

Appendix 6

Audit Trail of Site Allocations and Reasonable
Alternatives and Maps Showing Alternative Sites

Town	Site Code	Proposed Use	Allocated in the Local Plan?	Summary of Some Key Grounds for Allocating or Not
Exmouth	W202	Residential	No	This site abuts the northern edge of Exmouth and is in a visual prominent position of landscape value. The Coastal Preservation Area and Green Wedge in the emerging Local Plan sweeps over this site and allocation is not appropriate.
Exmouth	W315	Residential	No	This small site, taken in isolation, does not lie close to existing Built-up Area Boundaries and as such any development would be sporadic development. Allocation would not be appropriate.
Exmouth	W007	Residential	No	This small site lies close to important heritage features and development could have adverse impacts without substantive positive benefits. Allocation is not appropriate.
Exmouth	W111	Residential	No	This small site lies close to important heritage features and development could have adverse impacts without substantive positive benefits. Allocation is not appropriate.
Exmouth	W147	Residential	Yes	This site does not lie in a protected landscape area and is free of other constraints. It is well related to the northern edge of the town and is allocated in the plan.
Exmouth	W211	Residential	No	This site has extensive tree cover, heritage features and is of landscape importance. Allocation would not be justified.
Exmouth	W079	Residential	Yes – boundary has changed. Original boundary shown on alternatives map.	This site lies comparatively close to a good range of facilities and not in an area of landscape or environmental importance. Allocation for residential

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				development is appropriate.
Exmouth	3691	Residential	No	This large site has feature of environmental importance and is of landscape prominence. It is relatively remote from facilities and is close to the Pebblebed Heaths Special Area of Conservation. Allocation for development would be inappropriate.
Exmouth	W317	Residential	No	This site was most recently used for employment purposes. It falls inside existing Built-up Area Boundary and current policy would seek employment uses on the site. Allocation for housing would be inappropriate.
Exmouth	420B	Employment	Yes	This site forms a logical extension to the existing Liverton Business Park. The site is reasonably discreet in landscape terms and as such is appropriate for allocation.
Exmouth	W063	Residential	No	This small site would not make a significant contribution to housing supply and allocation is not appropriate. Part of the site has mature tree cover.
Exmouth	W074	Residential	No	This site has extensive tree cover and is on rising ground. Allocation would be inappropriate.
Exmouth	W085	Residential	No	This small site lies beyond the northern edge of the Built-up Area Boundary of Exmouth and in an open countryside location. Allocation would be inappropriate.
Exmouth	W145	Residential	No	This site has extensive is on rising ground of landscape prominence. It is also relatively close to the Pebblebed Heaths Special Area of Conservation. Allocation would be inappropriate.

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Exmouth	W146	Residential	No	This large site to the east of Exmouth is of landscape significance and has areas of extensive tree cover. Allocation for development would be inappropriate.
Exmouth	W164	Residential	No	This site lies beyond the northern boundary of Exmouth in a position of some landscape importance. Allocation for residential development would be inappropriate.
Exmouth	W170	Residential	No	This site lies within the built up area of Exmouth and comprises of the former Rolle College. The site is not allocated for development but the Local Plan does acknowledge some potential for residential development on the site.
Exmouth	040 (A)	Employment	Yes (note that this site is not shown on the map of alternatives but is shown on the proposals map).	This site lies in the built up area of Exmouth and alongside existing employment sites uses. It forms a logical site for employment provision and is therefore allocated for this purpose.
Honiton	E158B	Residential	Yes (as a reserve site)	This site lies on the western side of Honiton and to the south (beyond the rail line) of a proposed employment allocation in the plan. The site is less visually prominent than other larger site options around Honiton. The site is not allocated in the Local Plan for development but has a 'reserve site' status with scope for development should others sites not come forward for development.
Honiton	E158A	Employment	Yes	This large site is allocated for employment uses and lies to the west of the existing Heathpark industrial estate and will form a logical extension to the estate. It is less prominent than other sites in Honiton though enjoys prominent road frontage to the A30.

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Honiton	E158A	Residential	No	Part of this large site (also see 1558A) has also previously been promoted for residential uses. The site is less suited to residential uses as it lies closer to the A30 and the noise that this road (and to some extent the railway) will generate. Also road access from the site to Honiton would involve travelling through the existing Heathpark Industrial Estate. Allocation for residential uses would be inappropriate.
Honiton	E156	Residential	No	This site on the south western edge of Honiton is in the AONB and on rising ground, though the site boundary stops short of the steepest areas of incline. The site is, none the less, visually prominent and residential development is inappropriate.
Honiton	E026	Residential	No	This site on the south western edge of Honiton is in the AONB and on rising ground. The site is elevated somewhat higher than site E156 to the east. An undeveloped land area, though one inside the Built-up Area Boundary of the town, lies between the town and the southern built up edge of Honiton. The site is visually prominent and allocation for residential development is inappropriate.
Honiton	E212	Residential	No	This small site lies to the south of southern residential/relief road of Honiton. It is separated from the rest of the town by this road and it is in the AONB. It would be inappropriate to allocate this site for residential development.
Honiton	E164	Residential	Yes – combined with E321 and E322. Sites are shown separately on alternatives map.	This small site lies inside the town and although long and thin and including mature trees it logically works as a housing allocation alongside the adjoining site E321.

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Honiton	E321	Residential	Yes – combined with E164 and E32. Sites are shown separately on alternatives map.	This is an underused employment site oin the built fabric of the town. The existing employment site/area is served by a road that passes by/through residential properties and is deemed suitable for allocation for residential development.
Honiton	E322	Residential	Yes – combined with E164 and E321. Sites are shown separately on alternatives map.	This site is in employment/retail inside the built fabric of the town. The site is served by a road that passes by/through residential properties and is deemed suitable for allocation for residential development.
Honiton	E167	Residential but could also include a wide range of supporting uses	No	This large site lies to the east of Honiton on rising ground. The site encompasses a number of smaller sites and overall is visually very prominent. The site is not suitable as a residential allocation.
Honiton	E174	Residential	No	This small site lies on the eastern edge of Honiton. A part of the site lies in the fool plain and access would have to be gained from a residential road. The site is not allocated for residential development.
Honiton	3054	Residential	No	This site lies some way to the east of Honiton and is currently occupied by holiday homes/mobile caravans. The site is bounded 6to the north by the A30 and south by the railway and an overhead power cable runs close to the western boundary of the site. The site is not deemed appropriate as a residential allocation.
Honiton	E034	Residential	No	This site is remote from and to the east of Honiton. It is not deemed appropriate as a residential allocation.
Honiton	E170	Residential	No	This site lies to the north east of Honiton and to the north of the A30. It is not deemed appropriate as a residential allocation and is visually prominent.

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Honiton	011 (A, B, C & D)	Employment	Yes (note that this site is not shown on the map of alternatives but is shown on the proposals map).	Land at Heathpark Industrial Estate Land falls within the existing industrial estate and as such is deemed suitable for infilling with future employment development. Land is therefore allocated for this use.
Axminster	E057	Residential with limited employment provision	Yes – boundary has changed. Original boundary shown on alternatives map.	This site lies in close proximity to facilities in the town and abuts the Built-up Area Boundary of Axminster. Access to facilities and lower levels of adverse landscape impacts help justify site selection.
Axminster	E072	Residential	No	This site does not abut the built up area of Axminster and is not as well related to facilities as other sites. Development would result in a scheme disconnected from the town and as such allocation is not justified.
Axminster	E100	Residential with some potential for mixed-use	No	This site lies to the north of the allocated E057 site. Whilst there may be some longer term logic in site development, after E057 has been developed, as a stand alone site it does not relate well to the built fabric and facilities of the town and therefore allocation is not justified.
Axminster	E105	Mixed-Use	Yes – boundary has changed. Original boundary shown on alternatives map.	This large site has good access to facilities and also the scale of development will help secure extra facilities in its own right and play a key part in delivering the growth agenda promoted for the town. Furthermore a key aspiration expressed for Axminster has been delivery of an eastern relief road for the town and development of this site will help achieve this outcome.
Axminster	E133	Residential	No	This smaller site abuts the southern edge of Axminster though it further from the town centre facilities of the town than other sites and would not

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				provide the strategic benefits that other sites would help deliver
Axminster	E203	Residential	No	This site does not abut the built up area of Axminster and is not as well related to facilities as other sites. Development would result in a scheme disconnected from the town and as such allocation is not justified.
Axminster	E208	Residential	No	This site abuts the southern boundary of the town but there are concerns in respect of flooding/floodplains at the site.
Axminster	015 (A & B)	Employment	Yes (note that this site is not shown on the map of alternatives but is shown on the proposals map).	Employment Land at Millwey Rise This land is within a largely developed and successful existing industrial area and is very well suited to further employment use. Allocation on this basis is appropriately justified.
Ottery St Mary	C202	Residential	No	This site lies to the east of Ottery St Mary. It is further away from facilities than other sites and not on the western side of the town where plan strategy is promoting development. The site is not allocated for residential development.
Ottery St Mary	C008	Residential	No	This site partially falls within the existing Built-up Area Boundary (where development, in principle, could be accommodated) and partly outside. The site is home to some mature trees and is not deemed appropriate as an allocation for residential development.
Ottery St Mary	C040	Residential	No	This site lies on the southern side of Ottery St Mary and although it is comparatively close to the town centre it is served by not ideal roads and footpaths to the town centre. The site is not appropriate as a

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				residential allocation.
Ottery St Mary	C070	Residential	No	This site lies on the southern side of Ottery St Mary and although it is comparatively close to the town centre it is served by not ideal roads and footpaths to the town centre. The site is not appropriate as a residential allocation and is of some visual openness from the south.
Ottery St Mary	C107	Residential	No	This site lies on the southern side of Ottery St Mary someway to the south of the existing built development of the town and it is served by not ideal roads and footpaths to the town centre. The site is formed by visually open countryside not appropriate as a residential allocation.
Ottery St Mary	C111	Residential	No	This site is on the south western side of the town and if developed (along with allocated land to the north) would extend the town someway in a southerly direction. Southern parts of the site would be comparatively remote from facilities. The site is not an appropriate allocation.
Ottery St Mary	C311	Residential with some employment	Yes	This site is on the western side of Ottery St Mary and as such accords with strategy for Ottery which is to accommodate development to the west of the town. The site is close to a number of facilities and not in an especially visually prominent location. The site is an appropriate allocation for development.
Ottery St Mary	C310	Residential	No	This large site lies some way to the west of the western edge of Ottery St Mary and on land that rises above the town and is of visual prominence. The site is not deemed suitable as an allocation for residential development.

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Ottery St Mary	C105	Residential	No	This site lies to the west of the western edge of Ottery St Mary and on land that rises above the town and is of visual prominence. The site is not deemed suitable as an allocation for residential development.
Ottery St Mary	3046	Residential	No	This substantial site lies on the southern side of Ottery St Mary occupying an existing nursery and adjacent farm land. Roads and footpaths to the town centre are not ideal and the land is not considered appropriate as a residential allocation.
Ottery St Mary	C019	Residential	No	This small site lies some way to the south west of the town and is not considered appropriate as a residential allocation.
Ottery St Mary	C049	Residential	No	This small site lies to the east of the town beyond the existing built up area. It is not deemed appropriate as a residential allocation.
Ottery St Mary	C071	Residential	No	This small site lies some way to the south west of the town and is not considered appropriate as a residential allocation.
Ottery St Mary	C141A	Residential with some potential for employment/alternative uses	Yes – combined with C141B and allocated for mixed-use development.	This is a brown field site (former industrial building) in the town and very close to facilities. Although it was last used for employment uses site viability considerations and the importance of protecting a listed building mean that residential redevelopment is an appropriate reuse with some commercial use on the ground floor. The site is regarded as an appropriate allocation for residential development.
Ottery St Mary	C141B	Residential	Yes – combined with C141A and allocated for mixed-use development.	This small scale infill Brownfield site falls within the town and close to facilities. It is considered an appropriate residential land allocation.

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Ottery St Mary	008 (A, B & C)	Employment	Yes (note that this site is not shown on the map of alternatives but is shown on the proposals map).	Finnimore Industrial Estate Land falls within the existing industrial estate and as such is deemed suitable for infilling with future employment development. Land is therefore allocated for this use.
Budleigh Salterton	C022	Residential	No	This site is some way to the west of Budleigh Salterton and abuts/lies close to a part of the town built to very low density levels. Allocation for residential development would be inappropriate.
Budleigh Salterton	C046	Residential	No	This small site lies on the northern edge of Budleigh Salterton and Site C096 lies to the north of it and is allocated for residential development. Whilst c046 is not allocated for development it does fall inside the proposed Built-up Area Boundary and residential development would, therefore, be acceptable on this site subject to compliance with other plan policies..
Budleigh Salterton	C054	Residential	No	This large site falls in a designated as a Green Wedge. Allocation for development would be inappropriate.
Budleigh Salterton	C096	Residential	Yes – boundary has changed. Original boundary shown on alternatives map.	This site lies on the northern edge of Budleigh Salterton adjacent to an area of higher density development. The site is not especially visually prominent and is allocated for residential development.
Budleigh Salterton	C301	Residential	No	This site lies to the north east of Budleigh Salterton in a location that is comparatively remote from facilities/isolated from other development. Allocation for residential development would be inappropriate.
Budleigh Salterton	C306	Residential	No	This site falls in the Green Wedge and is comparatively remote from facilities. Allocation for

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				residential development would be inappropriate.
Budleigh Salterton	C309	Residential	No	This site has extensive tree cover. Allocation for residential development would be inappropriate.
Seaton	E309	Residential	No	This large site to the west of Seaton lies in the Coastal Preservation Area and is of some visual prominence. Allocation for residential development would be inappropriate.
Seaton	E076	Residential	No	This large site rises steeply on the western side of Seaton. It is visually prominent and would be inappropriate as an allocation for residential development.
Seaton	E006	Residential	Yes	This small site on the northern side of Seaton forms a logical small scale extension to the town.
Seaton	E007	Residential	Yes – site has been combined with E008.	This small site on the northern side of Seaton forms a logical small scale extension to the town. It is allocated alongside/as part of Site E008.
Seaton	E008	Residential	Yes – site has been combined with E007.	This small site on the northern side of Seaton forms a logical small scale extension to the town.
Seaton	E103	Residential	No	This site lies beyond the current northern edge of Seaton and is visual open and of some prominence. Allocation for residential development would be inappropriate.
Seaton	E104	Residential	No	This site lies to the northern edge of Seaton and is visual open and of some prominence. Allocation for residential development would be inappropriate.
Seaton	E114	Employment	No	This site lies in the Green Wedge beyond the northern edge of Seaton. It is a prominent open site and

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				residential development would be inappropriate.
Seaton	E315	Residential	Yes - boundary has changed and it has been allocated for mixed-use development (a reserve site). Original boundary shown on alternatives map.	This site lies on the north eastern edge of Seaton and to the east of a proposed residential allocation. Although the site is in the Green Wedge and of some visual prominence it is better located/less intrusive than other larger scale site choices on the edge of Seaton. The site is not allocated in the Local Plan for development but has a 'reserve site' status with scope for development should other sites not come forward for development.
Seaton	E088	Residential	No	This small site lies on open ground to the east of Colyford Road and abutting the Axe Wetlands Area. Development of the site would interrupt easterly views over the Wetlands and allocation for development would be inappropriate.
Seaton	E171	Mixed-Use	Yes – boundary has changed. Original boundary shown on alternatives map.	This is a large Brownfield site in the southern part of the town close to the town centre and facilities and amenities of the town. The centre has been cleared, levelled and raised in readiness for development and an allocation for mixed uses is appropriate.
Seaton	118B	Mixed-Use	Yes – boundary has changed. Original boundary shown on alternatives map.	This site on the northern edge of the town was initially allocated in the current East Devon Local plan and would form an extension to an existing industrial area. The site is also expected to accommodate recreation space that will serve the northern part of the town/the town overall.
Sidmouth	1967	Employment	Yes – boundary has changed. Original boundary shown on alternatives map.	This site lies on the northern side of Sidmouth close to the facilities in Sidford. It's a flat level site of lesser visual prominence than alternatives/sites on the periphery of Sidmouth. Although the site lies in the AONB, the designation abuts Sidmouth on all

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				sides, it is appropriate to allocate it for employment development.
Sidmouth	3299	Employment	No	This AONB site lies on rising ground to the north of Sidmouth in a prominent position in the landscape. Allocation for employment uses would be inappropriate.
Sidmouth	3602	Employment	No	This site is in the AONB though is less prominent than some other sites. It lies some distance, however, from the Built-up Area Boundary of the town and as such is remoter from the built fabric of Sidmouth. Allocation for employment development is inappropriate.
Sidmouth	C026	Residential	No	This site sits in an open landscape setting at the northern edge of the Byes. The Byes is an important amenity and recreational resource for Sidmouth. Allocation for residential development would be inappropriate.
Sidmouth	C053	Employment	No	This site lies on rising ground on the eastern side of Sidmouth. The site lies some distance from the Built-up Area Boundary of the town in an open setting and in the AONB and Coastal preservation Area. Allocation for development would be inappropriate.
Sidmouth	C053	Residential	No	This site lies on rising ground on the eastern side of Sidmouth. The site lies some distance from the Built-up Area Boundary of the town in an open setting and in the AONB and Coastal preservation Area. Allocation for development would be inappropriate.
Sidmouth	C098	Residential	No	This site lies on the north western edge of Sidmouth on partly elevated ground in the AONB. Allocation for development would be inappropriate.

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Sidmouth	C102	Residential	No	This site lies on rising ground to the east of Sidmouth. The site is in the AONB and the Coastal Preservation Area. Allocation for residential development would be inappropriate.
Sidmouth	C151	Residential	No	This lies on rising ground to the north of Sidmouth and is in the AONB. Allocation for residential development would be inappropriate.
Sidmouth	C335	Residential	No	This site lies to the north of Sidmouth. Although it is not allocated for development it is appropriate to include it within the Built-up Area Boundary bearing in mind the proposed allocation of land to the north for employment uses.
Sidmouth	ED01	Residential	Yes	This is an underused employment site with poor access inside the built up area of the town with abutting residential properties. Allocation for residential development is appropriate.
Sidmouth	ED02A	Residential	Yes –combined with ED02B.	This is site inside the built up area of the town with abutting residential properties. The site currently forms the offices and car park of East Devon District Council and the Council are proposing relocation to Honiton. Allocation for residential development is appropriate.
Sidmouth	ED02B	Residential	Yes –combined with ED02A.	This is site inside the built up area of the town with abutting residential properties. The site currently forms open space to the south of East Devon District Council offices and the Council are proposing relocation to Honiton. Allocation for residential development is appropriate.
Sidmouth	ED03	Mixed-Use	Yes	This Brownfield site fronts on to the seafront at Sidmouth. The site is currently under-used/vacant

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				and an allocation for mixed use redevelopment is appropriate.
Sidmouth	001 (A & B)	Employment	Yes (note that this site is not shown on the map of alternatives but is shown on the proposals map).	<p>Alexandria Road Industrial estate</p> <p>This existing industrial estate lies within the built up area of Sidmouth and contains a small number of vacant plots/underused areas. Although the industrial estates suffer from poor road access the vacant plots have scope to accommodate development and allocation for employment uses is appropriate.</p>