

East Devon Local Plan 2020-2040

Site Selection report

Honiton



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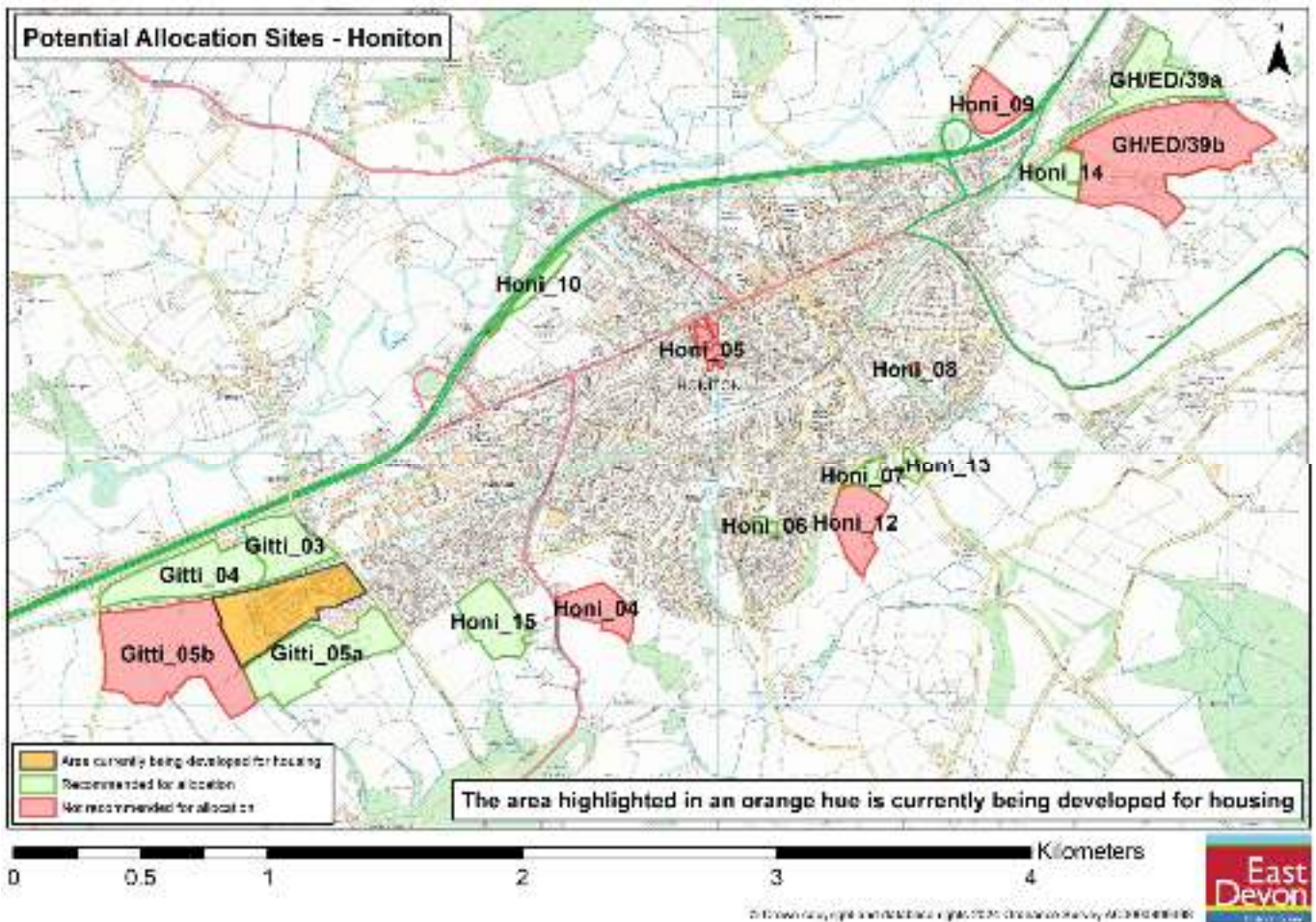
1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2040 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not. □ The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites. □
- 1.3 For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of sites at Honiton. A map of all the sites which have been assessed is below, followed by a table which highlights the site selection findings.
- 1.5 In addition to the sites which have been subject to assessment, other sites were not assessed because they failed 'site sifting'. This stage of the process rules out sites that are not 'reasonable alternatives' and therefore not considered as potential allocations in the Local Plan. In summary, to pass site sifting and therefore be considered as a potential allocation, the site should be identified as suitable, available, achievable in the HELAA; in a suitable location; not already allocated in a 'made' Neighbourhood Plan; and not already have planning permission. For obvious reasons, overlapping sites will only be assessed once. Further detail is contained in the Site Selection methodology.
- 1.6 The following sites did not pass site sifting at Honiton:
 - Gitti_01 – site overlaps others
 - Gitti_02 – site built/under construction at present
 - Giti_06 – site has existing residential planning permission.
 - Honi_01 – Overlap with Honi_15.
 - Honi_02 – Site has been developed

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

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

- Honi_03 - Site has been developed
- Honi_11 – Retirement home is under construction.
- Honi_16 - Uncertainty on whether land is truly available as currently in use as an EDDC car park - further work is required to assess the need for parking before its redevelopment is considered.
- Honi_17 - Although site just meets the threshold (5 dwellings), given its urban location the principle of development would be acceptable, and better to come forward via a planning application.
- GH/ED/40 - site withdrawn



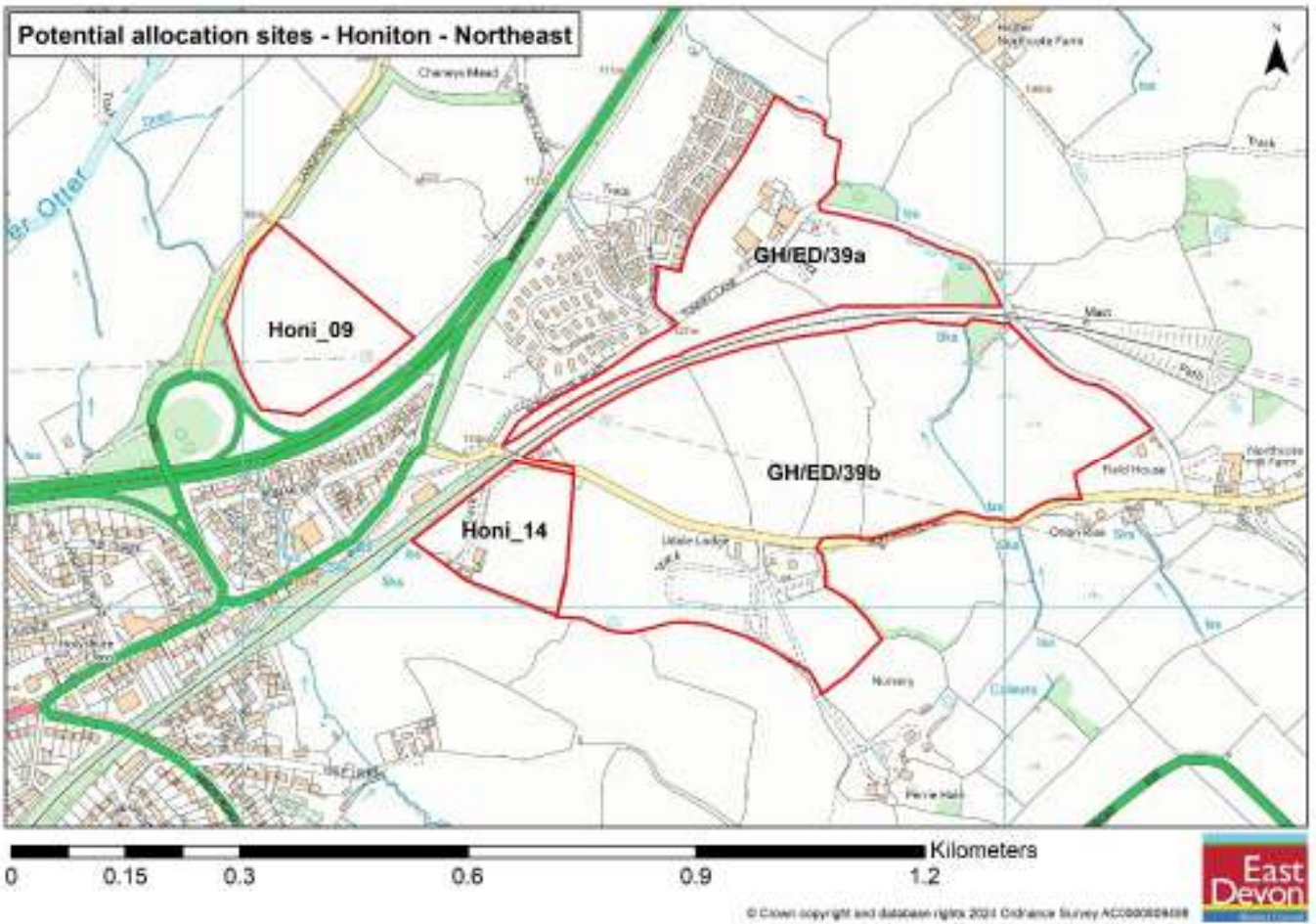


Figure 1.1: Overview of Site Selection findings at Honiton

Site reference	Number of dwellings / hectares of employment land	Allocate?
Gitti_03	5.5 hectare (employment land)	Yes
Gitti_04	9.1 hectare (employment land)	Yes
Gitti_05	100	Yes, partly Gitti_05a
Honi_04	56	No
Honi_05	40	No
Honi_06	30	Yes
Honi_07	30	Yes
Honi_08	6	No
Honi_09	50	No
Honi_10	21	Yes
Honi_12	71	No
Honi_13	10	Yes
Honi_14	30	Yes
Honi_15	133	Yes
GH/ED/39	100	Yes, partly GH/ED/39a

15 Site Reference Honi_15

Site details

Settlement: Honiton

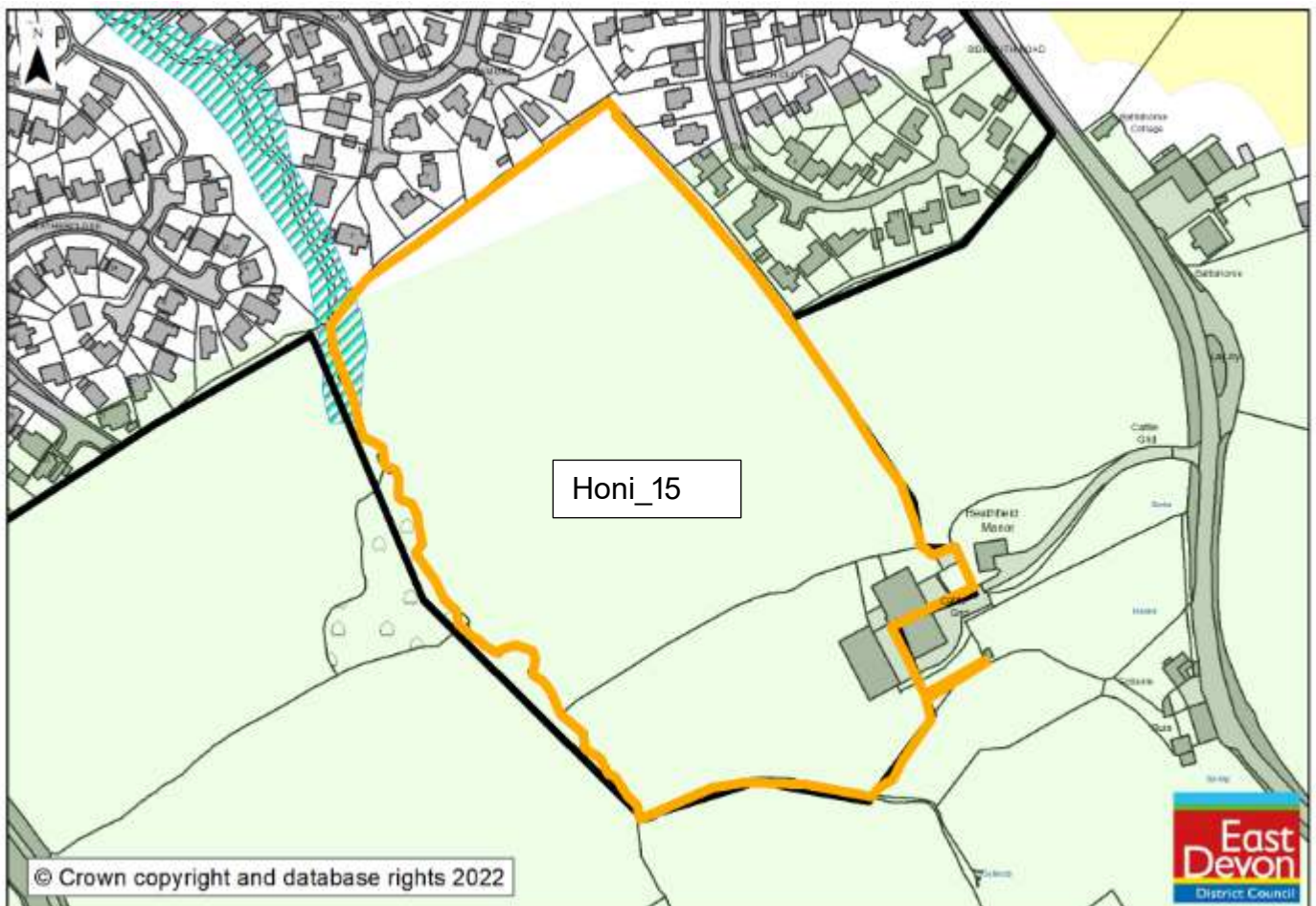
Reference number: Honi_15

Site area (ha): 8.94

Address: Land at Heathfield, Honiton, EX14 3TX

Proposed use: Residential

Site map



Photos



Capture from Google Map view from Sidmouth Road



Capture from Google Map view from Sidmouth Road

Site Assessment Summary and Conclusion

Infrastructure

DCC - Waste: Half of the site extends into Waste Consultation Zone (WCZ) but no Waste planning authority objection. DCC - highways: Accessible from A375 Sidmth Rd & Hayne Lane DCC - Education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with the proposed sites at Gittisham and Dunkerswell - the possibility that a new primary school site needs to be allocated. Safe walking routes are required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.

Landscape

The site falls in the National Landscape and can be viewed from surrounding areas. The site is within a designated landscape and has very high landscape value. The site has medium-high landscape sensitivity.

Historic environment

The site is located on the edge of the Honiton built up area, there are no designated heritage asset within 100m.

Ecology

The site is covered by improved grassland with trees and vegetation on the edge of the site boundary. No ecological designations within 100m of the site. Minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 meters of 7 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

There are potential flooding concerns on the periphery of the site.

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

No

Opportunities

No specific opportunities are identified at this stage in respect of possible site development.

Yield (number of dwellings or hectares of employment land)

Contribution to spatial strategy

Compatible with status of Honiton in settlement hierarchy.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

This site is within National Landscape and falls on the southwest edge of Honiton and comprises of sloping farmland that abuts development to the north and rises to the south. There was a planning application, 15/1027/MOUT, that was previously refused permission. Whilst the site is sensitive, the site could potentially be an allocation option for some development, though with particular care given the National Landscape status of the site. The National Landscape status of the site could become a moderating consideration impacting capacity. In the absence of sufficient less harmful sites, the allocation of this site is considered to be appropriate.

N.B – Adjoining land to the east and west of the site has also been submitted for consideration but not consulted on to date. The inclusion of these additional parcels requires further consideration and will be reported on separately to a future meeting as appropriate.