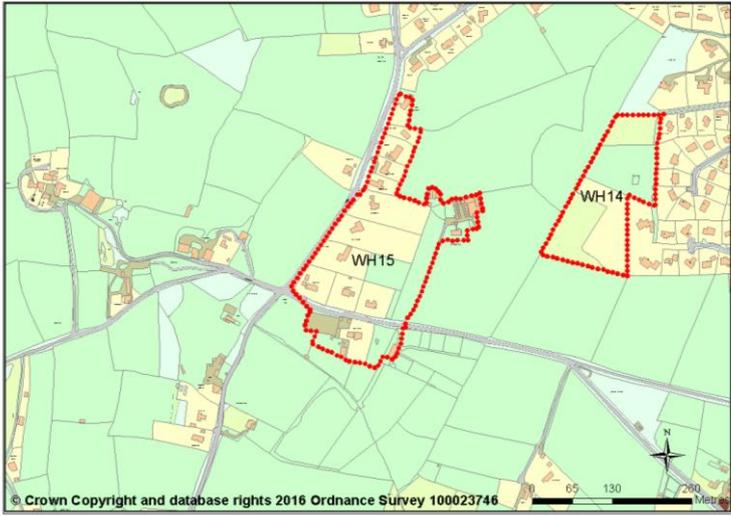
<b>Settlement</b>	West Hill	
<b>Site Reference</b>	WH10	
<b>Address</b>	Land at the south western edge of West Hill.	
<b>Planning Application Reference</b>	This area is not assessed on the basis of any recent planning applications though applications may fall in the identified area. In particular it is noted that a recent permission, 13/2459/FUL, was granted for a new dwelling (at Knapp Cottage) in the north eastern part of the site..	
<b>SHLAA Reference</b>	The most southerly part of the identified area, a small rectangular green field, was subject to SHLAA submissions C013 and C016.	
<b>Map</b>		
<b>Aerial Photo</b>		
<b>Photograph</b>	None provided.	
<b>Representation Reference</b>	The top north easterly part of the site falls in representation 7284 and also, separately, 16.	
<b>Representation Summary</b>		
<b>Issues Considered</b>	The site comprises of a mixture of dwellings ion large gardens, wooded area and agricultural fields. The site is on the south eastern peripheral edge of West Hill, it is remote from village facilities and divorced from the main bulk of the built form of the village. A broad band of trees, on the northern edge of the identified area separates it from the ore built areas of the village.	
<b>Recommendation with reference to criteria used to determine</b>	Exclude	Exclude on the basis of Criteria C1, C3 and C4.

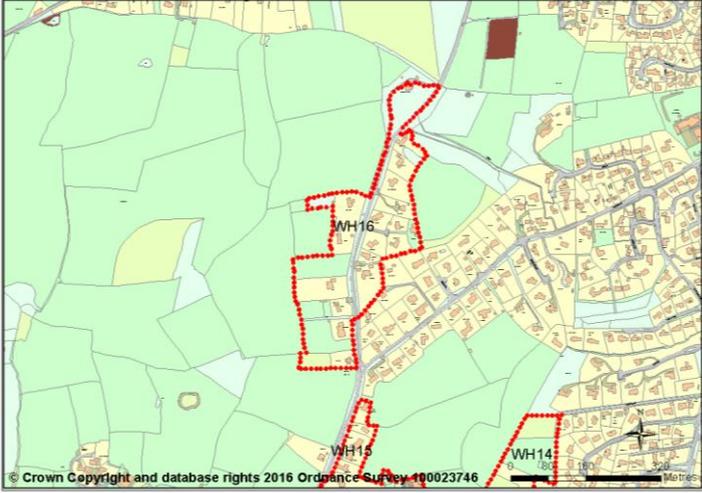
<b>Settlement</b>	West Hill	
<b>Site Reference</b>	WH11	
<b>Address</b>	Land at/to the southern edge of West Hill, east of Higher Broad Oak Road.	
<b>Planning Application Reference</b>	This area is not assessed on the basis of any recent planning applications though applications may fall in the identified area.	
<b>SHLAA Reference</b>	None.	
<b>Map</b>		
<b>Aerial Photo</b>		
<b>Photograph</b>	None provided	
<b>Representation Reference</b>	A part of the identified area falls within representation 7284.	
<b>Representation Summary</b>		
<b>Issues Considered</b>	This area comprises of a group of detached dwellings in the south-west corner and central positions with a extensive densely wooded area to the north. The wooded area forms a distinct break between the core built bulk form of West Hill village and this outlying area.	
<b>Recommendation with reference to criteria used to determine</b>	Exclude	Exclude on the basis of Criteria C1, C3 and C4.

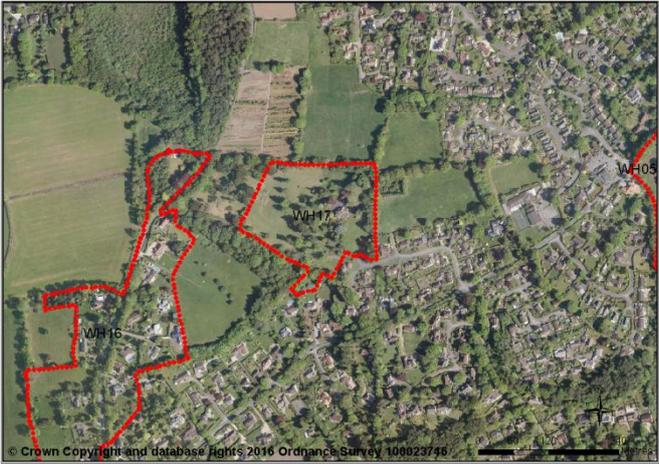
<b>Settlement</b>	West Hill	
<b>Site Reference</b>	WH12	
<b>Address</b>	Land to the south of West Hill – east of Higher Broad Oak Road.	
<b>Planning Application Reference</b>	No specific planning applications are identified.	
<b>SHLAA Reference</b>	None	
<b>Map</b>		
<b>Aerial Photo</b>		
<b>Photograph</b>	None.	
<b>Representation Reference</b>	7284 – the bulk of this area correspondence with this submission. A small submission site 7307 falls within the identified area.	
<b>Representation Summary</b>	None	
<b>Issues Considered</b>	This large area of predominantly undeveloped agricultural land, comprising of a number of fields separated by trees and mature hedgerows falls to the south of west Hill.	
<b>Recommendation with reference to criteria used to determine</b>	Exclude	Exclude on the basis of non compatibility with Criteria A1.

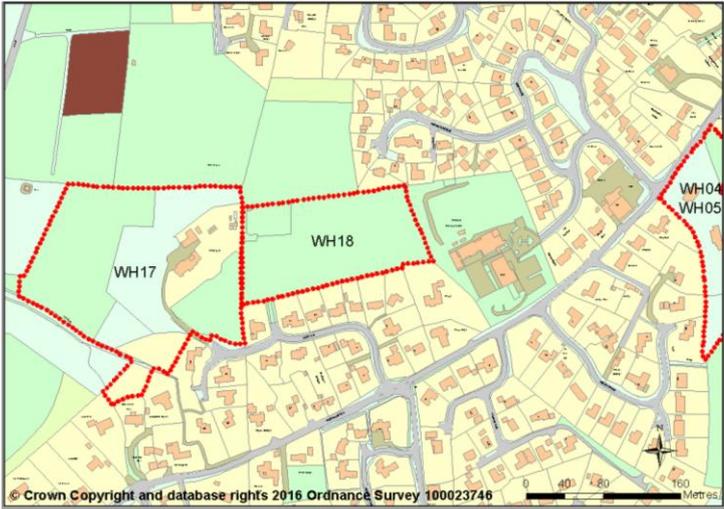
<b>Settlement</b>	West Hill	
<b>Site Reference</b>	WH13	
<b>Address</b>	Land west of Higher Broad Oak Road on the southern edge of West Hill.	
<b>Planning Application Reference</b>	No specific planning applications are identified.	
<b>SHLAA Reference</b>	Non identified.	
<b>Map</b>		
<b>Aerial Photo</b>		
<b>Photograph</b>	None	
<b>Representation Reference</b>	None	
<b>Representation Summary</b>	None	
<b>Issues Considered</b>	This outlying development of detached dwellings in large gardens lies on the southern edge of West Hill. The small development is remote and peripheral to the core built form of the village.	
<b>Recommendation with reference to criteria used to determine</b>	Exclude	Exclude on the basis of criteria C1.

<b>Settlement</b>	West Hill	
<b>Site Reference</b>	WH14	
<b>Address</b>	Land on the south western edge of West Hill.	
<b>Planning Application Reference</b>	Non identified.	
<b>SHLAA Reference</b>	None	
<b>Map</b>		
<b>Aerial Photo</b>		
<b>Photograph</b>	None	
<b>Representation Reference</b>	7306 – the most northerly part of the identified area, Land at White Farm lane is subject to a representation.	
<b>Representation Summary</b>	With respect to the representation site - West Hill is seen as a suitable location for development with the land bordered on two sides by housing and permanent features on the other two boundaries. Inclusion on the boundary would not extend the appearance of the settlement.	
<b>Issues Considered</b>	The overall land area comprises of green open space beyond the south eastern built up edge/built form of West Hill village.	
<b>Recommendation with reference to criteria used to determine</b>	Exclude	Exclude on the basis of criterion A1 and C1.

<b>Settlement</b>	West Hill	
<b>Site Reference</b>	WH15	
<b>Address</b>	Land and houses at/beyond the south westerly edge of West Hill.	
<b>Planning Application Reference</b>	Non identified.	
<b>SHLAA Reference</b>	None	
<b>Map</b>		
<b>Aerial Photo</b>		
<b>Photograph</b>	None provided.	
<b>Representation Reference</b>	None	
<b>Representation Summary</b>	None	
<b>Issues Considered</b>	This area comprises predominantly of detached dwellings set in large gardens. There is as well some green fields and farm buildings in the identified area. The area is physically remote from the core built form of West Hill.	
<b>Recommendation with reference to criteria used to determine</b>	Exclude	Exclude on the basis of Criterion C1, C3 and C4.

<b>Settlement</b>	West Hill	
<b>Site Reference</b>	WH16	
<b>Address</b>	Land and houses at/beyond the westerly edge of West Hill.	
<b>Planning Application Reference</b>	Non identified.	
<b>SHLAA Reference</b>	None	
<b>Map</b>		
<b>Aerial Photo</b>		
<b>Photograph</b>	None provided.	
<b>Representation Reference</b>	None	
<b>Representation Summary</b>	None	
<b>Issues Considered</b>	This area comprises predominantly of detached dwellings set in large gardens. There is, as well, some green fields and farm buildings in the identified area. The area is physically remote from the core built form of West Hill.	
<b>Recommendation with reference to criteria used to determine</b>	Exclude	Exclude on the basis of Criterion C1, C3 and C4.

<b>Settlement</b>	West Hill	
<b>Site Reference</b>	WH17	
<b>Address</b>	Land west of Eastfield road and including Westhayes house.	
<b>Planning Application Reference</b>	The western part of the site has planning permission, 12/2672/MFUL, for 10 dwellings. However the area with permission is remote from the core built form of West Hill.	
<b>SHLAA Reference</b>	None	
<b>Map</b>		
<b>Aerial Photo</b>		
<b>Photograph</b>	None provided.	
<b>Representation Reference</b>	None	
<b>Representation Summary</b>	None	
<b>Issues Considered</b>	The site currently comprises of green fields forming a parkland setting around the property known as Eastfield. Although the western part of the site has planning permission for residential development even when built put the dwellings will still have a degree of remoteness from the core built area of West Hill.	
<b>Recommendation with reference to criteria used to determine</b>	Exclude	Exclude against criterion C1 and C3.

<b>Settlement</b>	West Hill	
<b>Site Reference</b>	WH18	
<b>Address</b>	Land	
<b>Planning Application Reference</b>	15/2650/RES – the site has planning permission for 25 dwellings and at Summer 2016 the site was under construction.	
<b>SHLAA Reference</b>	C050	
<b>Map</b>		
<b>Aerial Photo</b>		
<b>Photograph</b>	None	
<b>Representation Reference</b>	7284	
<b>Representation Summary</b>	None	
<b>Issues Considered</b>	The site has planning permission for 25 dwellings with dwellings under construction. On completion the site will form part of the built fabric of the village.	
<b>Recommendation with reference to criteria used to determine</b>	Include	Include against criteria B1.

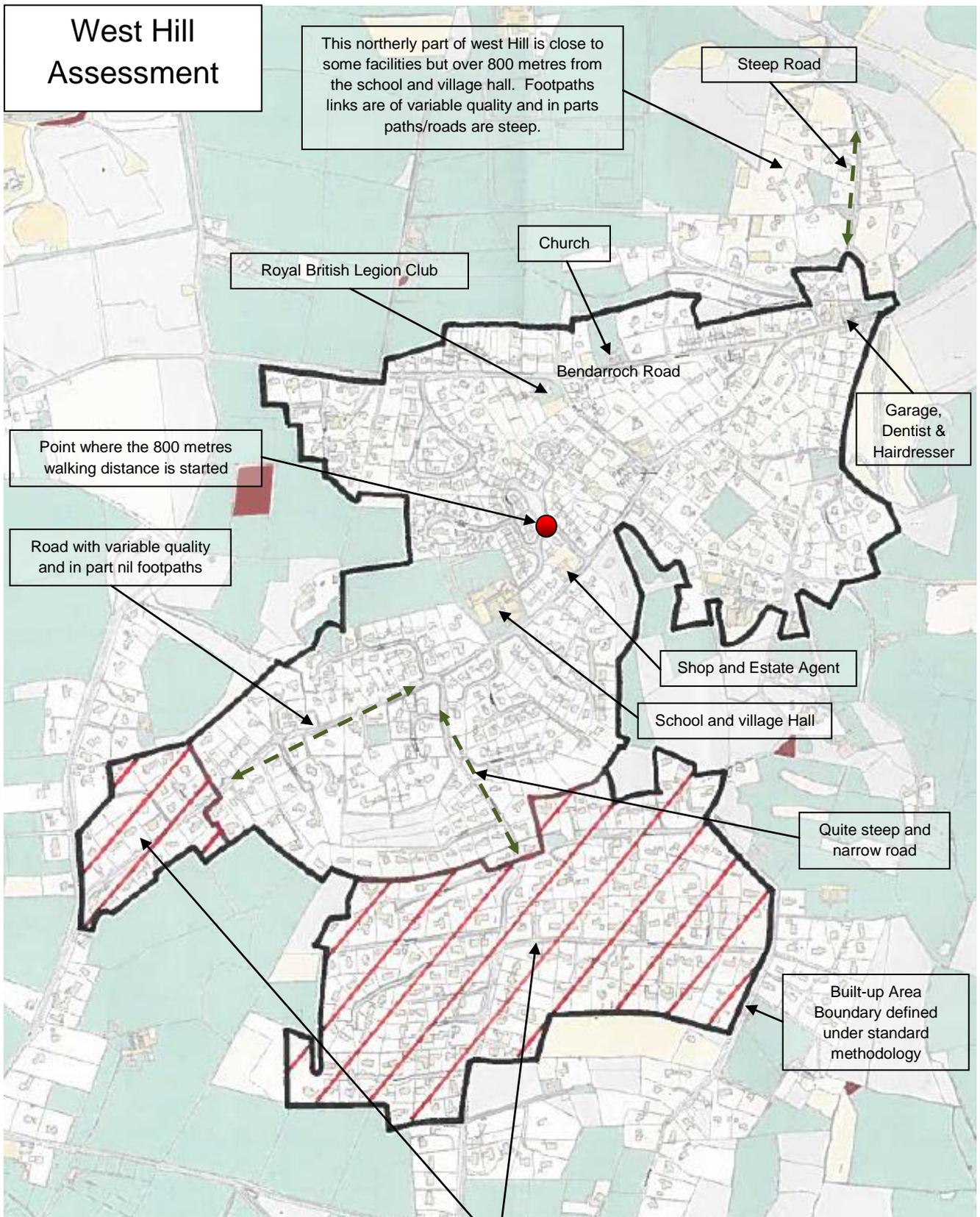
<b>Settlement</b>	West Hill	
<b>Site Reference</b>	WH19	
<b>Address</b>	Land	
<b>Planning Application Reference</b>	No relevant planning permissions on the site.	
<b>SHLAA Reference</b>	C050	
<b>Map</b>		
<b>Aerial Photo</b>		
<b>Photograph</b>	None	
<b>Representation Reference</b>	7284	
<b>Representation Summary</b>		
<b>Issues Considered</b>	The site forms a rectangular green field that is undeveloped.	
<b>Recommendation with reference to criteria used to determine</b>	Exclude	Exclude against criteria A1.

## **Application of the Alternative/Refinement of Built-up Area Boundary Definition for West Hill**

As an alternative to the proposed methodology for Built-up Area Boundary definition assessment was also undertaken in West Hill of walking distance and ease of walking, especially in respect of access for the disabled/those with limited mobility and for parents/carers looking after children (for example pushing a buggy).

West Hill is, for the most part, developed at a low density and is characterised by many detached properties in large gardens. The physical size of West Hill, over two kilometres from north to south, means that walking distances to access facilities can, for some, be lengthy. Problems of pedestrian accessibility are compounded by the fact that many walking routes are on roads with no footpaths and in some parts gradients are steep. Away from roads some footpaths are inaccessible, or at least challenging to use, for wheelchair users and those pushing buggies.

There is a hub of services in a central/northern part of the village (school, shop and village hall) and to the north of this there are other facilities along Bendarroch Road (Royal British Legion Hall, church, garage, dentist and hairdresser). The southern part of the village, in particular, is remote from these facilities. Assessment of walking distances and accessibility was undertaken in West Hill and the plan below illustrates key considerations and constraints. It has been used to inform land areas recommended from exclusion from the Built-up Area Boundary on the basis of constrained pedestrian accessibility. These areas lie at or over 800 metres walking distance from the entrance road to the school and village hall, as shown by the large dot on the map.



**These red cross-hatched areas lies beyond 800 metres walking distance from the school, shop and village hall and further than this from other facilities. Footpath links are in part of poor or variable quality and the identified areas are proposed from exclusion from the Built-up Area Boundary.**