

Strategic Policies*																		
Sustainability Objectives	S1: Sustainable development priorities	S3: Meeting housing needs	S4: Ensuring housing delivery	S5: Public Open Space	S6: Employment	S7: Town Centres	S8: Infrastructure	S9: Environment	S10: Tiverton	S11: Cullompton	Alternative Cullompton: Meet needs of community	Alternative Cullompton: Under provision	S12: Crediton	Alternative Crediton: Under provision	S13: Villages	Preferred: Bampton as a village	Alternative Bampton as a Town	S14: Countryside
A	+3	0	0	+2	0	0	-1	+3	+2	-1	0/?	0/?	-1	+2	+3	0	0	+3
B	+3	0	0	+2	0	+2	0	+3	+2	0	+1/?	+1/?	0	0	0	+1	+1	-2
C	+3	0	0	0	0	+2	+2	+2	+1	+1	+1/?	+1/?	-1	-1	+1	+2	+2	+2
D	+2	0	0	0	0	+2	0	+3	0	-2	0/?	0/?	0	0	0	-1	-2	+2
E	+3	0	0	0	+3	+2	+1	0	+3	+3	+3	+2	+3	-2	+3	+1	+1	+3
F	+3	0	0	0	+3	+3	+1	0	+3	+3	+3	+2	+2	+2	+3	+1	0	+3
G	+3	+3	+3	-1	+1	+2	+1	0	+3	+3	+3	+2	+3	+2	+3	+2	+2	0
H	+3	+1	+1	+3	+2	+1	+2	+1	+2	+2/?	+2	+1	0/?	0	+3	+1	+2	+1
I	+2	0	0	+2	0	+2	+3	0	+2	+2/?	+2/?	+2/?	+3	+3	+2	0	-1	+3

\*Separate matrices are provided for 'S2 Amount and Distribution of development' in the relevant section above.

## Site Allocations

- 4.56 The selection of site allocations at Tiverton, Cullompton, Crediton and the villages has been an iterative process principally steered by the scale and distribution of development set out in Policy S2: Amount and distribution of development, the availability of deliverable sites, public consultation and the SA process.
- 4.57 All of the sites consulted on in the Options Consultation were considered deliverable by the SHLAA panel and the Strategic Commercial Land Availability Assessment (SCLAA) panel and were assessed by the SA. Further sites put forward at the Options Consultation stage were taken to the relevant SHLAA or SCLAA panel. All new sites thought to be deliverable by the SHLAA or SCLAA panel have also been subject to detailed SA. Appendix 3 provides a list of sites considered undeliverable by the panels.

### Tiverton

- 4.58 Eight sites are allocated for housing in Tiverton, excluding two contingency sites at Tidcombe Hall and Wynnard's Mead that will be permitted to come forward if the Council's housing supply proves insufficient, as set out in Policy S4: Ensuring Housing Delivery. The eight sites are; Tiverton EUE , Farleigh Meadows, Town Hall/ St Andrews Street, Land at Moorhayes Park, Howden Court, Roundhill, Palmerston Park and Phoenix Lane.
- 4.59 The Tiverton EUE is the town's only strategic site which has an adopted Masterplan that proposes up to 1,520 dwellings and 30,000 square metres commercial floorspace, with a new junction onto the A361, a new primary school and community facilities. Policies TIV2-5 provide mitigation measures to address sustainability concerns.
- 4.60 Two sites in Tiverton are allocated to deliver employment up to 2033, through a range of uses: Tiverton EUE and Phoenix Lane.
- 4.61 Tidcombe Hall and Wynnards Mead have sustainability concerns hence their contingency status. Tidcombe Hall is reasonably well contained in the landscape but has a potential localised impact on landscape character, the setting of Tidcombe Hall and the Grand Western Canal. The site would also result in the loss of grade 1 agricultural land and would require improvements to Tidcombe Lane. The development of Wynnards Mead would impact on the house and the adjacent listed building as well as have potential visual impacts due to topography. Although an adequate site access is considered achievable, the existing carriageway and footway links to Tiverton are very steep and would require upgrading.
- 4.62 All sites have undergone a detailed SA against realistic alternatives and have had mitigation measures identified and included in their respective policy.
- 4.63 The Council's strategic infrastructure policy is set out earlier in the Local Plan Review under Policy S8, but there are infrastructure requirements specific to Tiverton that are listed under Policy TIV15.

### Alternatives

- 4.64 The Scoping Report consultation proposed two distinct options for Tiverton, firstly to continue with the current strategy expanding Tiverton to the east and allocating smaller sites around the town or identify a new location for long-term strategic growth (other than the east). The

second option was favoured in this initial public consultation. No long-term strategic sites around Tiverton were identified, apart from to the east, due to topographical issues to the south, west and north of the town, and flooding issues along the River Lowman and River Exe to the north, north east, north west and south west of the town. All SHLAA or SCLAA sites identified as deliverable (suitable, available and achievable) were included within the Options consultation. The Options Consultation identified seventeen potential housing sites within Tiverton some of which were already allocated in the existing Local Plan. A number were mixed use. Four sites were identified for deletion as they were either completed or under construction. Land at the Foundry was added later in the process as a result of the Options Consultation.

- 4.65 Hay Park has not been taken forward as development would result in the loss of historic barns (to ensure adequate access visibility displays) and has surface water flooding issues associated with the water course on site.
- 4.66 Although the Blundell's School site scores well in SA terms as a brownfield site in the heart of the town and could bring with it positive measures in delivering a link road, the Council's SHLAA panel believe delivery costs principally associated with access and flood mitigation measures would prohibit development in this location.
- 4.67 Leat Street has not been taken forward as it is an existing show room and as a residential allocation would result in the loss of employment land. A large portion of the site is located in flood zone 2 and even with mitigation measures there would remain flooding concerns.
- 4.68 The Avenue is a previously allocated brownfield site in central Tiverton. Although the site scores positively on sustainability grounds the site is not being comprehensively promoted by all land owners and has not received confirmation of delivery. The site is located within the settlement boundary and can come forward as a windfall allocation.
- 4.69 Exeter Hill is a steeply sloping site with large views of Tiverton and would be highly visible from the town. Although the level of development is relatively low, development of the site is still likely to result in a negative impact on the character of the landscape.
- 4.70 Land at Bampton Street / William Street Car Park has an estimated site capacity of 60 dwellings and 9,300 sqm of mixed commercial floor space. Although in sustainability terms site regeneration is a positive the SCLAA panel has raised delivery concerns.
- 4.71 Land at the Foundry has been proposed for commercial uses but is located in the flood plain. As it is within close proximity to the River Lowman and that the whole of the site has flooded in the past, there is a high possibility that the site is within the functional floodplain (Flood Zone 3b). There are also concerns over contaminated land which would need to be investigated and resolved.
- 4.72 Hartnoll Farm is considered a Strategic site option and has not been favoured as a preferred strategy through Policy S2. The inclusion of Hartnoll Farm in the Local Plan Review would extend Tiverton to the East substantially along the valley floor; significantly close the gap between urban areas and nearby villages, especially Halberton, and increase the distance from the town centre and services, resulting in increased car use and reduced sustainability. The majority of the site is classed as agricultural land grade I and development could impact on the

Grand Western Canal Conservation Area to the South and the East of the site which is also classed as a County Wildlife Site and Local Nature Reserve.

4.73 Below is a summary table of the housing and commercial sites assessed against the Sustainability Objectives. For information on the scoring, please see Appendix 2.

**Tiverton Housing and Commercial Sites**

Sustainability Objectives	Housing																Commercial				
	Preferred Sites (Housing)											Alternative Sites (Housing)					Pref.		Alternative		
	TIV1-5: Eastern Urban Extension (Mixed use)	TIV6: Farleigh Meadows	TIV7: Town Hall/ St Andrews Street	TIV8: Moorhayes Park	TIV9: Howden Court	TIV10: Roundhill	TIV11: Palmerston Park	TIV12: Phoenix Lane (Mixed use)	TIV13: Tidcombe Hall (Contingency)	TIV14: Wynnards Mead (Contingency)	TIV15: Tiverton Infrastructure	Hartnoll Farm (Mixed use)	Blundell's School	Hay Park	The Avenue	Exeter Hill	Leat Street	TIV1-5: Eastern Urban Extension (Mixed use)	TIV12: Phoenix Lane (Mixed use)	Land at the Foundry	Hartnoll Farm (Mixed use)
A	-1	-1	+1	0	0	0	0	-1	-1	0	-1	+2	0	0	-2	0	-1	0	0	-1	0
B	-1/?	0	0	0/?	0	?	+1	-1/?	0	0	-2/?	0/?	-1/?	0	0/?	0/?	-1/?	+1	0/?	-2/?	0
C	+1	0	0	0/?	0	0	0	0/?	0	+2	0/?	-1	-1/?	0	0	-1	+1	0	-3/?	0/?	0
D	-3	-2	+2	-2	-1/?	+2	+2	-3	-1/?	0	-3	-1	-1/?	+2	-1/?	+2	-3	+2	+2	-3	+2
E	+3	+1	0	0	0	0	+2	+1	+1	0	+2	+2	0	0	0	-2	+3	+3	+2	+2	+3
F	+2	+2	+1	+1	+1	+1	+3	+2	+1	0	+2	+2	+1	+1	+1	+1	+2	+2	+1	+2	+3
G	+3	+3	+2	+1	+1	+1	+2	+3	+2	+2	+3	+2	+1	+1	+2	+1	+3	+2	0	+3	+2
H	+2	+2	+1	+1	+1	+1	+2	0	+1	+3	+1	+1	-1	+1	0	+1	+2	+2	0	+1	+2
I	+2	0	0	0	0	0	+1	0	0	+3	+2	+1	0	0	0	+1	+2	+1	0/?	+2	0

## Cullompton

- 4.74 Six sites are allocated for housing in Cullompton, excluding one contingency site at Colebrook that will be permitted to come forward if the Council's housing supply proves insufficient, as set out in Policy S4. The six sites are; North West Cullompton, East Cullompton, Knowle Lane, Ware Park & Footlands, Land at Exeter Road and Cummings Nursery. Four sites are allocated for commercial use of which two are large scale mixed use sites at North West Cullompton and East Cullompton while the other two are Week Farm and Venn Farm.
- 4.75 North West Cullompton is retained as an existing strategic allocation. Initial work on the Masterplan has demonstrated only a reduced site capacity can be realised than that previously allocated in the Allocations and Infrastructure Development Plan Document (AIDPD) 2010, this is due to topographical constraints. With this reduction in mind the two adjacent options sites at Grown Farm to the west and Rull Lane to the north (a new site emerging from the Options Consultation) have been incorporated into the larger allocation site. These two additions ensure total site capacity remains approximately the same as previously allocated. The North West Cullompton sites now makes provision for 1,150 dwellings and 21,000sqm of commercial land, the site will include a road linking Tiverton Road and Willand Road.
- 4.76 A site of 160 hectares to the East of Cullompton is considered a long term location for strategic growth for the district. The site has an estimated capacity of 2,100 dwellings and 20,000 sqm commercial within the plan period and further residential development and 12,000 commercial floorspace post 2033. Development in Cullompton is severely constrained by the limited capacity at J28 of the M5 motorway, in addition to traffic congestion and poor air quality in the town centre. However this development, in combination with the urban extension to the North West of Cullompton, presents an opportunity to resolve town centre traffic problems through a Town Centre Relief Road, a 'through road' in the North West Cullompton site linking Tiverton Road and Willand Road and providing an alternative means of access onto the M5.
- 4.77 The site Cummings Nursery (previously known as East Culm Farm) has Planning Permission and is retained. The allocation at Knowle Lane is now nearing completion and a further site, Ware Park and Footlands, has been allocated which acts as small extensions in this location. Land at Exeter Road is retained as an existing allocation. Land at Colebrook is not required or preferred to other locations but a smaller site area than that proposed has been retained as a contingency. The reduced site area mitigates flood risk associated with the stream.
- 4.78 Week Farm commercial allocation is retained and supplemented by Venn Farm a sustainable location for a further 10,000 sqm of commercial floorspace. The mixed use strategic allocation at North West Cullompton and East Cullompton provides a combined amount of 41,000sqm of commercial floorspace within the plan period.
- 4.79 All sites have undergone a detailed SA against realistic alternatives and have had mitigation measures identified and included in their respective policy. Please see Appendix 2 for detailed analysis of the preferred and alternative sites assessed against the Sustainability Objectives.
- 4.80 The Council's strategic infrastructure policy is set out earlier in the Local Plan Review under Policy S8, but there are infrastructure requirements specific to Cullompton that are listed under Policy CU19 & CU20.

## Alternatives

- 4.81 Within the Scoping Report consultation, two options were proposed for consideration; to retain the current strategy with North West Cullompton Urban Extension as the primary site allocation and the Town Centre Relief Road, to pass through either the Cullompton Community Association fields to the west of the M5 or to pass to the east of the M5, or to find an alternative growth option such as a different location for an urban extension or multiple smaller sites around Cullompton, as highways infrastructure can be delivered. The second option was strongly supported by those responding to the consultation.
- 4.82 All SHLAA and SCLAA sites identified as deliverable (suitable, available and achievable) were included within the options consultation. The Options Consultation identified eleven potential housing sites within Cullompton some of which were already allocated in the existing Local Plan. A number were mixed use. Three sites were identified for deletion as they were not found suitable due to environmental constraints or are largely built-out. Eight sites were identified by the SCLAA as suitable for commercial development including a number of mixed use sites also considered for residential. Sites excluded through the SA process are discussed below.
- 4.83 Court Farm a previously allocated site is now largely built out with delivery concerns for the remaining site area. The site is located within the settlement limit and is suitable to come forward as a windfall site.
- 4.84 Acklands has recently been used as sport's pitches. National policy stipulates limited circumstances in which land for sport can be developed for alternative uses. The site is also classed as grade 1 agricultural land, the best and most versatile classification of land.
- 4.85 Tiverton Road is located to the west of Cullompton and would be an illogical extension in an isolated spur to the town. The site is also made of grade 1 high quality agricultural land, which covers only 3.5% of Mid Devon District.
- 4.86 Land at Bradninch Road steeply slopes and has a potential for visual impact as well as the loss of grade 3 agricultural land.
- 4.87 Part of the Commercial land at North West Kingsmill is located in flood zones 2 and 3 and it is isolated from the other parts of the industrial estate. The land adjacent Venndale and North East Kingsmills were less preferred than Venn Farm which is better related to the settlement form. The Week Farm allocation is retained. The North West Kingsmill and land adjacent to Vendale have been assessed together in Appendix 2 and the summary table below.
- 4.88 South of Springbourne can be viewed from the west and the east and has a high visual impact and there are also access concerns resulting in this commercial option not being preferred.
- 4.89 Below is a summary table of the preferred and alternative sites within Cullompton showing the scoring against the 9 sustainability objectives. For a more detailed assessment for each site, please see Appendix 2.

**Cullompton Housing and Commercial Sites**

Sustainability objective	Housing													Commercial								
	Preferred Sites									Alternative Sites				Preferred Sites				Alternative Sites				
	CU1-6: North West Cullompton (Mixed use)	CU7-12: East Cullompton (Mixed use)	CU13: Knowle Lane	CU14: Ware Park and Footlands	CU15: Land at Exeter Road	CU16: Cummings Nursery	CU19: Town Centre Relief Road	CU20: Cullompton Infrastructure	CU21: Land at Colebrook (Contingency)	Acklands	Tiverton Road	Court Farm	Bradinch Road	CU1-6: North West Cullompton (Mixed use)	CU7-12: East Cullompton (Mixed use)	CU17: Week Farm	CU18: Venn Farm	Land adj Venndale	NW Kingsmill Industrial Estate	NE Part of Kings Mill	Land South of Springbourne, East of Exeter Road	
A	0	-1	0	0	0	0	-2	-2	0	0	0	0	-1	0	-1	0	0	0	0	0	0	-2
B	-1/?	0/?	0	0/?	0/?	+2/?	+1	+2	0/?	0/?	0/?	+2	0/?	-1/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0
C	+1/?	0/?	0	0	0	+1	+2	+2	+1	0	0	0	0	+1/?	0/?	0	0	0	0	0	0	0
D	-3	-3	-2	-2	-1	+2	-1	+1	-2	-2	-2	+2	-1	-3	-3	-2	-1	-1	-1	-1	-1	-1
E	+3	+3	+1	0	0	+1	+2	+2	+1	0	0	-1	0	+3	+3	+3	+3	+3	+3	+3	+3	+2
F	+2	+1/?	+2	+1	+1	+1	+2	+2	+1	+1	+1	+1	+1	+2	+1/?	0	0	0	0	0	0	0
G	+3	+3	+3	+2	+2	+3	0	+2	+3	+2	+2	+2	+2	+3	+3	0	0	0	0	0	0	0
H	+2	0	+1	0	0	-1	+2	0	0	0	0	+1	0	+2	0	-1	-1	-1	-1	-1	-1	-1
I	+2	+2	+1	0/?	0	0/?	+3	+3	0/?	0/?	0	0	0	+2	+2	0/?	0/?	0	0	0	0	0/?



## Crediton

- 4.90 Nine housing sites are allocated in Crediton, including Red Hill Cross and Wellparks which have planning permission. The other sites are; Cromwells Meadow, the Woods Group, Pedlerspool, Sports Field, Stonewall Lane, Land at Barn Park and land off Alexandra Close. Wellparks and Land south of A377 in Crediton are expected to deliver commercial floorspace during the plan period.
- 4.91 Wellparks will deliver 185 dwellings and 2,220 sqm of commercial land and is adjacent the new Crediton link road. Land at Pedlerspool previously a contingency site is allocated for 200 dwellings and the relocated Rugby Club which will free up the Sports Field for a further 120 dwellings. Stonewall Lane is in the northern part of Crediton and Red Hill Cross is an existing commitment, therefore it is included. Other small sites allocated will limit sustainability impacts including Cromwells Meadow, Land at Alexandra Close, the Woods Group and Land at Barn Park.
- 4.92 Land to the South of A377 formed part of an existing commercial allocation in an earlier Local Plan and is retained as a suitable commercial site.
- 4.93 All sites have undergone a detailed SA against realistic alternatives and have had mitigation measures identified and included in their respective policy. Please see Appendix 2 for the detailed analysis of sites against the 9 Sustainability Objectives.
- 4.94 The Council's strategic infrastructure policy is set out earlier in the Local Plan Review under Policy S8, but there are infrastructure requirements specific to Crediton that are listed under Policy CRE11.

## Alternatives

- 4.95 The Council has previously acknowledged that Crediton has significant topographical constraints and is therefore an unsuitable location for large scale allocations. The Scoping Report presented two options; to continue with the strategy for under-provision due to these physical constraints or to allocate sufficient sites to meet development needs. The consultation responses favoured the second option. All SHLAA or SCLAA sites identified as deliverable (suitable, available and achievable) were included within the options consultation. The Options Plan identified thirteen potential housing sites within Crediton some of which were already allocated in the existing Local Plan. Since the Options consultation, one site, George Hill, has been built out and has therefore been removed from the SA. Four sites were not preferred by the Council due mainly to environmental issues. Four commercial sites, including one mixed-use site came forward as commercial options for Crediton. Sites excluded through the SA process are discussed below.
- 4.96 Westwood Farm is located on the west side of the town, and any traffic generated by the site travelling to Tiverton, Exeter or the M5 would pass through the High Street rather than along the new Link Road, thereby potentially further exacerbating existing air quality issues.
- 4.97 Chapel Down Farm is not favoured as the northern portion of the site is grade 2 agricultural land and Chapel Downs Farmhouse is a listed building which sits adjacent to the site. Development of the surrounding agricultural land will further impact on the setting of the building, with the potential to reduce its significance.

- 4.98 Barnfield scores well in sustainability terms but subject to a suitable access being achieved. As a small brownfield site within the settlement limit, the site remains deliverable as a windfall site.
- 4.99 Fairpark House site is located within the conservation area and is in close proximity to a listed building. The site is a greenfield, with an agricultural land grade of 3 on a quarter of the site, the remaining part of the site has an unknown agricultural land grade.
- 4.100 Higher Road is located to the north of Higher Road on a greenfield site where there is currently little development. The site is relatively far from the town centre, but considered within walking distance. The site is bounded to the north by ancient woodland and scores well in sustainability terms but subject to suitable access being achieved.
- 4.101 South of Common Marsh Lane is not allocated as it is a greenfield site which falls within agricultural land grade 2. The site is also located adjacent to the existing industrial estate, increasing the industrial estate to the north where it would have landscape impacts.
- 4.102 Land East of Exeter Road is not favoured as the southern element of the site, comprising 3.4 hectares is agricultural grade 3. The elevated nature of the site means there is potential for development to have adverse landscape impacts as well as a negative impact on the historic setting of the adjacent buildings along Exeter Road. The site is also located adjacent to the existing industrial estate and in close proximity to the new link road.
- 4.103 Land at George Hill was under construction and has now been completed and has therefore been deleted. An SA for this site has not been included for this site.
- 4.104 Below is a summary table of the preferred and alternative sites within Crediton showing the scoring of the preferred and alternative sites against the 9 sustainability objectives. For a more detailed assessment for each site, please see Appendix 2.

**Crediton Housing and Commercial Sites**

Sustainability objective	Housing															Commercial			
	Preferred Sites										Alternative Sites					Pref.		Alt.	
	CRE1: Wellparks (Mixed use)	CRE2: Red Hill Cross	CRE3: Cromwells Meadow	CRE4: The Woods Group, Exeter Road	CRE5: Pedlerspool	CRE6: Sports Fields, Exhibition Road	CRE7: Stonewall Lane	CRE8: Land at Barn Park	CRE9: Land at Alexandra Close	CRE111: Crediton Infrastructure	Land at Westwood Farm	Land at Chapel Down Farm	Barnfield	Fairpark House	Higher Road	CRE1: Wellparks (Mixed use)	CRE10: Land south of A377	Land south of Commonmarsh Lane	Land east of Exeter Road
A	-1	0	0	0	-1	0	0	0	0	0	0	-1	0	0	0	-1	0	-1	-1
B	0	0	0	+1	-1	0/?	0/?	0	0	0	0/?	-1/?	0/?	-1/?	0	0	0	-1/?	-1
C	+1	0	0	0	0	0	0	+1	0	+2	0/?	0	0	+2	+2	+1	0/?	0	0
D	-2	-2	-1	+2	-2	-2	-1	-1/?	-2	0	-1	-2	+1/?	-1/?	-1/?	-2	-1	-2	-1/?
E	+2	+1	0	0	+1	+1	0	0	0	0	0	+1	0	+1	+1	+2	+2	+2	+3
F	+1	+1	+1	+1	+2	+2	+1	+1	+1	0	+1	+2	+1	+1	+1	+1	0	0	0
G	+3	+3	+2	+1	+3	+3	+2	+1	+1	+2	+2	+3	+1	+2	+1	+3	0	0	0
H	+1	0	0	0	+2	0	0	0	0	+3	-1	0	+1	0	0	+1	-1	-1	-1
I	0	0	0	0	0	0/?	0	+1	0	+3	0	0	0	0	0	0	0	0	0

### **Village Allocations**

- 4.105 The development strategy for villages is set out in Policy S13. In total twenty-one housing sites are allocated in rural areas which are considered achievable. Most housing allocations in rural areas are expected to deliver around 20 dwellings per hectare due to the low density character of existing village development, but in some cases a higher or lower density is justified.
- 4.106 The Options Consultation identified sixty-nine potential housing sites in rural areas considered achievable in principle by the SHLAA panel with a total site capacity well above the anticipated rural requirement. Allocations in villages received a significant level of responses for and against individual sites during the Options Consultation. During this public consultation, thirteen additional sites have been proposed and considered through SA. This information has been used alongside the Sustainability Appraisal to determine final selection of preferred village allocation sites.
- 4.107 Site options promoted in un-designated villages (Policy S14: Countryside) have not been taken forward as they are located in unsustainable locations. These villages are as follows: Bickleigh, Burlescombe, Colebrooke, Oakford and Shillingford.

### **Bampton**

- 4.108 In Bampton three existing allocations are retained Newton Square, Scotts Quarry and Ashleigh Park. Newton Square is an existing allocation in a sustainable village centre location and Scotts Quarry and Ashleigh Park both have planning permission, but have not started construction hence their inclusion within the plan. Newton Square scores positively for safeguarding and minimising resource use as development would be located on brownfield land. The location of the development also provides the opportunity to make provision for the parking of delivery vehicles serving the convenience store at 4-6 Newton Square which helps support retail in Bampton.

### **Alternatives**

- 4.109 Bouchier Close and South Molton Road include areas of agricultural grade 3 land and therefore do not score as positively in safeguarding and minimising resource use as the preferred sites Newton Square and Scotts Quarry which include brownfield land and an opportunity to remediate contaminated land. Although Ashleigh Park has a similar agricultural land class as the alternatives, this site has planning permission and therefore its delivery is more certain and is preferred in comparison to the alternatives. South Molton Road has numerous protected trees on the site, which could be affected if the site was developed for housing. Land at Ball Hill is also adjacent to the sewage treatment works. If the site was developed the amenity of future residents may be negatively affected by odours associated with the works, which would be less likely to affect sites located at a further distance.

### **Bow**

- 4.110 In Bow the existing allocation of West of Godfrey Gardens is retained and land adjacent to Hollywell allocated. The West of Godfrey Gardens site now has planning permission, but was not under construction at the end of the most recent monitoring year. Land adjacent to Hollywell is a flat site which has the potential for only limited visual impact, in that it can be

accommodated within the pattern of built development, having existing buildings on its north, south and western boundaries.

#### Alternatives

4.111 Land adjacent Bow Mill Lane is more elevated than the adjacent West of Godfreys Gardens, having the potential for greater visual impact than the proposed allocations. The site of East Langford Farm would result in an unusual and illogical extension to the built environment. The site would project into the surrounding fields, resulting in a site with fields on each boundary but a poor relationship with the adjacent housing. Land adjacent Jackman car park is steeply sloping, and falls away sharply to the north. Developing the site would extend the built environment on the north side of the main road, which currently is generally arranged in a linear fashion, hugging the line of the A3072. Two commercial sites in Bow, South of Iter Cross and South West of Junction Road are existing allocations which are proposed for deletion. National and local policy towards rural employment development is now more permissive, and as a result these sites do not need to remain allocated in order to come forward.

#### Bradninch

4.112 In Bradninch only one option was promoted and this site has been allocated. Although the site scores a slight negative on the safeguarding and minimising resource use as it is located on grade 3 agricultural land, this is a small site which would provide local housing and contribute to affordable housing numbers in the district. The site has a good relationship with the existing built environment, being adjacent to existing housing to the north and west. The site is a logical extension to the built form, with the eastern boundary of the site following the line set by the furthest extent of the rear garden of the adjacent property.

#### Alternatives

4.113 No alternative sites were promoted in Bradninch.

#### Chawleigh

4.114 In Chawleigh the Barton has been allocated. This site is generally level and has an existing access provided as part of the adjacent School Close exception site development. The site has been reduced in size in comparison to the site promoted in the Options version of the Local Plan Review, in order to separate the site from the conservation area which lies to the east. In particular a row of trees, which lie within the conservation area and which line the route to buildings complex called 'The Barton', could have been detrimentally affected had the site area remained as originally proposed.

#### Alternatives

4.115 The alternative site of Tower Meadow has not been allocated. This site is located within the conservation area which could be negatively affected by developing in this location. A number of applications for development of this site have been refused in the past, with inspectors considering that the site currently makes an important contribution towards the character of the conservation area. On this basis the site is not proposed to be allocated.

#### Cheriton Bishop

4.116 In Cheriton Bishop a large area of land was promoted but only a small site at Land off Church Lane is allocated. This site has the benefit of linking the two parts of the village together, providing additional footpath across the site frontage. This improvement for example would reduce the need to walk in the road when heading towards the school from the southern part of the village.

#### Alternatives

4.117 A large amount of land was put forward for consideration within the village. The scale of the village naturally dictates that allocating much of this land would have been appropriate. However, in regards to each site, there are specific reasons why the other four options were not pursued. The Land near the church, is directly adjacent to the conservation area and wraps around the Grade II\* The Old Rectory, which could be negatively affected by developing in this location. Glebe is used as a playing area which is used by the local community and would need to be replaced if the site was to be developed. This can be avoided through the selection of other sites. Land adjacent to Woodleigh Hall and Land East of Hill View would extend the village in a linear fashion along the line of the former A30. Though this option is possible, alternative sites within the village are in closer proximity to local facilities (such as the school), thereby reducing walking times and potentially reliance on the private car.

#### Cheriton Fitzpaine

4.118 Four sites were put forward within the village. Two sites, Barnshill Close and Land adjacent primary school, have been proposed for allocation. Barnshill Close is a small infill site, with an existing access and is surrounded on three sites by modern built development. The impact of developing this site is considered to be very low. However, this is only a very small site, and as a result another site is proposed for allocation. Allocating Land adjacent to the new primary school provides the opportunity to ensure short walking distances to the school, as well as establishing a link between the main part of the village, and the nearby housing at White Cross. The allocation of these two sites also received generally wide support at the Options Consultation.

#### Alternatives

4.119 In Cheriton Fitzpaine a significant level of opposition was raised against the Glebe site in favour of other sites in the village. Responses from the Options Consultation highlighted the Glebe as being an area of green space of particular importance to the local community. It is also steeply sloping and has a portion of the site within Flood Zone 3. Landboat Farm, is also partially sloping and has an area within Flood Zone 3. Though the affected parts of the site could be excluded from housing development, the allocation of other sites in the village which are not in proximity to the floodplain reduces the likelihood of any negative impact on flood risk. Poole Barton is not preferred as it has the potential for a range of negative impacts. These include its partial location within the floodplain and conservation area (as well being adjacent to the Grade II\* Poole Barton farmhouse).

#### Copplestone

4.120 In Copplestone the Old abattoir site presents the opportunity to provide a car park to serve the railway station. The site also may contain contaminated land, which can be remediated as part of the redevelopment of the site.

### Alternatives

4.121 The alternative sites in the village received a significantly higher proportion of objection during the Options Consultation. Dulings Meadow and Bewsley Farm are relatively high grades of agricultural land, being grades 2 and 3 respectively. The Old Abattoir is nominally grade 3 agricultural land, but in reality is partially brownfield, having a number of buildings, now demolished, which were once contained within the eastern portion. Land off Bassetts Close is an existing allocation proposed for deletion. Land is not available to provide the required width of access off Bassetts Close, and therefore the site is not considered deliverable.

### Culmstock

4.122 In Culmstock the two existing housing allocations Linhay Close and Hunter's Hill are proposed to be retained. Linhay Close has been extended from the area currently allocated, but is a small site with the potential for limited visual impact. Hunter's Hill is also retained, being another small site adjacent to modern housing.

### Alternatives

4.123 The two sites of The Croft and Culmstock Glebe and Rackfields are not preferred. Both are within the elevated southern part of the village, with greater potential for landscape and visual impacts. This part of the village also contains the core of the conservation area, which is focused around All Saints Church. There is greater potential for impact on the conservation area should these sites be developed, which can be avoided by selecting others within the village. In addition, the Culmstock Glebe and Rackfields site received the greatest level of objection, of all the village's sites, during the Options Consultation.

### Halberton

4.124 In Halberton it is proposed to allocate the Land adjacent Fishers Way. This site was suggested as the preferred site of Halberton Parish Council, during the Options Consultation. It is adjacent to modern development and will have limited visual impact.

### Alternatives

4.125 Land at Blundells Road was not favoured by the Parish Council. The site is within the conservation area, with the potential for negative impacts, which can be avoided by allocating the other site within the village. Both sites would involve the loss of grade 1 agricultural land, the best quality agricultural land. However, the village is surrounded by only grades 1 and 2 land, and any allocation would involve some loss. No alternative sites of predominantly grade 2 land were put forward.

### Hemyock

4.126 Depot, a largely brownfield site within the village is preferred for allocation. This is an infill site, which has a history of untidy and informal uses, including planning permissions which have not been implemented. It is surrounded on all sites by existing modern residential development, and therefore the visual impact is likely to be minimal.

### Alternatives

4.127 In Hemyock four sites of Culmbridge Farm, Land north of Culmbridge Farm, Land adjacent Cemetery and SW of Conigar Close are not proposed for allocation. All are greenfield sites,

which would result in the loss of agricultural land (generally grade 3). Given the villages location within the Blackdown Hills AONB, consideration of the impact on the special qualities of the landscape designation is a factor. These four sites all have the potential for some landscape and visual impact. Allocating a smaller proportion of each site, and by use of sensitive design, some impact could be mitigated. However allocating the Depot site, being enclosed within the existing built surroundings of the village, reduces the likelihood of landscape or visual impact associated with other sites. In addition Brookridge Timber yard was promoted as a commercial allocation but was not preferred because of its isolated and unsustainable location, being some distance separated from the village. Policies regarding rural employment development are more permissive now than previously, so such a scheme does not necessarily need to be allocated in order to come forward.

### **Kentisbeare**

4.128 In Kentisbeare a single site was included within the Options Consultation, which received a number of objections during the Options Consultation. This site is an existing allocation which has not come forward since being allocated in 2010. Given that the site has been not progressed since being allocated, it is not proposed that it be retained in the new Local Plan Review.

### **Alternatives**

4.129 There are no alternative, deliverable sites to consider within the village.

### **Lapford**

4.130 A single site option was promoted at Lapford while during the consultation a further option emerged, however since the consultation both landowners have withdrawn their land. As a result no sites are available to be allocated within the village.

### **Alternatives**

4.131 There are no alternative sites to consider.

### **Morchard Bishop**

4.132 In Morchard Bishop three sites have been promoted with preference given to retaining an existing allocation, but with an increased site size. This site is adjacent to modern housing and was clearly the favoured local choice during the Options Consultation.

### **Alternatives**

4.133 Church Street is not preferred as it has the potential for negatively impacting on the conservation area and adjoining listed buildings. This site received the greatest level of objection during the consultation. Tatepath Farm is separated from the main body of the village, being located a distance along a relatively narrow lane. Not being adjacent to existing development, there is the possibility for visual impact as a result of locating residential development in this location, instead of the existing farm buildings, which arguably form part of the rural character, particularly when viewing from the north.

### **Newton St Cyres**



4.134 In Newton St Cyres, three site options were considered. All three sites are unfortunately located on grade 2 agricultural land. Court Orchard, however, is the preferred site as this option has been put forward on the basis that it can also deliver a new school, allowing the school to be moved to a more suitable location, away from the busy A377. A portion of the site is within Flood Zones 2 and 3, however, the policy sets restrictions on which uses are acceptable within these areas.

#### Alternatives

4.135 The two sites east and west of Tytheing Close are not proposed for allocation. These sites are more visually prominent, being located on higher ground on the east side of the village. The proposed site also facilitates the relocation of the school, which was not an option put forward by the promoters of the other two sites.

#### Sampford Peverell

4.136 In Sampford Peverell four large sites were promoted through the Options Consultation and two more submitted subsequently, with the potential for a very high number of dwellings, being far in excess of what is likely to be appropriate for a designated village. The former Tiverton Parkway Hotel site is proposed for allocation. This is a modest sized, brownfield site which has lain derelict for a number of years since the previous hotel was demolished. The site is untidy, and though two planning permissions have been granted within the last seven years for a care facility, the site owners have stated they no longer are able to pursue this option. The planning permissions included provision for a new GP surgery. In order to ensure the delivery of this important local facility, it is proposed to the site for a mixed use including housing.

#### Alternatives

4.137 All the alternative sites within the village would involve the loss of greenfield land, which is either agricultural grades 2 or 3. Higher Town is elevated and therefore has the potential for greater landscape or visual impacts. Land off Whitnage Road (including the additional land put forward at Mount Pleasant) is located adjacent to the A361, sharing a long boundary with this busy road. Such a site therefore has greater potential for negative impacts from noise on the general amenity of future residents, which can be avoided by allocating alternative sites. Morrells Farm adjacent the main road (SHLAA site 3 & 4 combined) is likely to have an impact on the Grade II farmhouse, and would have a detrimental impact on the significance, character and appearance of the conservation area, particularly as the proposed access point requires demolition of a stone frontage wall and a group of traditional farm buildings (all within the conservation area). Mountain Oak Farm is a large site which is slightly divorced from the main body of the village, and does not offer the most logical extension to the built extent. Morrells Farm (SHLAA site 6) is a very large site which has a poor spatial relationship with the village, being out of scale with the settlement and divorced from the main built extent of Sampford Peverell. Though a smaller element of the site could be allocated, there is currently very little development in the vicinity of the site, and as such there is the greater potential for landscape and visual impacts.

#### Sandford

4.138 In Sandford an enlarged site at Fanny's lane (part of an existing allocation) was promoted and is proposed to be allocated. This site is enclosed on three sides by existing development within the settlement. The site is located on grade 2 agricultural land, however a large proportion of the site is already under construction (i.e. the element already allocated). An access is already in place off the site currently being constructed.

#### Alternatives

4.139 Only one other deliverable site was put forward within the village. Land at Sandford (west), like the preferred site, is also located on grade 2 agricultural land. However, this site is on one of the most elevated parts of the village, and is steeply sloping throughout. Its elevated position increases the likelihood of greater landscape and visual impacts, which can be avoided by allocating the Fanny's Lane site.

#### Silverton

In Silverton five sites were promoted, however only two are proposed for allocation. The eastern portion of Land at Old Butterleigh Road is proposed to be allocated for eight dwellings. This site can be accommodated within the existing pattern of built development, having extending in a linear fashion immediately to the north and south. The policy requires that the small area of flood zones 2 and 3 which covers a small area along the eastern boundary should remain undeveloped. The Garage site to the south of Silverton is proposed to be allocated for five dwellings. The site is a brownfield site and is located within the conservation area.

#### Alternatives

4.140 The western portion of Land at Old Butterleigh Road is not proposed as this would result in the loss of the allotments (which would need to be relocated) and is also generally elevated land, with greater potential for visual or landscape impacts. Glebe is located within the conservation area, which could be negatively affected by locating development in this location. Access to the Livinghayes Road site is limited, as the site is located off a private road which is narrow. Refuse lorries do not currently use the lane, which if developed would result in an unacceptable arrangement for future residents who would need to deposit their refuse on collection days at the junction with Coach Road. Land east of Hederman Close would result in the loss of grades 1,2 and 3 agricultural land. This was also the site which received the greatest level of objection during the Options Consultation.

#### Thorverton

4.141 In Thorverton two areas of land to the south of the village were put forward (though they were considered as one site for the purpose of initial assessment). Originally entitled 'Glebe' in the Options Consultation, both unfortunately are grade 1 agricultural land. Advice from the highways authority stated that the western portion was preferred given the better pedestrian access. Devon County Council owns the verge on the western side of the C23 to the north, and therefore a continuous footpath can be delivered from the site to connect in with the existing network in Thorverton. The preferred western portion has subsequently been renamed 'Land south of Broadlands'.

### Alternatives

4.142 No alternative deliverable sites were put forward for consideration. The eastern portion of 'Glebe' is not proposed for the reasons outlined above.

### Uffculme

4.143 Five sites were considered within the village, however none are proposed for allocation.

### Alternatives

4.144 Land off Chapel Hill has subsequently been confirmed as unavailable since inclusion in the Options Consultation. Land west of Uffculme would extend the pattern of the village in a linear fashion along the B3440. This is not preferred, particularly as it would result in long walking distances to the village's facilities, in particular the primary and secondary schools. In addition, inspectors have previously drawn attention to the present boundary of the village, to the front of Harvester, being a defined feature beyond which the village should not be extended. Land off Ashley Road, has planning permission on the southern element. The northern part is within the Hillhead Quarry Minerals Consultation Zone, and is also elevated in comparison with the adjacent housing to the east, which could result in overlooking. For these reasons this site is not preferred. Land adjoining Poynings is located within an area of the village which is elevated, and has a more distinctly rural character, with fewer buildings and with access being from the generally narrow Chapel Hill. The potential for change in character and visual and or landscape impacts has determined the decision not to allocate this site. Land adjacent Sunnydene is located at the edge of the settlement, where the nearest dwellings are very low density and is accessed off the narrow Clay Lane. Though technically deliverable, the nature of the location of the site at some distance along the single carriageway lane is considered a sufficient basis not to allocate. A site at Hillhead Quarry was put forward for consideration for commercial development. However, the site is located within the Minerals Consultation Zone, and is considerably divorced from any settlement. For these reasons the site is not proposed for allocation.

### Willand

4.145 In Willand, eight residential, commercial or mixed use sites were put forward for consideration including the strategic site Land at J27 and Willand. As a strategic site, Land at J27 has been discussed under S2 Amount and distribution of development. Of the other sites put forward, it is proposed to allocate a portion of Land East of the M5 which includes a small portion of land adjacent to B3181. This site sits alongside modern housing development on flat land with good access. A sufficient quantity of land is allocated, in order to ensure provision of a buffer to mitigate any noise impact from the nearby motorway. Willand Industrial Estate is an existing allocation with a history of planning permissions and commercial development. Part of the site has remained unconsented and therefore the size of the site is proposed to be reduced. However, the location of the site, on the edge of the settlement adjoining existing commercial development is considered a sustainable location for employment growth.

### Alternatives

4.146 Other sites at Dean Hill Road and Lloyd Maunder Way (Residential) are divorced from the main body of Willand by the motorway. Quick's Farm is a flat site which scores favourably but

received the greatest level of objection of all sites in the village during the Options Consultation. Land at North East of Four Crosses Roundabout is a large site which would expand the village beyond the boundary currently delineated by the busy roads of the B3181 and B3440. Other sites have a better relationship with the existing pattern of development and can be incorporated more easily, and would not require new residents to cross busy roads in order to access the village's facilities and services. Access to the Lloyd Maunder (commercial) site is over flood zones 2 and 3. Furthermore although some commercial development is provided in Willand, a village location for significant commercial development is less favourable than other locations in the district, such as the towns. Given the commercial development requirement of the Local Plan Review, the cumulative commercial development of Willand Industrial Estate with Lloyd Maunder (Commercial) is not required.

### **Yeoford**

4.147 One site was considered within the village, however this is not proposed for allocation.

### **Alternatives**

4.148 In Yeoford a single site at Land off Lower Road was considered during the Options Consultation. The site is in close proximity to the conservation area, and adjacent to very low density housing. The southern portion of the site is steeply sloping and would overlook dwellings within the conservation area. The immediate road network is also very narrow. The site received a wide number of objections during the Options Consultation. For these reasons, the site is not proposed for allocation. No other deliverable sites within the village were included within the Options Consultation.