

West Hill Site by Site Assessment

This report has been produced by the Planning Policy Section of East Devon District Council and provides a critique of the Built-up Area Boundary for West Hill proposed at the 'Publication' stage of consultation on the East Devon Villages Plan. The document updates the previous 'Site by Site' assessments by taking into account consultation responses received and any change in circumstance, such as the grant of planning permission. Details of the previous site by site assessments and the comments received may be found at [Villages Plan 2016 consultation - East Devon](#).

In West Hill the main changes from the previous site by site assessment are:

- The inclusion of sixteen additional sites for consideration (WH03A/B, WH17A/B, WH20, WH21, WH22, WH23, WH24, WH25, WH26, WH27, WH28, WH29, WH30, WH31, WH32 and WH33);
- The inclusion of photographs, updated aerial photographs and maps;
- The summarisation of additional representations received in relation to individual sites and in response to the alternative methodology for defining the Built-up Area Boundary;
- The addition of further analysis of certain sites using the alternative methodology; and
- The inclusion of most of the western red hatched area and part of the southern red-hatched area within the boundary following consideration of the consultation responses and the application of the alternative methodology.

The sites highlighted have been assessed in accordance with the approach set out in the consultation draft Villages Plan Section 4 'Built-up Area Boundaries and how they are defined'. The full document is available at [consultation draft Villages Plan](#), but the standard criteria used are shown below for ease of reference. The alternative approach that takes account of walking distances to services and facilities is included at the end of this document.

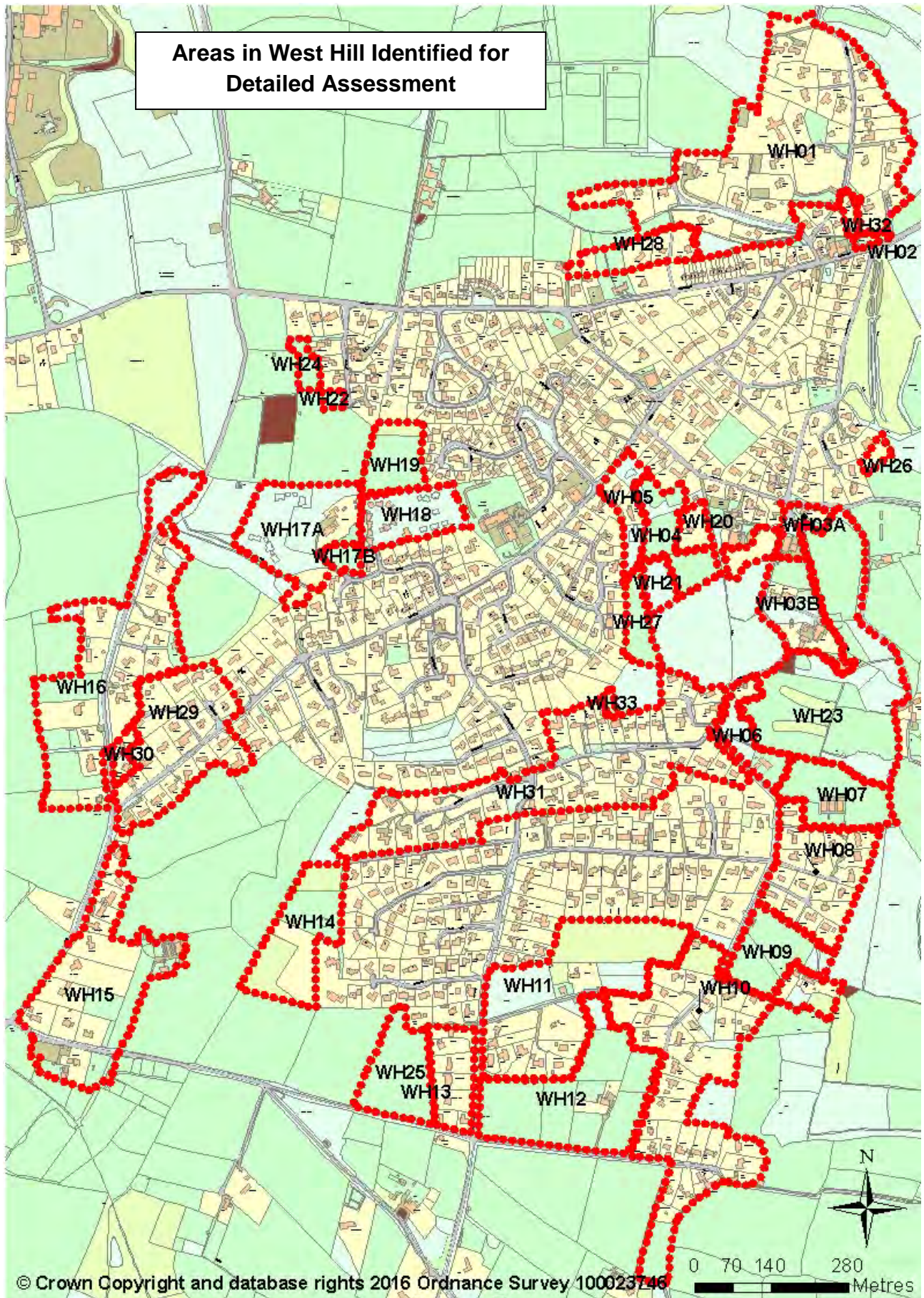
	Ref	Criteria	Exceptions	Commentary
General Criteria	A1	Boundaries should reflect the existing scale and core built form of the settlement and should not seek expansion to facilitate additional development.	Communities may wish to allocate specific sites to accommodate additional development through neighbourhood 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).

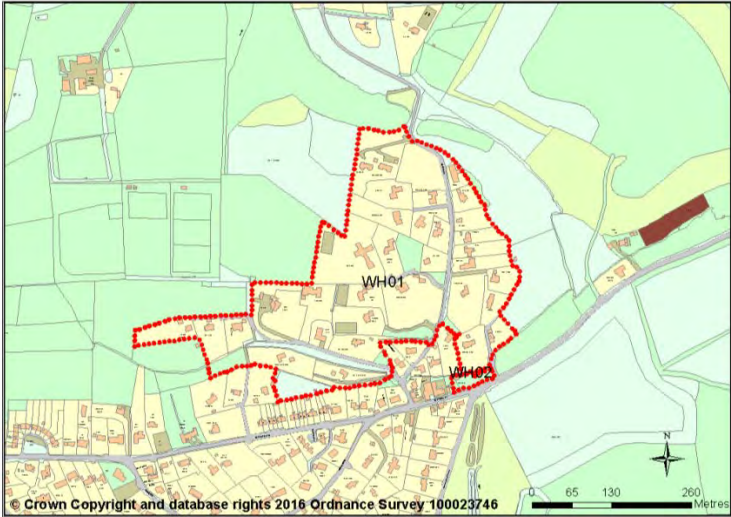


	Ref	Criteria	Exceptions	Commentary
	A2	Where practical, boundaries should follow clearly defined physical features such as walls, fences, hedgerows, roads and water courses.	Where buildings are set in large grounds physical features may not form the appropriate boundary, depending on the relationship 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.
Areas to be included	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.

	Ref	Criteria	Exceptions	Commentary
	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.
Areas to be excluded	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.	

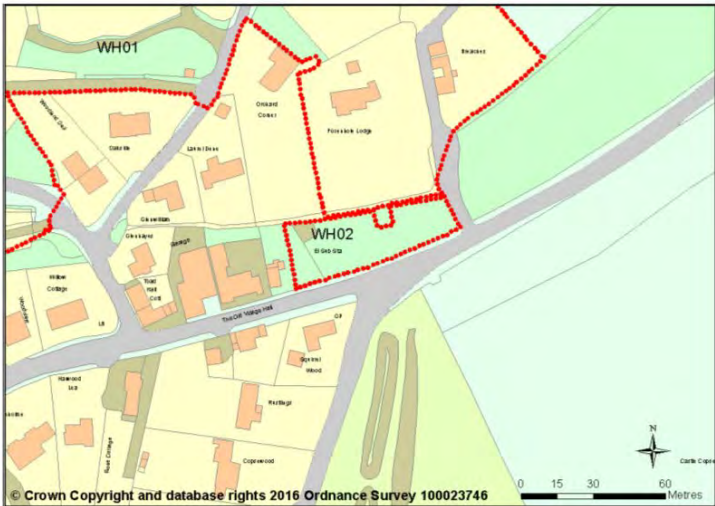


	Ref	Criteria	Exceptions	Commentary
	C4	Parts of settlements that might comprise of groups of houses or buildings but which are separated by fields or open space from the main core of the village.	The only exception would apply where an outlying area also contains a range of services and facilities which 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.

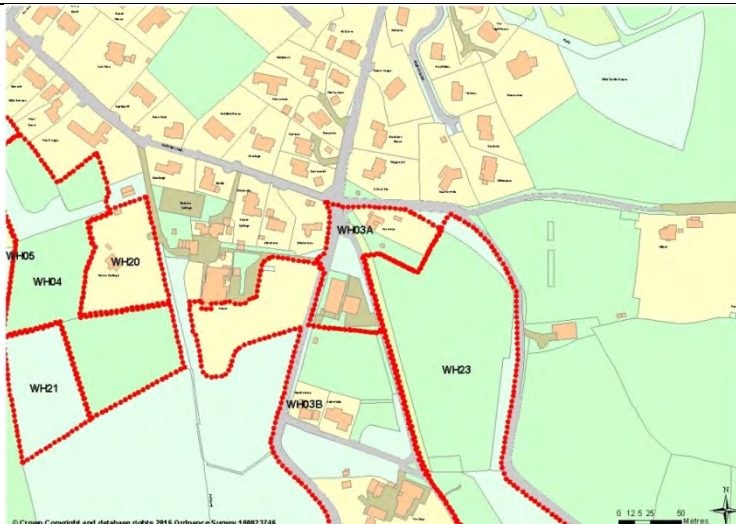
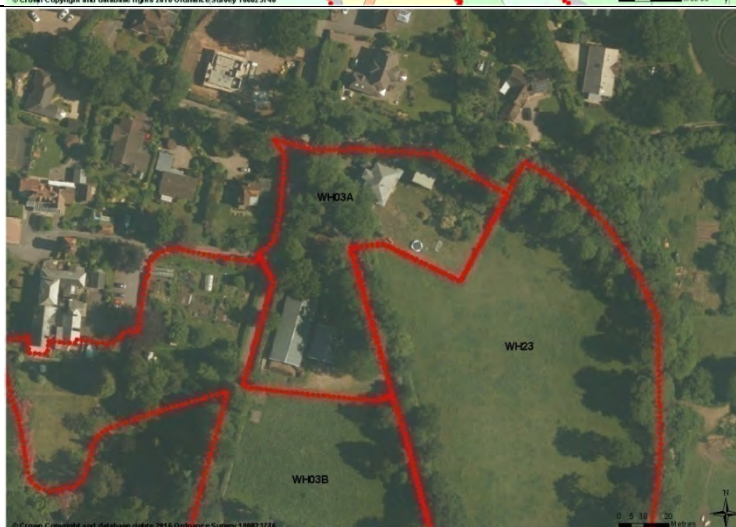





Settlement	West Hill
Site Reference	WH01
Address	Land on the northern edge of West Hill (north of Bendarroch Road).
Planning Application Reference	The site/area has been defined through broad site investigation. Whilst there may have been applications within the overall identified area they are not specifically noted in this assessment.
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference (2016)	7498 7639 7642
Representation Summary	This is part of the built up area and has already been infilled. It is not an unsustainable area.
Issues Considered	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 detachment from the physical built form of West Hill village.	
Recommendation with reference to criteria used to determine	Exclude	Exclude on the basis of Criteria C1 and C4

Settlement	West Hill
Site Reference	WH02
Address	Land opposite junction of Lower Broad Oak Road with West Hill Road
Planning Application Reference	11/2569/OUT and 13/0579/RES – permission granted for erection of three detached houses
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation	1545

Reference (2015)		
Representation Summary	The site should be included as it has planning permission for housing.	
Issues Considered	The site was included in the proposed boundary on the basis that it had planning permission for three dwellings but the permission expired on 5 August 2016 without being implemented. The land is undeveloped pasture prominently located on the edge of the village. Inclusion in the boundary would allow for development and extend the built form.	
Recommendation with reference to criteria used to determine	Exclude	Exclude from boundary under Criteria A1. This recommendation has changed as a consequence of the expiry of planning permission.

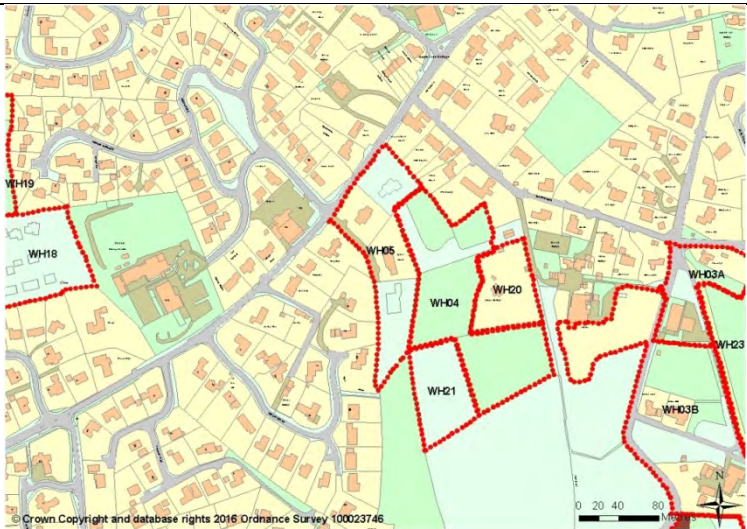


Settlement	West Hill	
Site Reference	WH03A	
Address	Land east of Lower Broad Oak Road	
Planning Application Reference	This site is not assessed on the basis of any recent planning applications though applications may fall in the identified area.	
SHLAA Reference	None	
Map		
Aerial Photo		
Photograph	None	
Representation Reference (2015)	7284 – It should be noted that this representation addressed WH03A, WH03B and WH23 as one site.	
Representation Summary	The site abuts the existing boundary, is well related to the village centre, parts are previously developed, utilities are in place and the agricultural land is low quality. The site should be included in the boundary.	
Representation Reference (2016)	8, 1545	
Representation Summary	The site should be excluded from the boundary.	
Issues Considered	This area of land includes an established dwelling and a site with planning permission to replace some barns with a dwelling. They are part of the built form of the village.	
Recommendation with reference to criteria used to determine	Include	Include on the basis of Criteria A1 and B1.

Settlement	West Hill
Site Reference	WH03B
Address	Land east and west of Lower Broad Oak Road
Planning Application Reference	16/0239/OUT on part of the site. Outline planning permission for three dwellings has been refused.
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference (2015)	7284 – It should be noted that this representation addressed WH03A, WH03B and WH23 as one site.
Representation Summary	The site abuts the existing boundary, is well related to the village centre, parts are previously developed, utilities are in place and the agricultural land is low quality. The site should be included in the boundary.
Representation Reference (2016)	7610, 7629

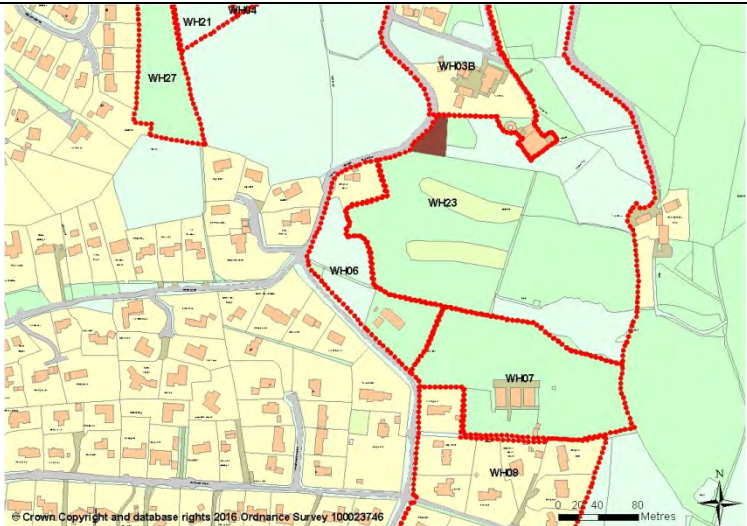


Representation Summary	Reservations about exclusion of property from the boundary as garden could be used to provide housing for family members. Unfair to remove option to build at this stage. Current BUAB should be retained.	
Representation Reference (2016)	7659	
Representation Summary	Puts forward land for inclusion in BUAB that is adjacent to a site granted planning permission (15/1486/FUL; WH03A) which is shown within the proposed boundary. The officer report for the planning application described the site as fundamentally sustainable and the same can be said about the neighbouring site. Development would comprise infill and has no specific landscape designation.	
Issues Considered	This large area of land lies on the eastern edge of West Hill Village and comprises of a mixture of detached dwellings, farm land/buildings and garden associated with an apartment building. The site is rural in character and any development would extend the built form of the village.	
Recommendation with reference to criteria used to determine	Exclude	Exclude on the basis of Criteria C1, C3 and C4.

Settlement	West Hill
Site Reference	WH04
Address	Land to the south of Elsdon Lane.
Planning Application Reference	This site is not assessed on the basis of any recent planning applications though applications may fall in the identified area.
SHLAA Reference	C146
Map	
Aerial Photo	
Photograph	None
Representation Reference (2015)	7284
Representation Summary	The site offers an opportunity for expansion and would result in a more logical village boundary.
Representation Reference (2016)	7492
Representation Summary	Asks that boundary be amended to follow boundary for West Lodge and new dwelling (14/2533/FUL).
Representation Reference (2016)	7647
Representation Summary	Requests land is included in BUAB as within easy/safe walking distance to facilities, has new development on two sides, existing housing on a third and is of no agricultural value. Site currently used as garden and pony paddock and would constitute infill so no reason to exclude.
Issues	This area of predominantly Greenfield land, open fields surrounded by

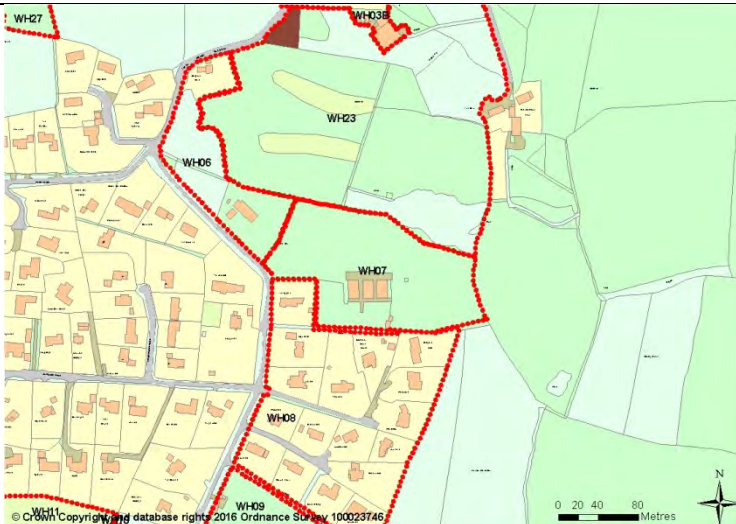


Considered	trees, lies in an easterly part of West Hill Village. Inclusion in the boundary would provide/allow for development on currently farmed and undeveloped land. The area forms a green open space that extends into the urban/sub-urban fabric of West Hill.	
Recommendation with reference to criteria used to determine	Exclude	Exclude on the basis of Criteria C1 and C3. Amend proposed boundary to exclude all of garden to east of apartment building.

Settlement	West Hill
Site Reference	WH05
Address	Land Adjacent Greytops (Cooper Court) West Hill Road West Hill
Planning Application Reference	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.
SHLAA Reference	C073
Map	
Aerial Photo	
Photograph	
Representation Reference (2015)	1545

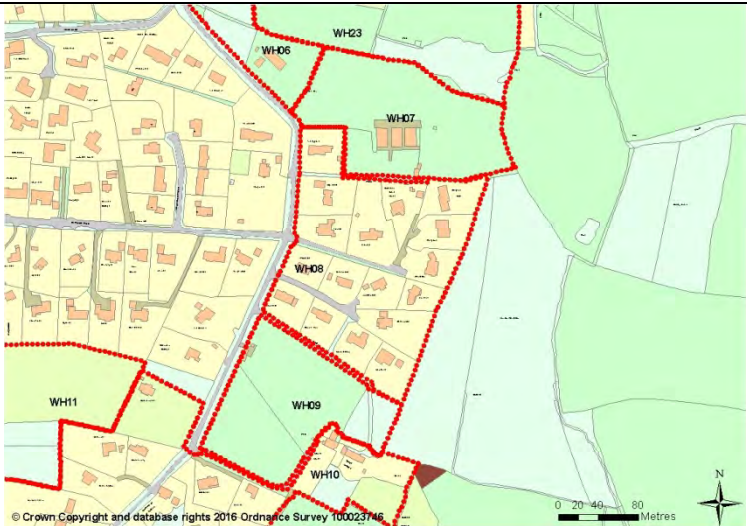

Representation Summary	Include the site as it has planning permission for four houses.	
Representation Reference (2016)	8, 1545	
Representation Summary	The boundary on the site by site assessment is correct and follows the planning permission boundary. The proposed BUAB should follow the same line.	
Issues Considered	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.	
Recommendation with reference to criteria used to determine	Include	Include on basis of meeting criteria B1 and make correction to proposed BUAB to include all of plot 1.

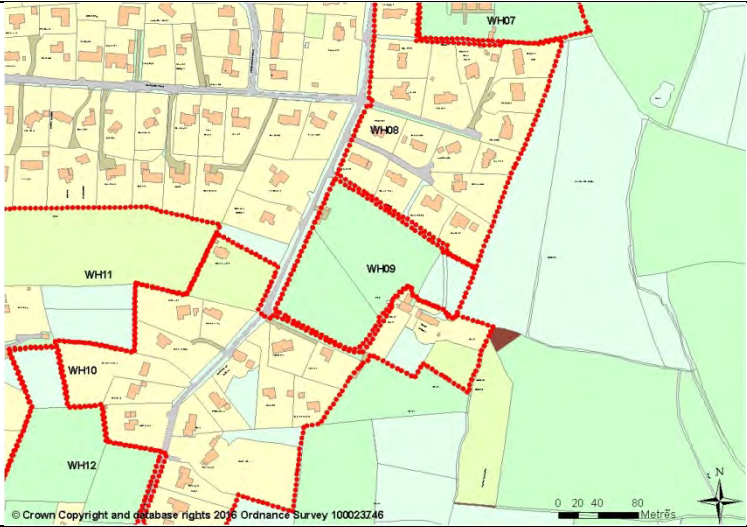

Settlement	West Hill
Site Reference	WH06
Address	Land to the east of Lower Broad Oak Road, including at Badgers Bend.
Planning Application Reference	The central part of the site, corresponding to the area coloured in blue on the map, has planning permission for two dwellings - 14/2282/OUT.
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation	None

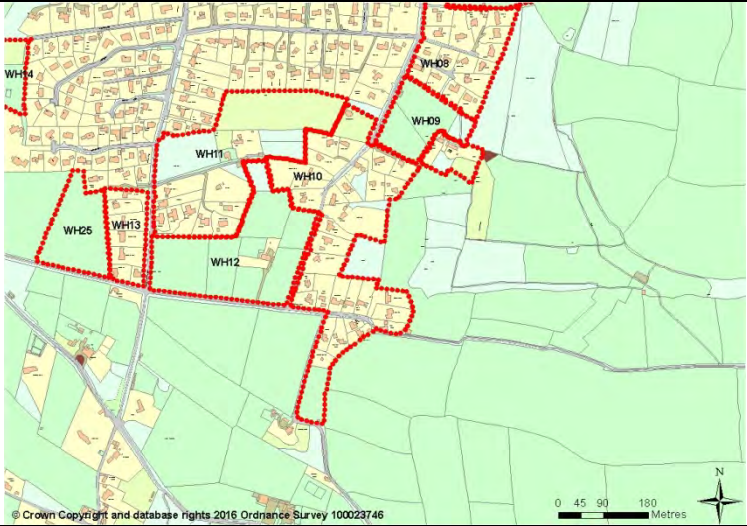


Reference		
Representation Summary	None	
Issues Considered	The site comprises of an existing dwelling and its garden to the north, a central undeveloped portion of land in the centre that has outline planning permission for two dwellings and an agricultural building to the south surrounded by open space. 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.	
Recommendation with reference to criteria used to determine	Exclude	Exclude on basis of Criteria C3.

Settlement	West Hill
Site Reference	WH07
Address	Land to the east of Lower Broad Oak Road
Planning Application Reference	None for site although it should be noted that a former agricultural dwelling to the west of the site no longer has a tie as confirmed by 08/1773/CPE.
SHLAA Reference	The bulk of the site forms part of SHLAA submission C332.
Map	
Aerial Photo	
Photograph	
Representation Reference (2015)	7240

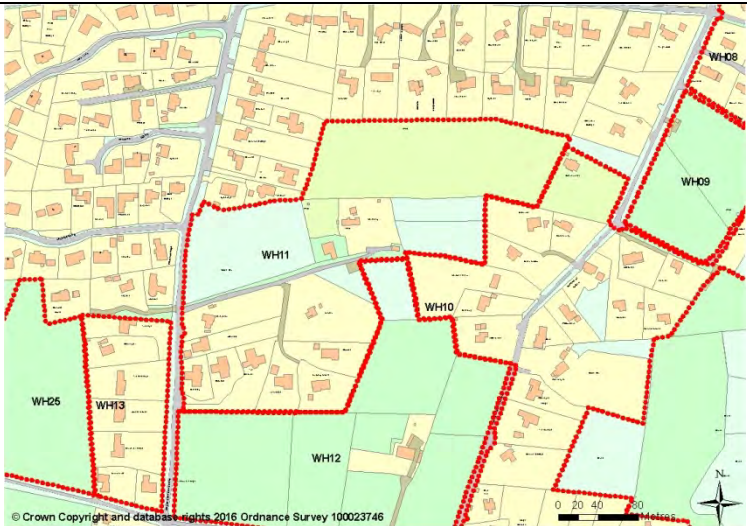


Representation Summary	The site is bordered on two sides by the existing BUAB and already has building on part of the site. Development would assist in providing housing without compromising the woodland character of the village.	
Issues Considered	The site comprises of farm buildings surrounded by open agricultural land. The site, overall, does not form part of the built fabric of the village.	
Recommendation with reference to criteria used to determine	Exclude	Exclude on the basis of criteria C1 and C4.

Settlement	West Hill	
Site Reference	WH08	
Address	Development comprising of detached dwellings east of Lower Broad Oak Road.	
Planning Application Reference	None specifically identified.	
SHLAA Reference	None	
Map		
Aerial Photo		
Photograph	None	
Representation Reference	None	
Representation Summary	None	
Issues Considered	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.	
Recommendation with reference to criteria used to determine	Exclude	Exclude on the basis of C1 and C3.

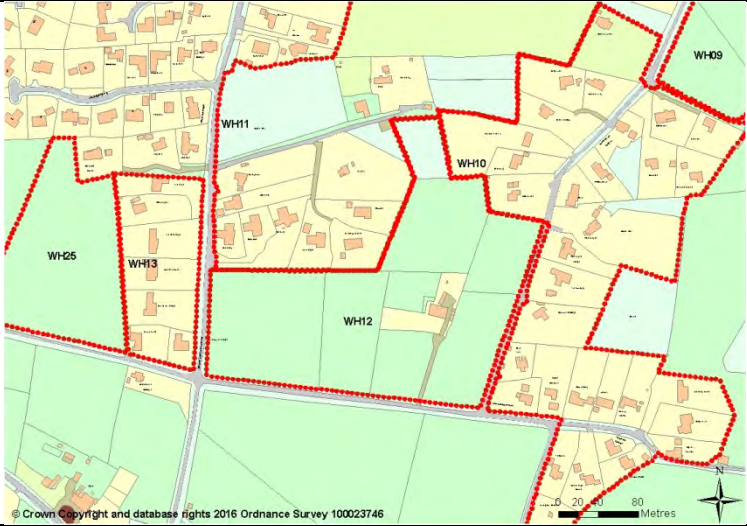

Settlement	West Hill	
Site Reference	WH09	
Address	Land formed by open fields east of Lower Broad Oak Road.	
Planning Application Reference	None	
SHLAA Reference	C205	
Map		
Aerial Photo		
Photograph	None	
Representation Reference (2015)	7284	
Representation Summary	The site offers an opportunity for expansion and would result in a more logical village boundary.	
Issues Considered	This area comprises of two fields in agriculture use. There are mature trees to and on the site boundaries.	
Recommendation with reference to criteria used to determine	Exclude	Exclude on account of Criteria A1.

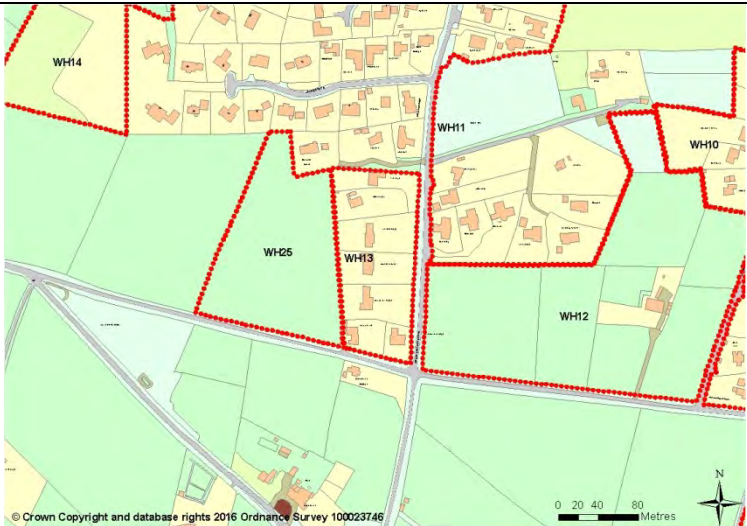
Settlement	West Hill
Site Reference	WH10
Address	Land at the south eastern edge of West Hill.
Planning Application Reference	This area is not assessed on the basis of any recent planning applications though applications may fall in the identified area. In particular it is noted that a recent permission, 13/2459/FUL, was granted for a new dwelling (at Knapp Cottage) in the north eastern part of the site.
SHLAA Reference	The most southerly part of the identified area, a small rectangular green field, was subject to SHLAA submissions C013 and C016.
Map	
Aerial Photo	
Photograph	

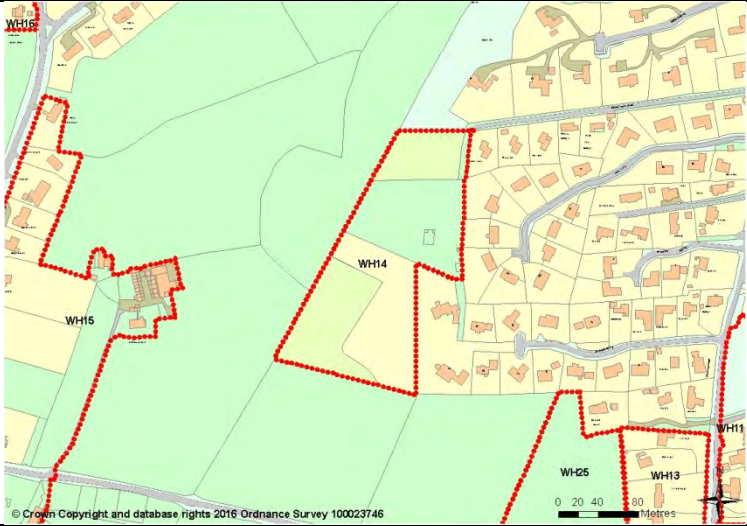

	Garden of Knapp Cottage	
Representation Reference (2015)	16 7284 - The north easterly part of the site is addressed in this representation.	
Representation Summary	There are two planning permissions for a dwelling on the north easterly part of this site. It is adjacent to other residential development and should be included in the boundary.	
Issues Considered	The site comprises of a mixture of dwellings in 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 core built areas of the village.	
Recommendation with reference to criteria used to determine	Exclude	Exclude on the basis of Criteria C1, C3 and C4.

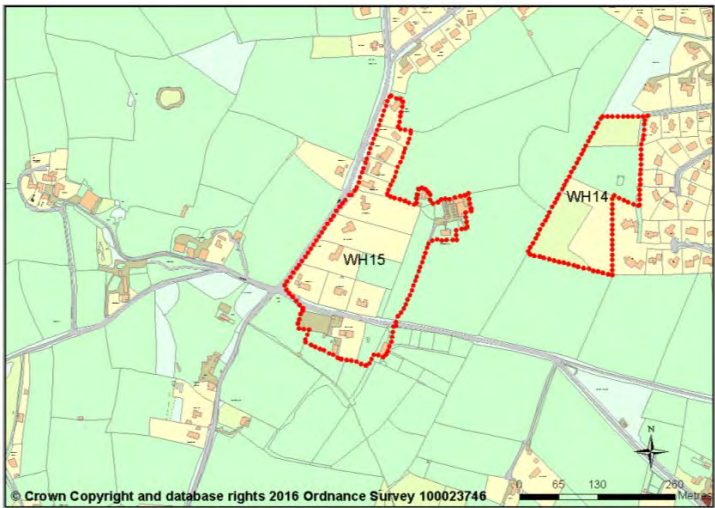

Settlement	West Hill
Site Reference	WH11
Address	Land at/to the southern edge of West Hill, east of Higher Broad Oak Road.
Planning Application Reference	This area is not assessed on the basis of any recent planning applications though applications may fall in the identified area.
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	 <p>Garden of Harley Thorne</p>

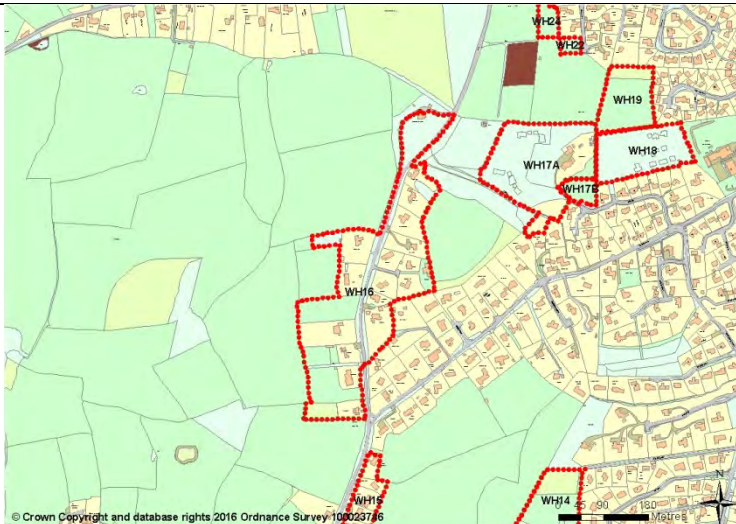

Representation Reference (2015)	7284 – An area in the middle of the site is addressed in this representation as part of a larger area of land mostly covered by WH12.	
Representation Summary	The site offers an opportunity for expansion and would result in a more logical village boundary.	
Representation Reference (2015)	7307 – Addresses the garden of Harley Thorne, which is in the middle of this site.	
Representation Summary	Current boundary is arbitrary and illogical. The site is bounded on three sides by gardens and a lane on the fourth side. Inclusion would not prejudice landscape, amenity or highway safety nor extend the appearance of the settlement.	
Issues Considered	This area comprises of a group of detached dwellings in the south-west corner and central positions with an 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.	
Recommendation with reference to criteria used to determine	Exclude	Exclude on the basis of Criteria C1, C3 and C4.




Settlement	West Hill	
Site Reference	WH12	
Address	Land to the south of West Hill – east of Higher Broad Oak Road.	
Planning Application Reference	No specific planning applications are identified.	
SHLAA Reference	None	
Map		
Aerial Photo		
Photograph	None	
Representation Reference (2015)	7228	
Representation Summary	Would like this land included; it would naturally infill the existing BUAB.	
Representation Reference (2015)	7284	
Representation Summary	The site offers an opportunity for expansion and would result in a more logical village boundary.	
Issues Considered	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.	
Recommendation with reference to criteria used to determine	Exclude	Exclude on the basis of criterion A1.

Settlement	West Hill	
Site Reference	WH13	
Address	Land west of Higher Broad Oak Road on the southern edge of West Hill.	
Planning Application Reference	No specific planning applications are identified.	
SHLAA Reference	None	
Map		
Aerial Photo		
Photograph	None	
Representation Reference	None	
Representation Summary	None	
Issues Considered	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.	
Recommendation with reference to criteria used to determine	Exclude	Exclude on the basis of criteria C1.




Settlement	West Hill	
Site Reference	WH14	
Address	Land on the south western edge of West Hill.	
Planning Application Reference	An application for outline planning permission for a dwelling on part of the land in the north east corner of the site has been refused (15/2052/OUT). An appeal decision is pending.	
SHLAA Reference	C088 on part of the site	
Map		
Aerial Photo		
Photograph	None	
Representation Reference (2015)	7306 – the most northerly part of the identified area, Land at White Farm lane is subject to a representation.	
Representation Summary	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 in the boundary would not extend the appearance of the settlement.	
Issues Considered	The overall land area comprises of green open space beyond the south western built up edge/built form of West Hill village.	
Recommendation with reference to criteria used to determine	Exclude	Exclude on the basis of criteria A1 and C1.

Settlement	West Hill	
Site Reference	WH15	
Address	Land and houses at/beyond the south westerly edge of West Hill.	
Planning Application Reference	None identified.	
SHLAA Reference	None	
Map		
Aerial Photo		
Photograph	None	
Representation Reference	None	
Representation Summary	None	
Issues Considered	This area comprises predominantly of detached dwellings set in large gardens. There are also some green fields and farm buildings in the identified area. The area is physically remote from the core built form of West Hill.	
Recommendation with reference to criteria used to determine	Exclude	Exclude on the basis of Criterion A1, C1, C3 and C4.



Settlement	West Hill	
Site Reference	WH16	
Address	Land and houses at/beyond the westerly edge of West Hill.	
Planning Application Reference	None identified.	
SHLAA Reference	None	
Map		
Aerial Photo		
Photograph	None	
Representation Reference	None	
Representation Summary	None	
Issues Considered	This area comprises predominantly of detached dwellings set in large gardens. There are also some green fields and farm buildings in the identified area. The area is physically remote from the core built form of West Hill.	
Recommendation with reference to criteria used to determine	Exclude	Exclude on the basis of Criterion A1, C1, C3 and C4.

Settlement	West Hill
Site Reference	WH17A
Address	Land west of Eastfield road and including Westhayes house.
Planning Application Reference	The western part of the site has planning permission, 15/1258/MFUL, for 10 dwellings. A plot in the north eastern corner has been granted outline planning permission at appeal for a single dwelling (16/1205/OUT).
SHLAA Reference	C125
Map	
Aerial Photo	
Photograph	
Representation	1545

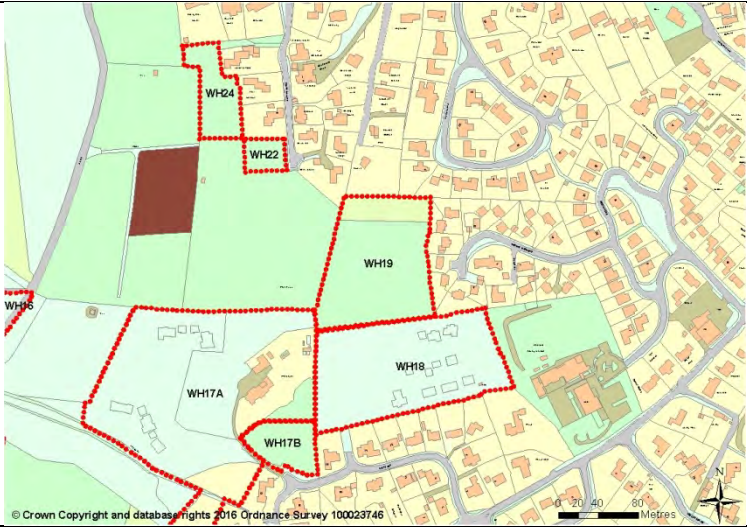

Reference (2015)		
Representation Summary	Permission for housing development on this site was granted as an exception to normal planning policy and should remain outside the BUAB.	
Issues Considered	The site formerly comprised of green fields forming a parkland setting around the property known as Eastfield. The western part of the site is now being developed but even when built out the dwellings will still have a degree of remoteness from the core built area of West Hill.	
Recommendation with reference to criteria used to determine	Exclude	Exclude against criterion C1 and C3.

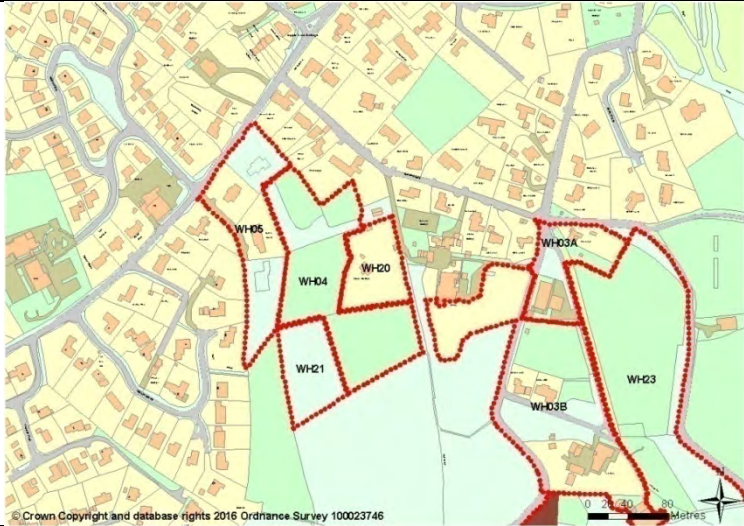


Settlement	West Hill
Site Reference	WH17B
Address	Part of garden of Westhayes house.
Planning Application Reference	The garden has permission for three dwellings (15/2090/OUT and 16/1284/RES).
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference	None

Representation Summary	None	
Issues Considered	Once developed the site would be comparable in density to development on adjoining land and would be physically and functionally well related to the settlement.	
Recommendation with reference to criteria used to determine	Include	Include under criterion B1 and amend proposed boundary to reflect boundary of site granted planning permission.



Settlement	West Hill
Site Reference	WH18
Address	Land north of Eastfield
Planning Application Reference	15/2650/RES – the site has planning permission for 25 dwellings and at Summer 2016 the site was under construction.
SHLAA Reference	C050
Map	 <p>© Crown Copyright and database rights 2016 Ordnance Survey 100023746</p>
Aerial Photo	 <p>© Crown Copyright and database rights 2016 Ordnance Survey 100023746</p>
Photograph	
Representation Reference (2015)	1545, 7284

Representation Summary	The site should be included in the boundary because it has planning permission for housing development.	
Issues Considered	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.	
Recommendation with reference to criteria used to determine	Include	Include against criteria B1.

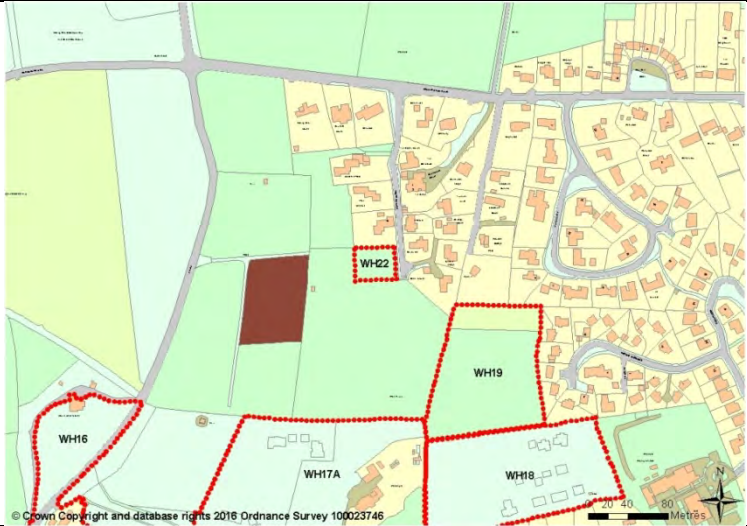

Settlement	West Hill	
Site Reference	WH19	
Address	Land west of Perrys Gardens	
Planning Application Reference	No relevant planning permissions on the site.	
SHLAA Reference	C050	
Map		
Aerial Photo		
Photograph	None	
Representation Reference (2015)	7284 - Mistakenly identifies the site as having planning permission for housing development.	
Representation Summary	The site should be included in the boundary because it has planning permission for housing development.	
Issues Considered	The site forms a rectangular green field that is undeveloped. Planning permission for housing was refused in 2010 and dismissed in 2011.	
Recommendation with reference to criteria used to determine	Exclude	Exclude against criterion A1.



Settlement	West Hill
Site Reference	WH20
Address	Land at Flower Cottage
Planning Application Reference	This site is not assessed on the basis of any recent planning applications.
SHLAA Reference	C146
Map	
Aerial Photo	
Photograph	
Representation Reference (2015)	7284
Representation Summary	The site offers an opportunity for expansion and would result in a more logical village boundary.
Representation Reference (2016)	8, 1545
Representation Summary	Site should be excluded from the BUAB.

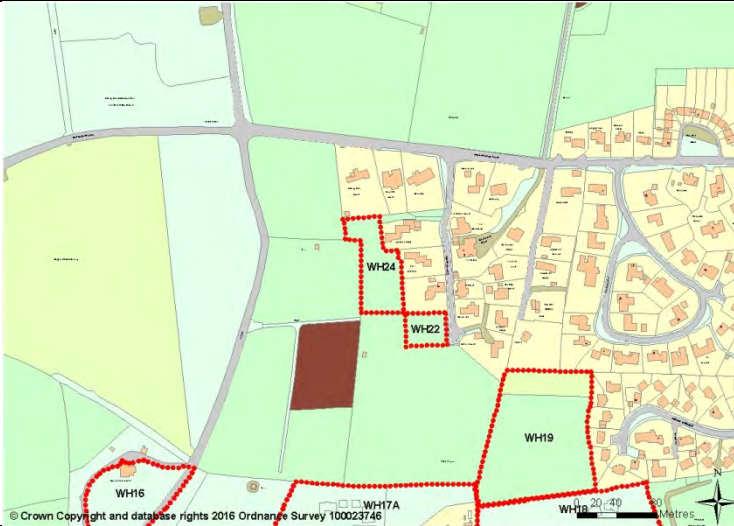


Representation Reference (2016)	7610	
Representation Summary	Concerned that Flower Cottage has been included in BUAB as access is poor.	
Representation Reference (2016)	7647	
Representation Summary	Requests land is included in BUAB as within easy/safe walking distance to facilities, has new development on two sides, existing housing on a third and is of no agricultural value. Site currently used as garden and pony paddock and would constitute infill so no reason to exclude.	
Issues Considered	This area comprises paddocks and the curtilage of Flower Cottage. The paddocks separate the curtilage from other built development and, on reflection, inclusion of this land in the boundary would provide/allow for development on currently undeveloped land and extend the built form.	
Recommendation with reference to criteria used to determine	Exclude	Exclude on the basis of Criteria A1, C1 and C3. Amend proposed boundary to exclude this site.

Settlement	West Hill
Site Reference	WH21
Address	Copse at Flower Cottage
Planning Application Reference	This site is not assessed on the basis of any recent planning applications though applications may fall in the identified area.
SHLAA Reference	C146
Map	
Aerial Photo	
Photograph	None
Representation Reference (2015)	7284
Representation Summary	The site offers an opportunity for expansion and would result in a more logical village boundary.
Representation Reference (2016)	7647
Representation Summary	Requests land is included in BUAB as within easy/safe walking distance to facilities, has new development on two sides, existing housing on a third and is of no agricultural value. Site currently used as garden and pony paddock and would constitute infill so no reason to exclude.
Issues Considered	This is a copse of about 0.5ha with fields on three sides and further woodland on the other side. Inclusion of this land in the boundary (as an extension of site WH04) would provide/allow for development on currently undeveloped land. The area forms part of a green open space that extends into the urban/sub-urban fabric of West Hill.

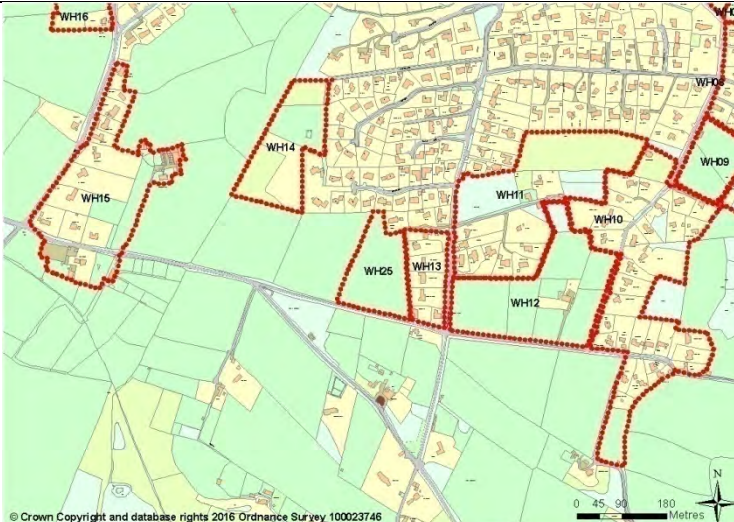

Recommendation with reference to criteria used to determine	Exclude	Exclude on the basis of Criteria A1 and C3.
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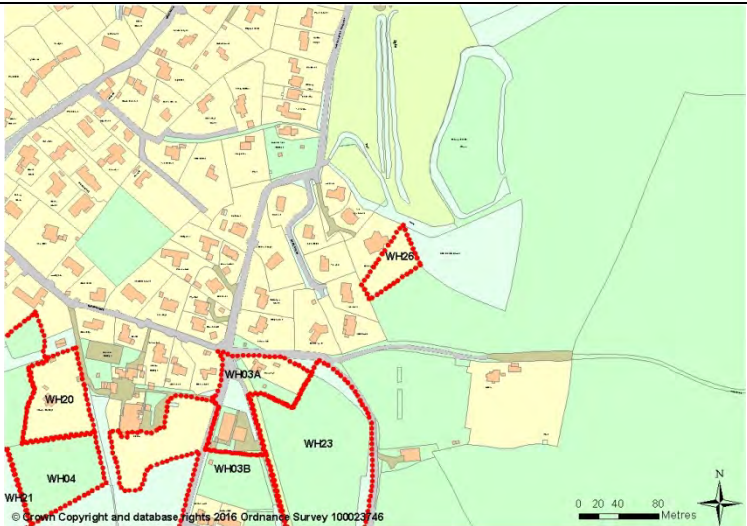

Settlement	West Hill	
Site Reference	WH22	
Address	Land at the end of Windmill Lane	
Planning Application Reference	13/1433/FUL (2 dwellings) refused. 13/2624/FUL (2 dwellings) refused and dismissed at appeal.	
SHLAA Reference	The site is part of C086	
Map		
Aerial Photo		
Photograph	None	
Representation Reference (2016)	7507	
Representation Summary	Site would be within safe/easy walking distance of facilities and similar in size to the surrounding properties. Minor change would be similar to land at 'The Gap' (15/1486/FUL).	
Issues Considered	The site is part of a field which adjoins residential development on two sides. Development would extend the built form of the village.	
Recommendation with reference to criteria used to determine	Exclude	Exclude on the basis of criterion A1.

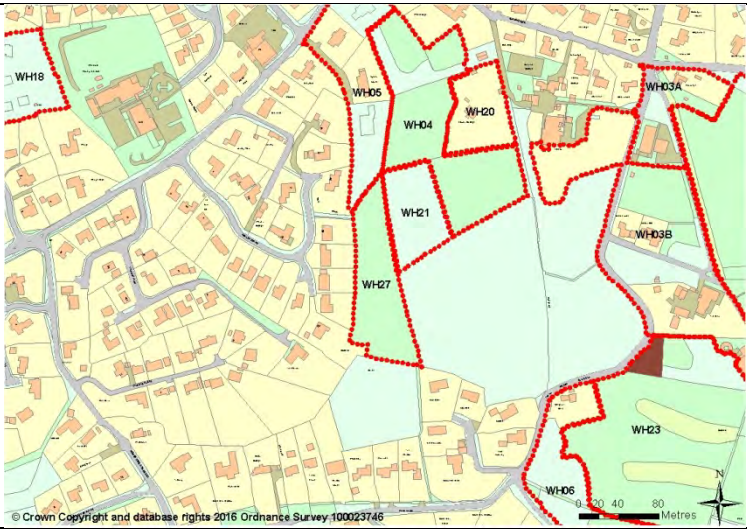

Settlement	West Hill	
Site Reference	WH23	
Address	Land surrounding 'The Gap', Lower Broad Oak Road, West Hill	
Planning Application Reference	None	
SHLAA Reference	None	
Map		
Aerial Photo		
Photograph	None	
Representation Reference (2015)	7284 – It should be noted that this representation addressed WH03A, WH03B and WH23 as one site.	
Representation Summary	The site abuts the existing boundary, is well related to the village centre, parts are previously developed, utilities are in place and the agricultural land is low quality. The site should be included in the boundary.	
Representation Reference (2016)	7659	
Representation Summary	Puts forward land for inclusion in BUAB.	
Issues Considered	The site comprises fields and wooded areas and is physically separated from the village by an area of woodland. Development on this land would be poorly related to the core built form of the village.	
Recommendation with reference to criteria used to determine	Exclude	Exclude on the basis of criteria A1, C1, C3 and C4.

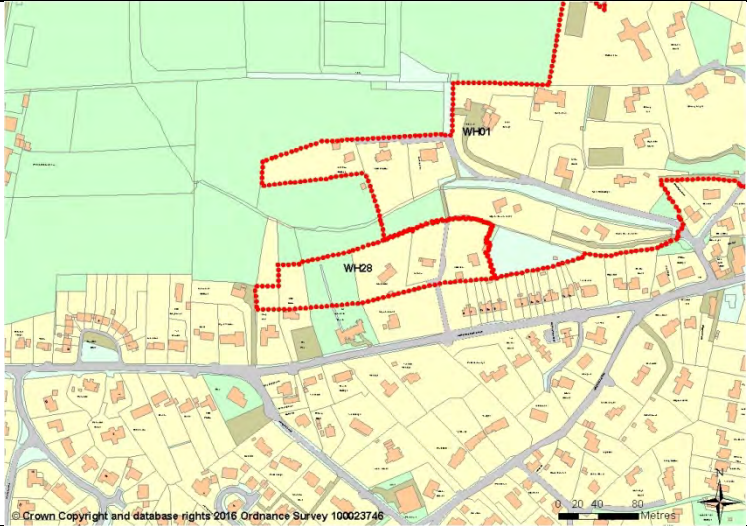

Settlement	West Hill
Site Reference	WH24
Address	Land at the rear of Hasta La Vista, Windmill Lane, West Hill
Planning Application Reference	13/2052/OUT (4 dwellings) refused. 14/1101/FUL (1 dwelling) refused and dismissed at appeal.
SHLAA Reference	C317
Map	
Aerial Photo	
Photograph	
Representation Reference (2015)	1271

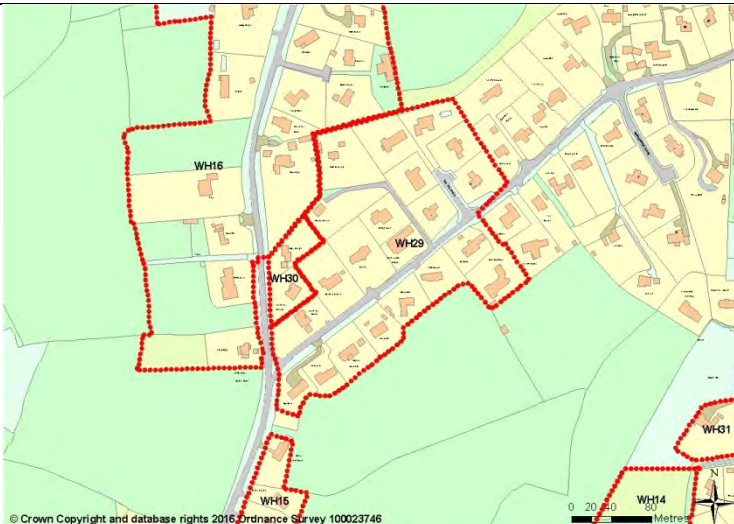


Representation Summary	The site was favoured by West Hill residents during the 2012 SHLAA process. Smaller properties are much needed in the village because most get demolished and replaced with very grand houses. This site could provide four modest bungalows suitable for downsizing.	
Issues Considered	These paddocks lie on the western edge of the village and adjoin existing development on two sides. Development would extend the built form of the village.	
Recommendation with reference to criteria used to determine	Exclude	Exclude on the basis of criterion A1.

Settlement	West Hill	
Site Reference	WH25	
Address	Land north of Ash Hill Road, West Hill	
Planning Application Reference	None	
SHLAA Reference	C001	
Map		
Aerial Photo		
Photograph	None	
Representation Reference (2015)	7150	
Representation Summary	West Hill is a sustainable rural settlement. Inclusion of the site would enable a suitable rounding-off of the settlement.	
Issues Considered	This field lies on the southern edge of the village and adjoins existing development on two sides. Development would extend the built form of the village.	
Recommendation with reference to criteria used to determine	Exclude	Exclude on the basis of criterion A1.

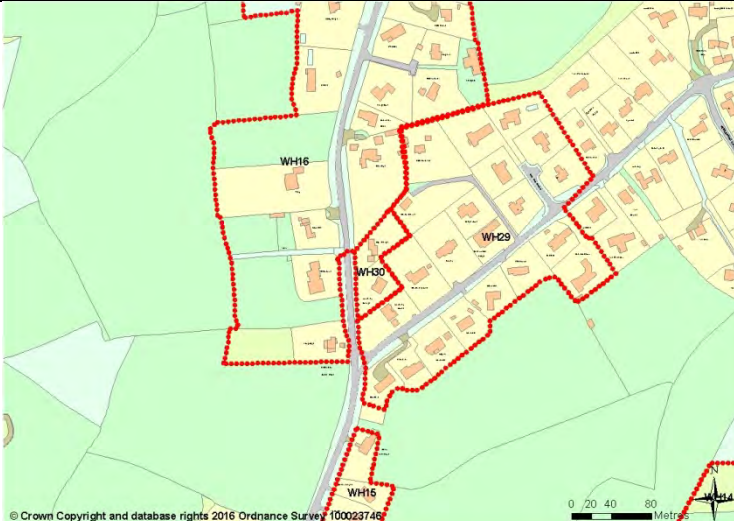

Settlement	West Hill	
Site Reference	WH26	
Address	Land at Bearswood, Lower Broad Oak Road, West Hill, Ottery St Mary, EX11 1UF	
Planning Application Reference	None on the site but several permissions on the adjacent land, including 10/1191/FUL for three dwellings.	
SHLAA Reference	None	
Map		
Aerial Photo		
Photograph	None	
Representation Reference	None	
Representation Summary	None	
Issues Considered	This area of land is part of a field which lies adjacent to the site of a new dwelling. The planning permission did not grant a change of use of this land to garden and therefore it should remain outside the boundary as agricultural land.	
Recommendation with reference to criteria used to determine	Exclude	Exclude on the basis of criterion A1.

Settlement	West Hill	
Site Reference	WH27	
Address	Land at east of Ashley Brake, West Hill	
Planning Application Reference	None	
SHLAA Reference	None	
Map		
Aerial Photo		
Photograph	None	
Representation Reference (2015)	7284	
Representation Summary	The site offers an opportunity for expansion and would result in a more logical village boundary.	
Issues Considered	This area of land is rough pasture and is bordered by woodland on two sides and housing on the other two sides. The site is on the boundary of the built-up area and the sparsely developed countryside. Development would extend the built form of the village.	
Recommendation with reference to criteria used to determine	Exclude	Exclude on the basis of criterion A1.


Settlement	West Hill	
Site Reference	WH28	
Address	Land north of St Michael's Church	
Planning Application Reference	This site is not assessed on the basis of any recent planning applications though applications may fall in the identified area.	
SHLAA Reference	None	
Map		
Aerial Photo		
Photograph	None	
Representation Reference (2016)	8	
Representation Summary	We do not agree with the extension of the BUAB in the area to the north of Bendarroch Road (St Michael's church and a number of properties either side) on the grounds of C1.	
Issues Considered	The western part of this site is made up from the gardens of two residential properties and the churchyard of St Michael's Church. The eastern part contains three detached dwellings in spacious plots. This is a loose-knit, sparsely developed area of land which is somewhat detached from the physical built-form of the village. On reflection, having regard to the comments received, inclusion of this land would not reflect the existing core built form of the settlement.	
Recommendation with reference to criteria used to determine	Exclude	Exclude on the basis of Criteria C1.

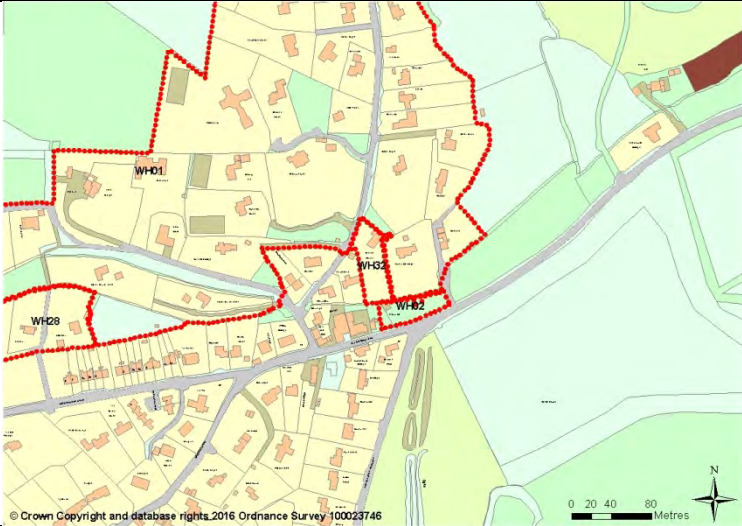

Settlement	West Hill
Site Reference	WH29
Address	Land at the western end of West Hill Road
Planning Application Reference	This site is not assessed on the basis of any recent planning applications though applications may fall in the identified area.
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference (2016)	7496, 7499

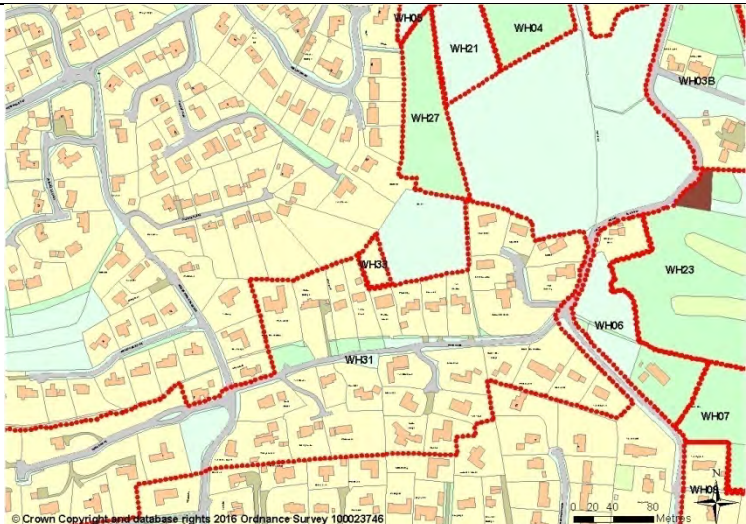

Representation Summary	Supports inclusion of this area.	
Issues Considered	This collection of dwellings is located at the upper end of West Hill Road and includes a site with outline planning permission for a dwelling (garden of Devon Banks). All properties are accessed from West Hill Road and the area is considered to form part of the core built form of the village.	
Recommendation with reference to criteria used to determine	Include	Include on the basis of criteria A1 and B1. NB the site was previously recommended for exclusion under the alternative approach but following further analysis set out at the end of this document is now recommended for inclusion.

Settlement	West Hill	
Site Reference	WH30	
Address	High Range and Amberley Grange	
Planning Application Reference	This site is not assessed on the basis of any recent planning applications though applications may fall in the identified area.	
SHLAA Reference	None	
Map		
Aerial Photo		
Photograph	None	
Representation Reference	None	
Representation Summary	None	
Issues Considered	These two dwellings are accessed from the B3180, rather than West Hill Road but are contiguous with the built form of the village in this area.	
Recommendation with reference to criteria used to determine	Include	Include on the basis of criterion A1. NB although the site falls to be included under this criteria approach, it is recommended for exclusion under the alternative approach set out at the end of this document owing to poor pedestrian access to the village centre.

Settlement	West Hill
Site Reference	WH31
Address	Birch Grove and Ford Lane
Planning Application Reference	This site is not assessed on the basis of any recent planning applications though applications may fall in the identified area.
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	<p>Birch Grove</p>

	 <p>Higher Broad Oak Road</p>	
Representation Reference (2016)	7480, 7482	
Representation Summary	Supports inclusion of this area.	
Representation Reference (2016)	7506, 7508	
Representation Summary	Steep slopes, lack of lighting, narrow roads and lack of pavements reduce the range that can reasonably be walked especially for families and older residents.	
Issues Considered	This area lies in a valley to the south of West Hill Road. In terms of density and layout it is similar to other parts of the village. Although a stream cuts through or forms an edge to this area, it does not result in physical detachment and consequently the area is considered to be part of the core built form of the village.	
Recommendation with reference to criteria used to determine	Include	Include on the basis of criteria A1 and B1. NB the site was previously recommended for exclusion under the alternative approach but following further analysis set out at the end of this document is now recommended for inclusion.

Settlement	West Hill	
Site Reference	WH32	
Address	Orchard Corner, Toadpit Lane	
Planning Application Reference	This site is not assessed on the basis of any recent planning applications though applications may fall in the identified area.	
SHLAA Reference	None	
Map		
Aerial Photo		
Photograph	None	
Representation Reference	None	
Representation Summary	None	
Issues Considered	This site shares characteristics with other properties in Toadpit Lane (those in WH01) in that it is low density and has a degree of detachment from the built form of the village. While it had been included within the preferred approach boundary, on reflection it has more in common with properties to the north than with those to the south and is therefore now proposed for exclusion.	
Recommendation with reference to criteria used to determine	Exclude	Exclude on the basis of criteria A1, C1 and C3

Settlement	West Hill	
Site Reference	WH33	
Address	Land behind Pavilion House, Ford Lane	
Planning Application Reference	This site is not assessed on the basis of any recent planning applications though applications may fall in the identified area.	
SHLAA Reference	None	
Map		
Aerial Photo		
Photograph	None	
Representation Reference	None	
Representation Summary	None	
Issues Considered	This area of land lies to the rear of Pavilion House and is adjacent to an area of wooded land to the north and east. Although it formed part of the 'alternative area to include', on reflection it is better related to the woodland and development would extend the built form of the village.	
Recommendation with reference to criteria used to determine	Exclude	Exclude on the basis of criteria A1, C1 and C3

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

The National Planning Policy Framework states that ‘planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling’ and in that context, new development should take place within comfortable walking distance of amenities having regard to all the factors affecting the suitability of the route. As an alternative to the proposed methodology for Built-up Area Boundary definition, assessment has been 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 street lighting, 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. After consideration of comments received from local residents (detailed below) a further examination was undertaken of the red cross-hatched areas to assess more closely what and where the barriers to access lie. It has been used to inform land areas recommended for exclusion from the Built-up Area Boundary on the basis of constrained pedestrian accessibility and distance. Whereas the preferred approach boundary was based on distance from a fixed point, the revised assessment has allowed for properties at a distance of more than 800m to be included if there is reasonable pedestrian access and the distance is still no more than about 1000m.

Specific comments received in response to the consultation either supported contraction of the boundary based on the terrain and distance or argued that these factors are not a barrier to pedestrians.

In support of exclusion:

Representation References 8, 1545, 7473, 7492, 7501, 7506, 7508

“Walking routes are often along roads with no pavements, no lighting, and hilly.”

Development within the red hatched area will generate additional traffic movements which will deter residents from walking around the village by way of exercise.”

“We fully support the East Devon Villages Plan for West Hill and, in particular, the Preferred Approach Boundary.”

“Generally happy with your approach to this matter”

"It is good to see that EDDC has taken into consideration the sustainability of the outlying areas."

"Access on foot or cycle from the south to local amenities is nowhere easy."

"The terrain, particularly in the south of the village along Higher and Lower Broad Oak Roads, includes some very steep slopes that reduce the range that can reasonably be walked, especially for families and older residents."

Objecting to exclusion:

Representation References 1088, 1220, 7470, 7477, 7480, 7482, 7487, 7496, 7559

"I have lived on West Hill for the last sixteen years and my wife has lived here for most of her life and people, including children, have walked from all parts of West Hill for years, we are not aware of any pedestrian being injured on the roads in all this time."

"Frankly I think its non-sensical for large part of the southern part of the village to be excluded from the black line because they are beyond safe easy walking distance to community facilities. It is simply untrue. Many families walk each day from the red zone to school and it is no less easy or safe than much of the area within the black line."

"It may be appropriate to limit social housing to the black line boundary because of safe walking distance but it is otherwise out of keeping with the nature of West Hill."

"The 'easy/safe walking distance' criteria is nonsense here as the bus service is so poor that you have to have a car."

"My family and I have regularly walked to the village centre during our entire 18 years living at this address."

"To say it is "safer" to walk within the black lined area than the red shaded area is spurious and incorrect."

"I have walked from this area to the community facilities on many occasions without any problem, either as far as distance is concerned or from traffic."

"We note daily that a number of occupants outside your proposed boundary do walk/cycle to the centre of the village regularly."

"It cannot be argued that it is difficult to access local services on foot as residents regularly and frequently do."

"I do not agree that the red shaded area is beyond easy/safe walking distance of the community facilities."

It is clear from these comments that people can and do walk to the village amenities from the areas beyond the preferred approach boundary. However, factors such as distance, motivation, physical ability and the reason for the journey will have influenced individual people to make those journeys on foot and it cannot be assumed that these individuals are representative of all people in the village.

Other people have made reference to the steep valley slopes, the absence of street lighting and pavements and the winding, narrow roads which combine to act as a deterrent to walking.

Deterrents such as these may be tolerated on short journeys but for longer journeys they do not create comfortable walking conditions.

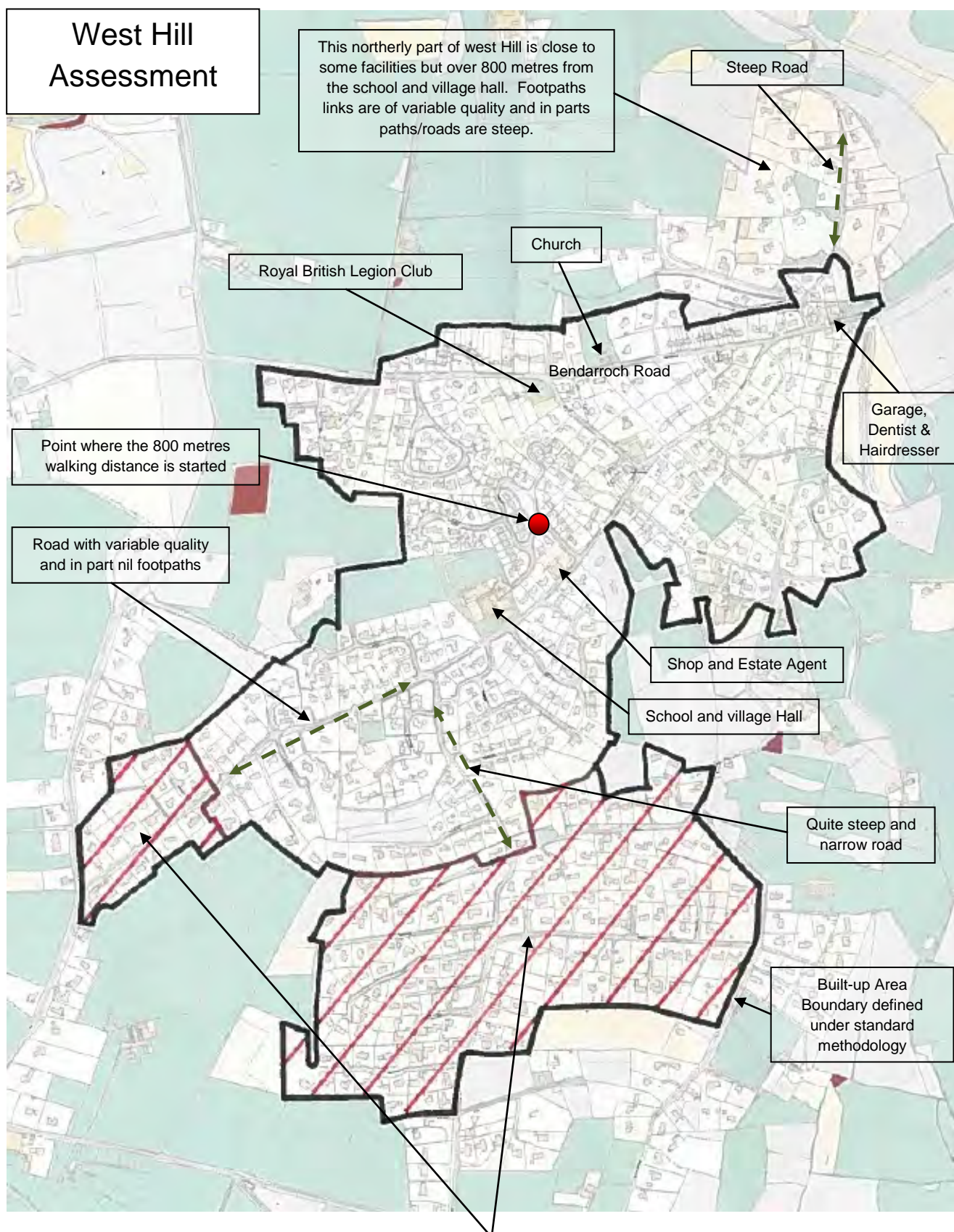
In the site by site analysis, three areas are identified for further examination on the basis that they are considered to be part of the core built form of the village but lie within the red hatched areas. The characteristics of these areas are explored below.

WH29 is a group of properties at the western end of West Hill Road which range in distance from the shop from about 800m up to about 1000m. The road rises from the centre of the village but is not steep and is relatively wide with extensive verges on the south side. Although there are areas with less than satisfactory pedestrian amenity, particularly for those with limited mobility, on the whole the walk to and from the shop can be achieved fairly comfortably. Given the characteristics of the pedestrian access to this area it is considered, on reflection, that the site should be included in the boundary.

WH30 comprises two dwellings accessed from the B3180, a main road connecting the A30 to the A3052. Although they form part of the core built form of the area, pedestrian access to the centre is poor owing to the amount of traffic on the main road, the absence of pedestrian links to West Hill Road and the excessive distance to local amenities. For these reasons the site is recommended for exclusion from the boundary.

WH31 lies adjacent to the previously identified preferred approach boundary and is at the bottom of a valley which broadly follows Birch Grove and Ford Lane. Properties within this area range in distance from the shop from about 650m to about 1000m. Over part of that distance Higher Broad Oak Road is fairly steep into/from the valley and some properties in this area also have steep driveways. However, all are within a fairly comfortable walking distance of the shop in spite of the gradients. In contrast, access to properties south of here involves a further steep and winding section of road without lighting or pavements (whether using Higher or Lower Broad Oak Road). Given the additional distance to these properties from the centre of the village, the steep gradients and the poor pedestrian amenity, journeys from this area are not considered comfortable for pedestrians. It is therefore considered that the bulk of southern part of the village (land to the south of WH31) should remain outside the proposed boundary but that properties within WH31 should be included.

Based on this analysis of walking routes within the village and having taken into account the comments received from local residents, some limited expansion of the preferred approach boundary by inclusion of sites WH29 and WH31 is proposed. Beyond these sites the terrain, distance and lack of pavements and lighting are significant barriers to pedestrian access to village amenities and therefore justify continued exclusion of the least accessible parts of the village.



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.