

# Urban Capacity Study East Devon Local Plan

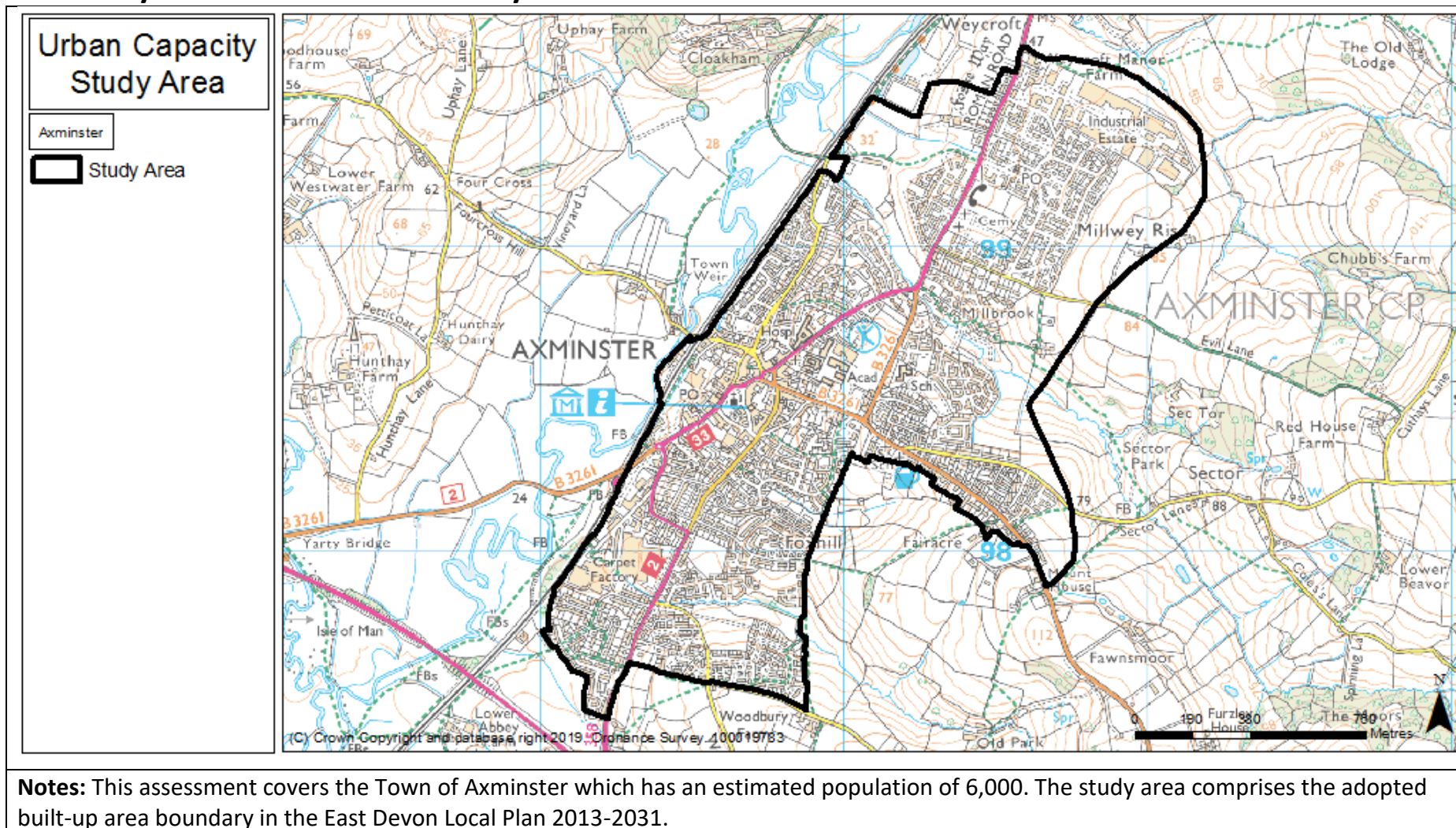
## Appendix 1 East Devon Settlement Assessments

Please note the housing figures provided are only indicative of the potential supply of achievable housing land available, it makes no judgement on which sites are likely to be allocated or obtain planning permission. The development potential of individual sites may be affected by constraints such as biodiversity, conservation, protected trees, the presence of heritage assets etc. The UCS instead forms part of the evidence base to inform plan-making such as Local Plans. If sites are taken forward they will be subject to Strategic Plan preparation process.

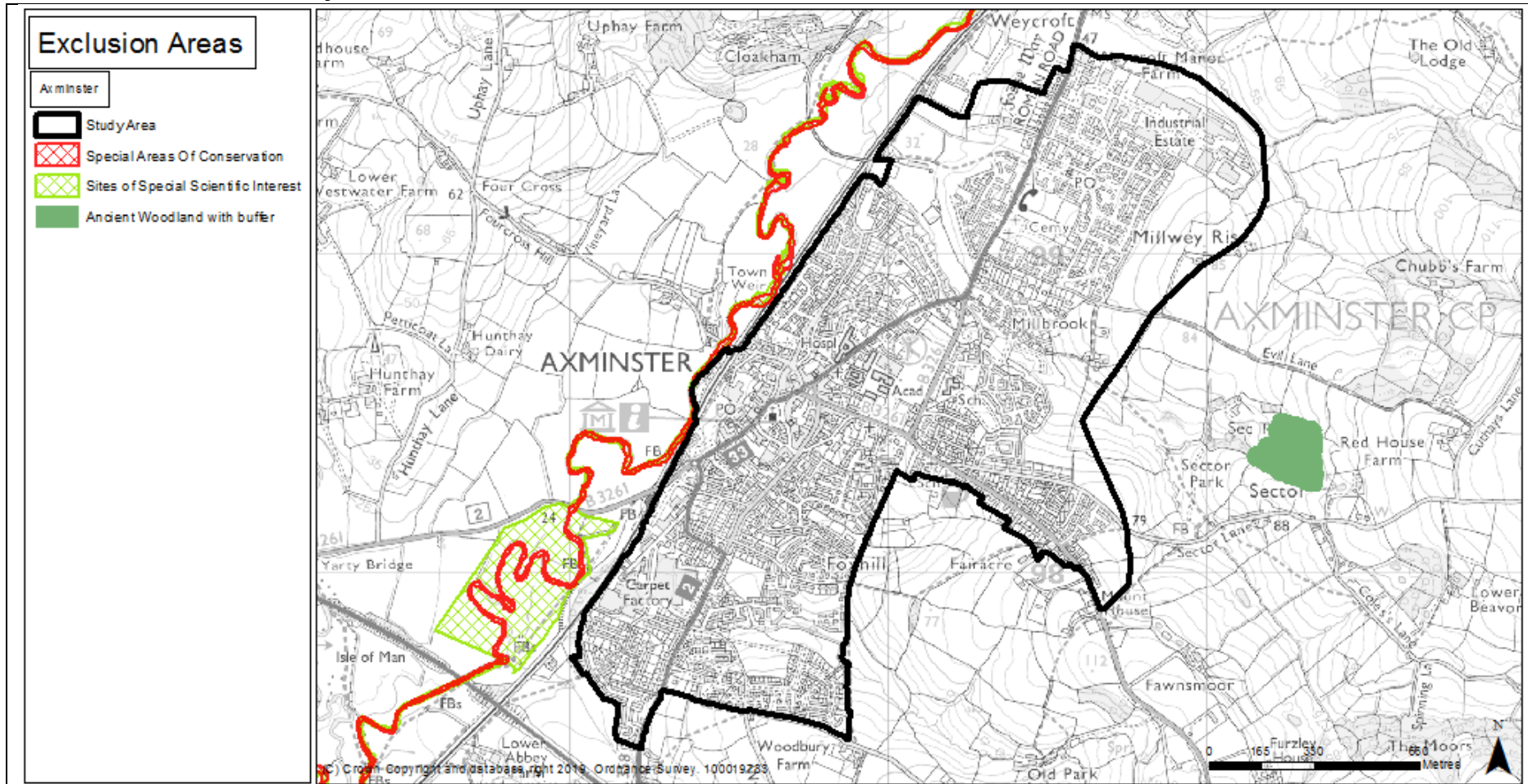
# Axminster

## Stage 1 Methodology and Preparation

### 1B – Study area settlement boundary

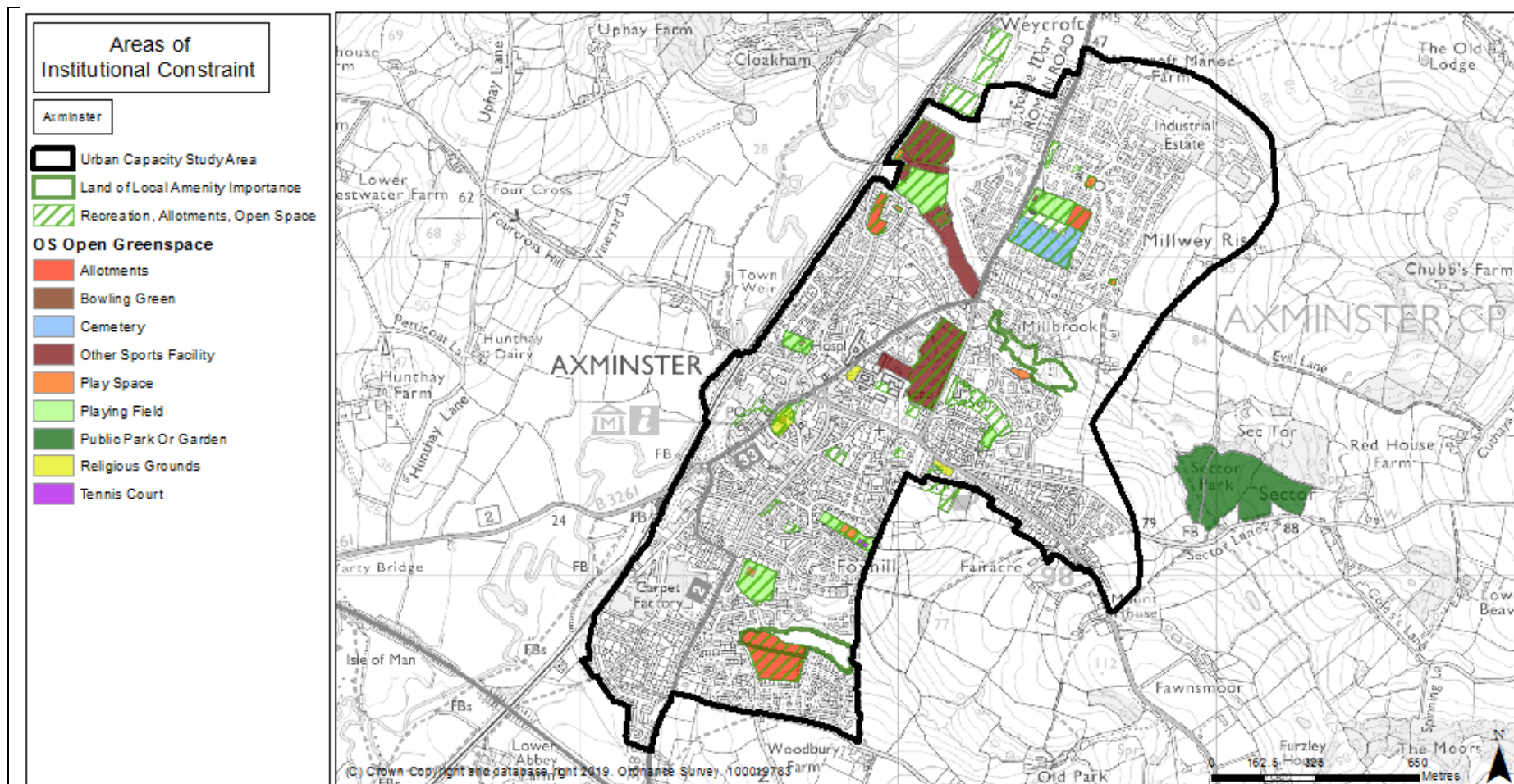


### 1C – Areas of statutory exclusion



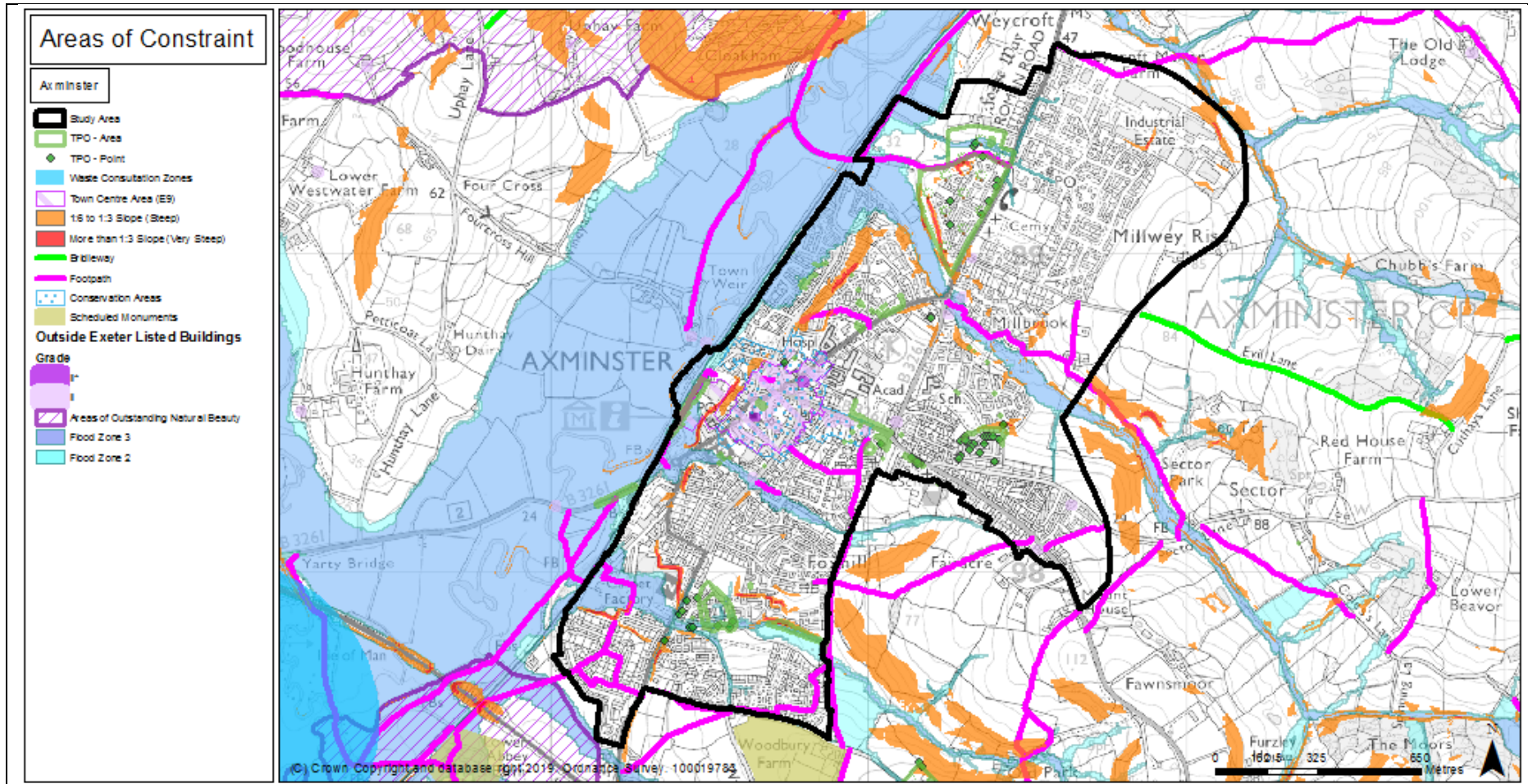
**Notes:** There are no areas of statutory exclusion located within the study area although the River Axe Special Area of Conservation lies to the west of the town and there is an SSSI to the south west and ancient woodland to the east.

### 1D – Areas of institutional constraints



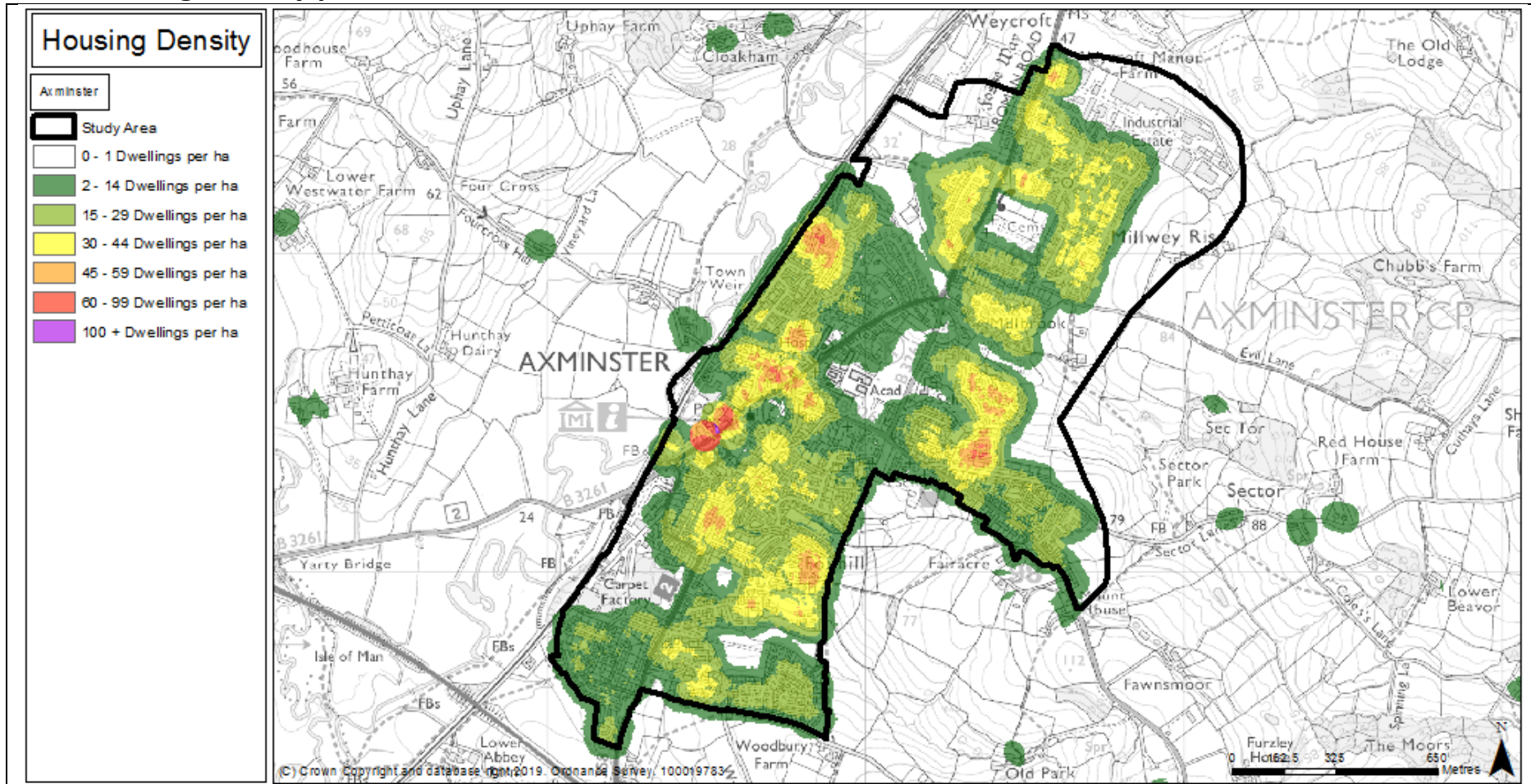
**Notes:** There are a number of different areas within the study area that derive a specific public benefit from community use. All of these will need to be taken into account during the site identification and assessment stages.

### 1E – Areas of constraint



**Notes:** A number of areas of constraint exist within the study area which may impact on the deliverability/desirability of new housing. These include a conservation area within the historic settlement core and a Town Centre Area as designated within the adopted Local Plan, which currently restricts the conversion of existing retail to residential uses. Also present are a number of listed buildings and tree preservation orders.

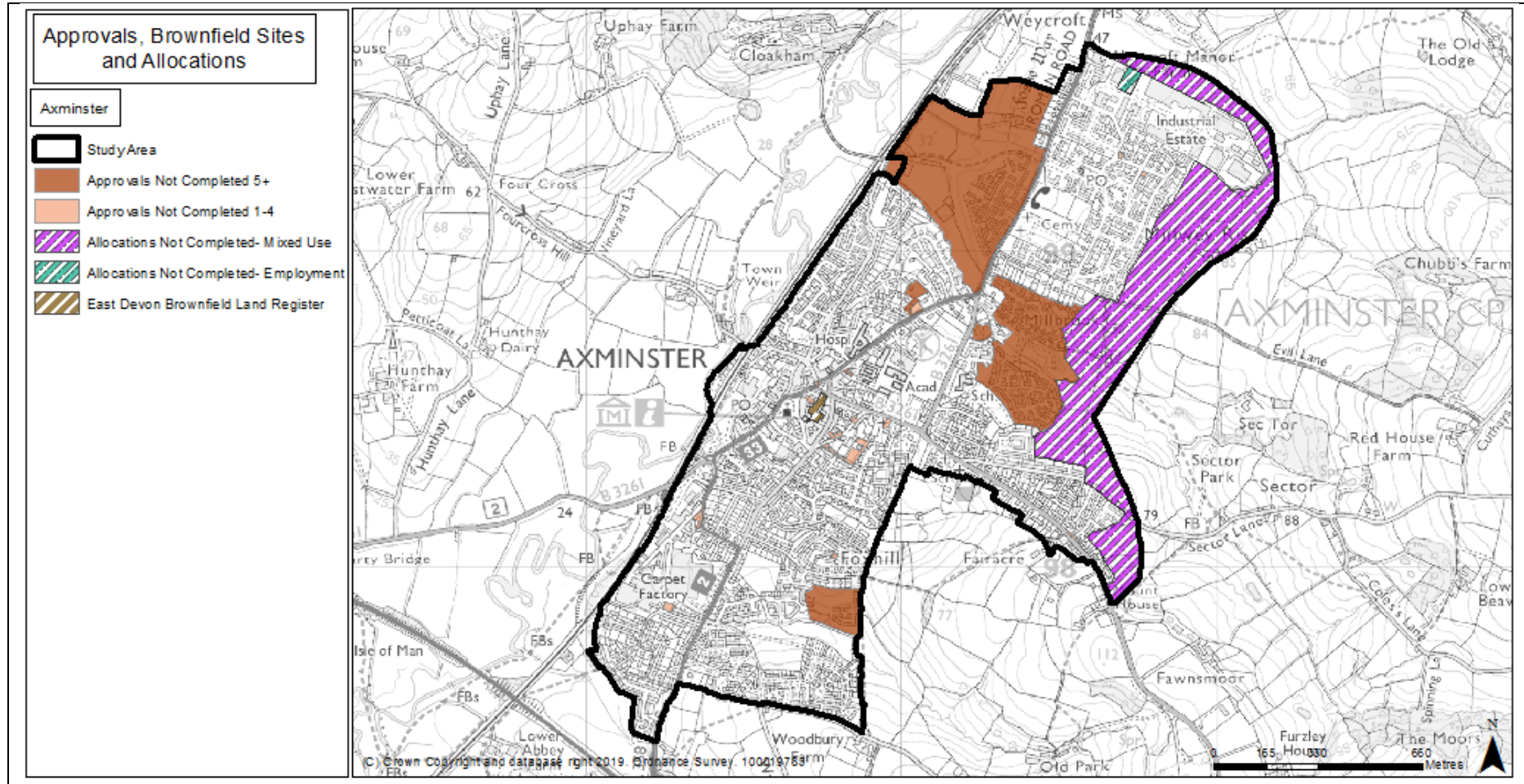
### 1F – Defining density profiles



**Notes:** The areas with the highest density are located in the historic core of the settlement. The areas of lowest density are located are dispersed across more peripheral parts of the town.

## Stage 2 Sources of Supply

### 2A – Planning and monitoring inputs – Planning Approvals not completed, Brownfield Land Register and Sites Allocated but not completed





<b>Notes:</b> All of the sites below have been excluded from further consideration through the above study, given their existing planning status.					
<b>Source</b>	<b>Planning/Allocation reference and description</b>	<b>Address</b>	<b>Status</b>	<b>Net yield</b>	<b>Notes</b>
Major - Outline application	10/0816/MOUT - Outline application for a mixed use urban extension to provide 400 dwellings (maximum), 10-12,000 sq ft of managed employment floor space, provision of public open space, retention of existing recreational facilities and access.	Cloakham Lawn Sports Centre (Land At Cloakham Lawns) Chard Road Axminster EX13 5HW	Approved	242	This site has been under-construction for a number of years now with building work currently underway.
Major - Full application	09/2350/MFUL - Construction of 70 dwellings, provision of open space and associated roads	Land At Dukes Way Axminster Devon	Approved	26	This site is largely built out.
Full Application	92/P0998 - Residential Development	Land At Millbrook Valley, Stoney Lane, Axminster	Approved	18	UCS_ED_AXM_01
Full Application	11/2496/FUL - Change of use of upper floors to form 3 no 1 bed flats (including reduction in size of existing first floor flat), demolition of rear hall and construction of 3 no maisonettes and conversion and extension of existing skittle alley building to provide 2 no flats.	Axe Vale Social Club, Chard Street, Axminster, EX13 5EB	Approved	7	UCS_ED_AXM_02
Full Application	13/0600/FUL - Construction of 5no dwellings and re-design of plot 2/01and associated works and access (resubmission of 11/2833/FUL)	Brookhill Chard Road Axminster EX13 5ED	Approved	5	Development of this site has not yet started but it is assumed it will soon.
Full Application	17/0724/FUL - Change of use of first and second floors from retail (A1) use to residential	Trinity House Victoria Place	Approved	4	Site falls below 5 dwelling threshold

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
	(C3) use and conversion to form 4 no. 2 bed flats	Axminster EX13 5NQ			
Full Application	07/0808/COU - Alterations and conversion works to existing public house, shop and restaurant to create shop and canteen on ground floor and four flats on the first and second floors	New Commercial Inn Trinity Square Axminster Devon EX13 5AN	Approved	4	Site falls below 5 dwelling threshold
Full Application	15/1048/FUL - Demolition of cycle shop and creation of 2 no. semi-detached dwellings and refurbishment of former storage building to form a studio apartment	Ivor Chubb Motorcycle Engineers Castle Street Axminster EX13 5NP	Approved	3	Site falls below 5 dwelling threshold
Outline Application	18/0020/OUT - Outline application for the construction of 2 no. single storey dwellings and associated garaging (all matters reserved)	Coombe Orchard Coombe Lane Axminster EX13 5LR	Approved	2	Site falls below 5 dwelling threshold
Outline Application	16/1294/OUT - Creation of 2no dwellings (outline consent sought with all matters reserved)	Garages Coombe Lane Axminster	Approved	2	Site falls below 5 dwelling threshold
Full Application	12/1726/FUL - Construction of 2no. 2 bedroom bungalows and associated access	Badgers Chard Road Axminster EX13 5ED	Approved	2	Site falls below 5 dwelling threshold
Full Application	10/0894/FUL - Construction of 2no. dwellings	Brookhill (land Adj) Chard Road	Approved	2	Site falls below 5 dwelling threshold

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
		Axminster EX13 5ED			
Outline Application	17/2933/OUT - Outline application for 3 no. bungalows with associated parking provision (all matters reserved except for access)	Land At Allwood King Edward Road Axminster EX13 5PW	Approved	2	Site falls below 5 dwelling threshold
Full Application	08/0888/FUL - Demolition of workshop and erection of dwelling	Mike James Electrical West Street Axminster Devon EX13 5NX	Approved	1	Site falls below 5 dwelling threshold
Full Application	18/1083/FUL - New 2 bedroomed dwelling.	10 St Andrews Drive Axminster EX13 5HQ	Approved	1	Site falls below 5 dwelling threshold
Outline Application	17/1963/OUT - Proposed dwelling and access to highway (outline application with all matters reserved)	Land Adjoining Crabbswood Lyme Road Axminster EX13 5BQ	Approved	1	Site falls below 5 dwelling threshold
Full Application	12/2700/FUL - Demolition of outbuilding and construction of two storey dwelling	Belmont House Lyme Street Axminster EX13 5AU	Approved	1	Site falls below 5 dwelling threshold
Full Application	13/1211/FUL - Construction of attached 2 bedroom house and off road parking area	89 Foxhill Axminster EX13 5LG	Approved	1	Site falls below 5 dwelling threshold

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Full Application	16/0666/FUL - Erection of detached dwelling (amended site layout to approval 15/1456/FUL)	Little Millbrook Beavor Lane Axminster EX13 5EQ	Approved	1	Site falls below 5 dwelling threshold
Full Application	14/2635/FUL - Change of use of ground floor (former dentist) and part 1st floor to house of multiple occupancy (HMO)	19 St Georges Chard Street Axminster EX13 5DL	Approved	1	Site falls below 5 dwelling threshold
Outline Application	15/0048/OUT - Creation of up to 2 no. dwellings (outline application with all matters reserved)	42 St Andrews Drive Axminster EX13 5HB	Approved	1	Site falls below 5 dwelling threshold
Outline Application	19/0350/OUT - Construction of a single storey dwelling.	Coombe Orchard Coombe Lane Axminster EX13 5LR	Approved	1	Site falls below 5 dwelling threshold
Full Application	18/2739/FUL - Conversion of former Methodist Church into single private dwelling with associated external landscaping.	Axminster Methodist Church Lyme Road Axminster EX13 5AZ	Approved	1	Site falls below 5 dwelling threshold
Prior Notifications (O)	17/2729/PDO - Prior approval for change of use from B1 (office) use to (C3) dwelling house.	Tindle House (former Pulmans News) South Street Axminster EX13 5AD	Approved	1	Site falls below 5 dwelling threshold

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Full Application	14/0103/FUL - Demolition of outhouse and construction of new dwelling	29A Foxhill Axminster EX13 5LT	Approved	0	Ignore from study - site has nil or net negative development capacity
Full Application	17/1699/FUL - Change of use from business use D1 to residential use	Yarty View Lyme Close Axminster EX13 5BA	Approved	0	Ignore from study - site has nil or net negative development capacity
Full Application	12/2320/FUL - Construction of one bungalow	Contay (Land Adjacent To) Chard Road Axminster EX13 5ED	Approved	0	Ignore from study - site has nil or net negative development capacity
Major - Full application	11/0718/MFUL - Demolition of existing building and erection of 13 dwellings and associated works.	Phillips Centre Leacombe House Lyme Close Axminster EX13 5BA	Approved	0	Ignore from study - site has nil or net negative development capacity
Full Application	11/0344/FUL - Construction of attached dwelling	7 Cridlake Axminster EX13 5BT	Approved	0	Ignore from study - site has nil or net negative development capacity
Full Application	12/0704/FUL - Remove existing single storey annexe, store and garage, replace with single	8 Foxhill Axminster EX13 5LF	Approved	0	Ignore from study - site has nil or net negative

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
	storey 'link' and construction of new 3 bedroom house				development capacity
Full Application	11/1391/FUL - Construction of bungalow	Kylemore Lyme Road Axminster EX13 5AZ	Approved	0	Ignore from study - site has nil or net negative development capacity
Full Application	11/1503/FUL - Sub-division of property into two units and associated alterations	Lynton House Castle Street Axminster EX13 5NP	Approved	0	Ignore from study - site has nil or net negative development capacity
Major - Full application	11/1660/MFUL - Residential development comprising 71 no. 1, 2, 3 and 4 bedroom houses and apartments together with associated access and other works including off-site highway improvements.	Amberside Square Tigers Way Axminster Devon	Approved	0	Ignore from study - site has nil or net negative development capacity
Major - Full application	11/2643/MFUL - Demolition of existing buildings and re-development with 36 no. dwellings and associated access, parking and landscaping	Former Rodney Rendall Farm Service And Dairy Engineer Chard Road Axminster EX13 7LL	Approved	0	Ignore from study - site has nil or net negative development capacity
Full Application	12/2185/FUL - Proposed two storey extension to provide additional accommodation, communal dining/recreational space and	Silverleigh Care Home Silver Street	Approved	0	Ignore from study - site has nil or net negative

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
	associated internal refurbishment, external terraces and ramps.	Axminster EX13 5AF			development capacity
Major - Full application	12/2132/MFUL - Demolition of nos 2 & 3 Bonners Glen and erection of 10 no. affordable homes including associated car parking and landscaping works	2 & 3 Bonners Glen Axminster EX13 5EL	Approved	0	Ignore from study - site has nil or net negative development capacity
Reserved Matters	11/0362/RES - Approval of reserved matters for the construction of 2 no. detached dwellings and associated access works (pursuant to outline application 08/2304/OUT).	Blueberry Chard Road Axminster EX13 5ED	Approved	0	Ignore from study - site has nil or net negative development capacity
Full Application	12/1879/FUL - Construction of two dwellings	Land Adjacent Loup Court Axminster	Approved	0	Ignore from study - site has nil or net negative development capacity
Full Application	12/0988/FUL - Conversion of 2 no flats to one dwelling house	7 West Street Axminster EX13 5NX	Approved	0	Ignore from study - site has nil or net negative development capacity
Major - Full application	11/0143/MFUL - Proposed construction of 41 dwellings including roads, services and amenities (includes amendments to planning permission 05/2665/MFUL comprising changes to plots 1 and 25, removal of footpath, increased height of adjoining car park,	Land At Dukes Way Axminster	Approved	0	Ignore from study - site has nil or net negative development capacity

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
	alterations to brick type and bank/retaining walls).				
Full Application	14/0917/FUL - Change of use of studio to 1 no. 2 bedroom dwelling	The Studio 9 Miltons Yard West Street Axminster EX13 5FE	Approved	0	Ignore from study - site has nil or net negative development capacity
Prior Notifications (J)	14/0378/PDJ - Change of use of building from offices (B1) to residential dwelling (C)	Archway Studio Archway Cottage Market Square Axminster EX13 5NJ	Approved	0	Ignore from study - site has nil or net negative development capacity
Full Application	14/1521/FUL - Erection of a dwelling	19 West Close Axminster EX13 5PE	Approved	0	Ignore from study - site has nil or net negative development capacity
Full Application	14/2817/FUL - Erection of detached dwelling (amendments to planning consent 14/1899/FUL) to facilitate amendments to the design	Land Adjacent 1 Valley Villas Vale Lane Axminster EX13 5PU	Approved	0	Ignore from study - site has nil or net negative development capacity
Full Application	07/2507/FUL - Erection of two new houses	Land Adjoining Latchmount Chard Road Axminster Devon EX13 5ED	Approved	0	Ignore from study - site has nil or net negative development capacity



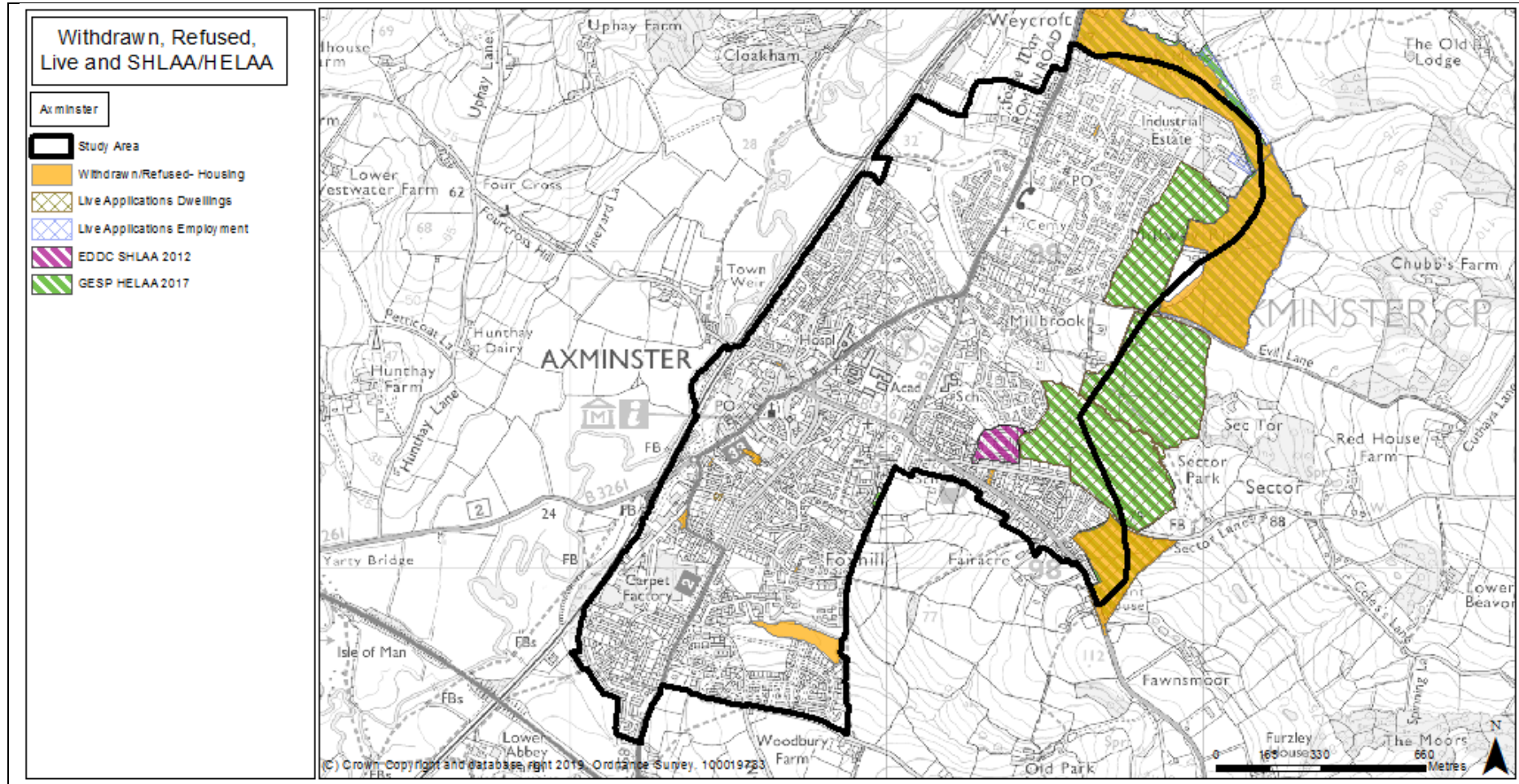
Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Full Application	14/0869/FUL - Construction of attached dwelling	9 Foxhill Axminster EX13 5LF	Approved	0	Ignore from study - site has nil or net negative development capacity
Full Application	16/3046/FUL - Proposed erection of dwelling	Land Rear Of Nesta Lyme Road Axminster EX13 5BQ	Approved	0	Ignore from study - site has nil or net negative development capacity
Full Application	14/0115/FUL - Change of use of commercial shop to 2 no. one bed flats	The Net Shop Castle Street Axminster EX13 5NP	Approved	0	Ignore from study - site has nil or net negative development capacity
Full Application	14/0544/FUL - Conversion of single dwelling into 2 no dwellings	Cornwall House Castle Street Axminster EX13 5NP	Approved	0	Ignore from study - site has nil or net negative development capacity
Major - Full application	10/0132/MFUL - Development of 98 two and three storey dwellings, access road and associated works (Phase 3).	Land Opposite Millbrook Farm (Gill Land) Chard Road Axminster Devon	Approved	-1	Ignore from study - site has nil or net negative development capacity
Outline Application	03/P2728 - Residential Development And Conversion Of Buildings To Residential Use	Land At Rear Of West Close	Approved	-3	Ignore from study - site has nil or net

East Devon Local Plan - Urban Capacity Study  
 Appendix 1 – Settlement Assessments

Axminster

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
		West Street Axminster Devon			negative development capacity

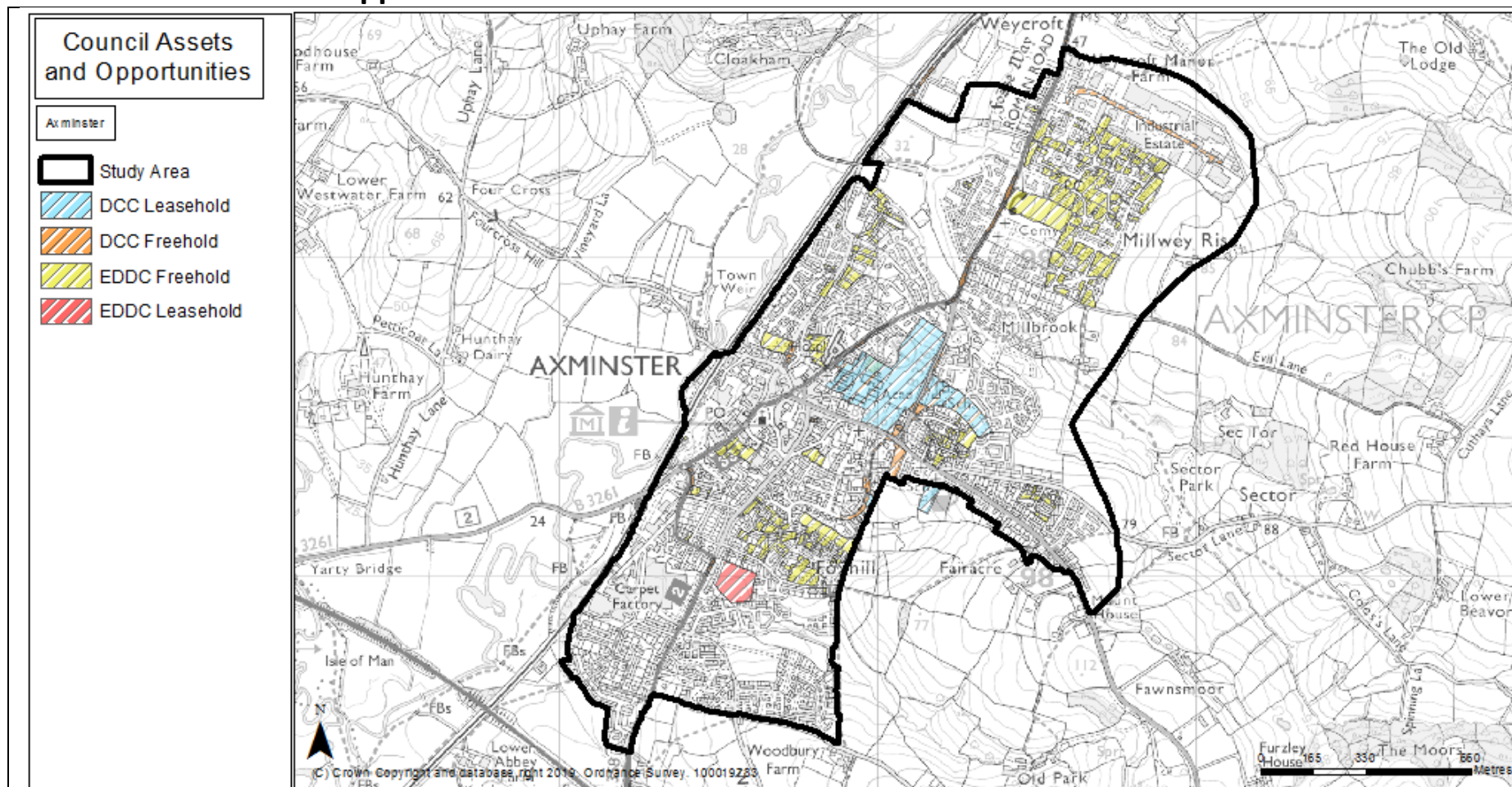
## 2A – Planning and monitoring inputs – Withdrawn, refused, live and HELAA/SHLAA



**Notes:** There are withdrawn/refused planning permissions, denoted by yellow diagonal hatched notations, on the western side of the town though these sit on top of local plan mixed use allocations and are subject to new applications currently under consideration. Abutting green hatched land is also subject to a current planning application and also forms a local plan allocation. The EDDC SHLAA 2012 site, purple hatching, has now been full developed and is also discounted. A number of sites that fall below size thresholds have been discounted from this stage of assessment and these leaves one site which is tabled below.

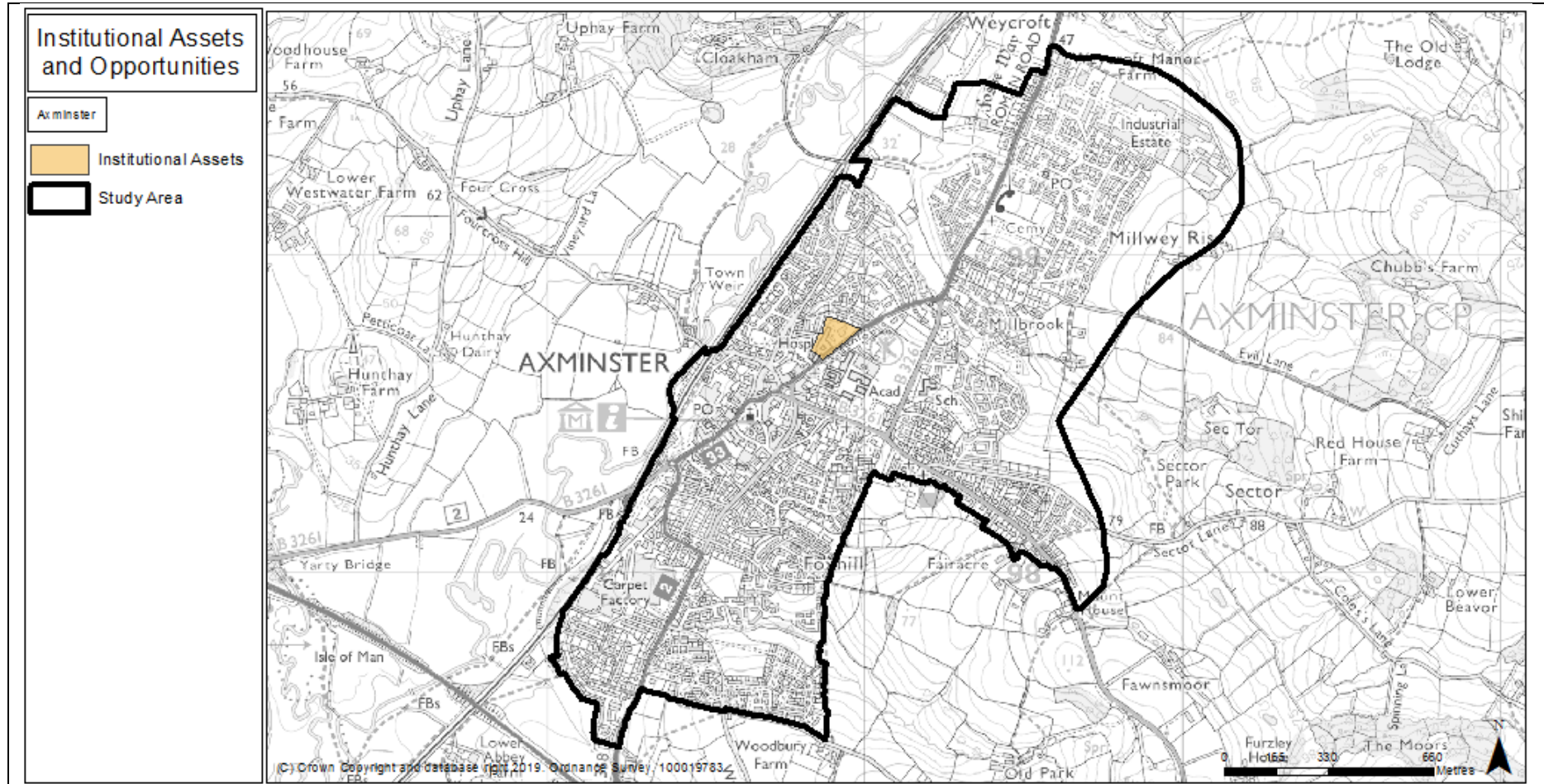
Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
<b>Withdrawn/Refused Housing</b>	14/0912/MFUL - Erection of 18 dwellings (4 of which would be affordable) and construction of new access Major - Full	Land Off Of Dukes Way Axminster	Refused planning application (also refused at appeal)	18	This land is protected as Land of Local Amenity Importance in the East Devon Local Plan, planning permission has been refuse at appeal and the site is inappropriate for residential development.	UCS_ED_AXM_03

## 2B – Council identified opportunities: Council assets



<b>Notes:</b> The following sites have been identified as warranting further consideration. All other Council owned land is too small to be considered.	
<b>Site Address/Description</b>	<b>Reference</b>
Land off and north of St Andrews Drive, 0.31ha	UCS_ED_AXM_04
Land off St David's Close/St David's Drive, 0.12ha	UCS_ED_AXM_05
Former football pitch site at Millwey, 1.02ha	UCS_ED_AXM_06
Millwey Community Gardens abd Community Centre, 0.51ha	UCS_ED_AXM_07
Play area beyond eastern end of Loretto Road, 0.19ha	UCS_ED_AXM_08
Land south of monkstone and west of St Mary's church, 0.31ha	UCS_ED_AXM_09
Land to the east of Lyme Close, 0.12ha	UCS_ED_AXM_10
Recreation ground and garage block to the north of Foxhill, 0.74ha	UCS_ED_AXM_11
parking courtyard and garages at Ridgway Court, 0.12ha	UCS_ED_AXM_12
Recreation Ground at Rougemont Terrace, 1.15ha	UCS_ED_AXM_13
Car Park next to COOP supermarket, 0.56ha	UCS_ED_AXM_14
Car park north of Coombefield Lane, 0.24ha	UCS_ED_AXM_15
Mill View Gardens Recreation Ground, 0.46ha	UCS_ED_AXM_16
Poplar Mount Car Park, 0.24ha	UCS_ED_AXM_17

## 2C - Institutional assets and opportunities



<b>Notes:</b> NHS property services have submitted the community hospital, advising that there may be potential to make more effective use of the site, subject to health commissioning requirements. They have stated that approximately 0.25ha may be considered surplus to requirements. This site has been considered on the basis that there would be no loss of health services resulting from any such reconfiguration.	
<b>Site Address/Description</b>	<b>Reference</b>
Axminster Community Hospital site, 1.03ha	UCS_ED_AXM_16



## 2D – Targeted national non-domestic ratings (NNDR) potential UCS sites

**Notes:** There are a no targeted national non-domestic ratings identified sites that meet size thresholds for justifying further consideration.

## 2E – Vacant residential properties

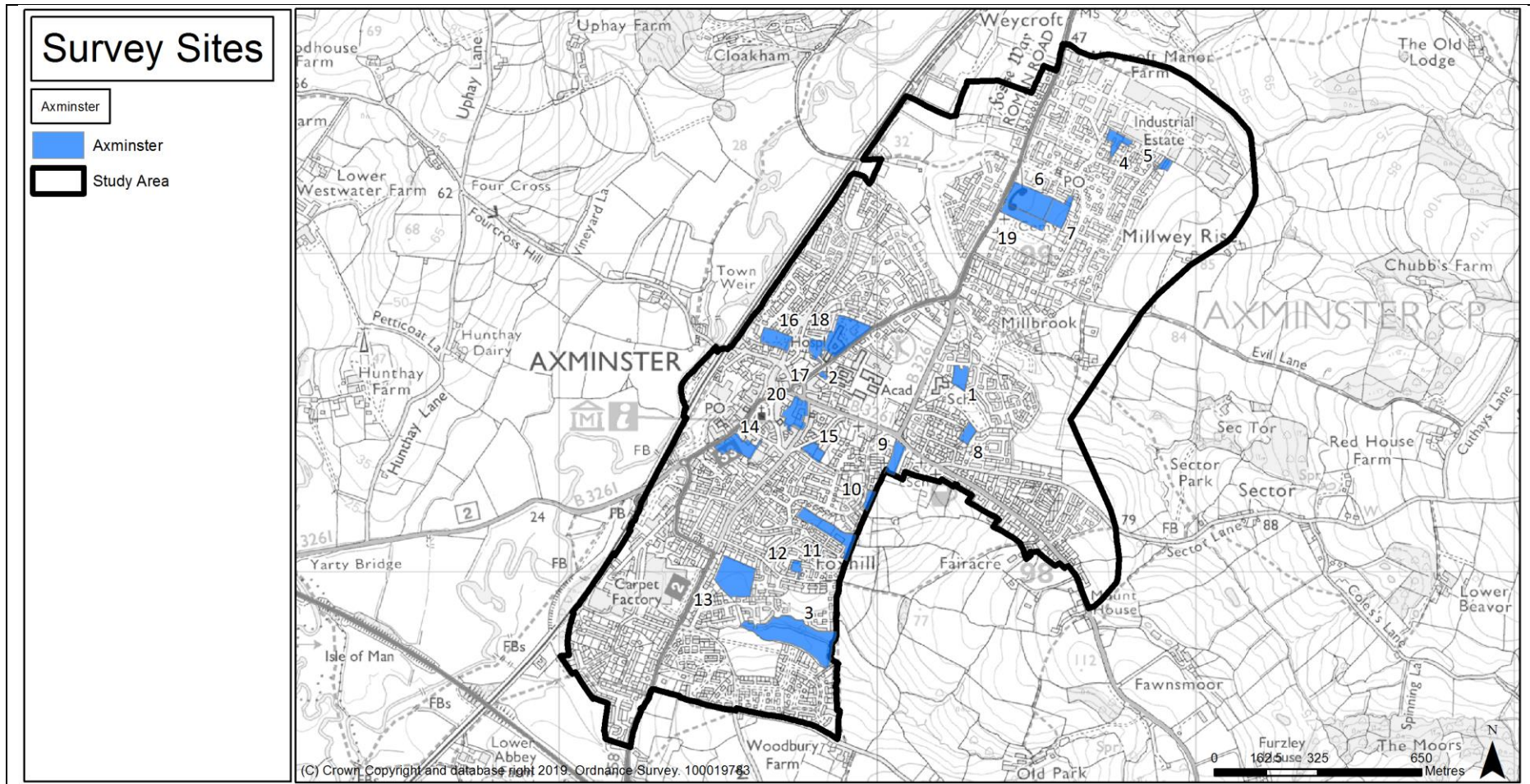
**Notes:** No appropriate vacant residential properties exist in the Town which meet the size thresholds for consideration.

## 2F –Additional potential UCS sites

**Notes:** The following additional sites have been identified in the 'left over space' assessment.

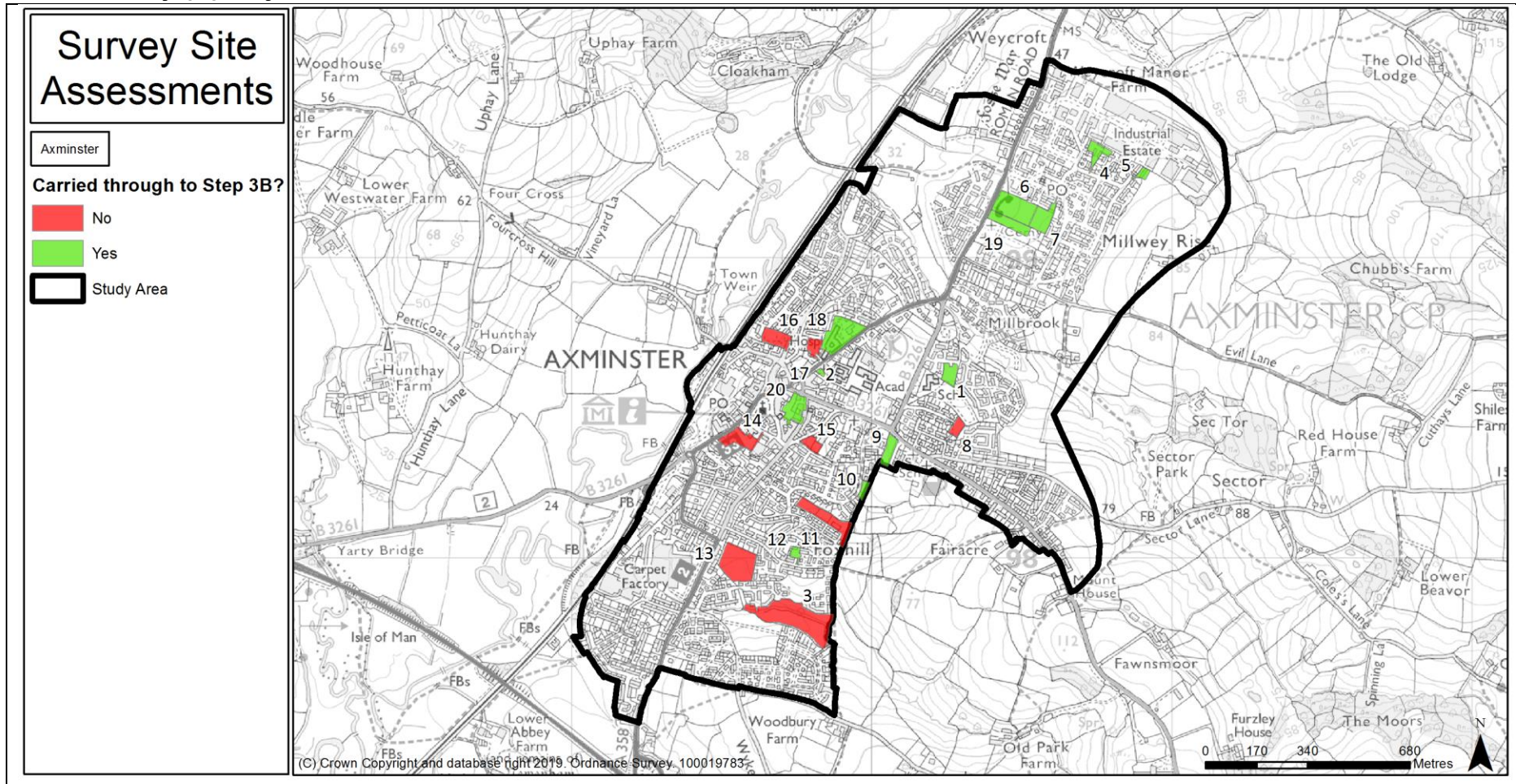
Site Address/Description	Reference
Land to rear of Kings Arms PH	UCS_ED_STN_19

### Stage 3 Urban Capacity Survey/Analysis Stage 3 Urban Capacity Survey/Analysis 3A - Identified sites



<b>Notes:</b> The following sites have been identified throughout stage 2.	
<b>Site Address/Description</b>	<b>Reference</b>
Land At Millbrook Valley, Stoney Lane, Axminster - south of Halletts Way	UCS_ED_AXM_01
Axe Vale Social Club, Chard Street, Axminster, EX13 5EB	UCS_ED_AXM_02
Land Off Of Dukes Way Axminster	UCS_ED_AXM_03
Land off and north of St Andrews Drive	UCS_ED_AXM_04
Land off St David's Close/St David's Drive	UCS_ED_AXM_05
Former football pitch site at Millwey	UCS_ED_AXM_06
Millwey Community Gardens abd Community Centre	UCS_ED_AXM_07
Play area beyond eastern end of Loretto Road	UCS_ED_AXM_08
Land south of monkstone and west of St Mary's church	UCS_ED_AXM_09
Land to the east of Lyme Close	UCS_ED_AXM_10
Recreation ground and garage block to the north of Foxhill	UCS_ED_AXM_11
Parking courtyard and garages at Ridgway Court	UCS_ED_AXM_12
Recreation Ground at Rougemont Terrace	UCS_ED_AXM_13
Car Park next to COOP supermarket	UCS_ED_AXM_14
Car park north of Coombefield Lane	UCS_ED_AXM_15
Mill View Gardens Recreation Ground	UCS_ED_AXM_16
Poplar Mount Car Park	UCS_ED_AXM_17
Axminster Community Hospital site	UCS_ED_AXM_18
Land north of cemetery at Millwey	UCS_ED_AXM_19
Websters Garage site and adjoining land and buildings	UCS_ED_AXM_20

### 3A – Survey (ii) Rejected sites



<b>Notes:</b> The following identified sites have been excluded from further consideration.		
<b>Site Address/Description</b>	<b>Reference</b>	<b>Reasons for rejection</b>
Land Off Of Dukes Way Axminster	UCS_ED_AXM_03	This social club site has a permission that has not been implemented and it is identified as offering future development potential.
Play area beyond eastern end of Loretto Road	UCS_ED_AXM_08	This play area is well maintained and actively used. It is unsuited for redevelopment for housing use.
Recreation ground and garage block to the north of Foxhill	UCS_ED_AXM_11	This is a well used and managed recreation area, with a small adjoining garage block, that is not identified to offer residential development potential.
Recreation Ground at Rougemont Terrace	UCS_ED_AXM_13	This is a well used and managed recreation area that is not identified to offer residential development potential.
Car Park next to COOP supermarket	UCS_ED_AXM_14	This is an important town centre car park and it is not seen as appropriate to accommodate housing development.
Car park north of Coombefield Lane	UCS_ED_AXM_15	This is an important town centre car park and it is not seen as appropriate to accommodate housing development.
Mill View Gardens Recreation Ground	UCS_ED_AXM_16	This is a well used and managed recreation area that is not identified to offer residential development potential.
Poplar Mount Car Park	UCS_ED_AXM_17	This is an important near town centre car park and it is not seen as appropriate to accommodate housing development.

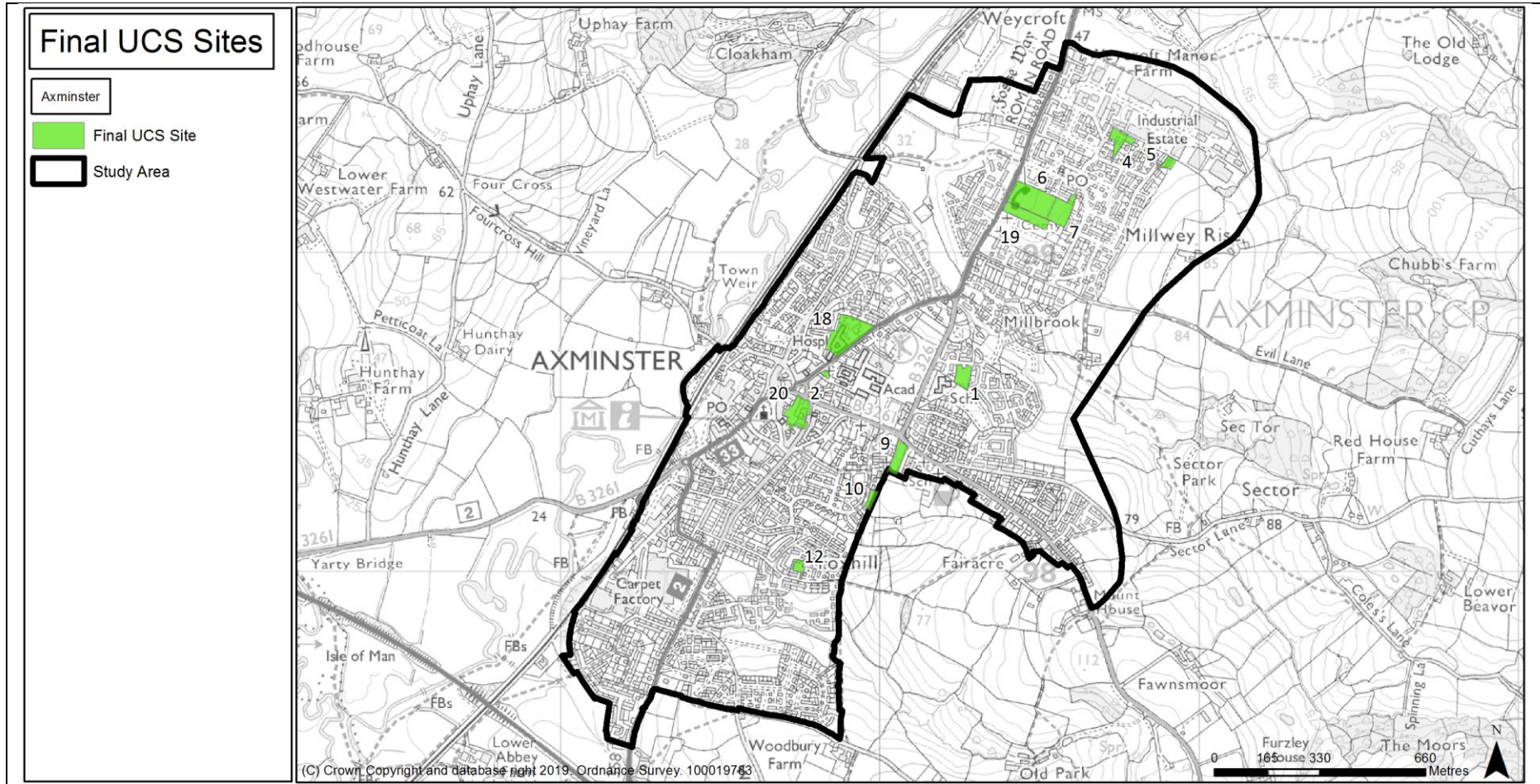
### 3A – (iii) All sites carried through to 3B

<b>Notes:</b> The following identified sites have been carried through to the next stage as offering some potential for capacity.		
<b>Site Address/Description</b>	<b>Reference</b>	<b>Approximate potential net dwellings</b>
Land At Millbrook Valley, Stoney Lane, Axminster - south of Halletts Way	UCS_ED_AXM_01	10
Axe Vale Social Club, Chard Street, Axminster, EX13 5EB	UCS_ED_AXM_02	5
Land off and north of St Andrews Drive	UCS_ED_AXM_04	10
Land off St David's Close/St David's Drive	UCS_ED_AXM_05	5
Former football pitch site at Millwey	UCS_ED_AXM_06	30
Millwey Community Gardens abd Community Centre	UCS_ED_AXM_07	15
Land south of monkstinee and west of St Mary's church	UCS_ED_AXM_09	10
Land to the east of Lyme Close	UCS_ED_AXM_10	5
Parking courtyard and garages at Ridgway Court	UCS_ED_AXM_12	5
Axminster Community Hospital site	UCS_ED_AXM_18	15
Land north of cemetery at Millwey	UCS_ED_AXM_19	10
Websters Garage site and adjoining land and buildings	UCS_ED_AXM_20	25

### **3C – Site review (i) Sites rejected after specialist officer consideration and consultation**

**Notes:** There were matters raised in feedback from some specialists in respect to some sites that would warrant further investigation and may limit scope for development, or in due course may rule out scope for development. However, at this stage no sites have been ruled out and all, therefore, pass on to the ‘remaining potential UCS sites’ tabulation.

### 3C – Site review (ii) Remaining potential UCS sites





Site Address/Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
Land At Millbrook Valley, Stoney Lane, Axminster - south of Hallets Way	UCS_ED_AXM_01	10	<ul style="list-style-type: none"> <li>– Highways: Suitable / developable.</li> <li>– PROW: Yes – suitable.</li> <li>– Ecology: The ecological advice is that the site is not developable due to tree and possible ecological constraints. Strong tree line to southern and western boundaries and some single trees in centre. Links to open country via open space to south west giving rise to potential bat foraging and commuting. Potential badger and reptile habitat. Would require habitat survey and possible further ecological survey and tree survey to assess limitations in full. <b>These ecological concerns are noted, and whilst they may ultimately inhibit or prevent potential for development at this stage, on balance, the site is taken forward, as they are not identified as an absolute barrier.</b></li> <li>– Environmental Health: No concerns highlighted.</li> <li>– Minerals and waste: No concerns highlighted.</li> </ul>	<ul style="list-style-type: none"> <li>– No change</li> </ul>

Site Address/Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			<ul style="list-style-type: none"> <li>– Flood and water: Is the site suitable / developable? - Yes, if planning policy followed so as not to increase flood risk. the boundary of the site is at low risk of flooding from surface water. Site is within the Axminster CDA therefore strict drainage requirements must be adhered to. Appropriate surface water drainage strategy required so as not to increase runoff and keep to greenfield runoff rate. DCC SuDS policy to be followed</li> <li>– Archaeology: Archaeological potential. Needs staged programme of recording</li> </ul>	
<p>Axe Vale Social Club,            Chard Street,            Axminster, EX13 5EB</p>	<p>UCS_ED_AXM_02</p>	<p>5</p>	<ul style="list-style-type: none"> <li>– Highways: Suitable / developable - Site is not accessible from rear, access would need to be from Chard Road.</li> <li>– PROW: Yes – suitable.</li> <li>– Ecology: No major issues but some trees to western boundary of site. Avoid impact on trees to back of site (southwest boundary). Potential for bat roosts within existing buildings to be assessed.</li> </ul>	<ul style="list-style-type: none"> <li>– No change</li> </ul>

Site Address/Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			<ul style="list-style-type: none"> <li>– Environmental Health: No concerns highlighted.</li> <li>– Minerals and waste: No concerns highlighted.</li> <li>– Flood and water: Is the site suitable / developable? Yes, if planning policy followed so as not to increase flood risk. Chard Street which boundaries the site to the north has a medium risk of surface water flooding. Directly across this road there is a history of internal property flooding in 2013 and 2016. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.</li> <li>– Archaeology: Archaeological potential. Needs staged programme of recording</li> </ul>	
Land off and north of St Andrews Drive	UCS_ED_AXM_04	10	<ul style="list-style-type: none"> <li>– Highways: Suitable / developable - Access onto St Andrews is not adopted but built to adoptable standard.</li> <li>– PROW: Yes – suitable.</li> </ul>	– No change

Site Address/Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			<ul style="list-style-type: none"> <li>– Ecology: Tree belt to northern edge provides important screen to adjacent industrial land and potential for bat commuting/ foraging/ roosting. Keep development away from northern boundary and avoid light spill in this direction. Bat and tree survey required</li> <li>– Environmental Health: No concerns highlighted.</li> <li>– Minerals and waste: No concerns highlighted.</li> <li>– Flood and water: Is the site suitable / developable? Yes, if planning policy is followed so as not to increase flood risk. Part of the site is at low risk of flooding from surface water. Appropriate surface water drainage strategy required so as not to increase runoff and keep to greenfield runoff rate. DCC SuDS policy to be followed. Development should be designed with consideration of the surface water risk.</li> <li>– Archaeology: Low potential</li> </ul>	

Site Address/Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
Land off St David's Close/St David's Drive	UCS_ED_AXM_05	5	<ul style="list-style-type: none"> <li>– Highways: Suitable / developable.</li> <li>– PROW: Yes – suitable.</li> <li>– Ecology: The ecologist report is that the site is not developable due to tree constraints and heavy over shading from western boundary trees. In addition to southeast boundary trees also trees to northern and northwest boundaries important for screening industrial estate and with potential for bats. <b>These ecological concerns are noted, and whilst they may ultimately inhibit or prevent potential for development at this stage, on balance, the site is taken forward. As they are not identified as an absolute barrier.</b></li> <li>– Environmental Health: No concerns highlighted.</li> <li>– Minerals and waste: No concerns highlighted.</li> <li>– Flood and water: Is the site suitable / developable? Yes, if planning policy is followed so as not to increase flood risk. Part of the site is at low risk of flooding from surface</li> </ul>	– No change

Site Address/Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			<p>water. Appropriate surface water drainage strategy required so as not to increase runoff and keep to greenfield runoff rate. DCC SuDS policy to be followed. Development should be designed with consideration of the surface water risk.</p> <ul style="list-style-type: none"> <li>– Archaeology: Some but low potential</li> </ul>	
Former football pitch site at Millwey	UCS_ED_AXM_06	30	<ul style="list-style-type: none"> <li>– Highways: Suitable / developable – Access should m from Chard Road / First Avenue does not connect.</li> <li>– Suitable / developable - Access should come from Chard Road / First Avenue does not connect</li> <li>PROW: Yes – suitable.</li> <li>– Ecology: The main football field likely to be improved grassland of limited ecological value. Trees to Chard Road boundary and hedgerow and trees to southwest boundary to be protected. Habitat and bat survey required. Hedgerow between playing field and allotment probably of limited ecological value.</li> </ul>	– No change

Site Address/Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			<ul style="list-style-type: none"> <li>– Environmental Health: No concerns highlighted.</li> <li>– Minerals and waste: No concerns highlighted.</li> <li>– Flood and water: Is the site suitable / developable? Yes, if planning policy is followed so as not to increase flood risk. Part of the site is at medium-low risk of flooding from surface water and is in flood zone 3. Appropriate surface water drainage strategy required so as not to increase runoff and keep to greenfield runoff rate. DCC SuDS policy to be followed. Development should be designed with consideration of the fluvial and surface water risk.</li> <li>– Archaeology: Archaeological potential. Needs staged programme of recording</li> </ul>	
Millwey Community Gardens and Community Centre	UCS_ED_AXM_07	15	<ul style="list-style-type: none"> <li>– Highways: Suitable / developable - Does not connect to First Avenue for vehicles</li> <li>– PROW: Yes – suitable.</li> <li>– Ecology: The allotment area likely to be of slightly higher ecological value</li> </ul>	– No change

Site Address/Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			<p>than sports field area (site 6) with potential for reptiles and use of trees to south west and northwest boundaries by foraging bats. Avoid impacts on trees to northwest and southwest boundaries and minimise light spill over southwest boundary. Habitat, bat and tree survey required.</p> <ul style="list-style-type: none"> <li>– Environmental Health: No concerns highlighted.</li> <li>– Minerals and waste: No concerns highlighted.</li> <li>– Flood and water: Is the site suitable / developable? Yes, if planning policy followed so as not to increase flood risk. Appropriate surface water drainage strategy required so as not to increase runoff and keep to greenfield runoff rate. DCC SuDS policy to be followed.</li> <li>– Archaeology: Archaeological potential. Needs staged programme of recording</li> </ul>	
Land south of monkstone and west of St Mary's church	UCS_ED_AXM_09	10	<ul style="list-style-type: none"> <li>– Highways: Suitable / developable - Access via Lyme Road / Field End is private.</li> </ul>	– No change



Site Address/Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			<ul style="list-style-type: none"> <li>– PROW: Yes – suitable.</li> <li>– Ecology: Limited Strong tree line to southwest and northeast boundaries and along road frontage limit development potential due to RPAs and shading effects. Direct links to open country to south east via open space to southwest giving rise to potential bat foraging, commuting and roosting. Potential badger and reptile habitat. Would require tree, habitat and bat survey and possible further ecological survey to assess limitations in full.</li> <li>– Environmental Health: No concerns highlighted.</li> <li>– Minerals and waste: No concerns highlighted.</li> <li>– Flood and water: Is the site suitable / developable? Yes, if planning policy followed so as not to increase flood risk. Lyme Road which boundaries the North of the site is at high risk of flooding from surface water. Appropriate surface water drainage strategy required so as not to increase runoff and keep to</li> </ul>	

Site Address/Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			<p>greenfield runoff rate. DCC SuDS policy to be followed. Flooding of Lyme Road should be considered when designing access into the site.</p> <ul style="list-style-type: none"> <li>– Archaeology: Archaeological potential. Needs staged programme of recording</li> </ul>	
Land to the east of Lyme Close	UCS_ED_AXM_10	5	<ul style="list-style-type: none"> <li>– Highways: Suitable / developable.</li> <li>– PROW: Yes – suitable. Footpath adjacent. No direct impact but is a consideration, e.g. increased traffic.</li> <li>– Ecology: Avoid NW corner due to close proximity of veteran oak(s) in adjacent field. Potential for reptiles in grassland area. Habitat and bat survey required.</li> <li>– Environmental Health: No concerns highlighted.</li> <li>– Minerals and waste: No concerns highlighted.</li> <li>– Flood and water: Is the site suitable / developable? Yes, if planning policy followed so as not to increase flood risk. Lyme Close which boundaries the East of the site is at high risk of flooding from surface water. Appropriate surface water</li> </ul>	– No change

Site Address/Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			<p>drainage strategy required so as not to increase runoff and keep to greenfield runoff rate. DCC SuDS policy to be followed. Flooding of Lyme Close should be considered when designing access into the site.</p> <ul style="list-style-type: none"> <li>– Archaeology: Archaeological potential. Needs staged programme of recording</li> </ul>	
<p>Parking courtyard and garages at Ridgeway Court</p>	<p>UCS_ED_AXM_12</p>	<p>5</p>	<ul style="list-style-type: none"> <li>– Highways: Suitable / developable - Access via Morton Way not Ridgeway Court</li> <li>– PROW: Yes – suitable.</li> <li>– Ecology: Potential for bat roosts within garage blocks. Bat survey required.</li> <li>– Environmental Health: No concerns highlighted.</li> <li>– Minerals and waste: No concerns highlighted.</li> <li>– Flood and water: Is the site suitable / developable? Yes, if planning policy followed so as not to increase flood risk. Appropriate surface water drainage strategy required so as not to increase runoff and keep</li> </ul>	<ul style="list-style-type: none"> <li>– No change</li> </ul>

Site Address/Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			<p>to greenfield runoff rate. DCC SuDS policy to be followed.</p> <ul style="list-style-type: none"> <li>– Archaeology: Low potential</li> </ul>	
Axminster Community Hospital site	UCS_ED_AXM_18	10	<p>As a general observation advice has been received that there is potential surplus land for hospital and health care needs. The potential for housing is an estimate figure based on 0.25 ha of the site being available for development.</p> <ul style="list-style-type: none"> <li>– Highways: Suitable / developable.</li> <li>– PROW: Yes – suitable.</li> <li>– Ecology: Numerous mature trees within site should be generally retained. Tree habitat and bat survey required. Retain important trees and keep sufficient distance from any development.</li> <li>– Environmental Health: No concerns highlighted.</li> <li>– Minerals and waste: No concerns highlighted.</li> <li>– Flood and water: Is the site suitable / developable? Yes, if planning policy is followed so as not to increase flood risk. Part of the site is at medium-low risk of flooding from</li> </ul>	<ul style="list-style-type: none"> <li>- No change</li> </ul>

Site Address/Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			<p>surface water. Appropriate surface water drainage strategy required so as not to increase runoff and keep to greenfield runoff rate. DCC SuDS policy to be followed. Development should be designed with consideration of the surface water risk.</p>	
Land north of cemetery at Millwey	UCS_ED_AXM_19	10	<ul style="list-style-type: none"> <li>– Highways: Suitable / developable - Access via Chard Road or other close developable site.</li> <li>– PROW: Yes – suitable.</li> <li>– Ecology: Avoid impact on cemetery trees to south. Rougher grassland has potential for reptile habitat and greater biodiversity value than adjoining sports field area (site 6). Habitat survey required.</li> <li>– Environmental Health: No concerns highlighted.</li> <li>– Minerals and waste: No concerns highlighted.</li> <li>– Flood and water: Is the site suitable / developable? Yes, if planning policy is followed so as not to increase flood risk. Part of the site is at medium risk of flooding from</li> </ul>	– No change

Site Address/Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			<p>surface water. Appropriate surface water drainage strategy required so as not to increase runoff and keep to greenfield runoff rate. DCC SuDS policy to be followed. Development should be designed with consideration of the surface water risk.</p> <ul style="list-style-type: none"> <li>– Archaeology: Archaeological potential. Needs staged programme of recording</li> </ul>	
Websters Garage site and adjoining land and buildings	UCS_ED_AXM_20	25	<ul style="list-style-type: none"> <li>– Highways: Suitable / developable.</li> <li>– PROW: Yes – suitable.</li> <li>– Ecology: Potential bat roosts within existing buildings. Bat survey required.</li> <li>– Environmental Health: Noted that there may be contamination on adjoining land.</li> <li>– Minerals and waste: No concerns highlighted.</li> <li>– Flood and water: Is the site suitable / developable? Yes, if planning policy followed so as not to increase flood risk. Appropriate surface water drainage strategy required so as not to increase runoff and keep</li> </ul>	– No change

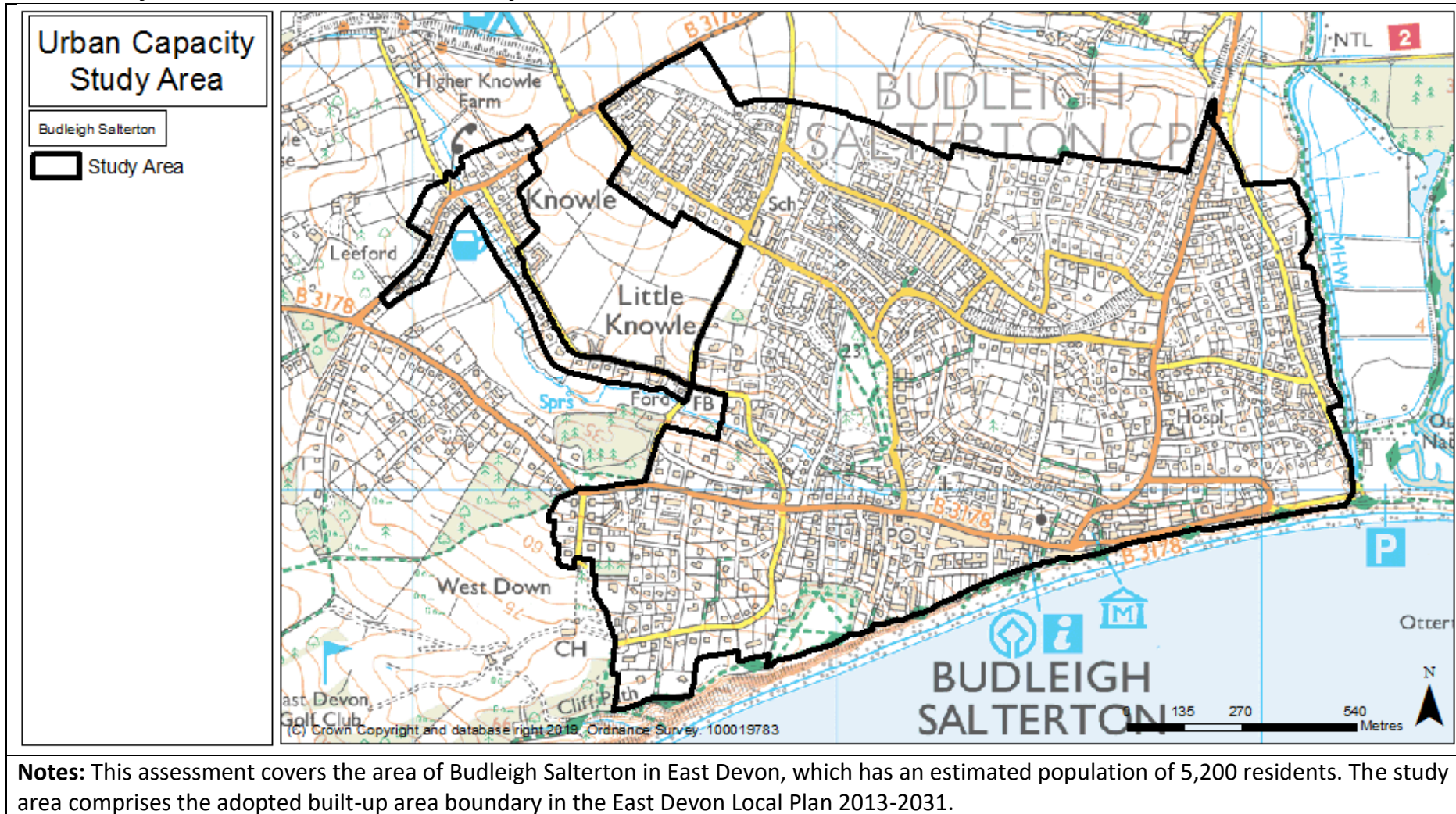
Site Address/Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			to greenfield runoff rate. DCC SuDS policy to be followed. Some of the land is labelled as contaminated so these areas would be unsuitable for infiltration – Archaeology: Significant archaeological potential and built environment interest. Needs assessment to inform mitigation and design	

# Budleigh Salterton

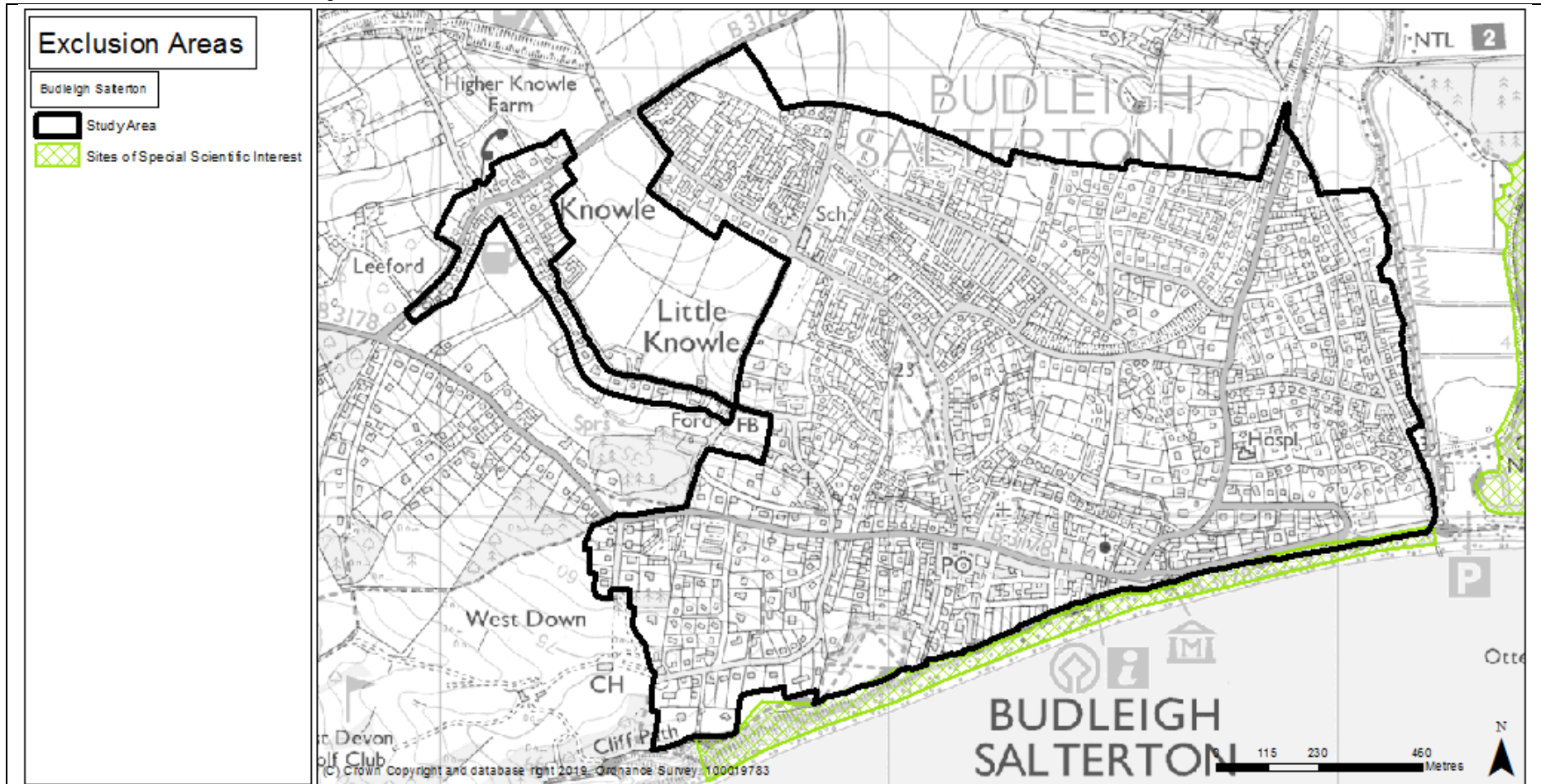


## Stage 1 Methodology and Preparation

### 1B – Study area settlement boundary

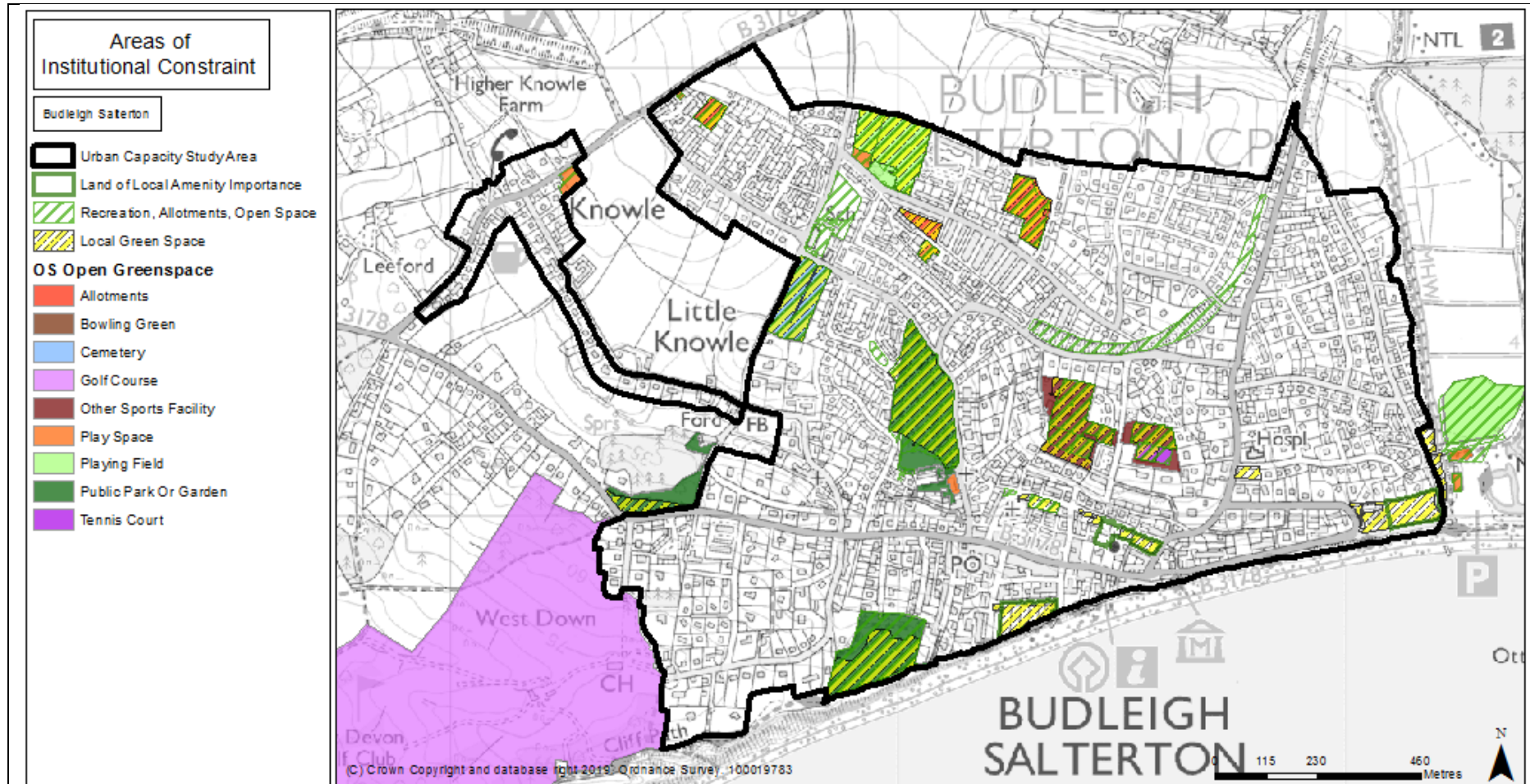


### 1C – Areas of statutory exclusion



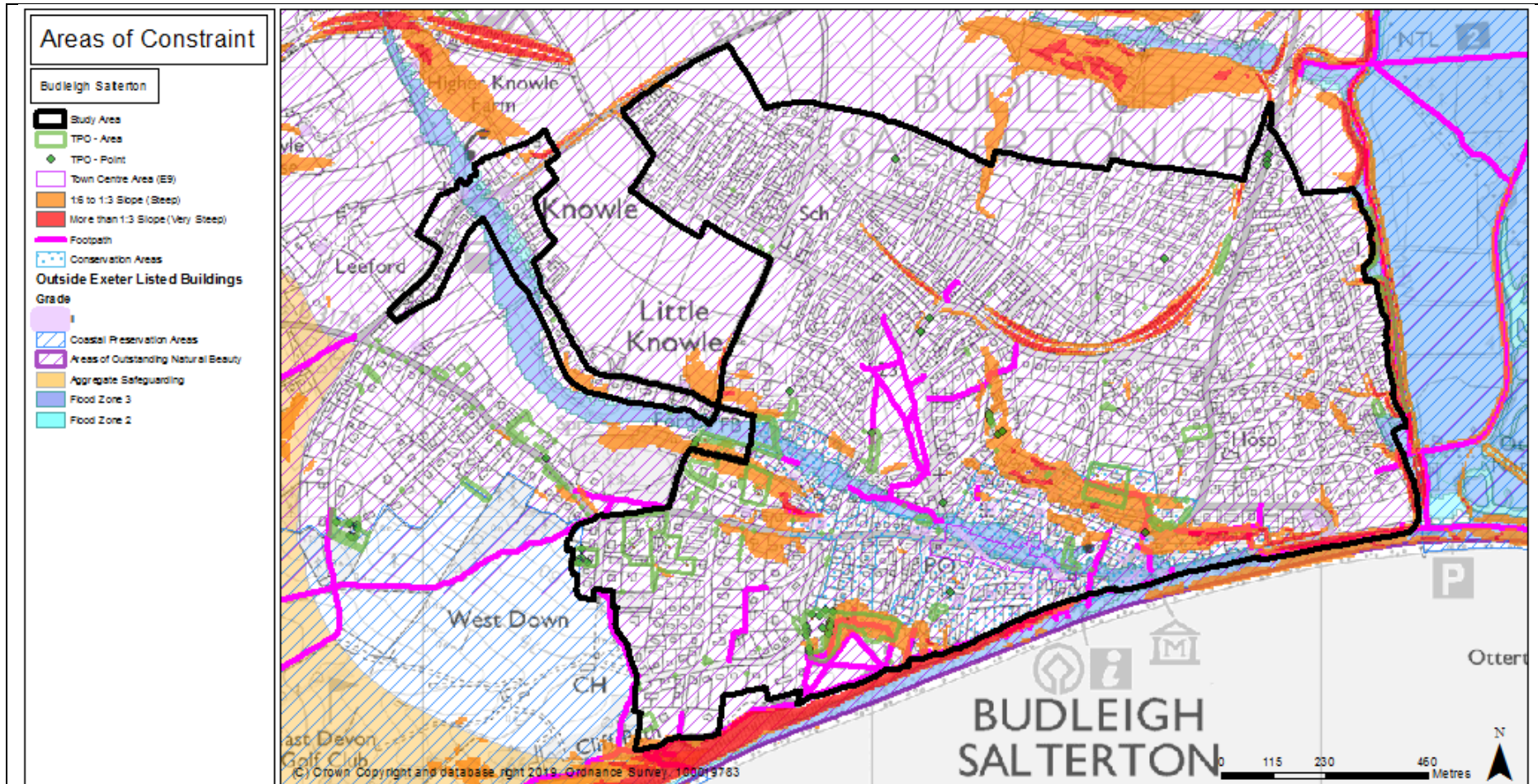
**Notes:** A Site of Special Scientific Interest (SSSI) covers a small proportion of the study area in the south-west and this area will be excluded from any further consideration at this stage.

### 1D – Areas of institutional constraints



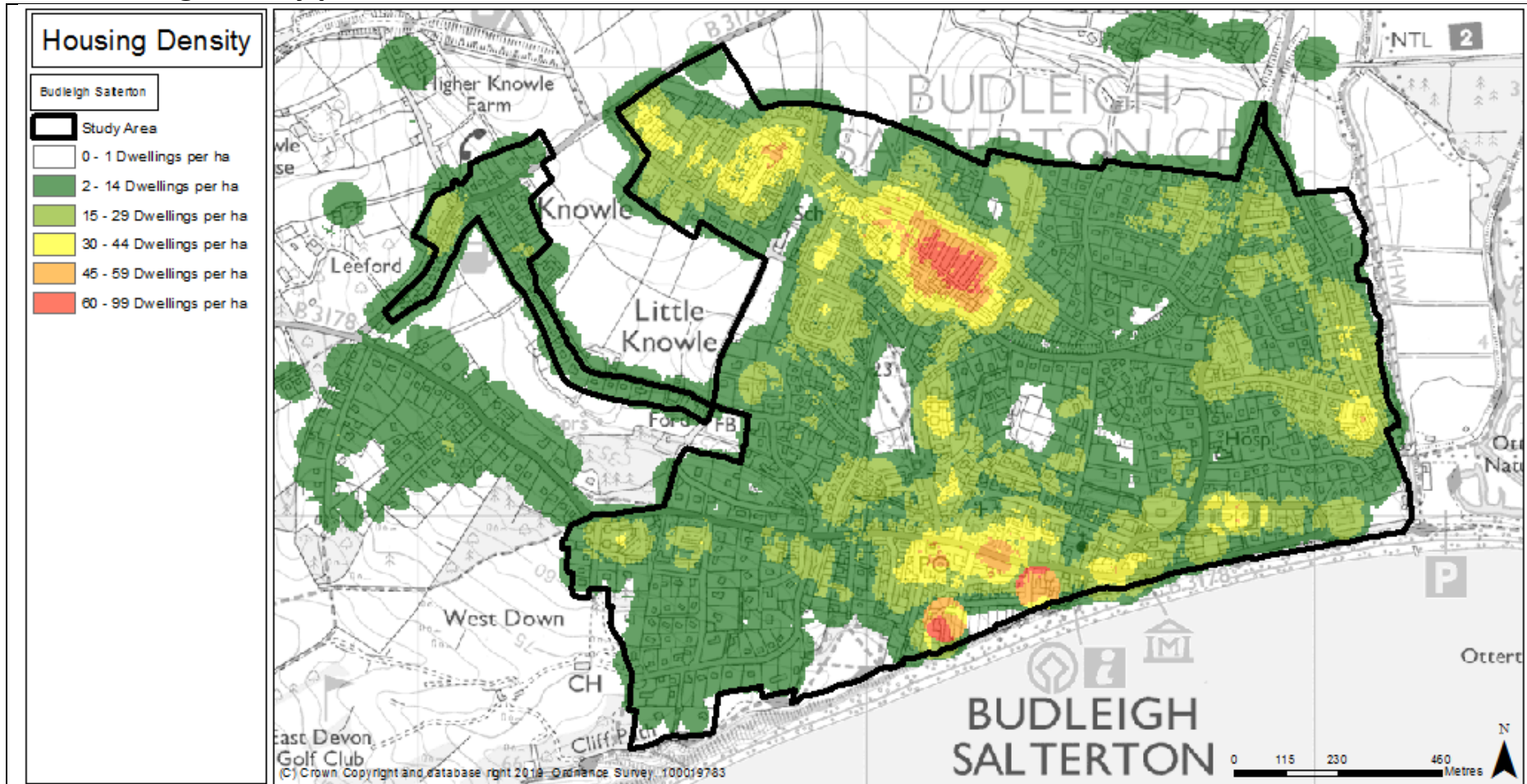
**Notes:** There are a number of different areas within the study area that derive a specific public benefit from community use. All of these will need to be taken into account during the site identification and assessment stages.

### 1E – Areas of constraint



**Notes:** A number of areas of constraint exist within the study area which may impact on the deliverability/desirability of new housing. The entire settlement is covered by an area of outstanding natural beauty and a conservation area exists in the heart of the settlement. Also present is a flood plain running along the brook and a variety of listed buildings and tree preservation orders scattered throughout the Town.

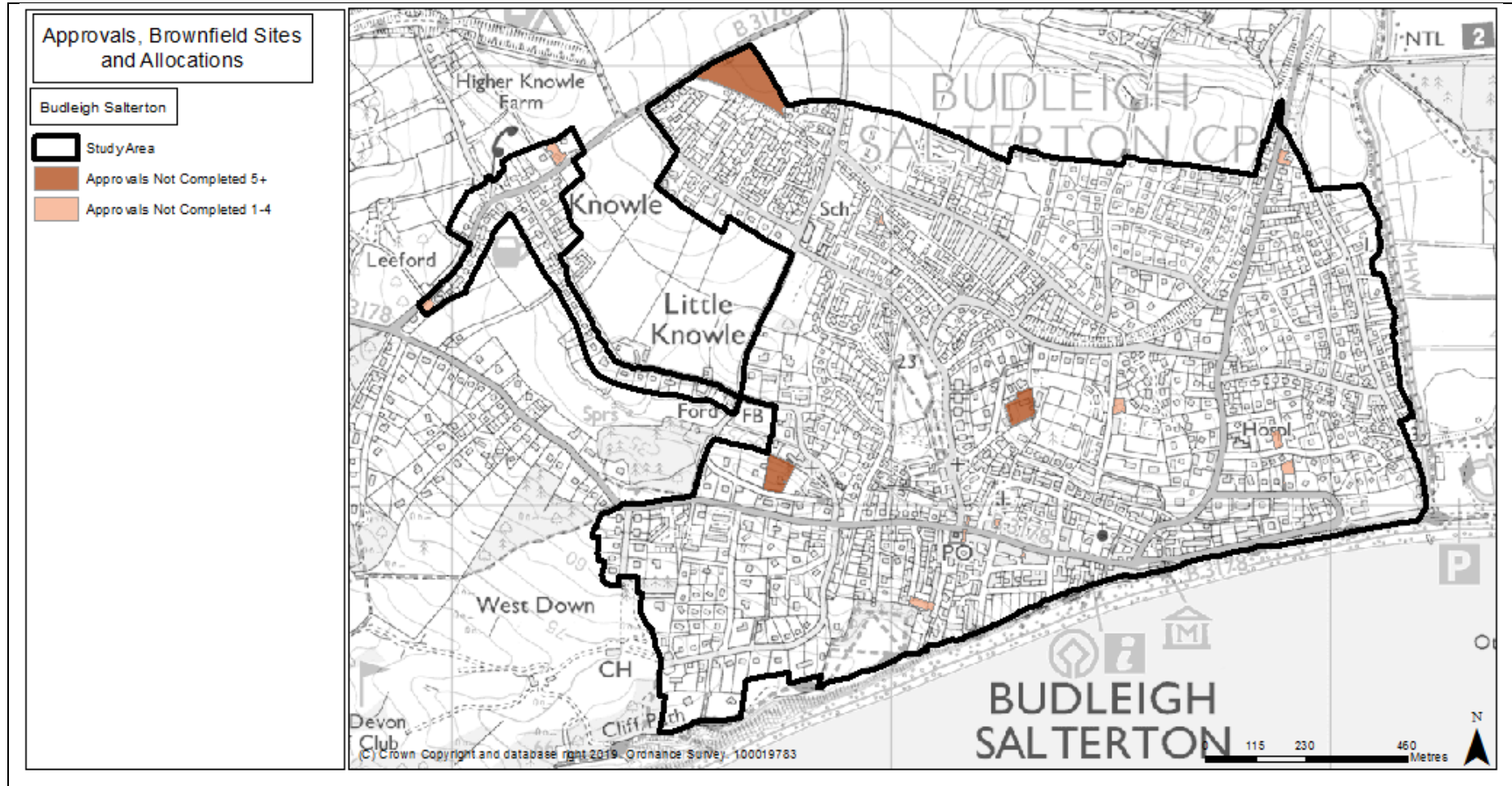
## 1F – Defining density profiles



**Notes:** Budleigh is a Town comprising a considerable number of large, detached properties with generous gardens. The majority of the town is fairly low density, generally between 2-14 dwellings per hectare or 15-29 dwellings per hectare. Densities begin to increase as you approach the Town centre, reaching 60-99 dwellings per hectare in places. High densities terraces are also present along Greenway Lane in the north of the Town.

## Stage 2 Sources of Supply

### 2A – Planning and monitoring inputs – Planning Approvals not completed, Brownfield Land Register and Sites Allocated but not completed

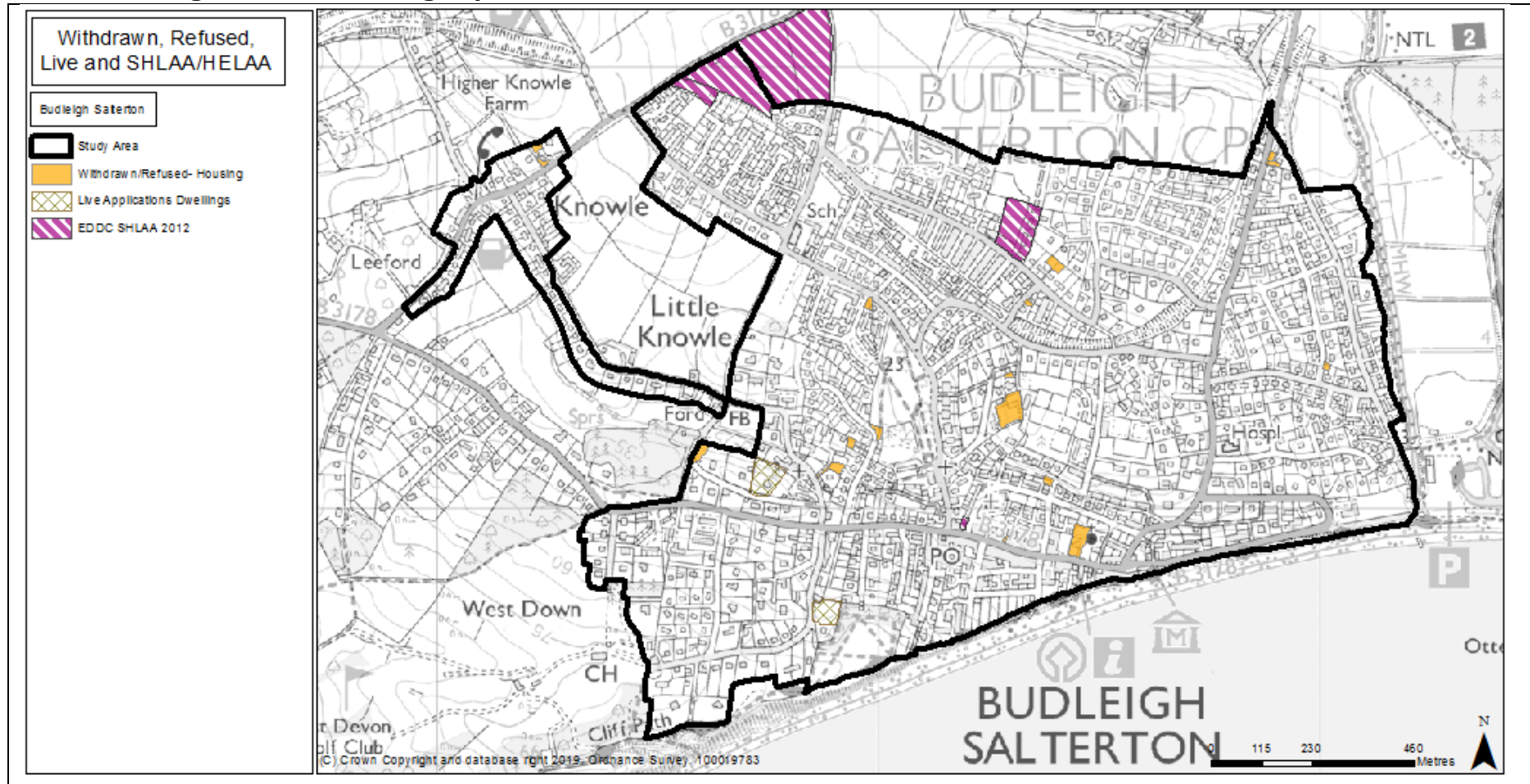


<b>Notes:</b> All of the sites below have been excluded from further consideration through the above study, given their existing planning status.					
<b>Source</b>	<b>Planning/Allocation reference and description</b>	<b>Address</b>	<b>Status</b>	<b>Net yield</b>	<b>Notes</b>
Approvals not completed	16/2401/FUL Alteration and conversion of existing dwelling to create 2no dwellings and construction of 4no dwellings	3 Westfield Close EX9 6ST	Approved	5	
Approvals not completed	11/2629/MFUL Residential development of 59no dwellings	Land South Of B3178	Approved	25	Partially complete
Approvals not completed	16/1998/FUL Existing four storey dwelling to be subdivided into three apartments with the addition of three dwellings	7 West Hill Lane EX9 6AA	Approved	5	
Approvals not completed	18/0758/FUL Change of use of rear store and first floor hair salon to 2no. dwellings	49 49A High Street EX9 6LE	Approved	2	
Approvals not completed	16/1555/FUL Construction of dwelling	1 Boucher Road (land Adj) EX9 6HG	Approved	1	
Approvals not completed	18/0512/FUL Conversion of rear of shop into a one bedroom apartment, including window and door alterations and addition of rooflights	13 High Street EX9 6LD	Approved	1	
Approvals not completed	16/1184/FUL Conversion of 1no flat to 2no flats at 1st and 2nd floor levels.	58A High Street EX9 6LW	Approved	1	
Approvals not completed	17/2231/FUL Construction of two dwellings.	Covered Reservoir And Water Works Cricket Field Lane	Approved	2	
Approvals not completed	12/2801/FUL Demolition of existing bakehouse and store and construction of two	1 Cedar House Brook Road EX9 6BB	Approved	1	

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
	storey building comprising 3 no. flats and 1 no. retail/office unit				
Approvals not completed	17/1392/FUL Convert existing 4 bedroom house into two dwellings and small basement extension.	Aller House Knowle Village Knowle EX9 6AP	Approved	1	
Approvals not completed	13/1916/FUL Construction of detached dwelling and replacement garages	Land Rear Of 29 Victoria Place EX9 6JP	Approved	1	
Approvals not completed	17/1278/FUL Demolition of existing single storey side extension and construction of two storey attached 3 bed house with shared access to onsite parking.	20 Clinton Close EX9 6QD	Approved	1	
Approvals not completed	15/2278/FUL Construction of 2 no dwellings together with improvements to vehicular access and associated works (revisions to planning permission 13/0181/FUL).	Land Adjacent To Lee Ford Lodge 2 Knowle Village Knowle EX9 6AL	Approved	1	
Approvals not completed	18/1906/FUL Erection of a detached house and garage.	11 Coastguard Road EX9 6NU	Approved	1	
Approvals not completed	18/1674/FUL New dwelling	68 East Budleigh Road EX9 6EW	Approved	1	



### 2A – Planning and monitoring inputs – Withdrawn, refused, live and HELAA/SHLAA

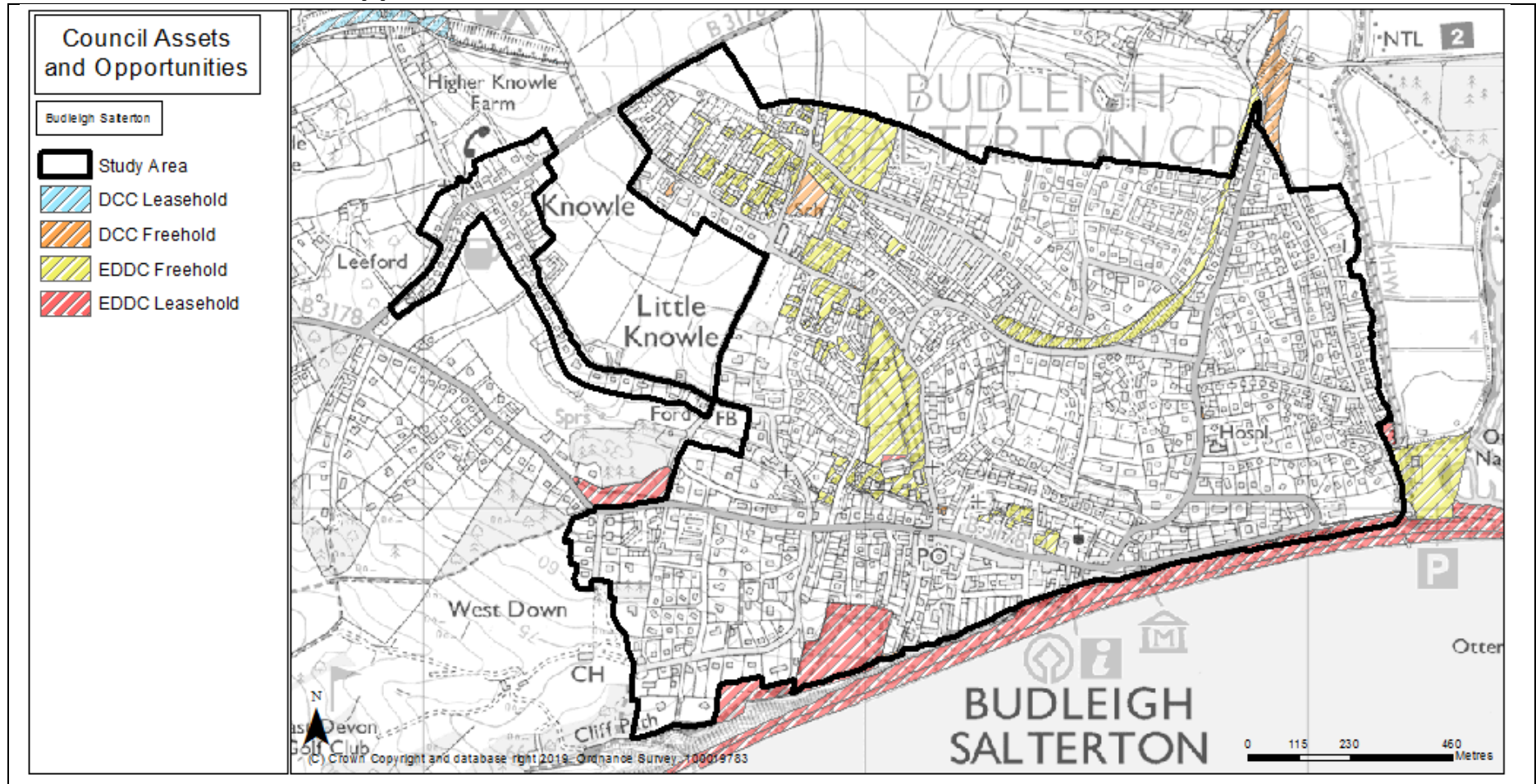


<b>Notes:</b> Three sites meet the size threshold to be considered through this study.						
<b>Source</b>	<b>Planning/Allocation reference and description</b>	<b>Address</b>	<b>Status</b>	<b>Potential Yield</b>	<b>Notes</b>	<b>Reference</b>
<b>Withdrawn and refused applications</b>	15/2408/OUT Outline application with all matters reserved for the erection of a single dwelling to the rear of 1 Meadow Close.	1 Meadow Close EX9 6JN	Refusal	1	Too small for consideration	
<b>Withdrawn and refused applications</b>	14/2932/FUL Construction of 1no dwelling	Mayfield 3 West Hill Lane EX9 6AA	Refusal	1	Too small for consideration	
<b>Withdrawn and refused applications</b>	15/1989/OUT and 17/0296/OUT Construction of a dwelling	68 East Budleigh Road EX9 6EW	Refusal	1	Subsequent application now approved	
<b>Withdrawn and refused applications</b>	15/2148/OUT Construction of a single dwelling to rear of Aller House (Outline application with all matters reserved)	Aller House Knowle Village Knowle EX9 6AP	Refusal	1	Too small for consideration	
<b>Withdrawn and refused applications</b>	15/0174/OUT Outline application for the construction of two dwellings (all matters reserved)	7 And 5 Copp Hill Lane (land To The Rear Of) EX9 6DT	Refusal	2	Too small for consideration	
<b>Withdrawn and refused applications</b>	15/1881/MFUL Redevelopment of existing property to provide 8no. apartments and covered parking, widened driveway, bin store and change of use of existing annex to create a self-contained dwelling	9 Fore Street EX9 6NG	Refusal	8		UCS_ED_BS_01

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
<b>Withdrawn and refused applications</b>	16/0376/MFUL Alteration and conversion of dwelling to create 4no flats and construction of buildings to provide 5no flats and two dwelling houses.	3 Westfield Close EX9 6ST	Withdrawn	11	Subsequent application now approved	
<b>Withdrawn and refused applications</b>	15/1422/FUL Construction of detached dwelling.	21 Stoneborough Lane EX9 6JA	Refusal	1	Too small for consideration	
<b>Withdrawn and refused applications</b>	18/0491/FUL Construction of detached 2no. bed dwelling	14 Leas Road EX9 6SA	Refusal	1	Too small for consideration	
<b>Withdrawn and refused applications</b>	15/1628/OUT Demolition of existing garage and construction of dwelling (outline application discharging details of access and reserving details of layout, scale, appearance and landscaping).	2 Westfield Close Budleigh Salterton EX9 6ST	Refusal	1	Too small for consideration	
<b>Withdrawn and refused applications</b>	16/2416/FUL Provision of new dwelling and re-routing of public footpath.	Land Between 25 And 24 Meadow Close	Refusal	1	Too small for consideration	
<b>Withdrawn and refused applications</b>	17/0470/FUL Construction of new detached dwelling	Land Rear Of 1 Chapel Hill EX9 6NX	Withdrawn	1	Too small for consideration	
<b>Withdrawn and refused applications</b>	17/1537/FUL Erection of new dwelling.	8 Little Knowle EX9 6QS	Refusal	1	Too small for consideration	
<b>Live applications</b>	19/0154/FUL Amendments to permission 16/1998/FUL	7 West Hill Lane EX9 6AA	Not yet determined	4	Amendments to existing	

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
	Existing four storey dwelling to be subdivided into three apartments with the addition of two new dwellings				consent so not considered.	
<b>Live applications</b>	19/1875/FUL Erection of 2 no. 4 bedroom dwellings to the North of existing dwelling including new access onto Northview Road.	5 Northview Road EX9 6BY	Not yet determined	2	Too small for consideration	
<b>SHLAA 2012</b>	C313 Sorting and delivery Office-Mix use-Employment on groundfloor - res. above	Budleigh Salterton RM Delivery Office, 52-54 High Street	None	2	Too small for consideration	
<b>SHLAA 2012</b>	C046 Land forming part of former railway line	Land forming part of former railway line, Knowle, Budleigh Salterton	None	5		UCS_ED_BS_02
<b>SHLAA 2012</b>	C096 Agricultural Land	Land adjacent B3178, Knowle, Budleigh Salterton	Completed	N/A	Now developed so not considered	
<b>SHLAA 2012</b>	C056 Allotments/ Agricultural Land	Allotments, Greenway Lane, Budleigh Salterton, EX9 6SL	Partially developed		Section of site included in larger considered site	UCS_ED_BS_03

### 2B – Council identified opportunities: Council assets



<b>Notes:</b> The following sites have been identified as warranting further consideration. All other Council owned land is too small to be considered.	
<b>Site Address/Description</b>	<b>Reference</b>
Football ground and playing field, Greenway Ln, EX9 6SG	UCS_ED_BS_04
Greenhaven, EX9 6SN	UCS_ED_BS_05
Moorhaven, EX9 6QB	UCS_ED_BS_06
Council owned flats, Moormead, EX9 6QA	UCS_ED_BS_07
The Green, Station Road	UCS_ED_BS_08
Rolle Mews Car Park, EX9 6NG	UCS_ED_BS_09
Jubilee Park, EX9 6JP	UCS_ED_BS_10
Former Railway Line	UCS_ED_BS_11
Salterton workshops and hall, EX9 6RN	UCS_ED_BS_12

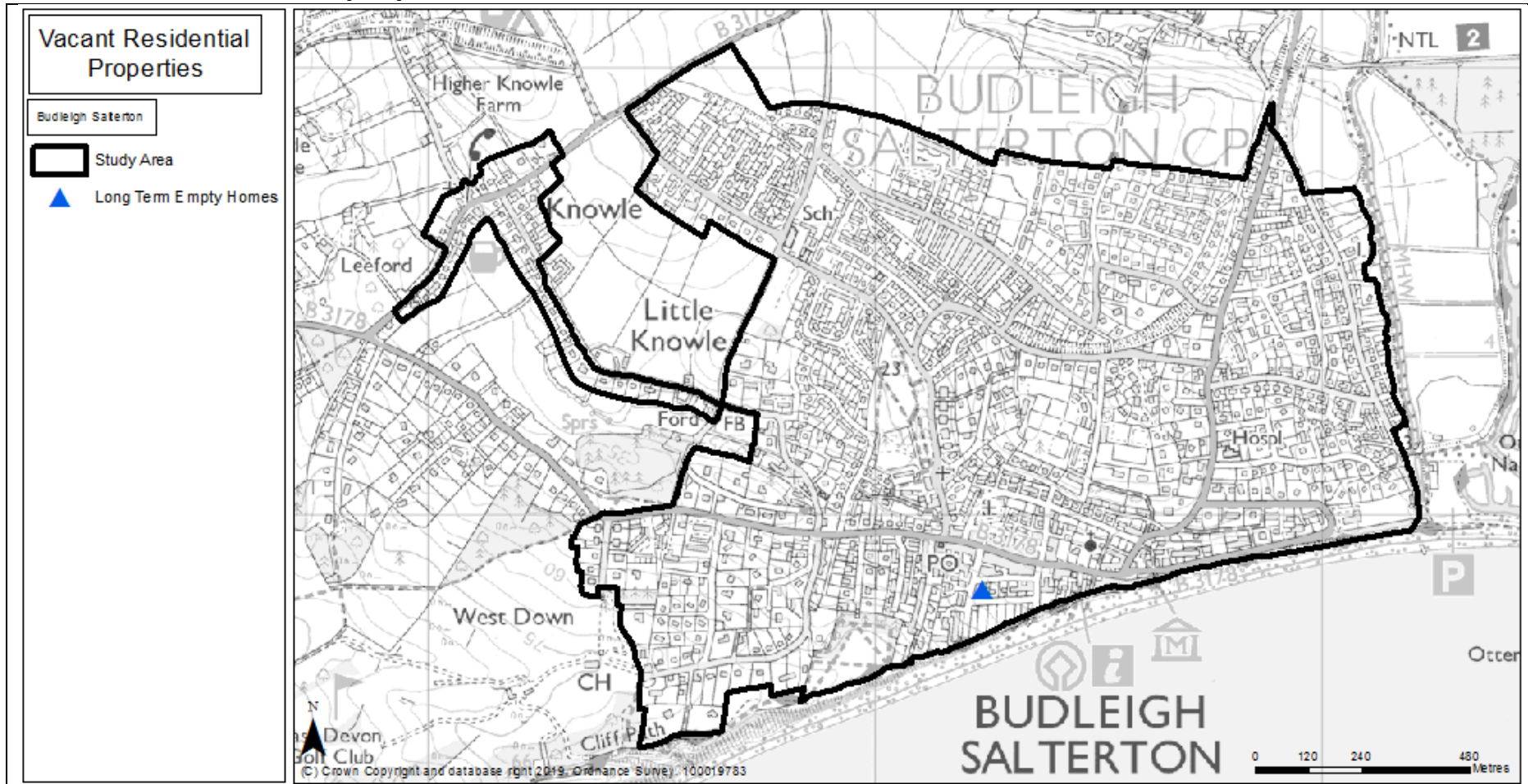
## **2C - Institutional assets and opportunities**

**Notes:** There are no institutional assets or opportunities which have been submitted in the study area.

## **2D – Targeted national non-domestic ratings (NNDR) potential UCS sites**

**Notes:** There are no targeted national non-domestic ratings (NNDR) potential sites located in the study area

## 2E – Vacant residential properties



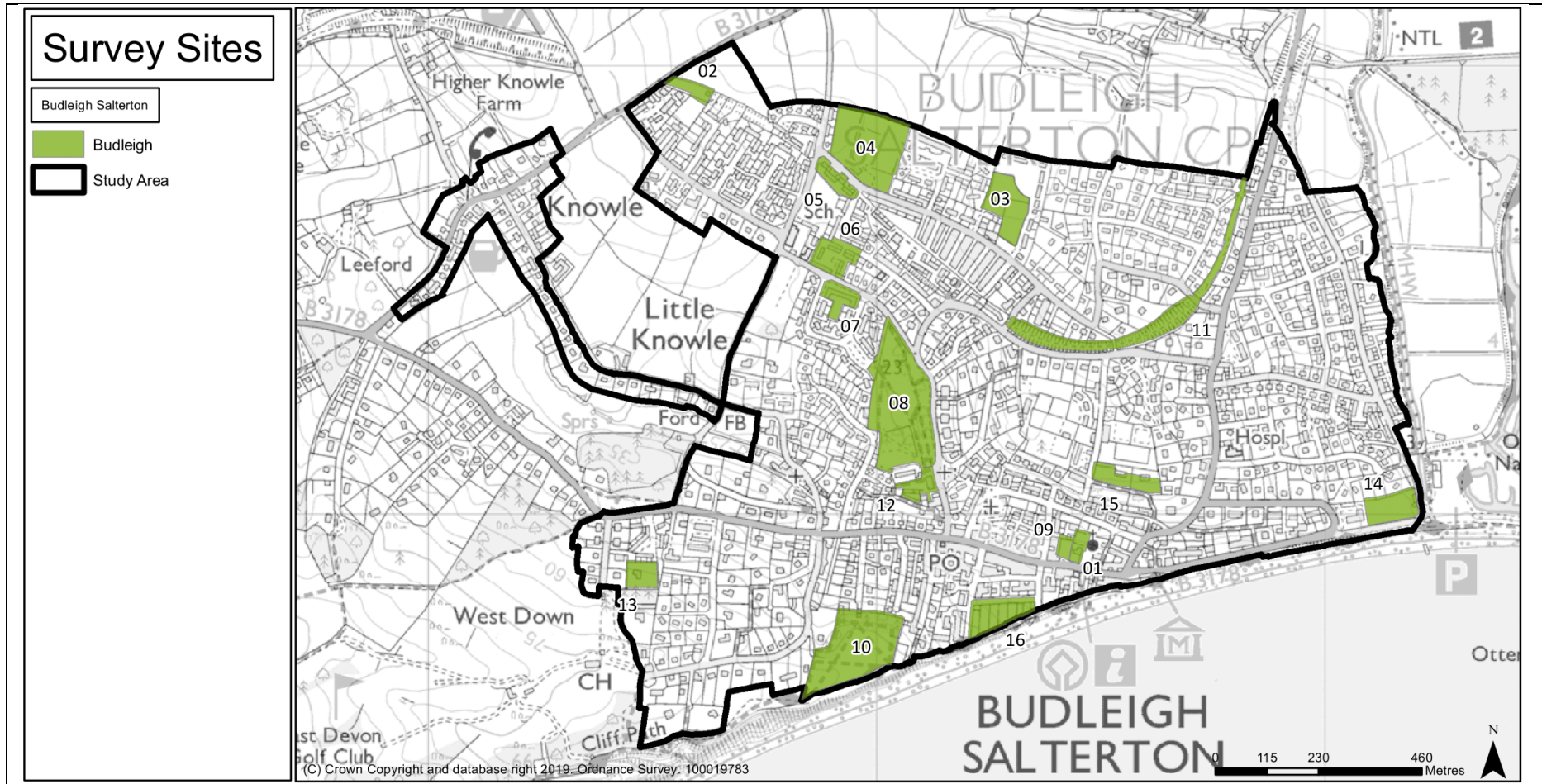
**Notes:** The one property listed as long-term vacant in the top three council tax bands is too small to have the potential to be converted into five dwellings and so no vacant residential properties exist in the study area which meet the size thresholds for consideration.



## 2F –Additional potential UCS sites

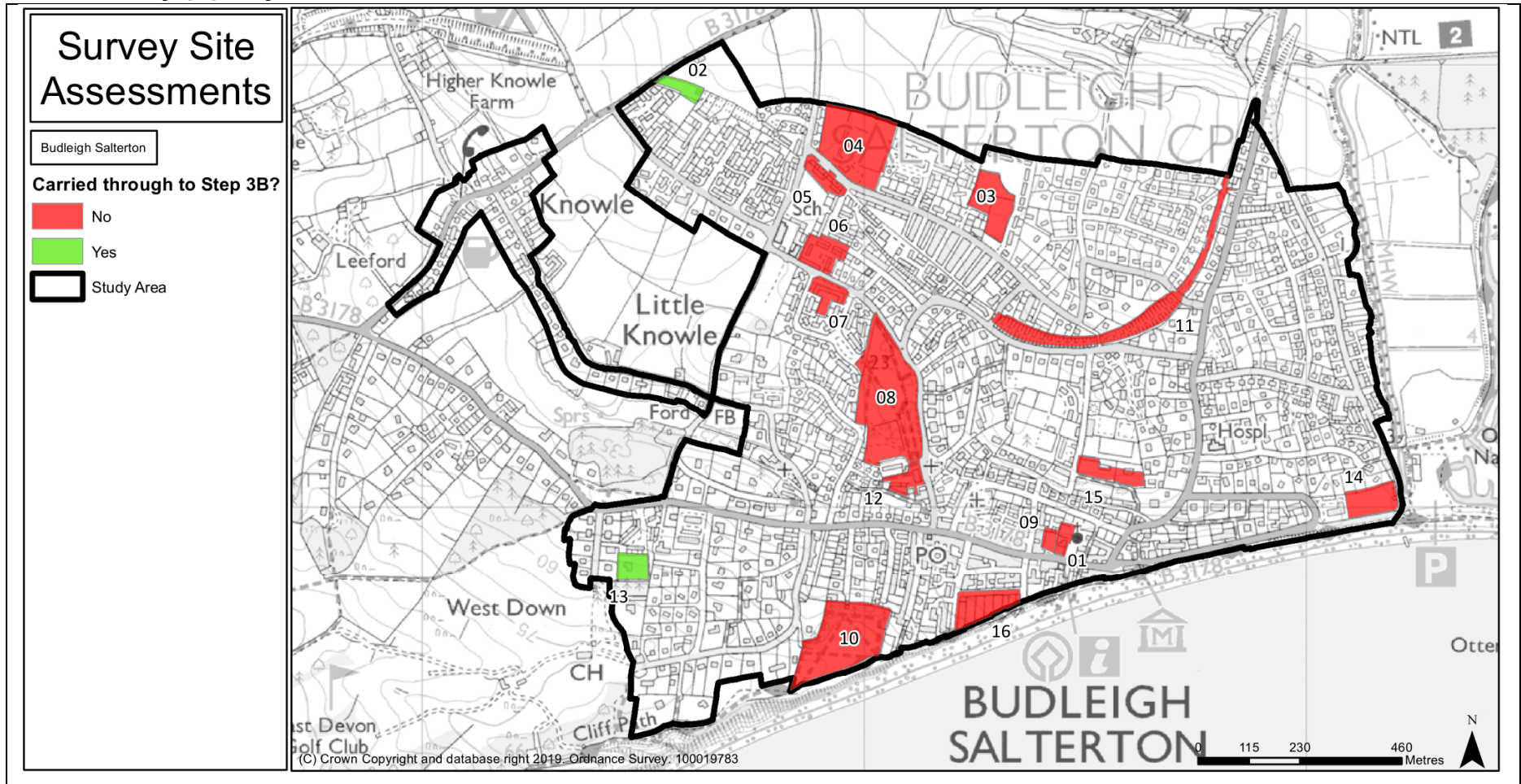
<b>Notes:</b> The following additional sites have been identified in the ‘left over space’ assessment.	
<b>Site Address/Description</b>	<b>Reference</b>
Gardens of 9 Links Road, EX9 6NG	UCS_ED_BS_13
Blueberry Downs, EX9 6NU	UCS_ED_BS_14
Gardens of 2 and 3 Cricket Field Lane, EX9 6PB	UCS_ED_BS_15
Gardens of Cliff Terrace, EX9 6PB	UCS_ED_BS_16

### Stage 3 Urban Capacity Survey/Analysis 3A - Identified sites



<b>Notes:</b> The following sites have been identified throughout stage 2.		
<b>Site Address/Description</b>	<b>Reference</b>	<b>Area (ha)</b>
9 Fore Street EX9 6NG	UCS_ED_BS_01	0.23
Land forming part of former railway line, Knowle, Budleigh Salterton	UCS_ED_BS_02	0.30
Allotments, Greenway Lane, Budleigh Salterton, EX9 6SL	UCS_ED_BS_03	1.00
Football ground and playing field, Greenway Ln, EX9 6SG	UCS_ED_BS_04	2.29
Greenhaven, EX9 6SN	UCS_ED_BS_05	0.38
Moorhaven, EX9 6QB	UCS_ED_BS_06	0.66
Council owned flats, Moorhead, EX9 6QA	UCS_ED_BS_07	0.44
The Green, Station Road	UCS_ED_BS_08	3.53
Rolle Mews Car Park, EX9 6NG	UCS_ED_BS_09	0.15
Jubilee Park, EX9 6JP	UCS_ED_BS_10	2.54
Former Railway Line	UCS_ED_BS_11	0.41
Salterton workshops and hall, EX9 6RN	UCS_ED_BS_12	0.42
Gardens of 9 Links Road, EX9 6NG	UCS_ED_BS_13	0.71
Blueberry Downs, EX9 6NU	UCS_ED_BS_14	0.54
Gardens of 2 and 3 Cricket Field Lane, EX9 6PB	UCS_ED_BS_15	0.86

### 3A – Survey (ii) Rejected sites



<b>Notes:</b> The following identified sites have been excluded from further consideration.		
<b>Site Address/Description</b>	<b>Reference</b>	<b>Reasons for rejection</b>
9 Fore Street EX9 6NG	UCS_ED_BS_01	Site is located in the conservation area and within a flood zone so would be unlikely to be acceptable for 5+ dwellings.
Allotments, Greenway Lane, Budleigh Salterton, EX9 6SL	UCS_ED_BS_03	In active use so conversion would conflict with Local Plan policies which seek to resist the loss of community facilities. Site is also designated as a Neighbourhood Plan Local Green Space.
Football ground and playing field, Greenway Ln, EX9 6SG	UCS_ED_BS_04	In active use so conversion would conflict with Local Plan policies which seek to resist the loss of existing open space. Site is also designated as a Neighbourhood Plan Local Green Space.
Greenhaven, EX9 6SN	UCS_ED_BS_05	Currently occupied Council owned flats that are already high density.
Moorhaven, EX9 6QB	UCS_ED_BS_06	Currently occupied Council owned flats that are already high density.
Council owned flats, Moormead, EX9 6QA	UCS_ED_BS_07	Currently occupied Council owned flats that are already high density.
The Green, Station Road	UCS_ED_BS_08	In active use so conversion would conflict with Local Plan policies which seek to resist the loss of existing open space. Site is also designated as a Neighbourhood Plan Local Green Space. Adjoining car park also in active use in a convenient location so would not be suitable.
Rolle Mews Car Park, EX9 6NG	UCS_ED_BS_09	Well used car park situated in the heart of the Town so would not be suitable.
Jubilee Park, EX9 6JP	UCS_ED_BS_10	In active use so conversion would conflict with Local Plan policies which seek to resist the loss of existing open space. Site is also designated as a Neighbourhood Plan Local Green Space.
Former Railway Line	UCS_ED_BS_11	Site is on a steep slope and currently forms an important green corridor running through the centre of the Town so would not be suitable to accommodate 5+ dwellings.
Salterton workshops and hall, EX9 6RN	UCS_ED_BS_12	In active use so conversion would conflict with Local Plan policies which seek to resist the loss of employment land.

<b>Site Address/Description</b>	<b>Reference</b>	<b>Reasons for rejection</b>
Blueberry Downs, EX9 6NU	UCS_ED_BS_14	In active use so conversion would conflict with Local Plan policies which seek to resist the loss of existing open space. Site is also designated as a Neighbourhood Plan Local Green Space.

### 3A – (iii) All sites carried through to 3B

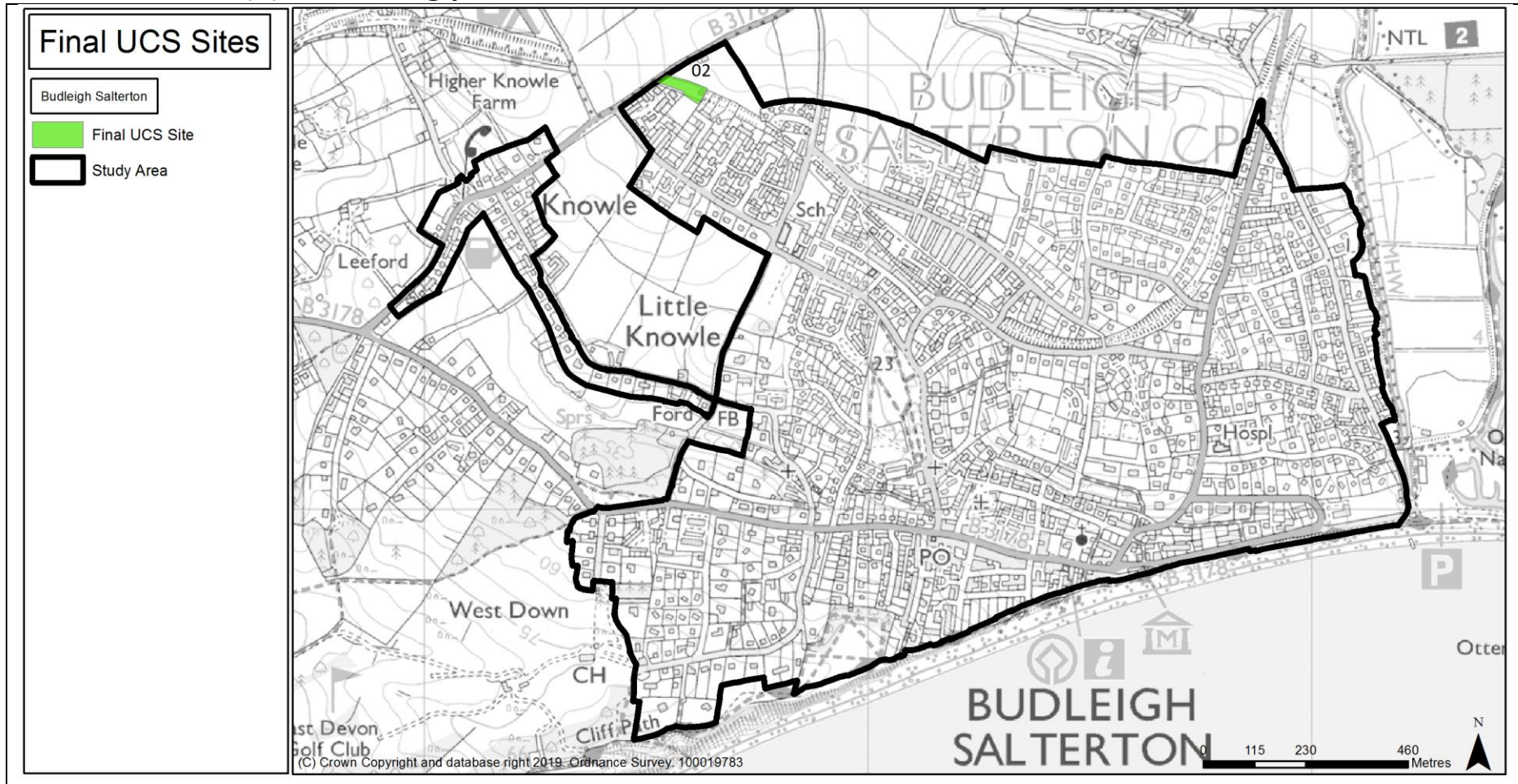
<b>Notes:</b> The following identified sites have been carried through to the next stage as offering some potential for capacity.		
<b>Site Address/Description</b>	<b>Reference</b>	<b>Approximate potential net dwellings</b>
Land forming part of former railway line, Knowle, Budleigh Salterton	UCS_ED_BS_02	10
Gardens of 9 Links Road, EX9 6NG	UCS_ED_BS_13	5

### 3C – Site review (i) Sites rejected after officer specialist consideration and consultation

Site Address/Description	Reference	Reasons for rejection
Gardens of 9 Links Road, EX9 6NG	UCS_ED_BS_13	<p>The following specialist feedback for the site was received:</p> <ul style="list-style-type: none"> <li>- Highways: Site is landlocked access is private through 9 Links Road</li> <li>- Ecology: Link to open country (golf course) to sw. Woodland belt to south and east with heavy shading potential over southern portion of site. High potential for bat commuting/ foraging and roosting. Tree and habitat survey required. Keep development away from southern boundary especially and avoid lightspill to south and east.</li> <li>- Flooding: Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed</li> <li>- Archaeology: Low potential</li> </ul> <p>The site is unlikely to be suitable given the ecological and access constraints. If there is any potential it will likely reduce the potential capacity below the 5 dwelling threshold.</p>



### 3C – Site review (ii) Remaining potential UCS sites

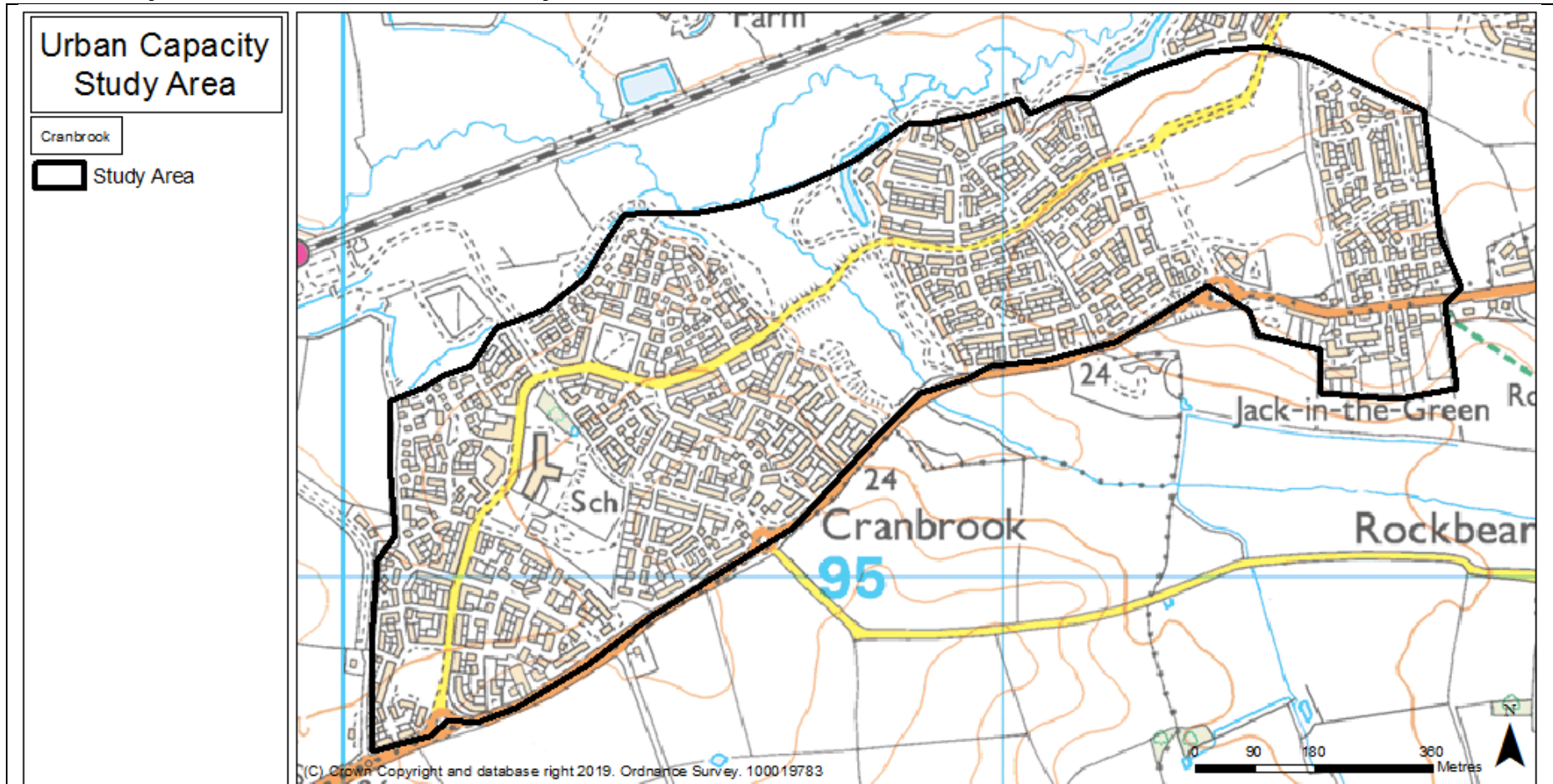


Site Address/Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
Land forming part of former railway line, Knowle, Budleigh Salterton	UCS_ED_BS_02	10	<ul style="list-style-type: none"> <li>- Ecology: Link to open country. Strong tree belt to north. Tree habitat and bat survey required.</li> <li>- Flooding: Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed</li> <li>- Archaeology: Historic railway line. Green Infrastructure?</li> </ul>	<ul style="list-style-type: none"> <li>- No change</li> </ul>

# Cranbrook

## Stage 1 Methodology and Preparation

### 1B – Study area settlement boundary

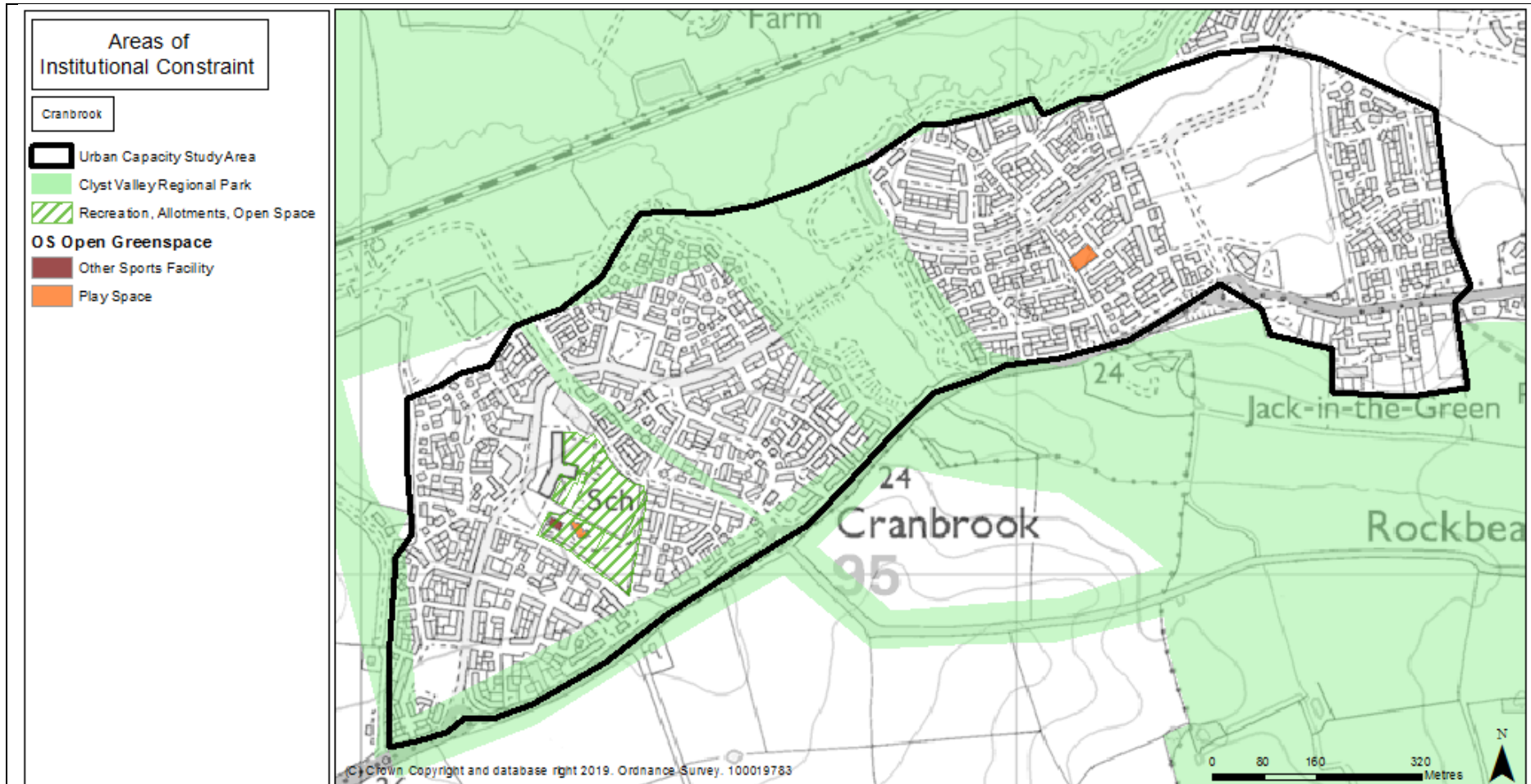


**Notes:** This assessment covers the growing Town of Cranbrook, which has an estimated population of 4,500. The study area comprises the built extent of the town as per the OS map on commencement of this study.

**1C – Areas of statutory exclusion**

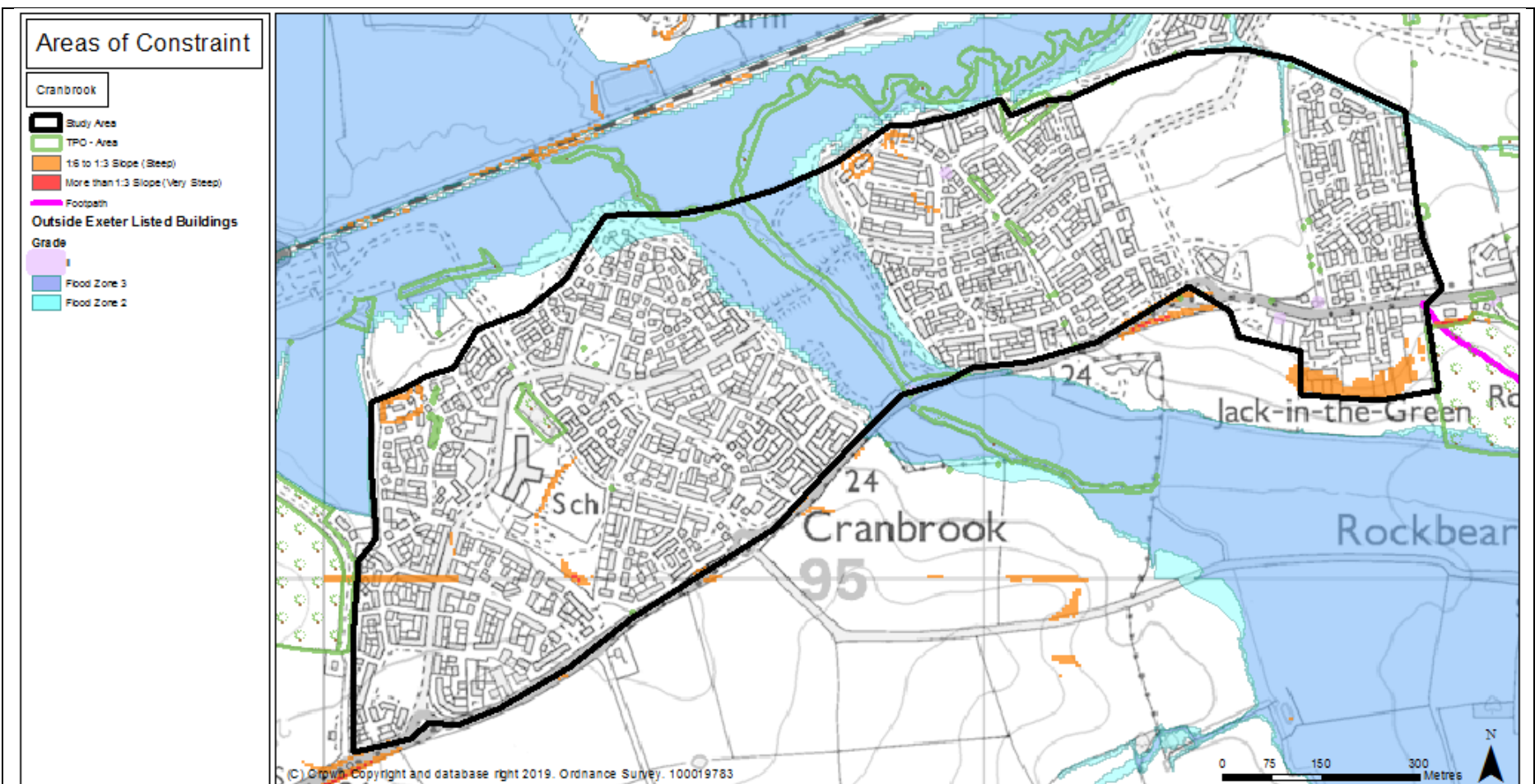
**Notes:** There are no areas of statutory exclusion located within the study area.

### 1D – Areas of institutional constraints



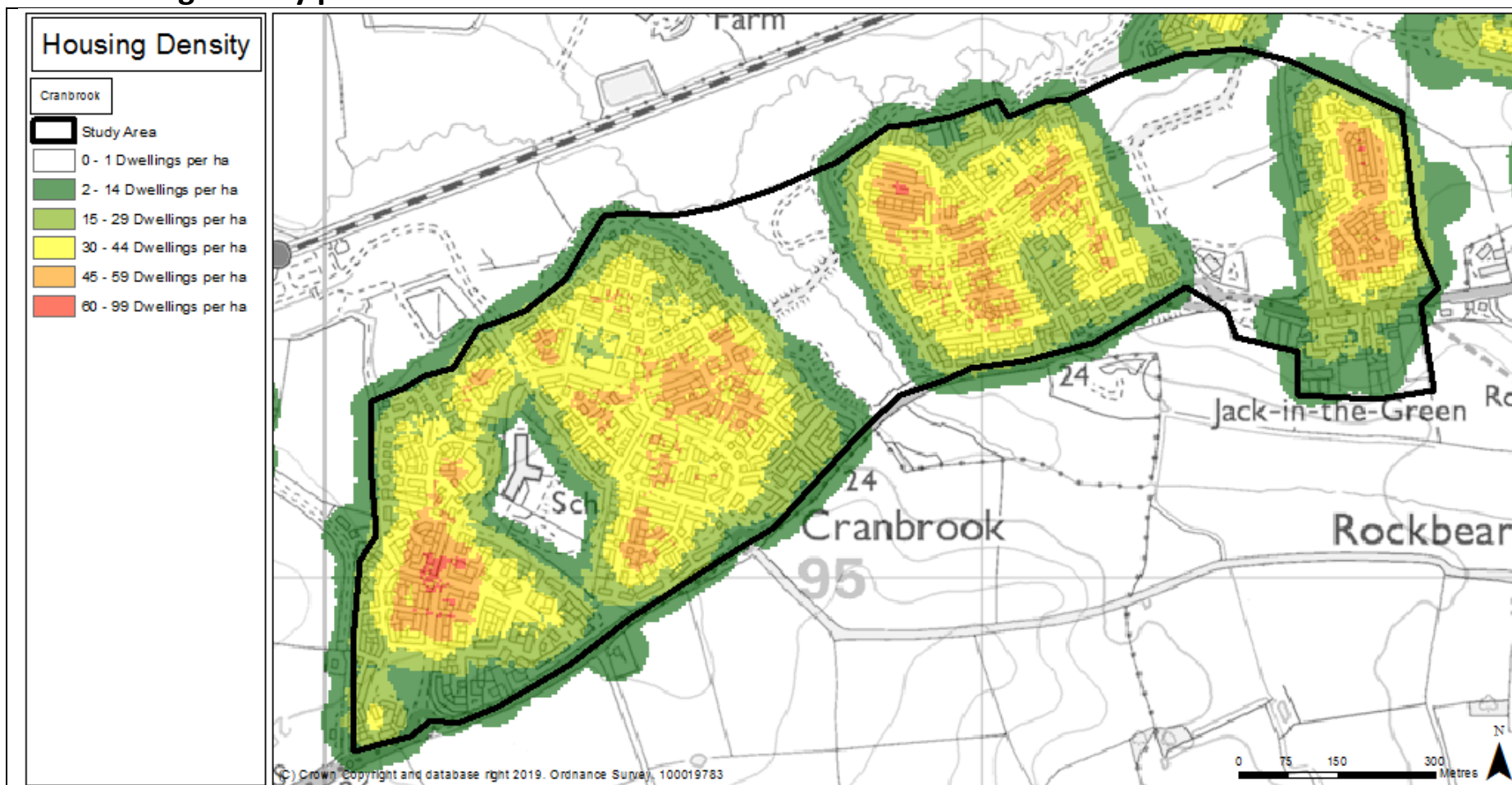
**Notes:** There are a number of different areas within the study area that derive a specific public benefit from community use, most notably the Clyst Valley Regional Park and Primary School recreational facilities. All of these will need to be taken into account during the site identification and assessment stages.

### 1E – Areas of constraint



**Notes:** A number of areas of constraint exist within the study area which may impact on the deliverability/desirability of new housing. These include a flood plain extending along the cranny brook and a number of listed buildings and tree preservation orders.

## 1F – Defining density profiles

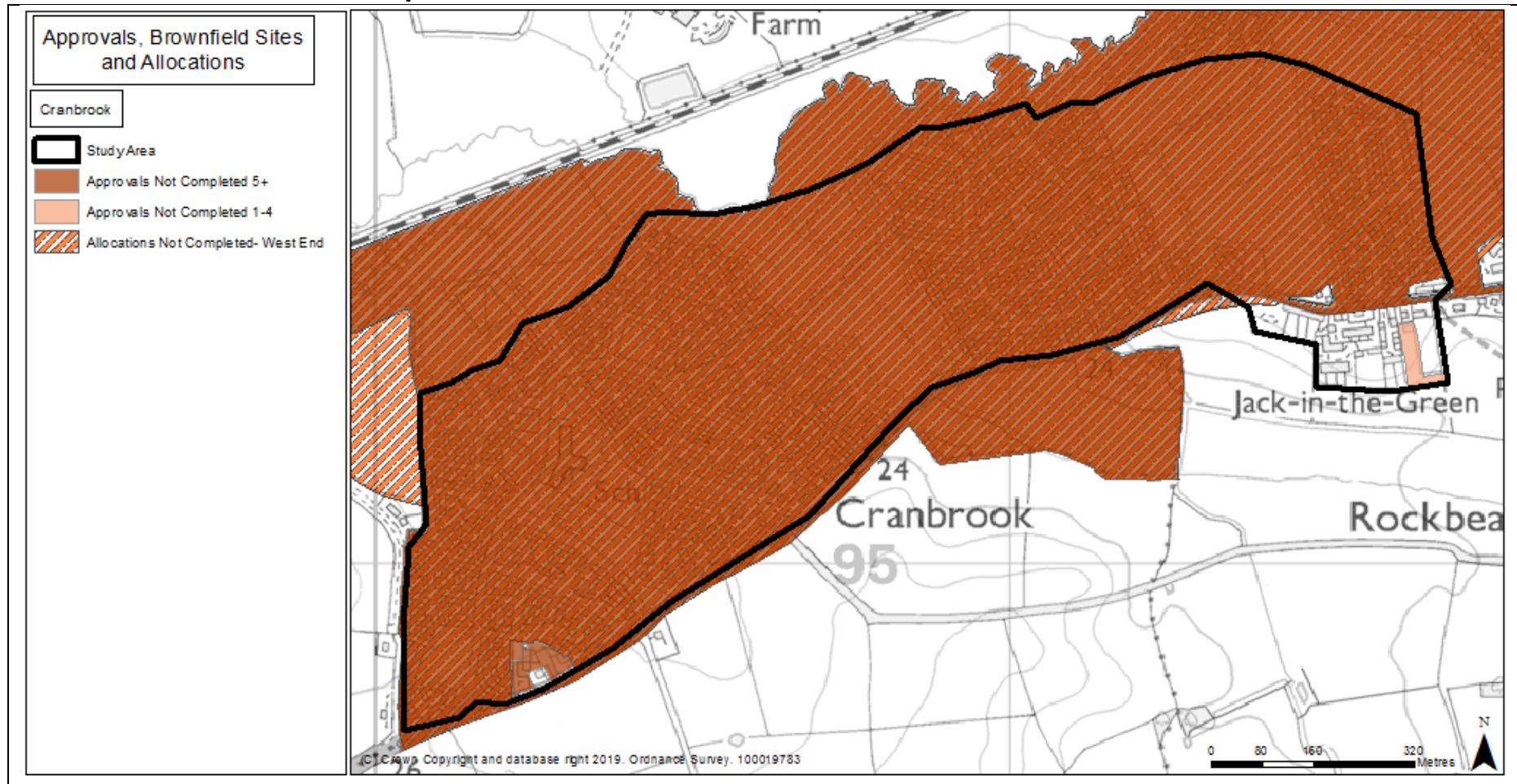


**Notes:** The town maintains a very consistent density pattern throughout largely averaging at between 30-44 dwellings per hectare and predominantly comprises a mixture of terraced and semi-detached properties. Areas of highest density (60-99 DPH) are located along Younghayes Road to the south of the school. The area almost directly adjacent to the south interestingly also comprises the area of lowest density (2-14 DPH) at the junction onto the B3174.



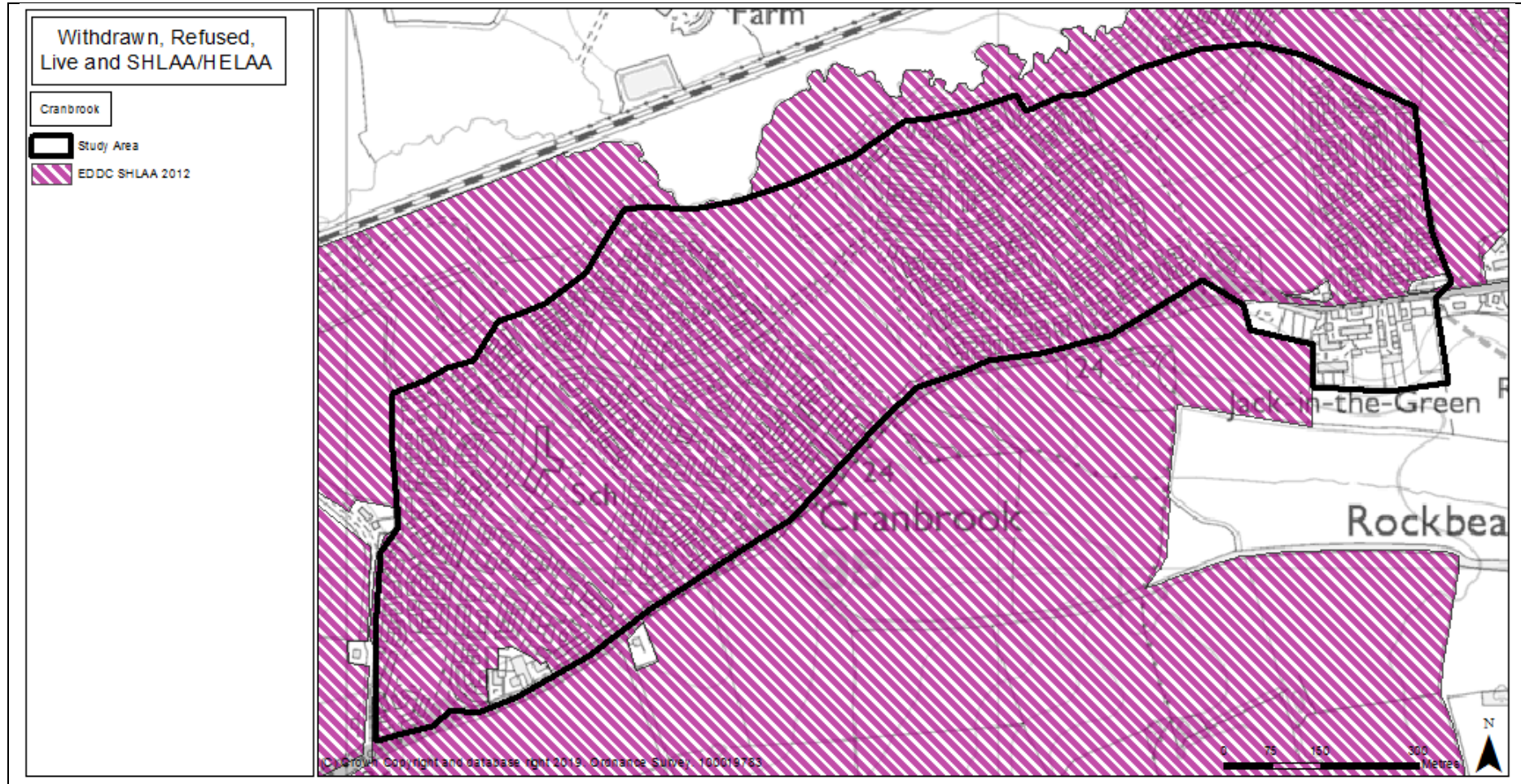
### Stage 2 Sources of Supply

### 2A – Planning and monitoring inputs – Planning Approvals not completed, Brownfield Land Register and Sites Allocated but not completed



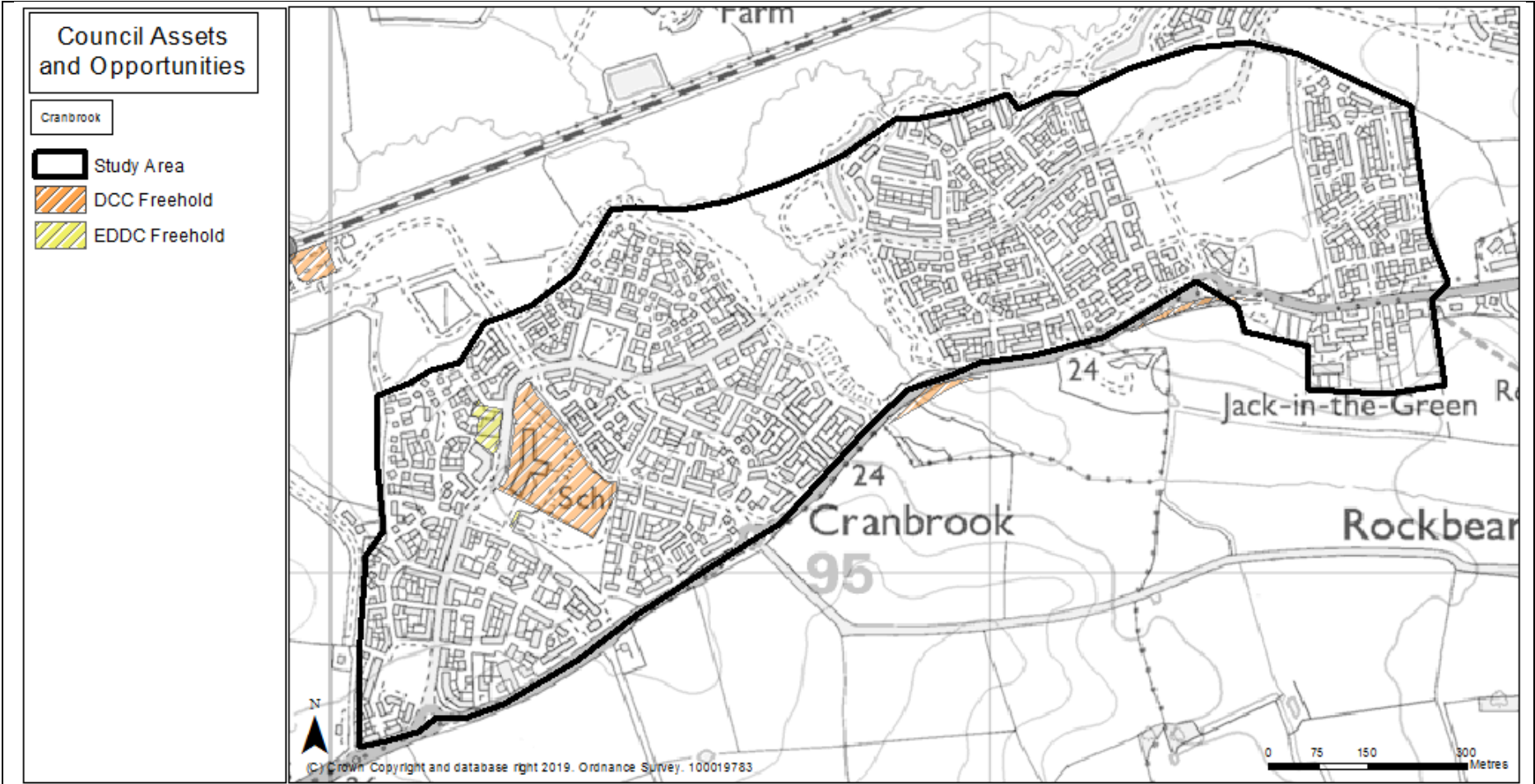
<b>Notes:</b> All of the sites below have been excluded from further consideration through the above study, given their existing planning status. The remaining area of the study comprises land around Jack-in-the-Green.					
<b>Source</b>	<b>Planning/Allocation reference and description</b>	<b>Address</b>	<b>Status</b>	<b>Net yield</b>	<b>Notes</b>
Approvals not completed/ Allocations not completed	<b>03/P1900, W144A</b> - Cranbrook new town initial phases of development by EDNCP for 3,487 dwellings.	Cranbrook Site Of New Town Honiton Road Rockbeare Exeter Devon	Approved	1339 (largely outside study area)	Partially completed
Approvals not completed	<b>16/1826/MFUL</b> - Demolition of agricultural buildings and erection of 19 dwellings	South Whimble Farm Clyst Honiton Exeter EX5 2DY	Approved	19	
Approvals not completed	<b>11/1035/FUL</b> - Demolition of existing property and annex and construction of 4 no dwellings with garages and parking	Broomfield View London Road Rockbeare Exeter EX5 2FP	Approved	2	

## 2A – Planning and monitoring inputs – Withdrawn, refused, live and HELAA/SHLAA



<b>Notes:</b> The only relevant site in this stage is the large 2012 SHLAA site which has been excluded on the basis that it is covered by an existing permission.						
<b>Source</b>	<b>Planning/Allocation reference and description</b>	<b>Address</b>	<b>Status</b>	<b>Potential Yield</b>	<b>Notes</b>	<b>Reference</b>
<b>SHLAA 2012</b>	W144 - Land at Cranbrook New Community	Cranbrook Site Of New Town Honiton Road Rockbeare Exeter Devon	Approved	N/A	Site excluded as already permitted.	

### 2B – Council identified opportunities: Council assets



**Notes:** All existing Council owned assets are included within areas that have been excluded in stage 2A.

## 2C - Institutional assets and opportunities

**Notes:** There are no institutional assets or opportunities which have been submitted in the study area.

## 2D – Targeted national non-domestic ratings (NNDR) potential UCS sites

**Notes:** There are no relevant targeted national non-domestic ratings (NNDR) which exist in the study area.

## 2E – Vacant residential properties

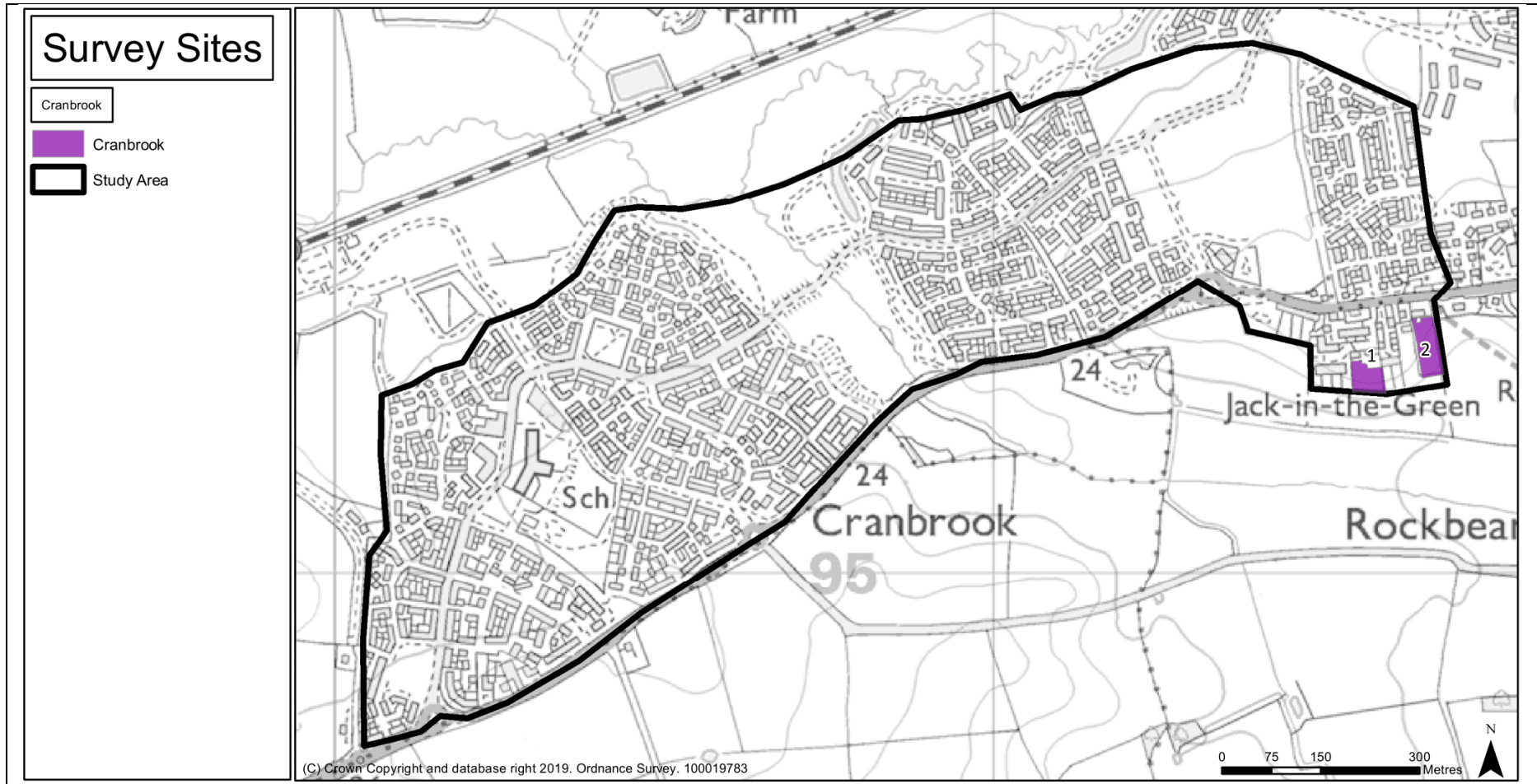
**Notes:** No appropriate vacant residential properties exist in the Town which meet the size thresholds for consideration.

## 2F –Additional potential UCS sites

**Notes:** The following additional sites have been identified in the ‘left over space’ assessment.

Site Address/Description	Reference
Land to the rear of the Ceders, EX5 2FP	UCS_ED_CB_01
Land to the rear of Broomfield, EX5 2EP	UCS_ED_CB_02

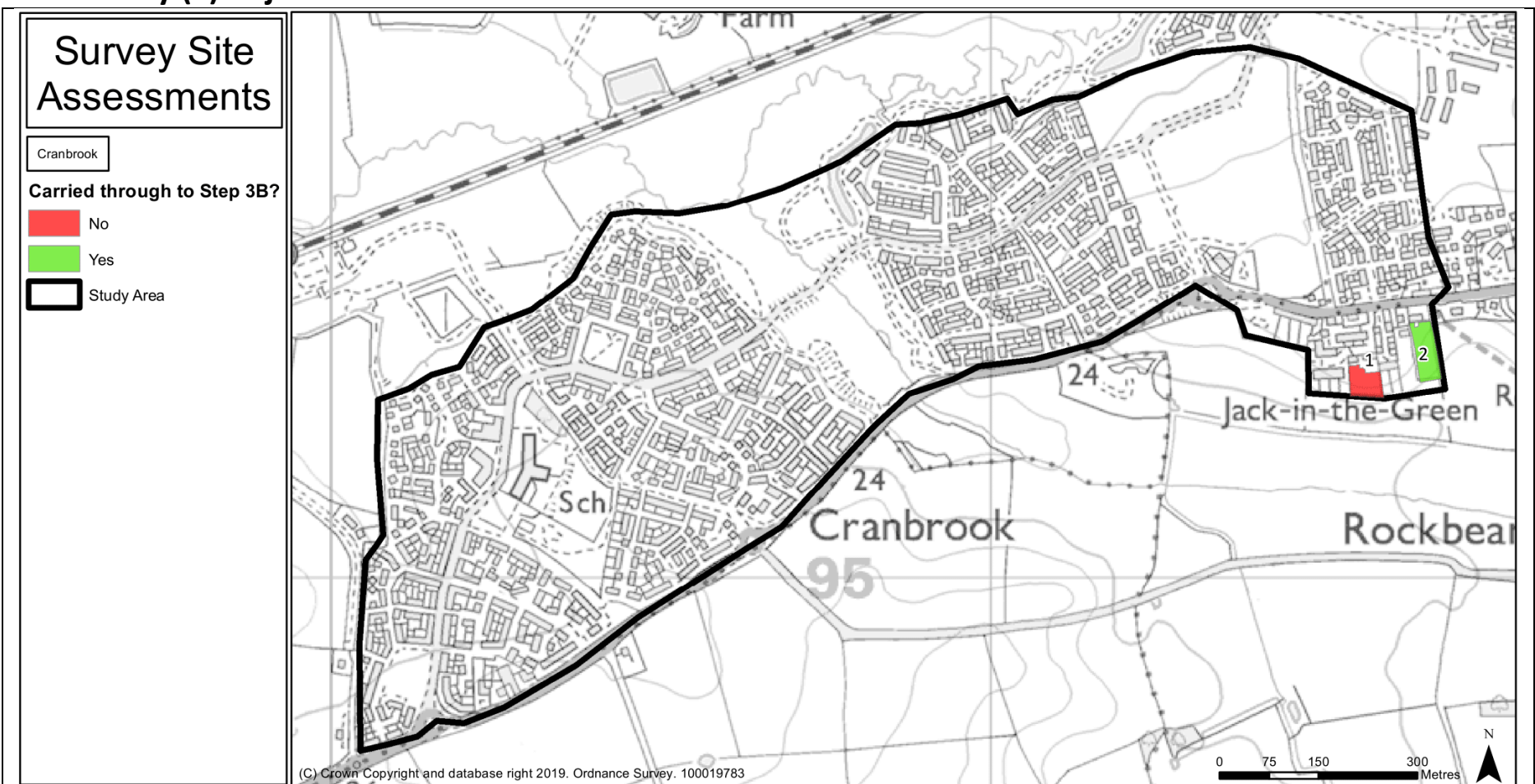
### Stage 3 Urban Capacity Survey/Analysis 3A – Identified sites



<b>Notes:</b> The following sites have been identified throughout stage 2.	
<b>Site Address/Description</b>	<b>Reference</b>
Land to the rear of the Ceders, EX5 2FP	UCS_ED_CB_01
Land to the rear of Broomfield, EX5 2EP	UCS_ED_CB_02



**3A – Survey (ii) Rejected sites**



**Notes:** The following identified sites have been excluded from further consideration.

Site Address/Description	Reference	Reasons for rejection
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Land to the rear of the Ceders, EX5 2FP	UCS_ED_CB_01	Site appears to have difficulty with access following recent redevelopment and is sloped which would likely limit capacity below the 5 home threshold.
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**3A – (iii) All sites carried through to 3B**

<b>Notes:</b> The following identified sites have been carried through to the next stage as offering some potential for capacity.		
<b>Site Address/Description</b>	<b>Reference</b>	<b>Approximate potential net dwellings</b>
Land to the rear of Broomfield, EX5 2EP	UCS_ED_CB_02	5

### 3C – Site review (i) Sites rejected after specialist officer consideration and consultation

Site Address/Description	Reference	Reasons for rejection
Land to the rear of Broomfield, EX5 2EP	UCS_ED_CB_02	<ul style="list-style-type: none"> <li>- Highways: Site may become developable when/if The Grange to the east comes forward</li> <li>- PROW: Footpath adjacent. No direct impact.</li> <li>- Ecology: Good hedgerow and tree cover to eastern boundary and further scattered trees over southern portion of site provide valuable screening to edge of Green Wedge between Cranbrook development and Rockbeare. The extent of development is consequently likely to be very constrained by trees. Potential for badgers, reptiles and bats. Tree, habitat and bat surveys required.</li> <li>- Flooding: Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed</li> <li>- Archaeology: Some potential. Staged programme of recording.</li> </ul> <p>Despite development occurring adjacent to the site, In its current position it is unlikely to be suitable given the ecological and access constraints. If there is any potential it will likely reduce the potential capacity below the 5 dwelling threshold.</p>

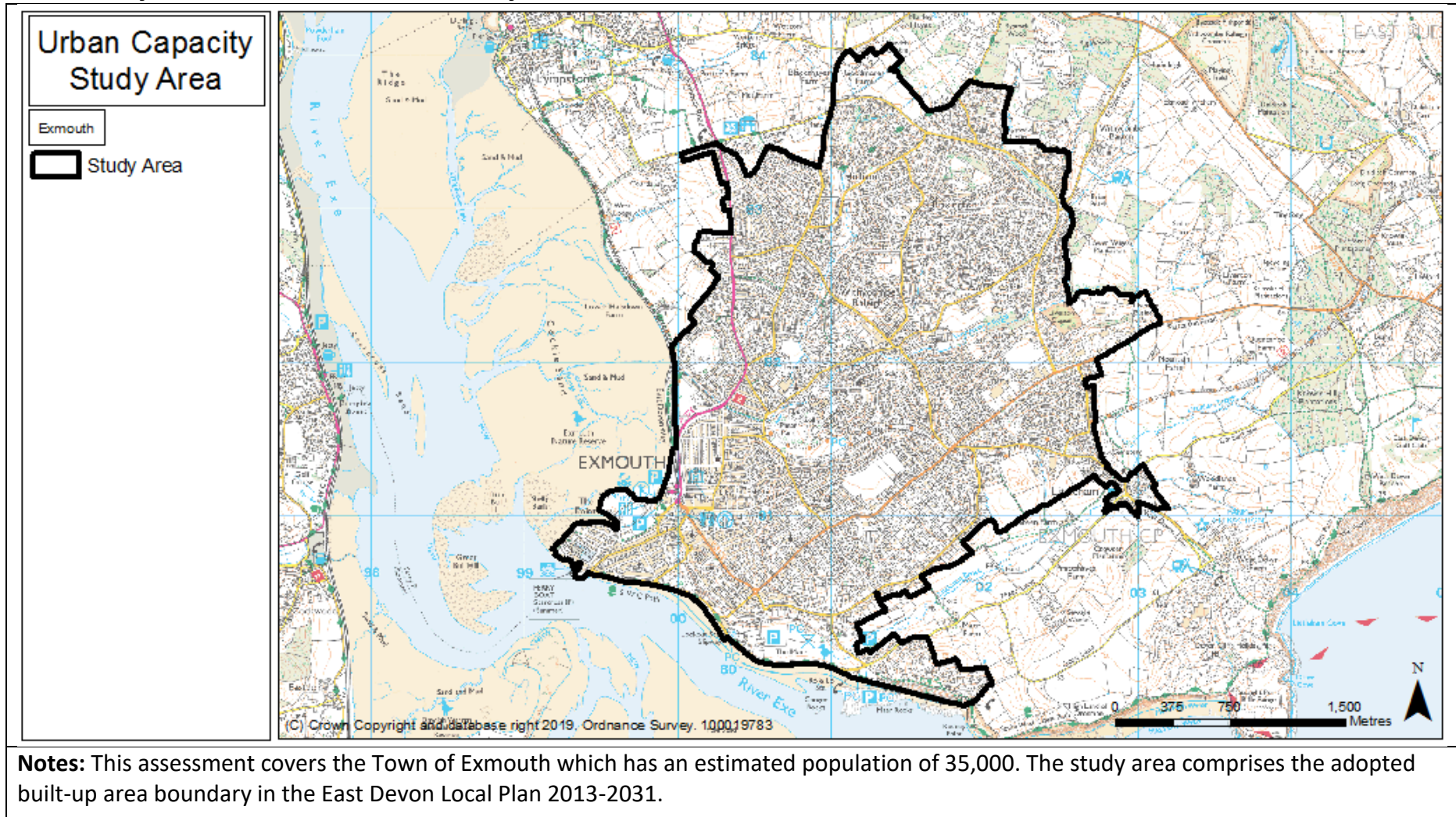
### 3C – Site review (ii) Remaining potential UCS sites

**Notes:** None identified as suitable to accommodate 5 dwellings

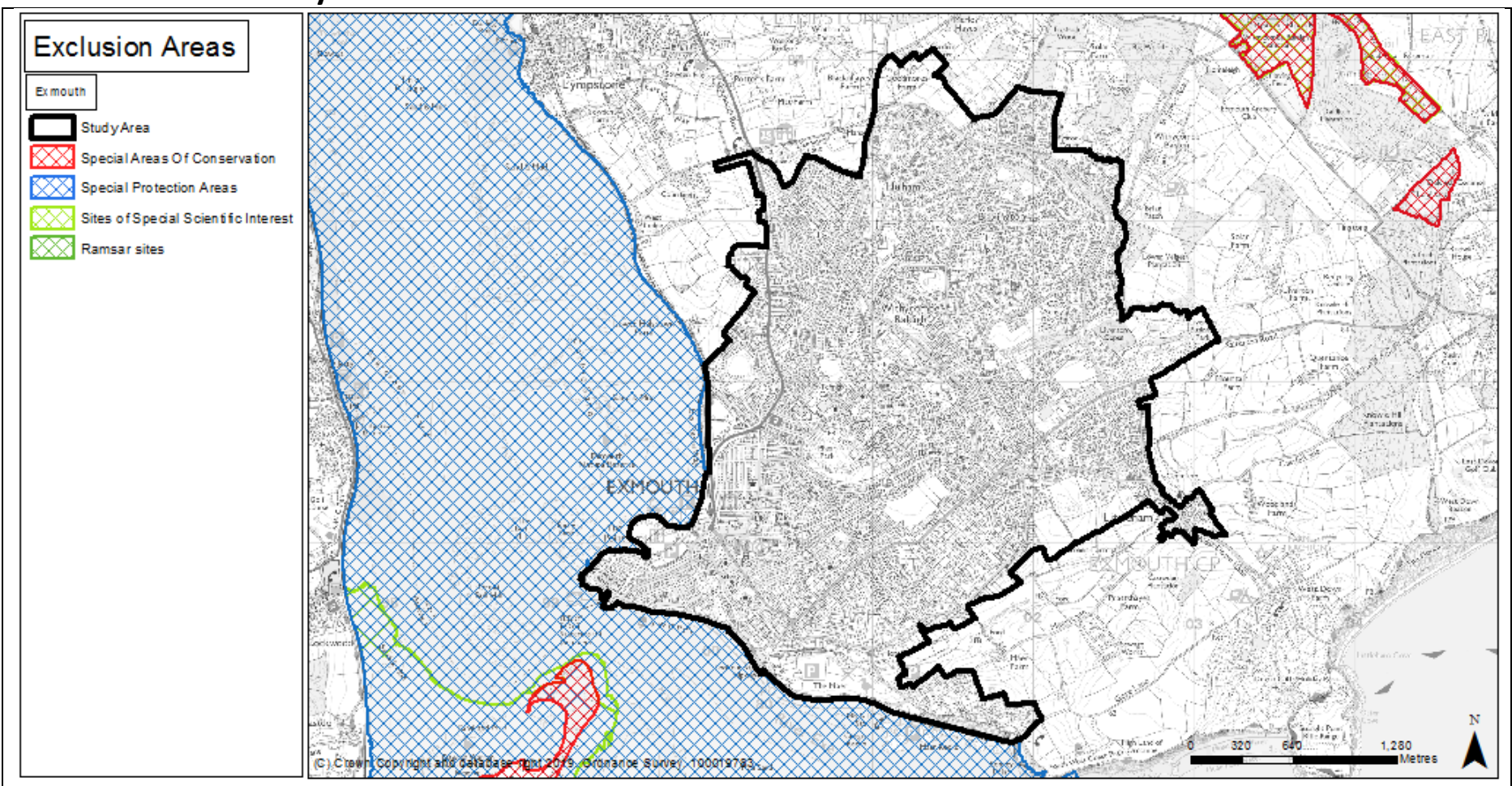
# Exmouth

## Stage 1 Methodology and Preparation

### 1B – Study area settlement boundary

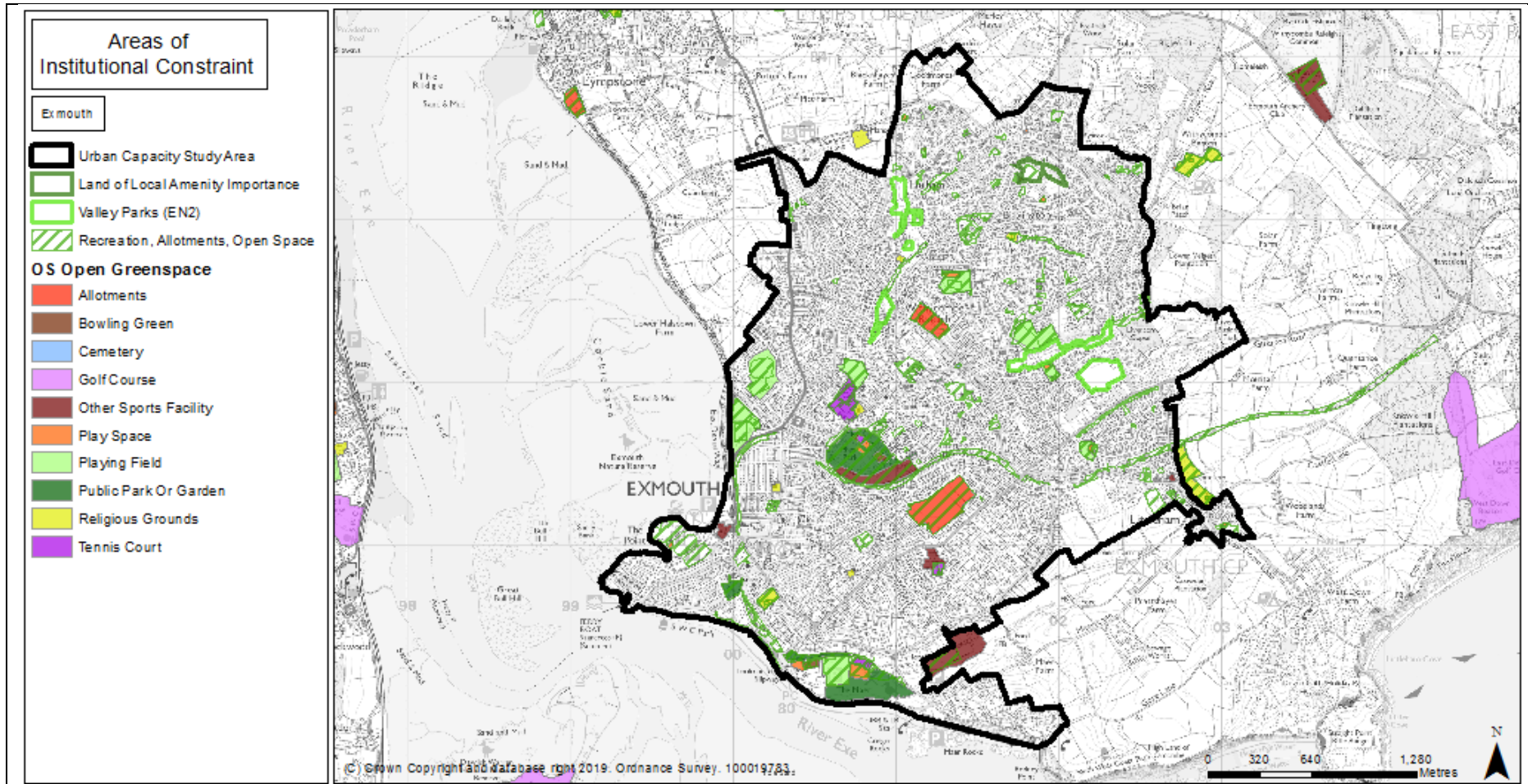


### 1C – Areas of statutory exclusion



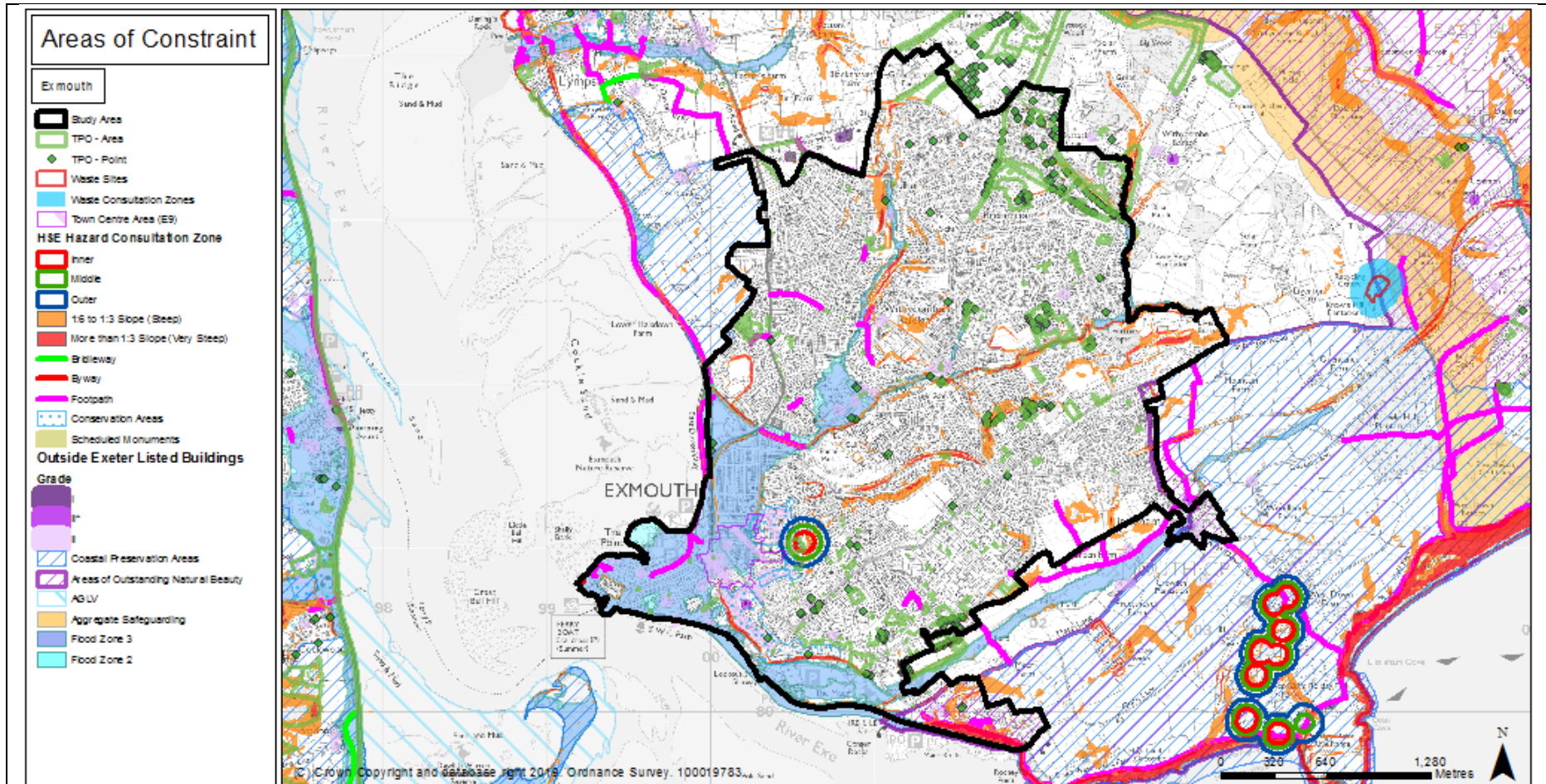
**Notes:** There are no areas of statutory exclusion located within the study area itself but the River Axe SPA immediately abuts the existing Built-up Area Boundary of Exmouth and it will act as a constraint on potential for development.

### 1D – Areas of institutional constraints



**Notes:** There are a number of different areas within the study area that derive a specific public benefit from community use. All of these will need to be taken into account during the site identification and assessment stages.

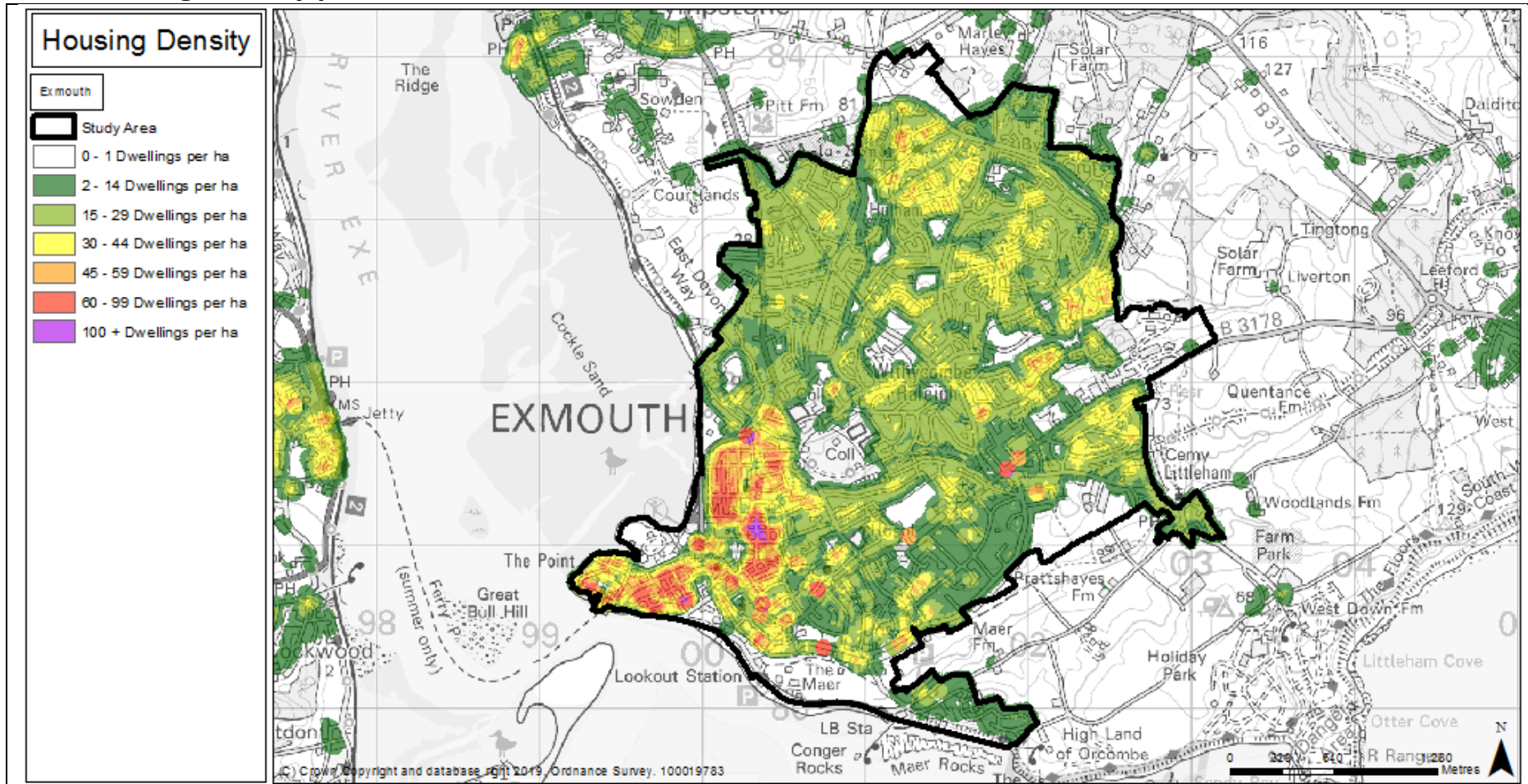
### 1E – Areas of constraint



**Notes:** A number of areas of constraint exist within the study area which may impact on the deliverability/desirability of new housing. These include flood plains on the western edges of the town and a conservation area within the historic settlement core and a Town Centre Area as designated within the adopted Local Plan, which currently restricts the conversion of existing retail to residential uses. Also present are a number of listed buildings and tree preservation orders a health and Safety Executive Hazard Consultation Zone.



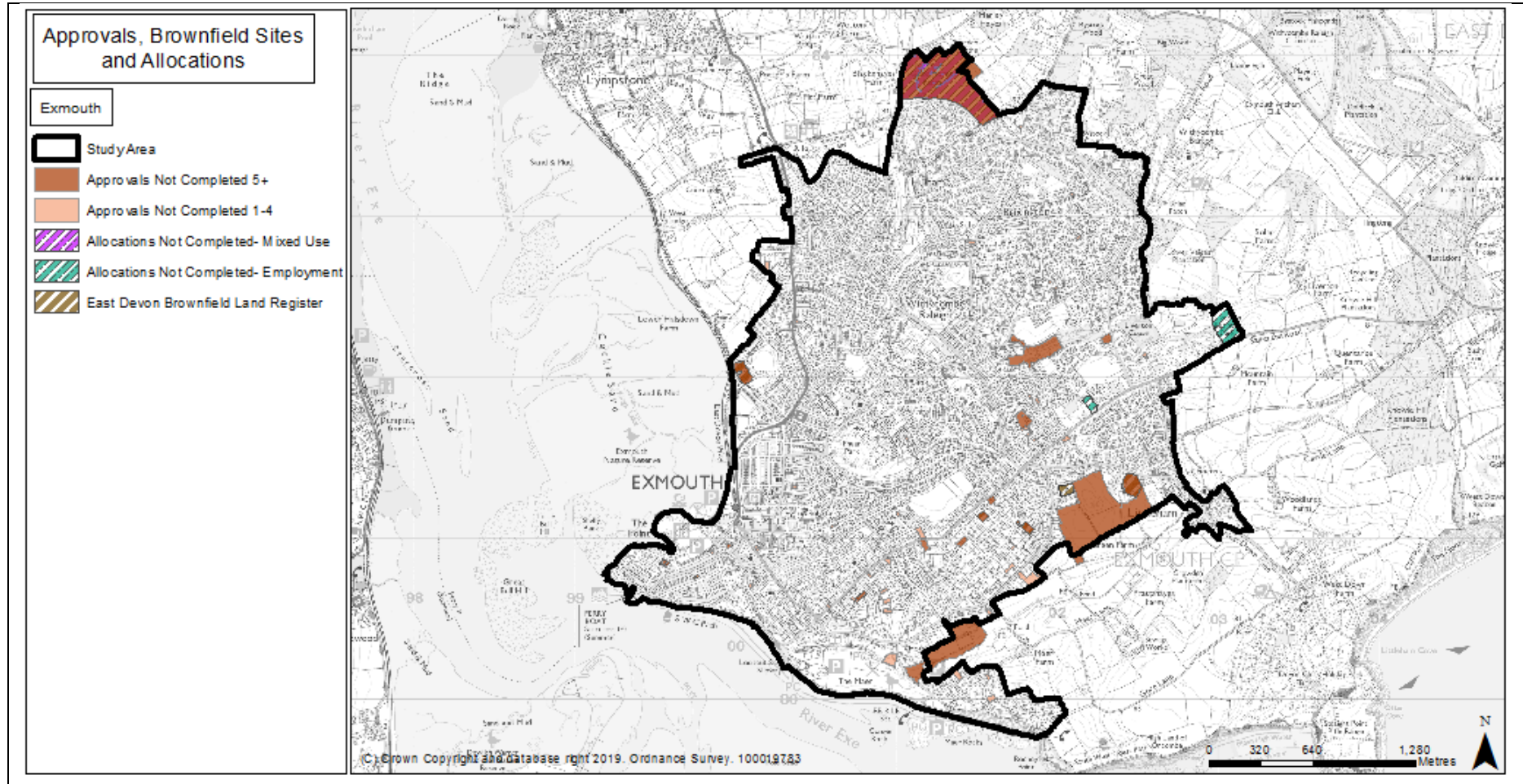
### 1F – Defining density profiles



**Notes:** The areas with the highest density are located predominantly in the historic core of the settlement, reaching 100+ dwellings per hectare in places. The areas of lowest density are located away from the central core of the town.

## Stage 2 Sources of Supply

### 2A – Planning and monitoring inputs – Planning Approvals not completed, Brownfield Land Register and Sites Allocated but not completed



<b>Notes:</b> All of the sites below have been excluded from further consideration through the above study, given their existing planning status.					
<b>Source</b>	<b>Planning/Allocation reference and description</b>	<b>Address</b>	<b>Status</b>	<b>Net yield</b>	<b>Notes</b>
Approvals Not Complete and Brownfield land Register	10/1686/MFUL - Renewal of permission 07/0856/MFUL proposing the construction of 12no flats including vehicular access and car parking areas.	9B Camperdown Terrace Exmouth EX8 1EJ	Approved	12	
Approvals Not Complete and Brownfield land Register	13/1230/MFUL - Redevelopment to provide 50no residential units (including 20 affordable units)	Pankhurst Close Trading Estate Pankhurst Close Exmouth	Approved	50	
Approvals Not Complete and Brownfield land Register	17/0762/MFUL - Demolition of existing property and construction of new build 10 no. Apartments, with associated parking and amenity space	1 Sarltdown Road Exmouth EX8 2HY	Approved	9	
Approvals Not Complete	11/0733/FUL - Alterations and extensions to create 9no apartments to include car and cycle parking and associated external works.	6 Portland Avenue Exmouth EX8 2BS	Approved	9	
Approvals Not Complete	15/1818/MFUL - Redevelopment of former Moreton Care Home to provide a total of 61 retirement living with care units (Use Class C2) with residents facilities, parking and landscaping, demolition of 13a Drakes Avenue.	Moreton 13 Drakes Avenue Exmouth EX8 4AA	Approved	61	

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Approvals Not Complete	16/0787/MOUT - Upgrading of the former Rolle College pitches, construction of changing pavilion, associated playing pitch access (via Maer Road car park) and construction of 23 age-restricted dwellings on land to the rear of Douglas Avenue (Outline application seeking	Rolle College Playing Fielddouglas Douglas Avenue Exmouth	Approved	23	
Approvals Not Complete (part of site on Brownfield register)	16/1978/MFUL - Demolition of existing buildings and erection of 36 dwellings (of which 50% are to be affordable and 50% open market).	Exebank And Danby House Mudbank Lane Exmouth EX8 3EG	Approved	36	
Approvals Not Complete	16/2118/FUL - Change of use of building to six apartments including internal and external alterations and associated parking	The Old Sail Loft 9-11 Camperdown Terrace Exmouth EX8 1EJ	Approved	6	
Approvals Not Complete and Local Plan Mixed Use Allocation	14/0330/MOUT - Outline application for residential development (up to 350 dwellings) with associated roads and open space. The provision of land for mixed-use employment; land for commercial and community uses and	Goodmores Farm Hulham Road Exmouth EX8 5BA	Approved	350	

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
	land for the provision of a primary school. All matters				
Approvals Not Complete	15/2654/FUL - Conversion and extensions to existing property to provide 10 no. apartments, provision of car parking and cycle store	4 Elwyn Road Exmouth EX8 2EL	Approved	10	
Approvals Not Complete	16/0153/MFUL - Proposed demolition and redevelopment with a block of 10 flats, garages and ancillary accommodation.	The Q Club Elm Grove Exmouth EX8 1DJ	Approved	10	
Approvals Not Complete (part of site on Brownfield register)	16/1022/MOUT - Hybrid application for full planning permission for 264 houses and outline planning permission for 86 houses (all matters reserved)	Land Adjacent To Buckingham Close (Plumb Park) Buckingham Close Exmouth	Approved	264	
Approvals Not Complete	17/1785/FUL - Demolition of restaurant and construction of six 3 bedroom houses with associated parking and facilities	Noble House 1 Stevenstone Road Exmouth EX8 2EP	Approved	6	

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Approvals Not Complete	12/1016/MFUL - Construction of 52 dwellings, comprising a mixture of 1,2,3 & 4 bedroom detached, semi-detached & terraced houses and bungalows (incorporating 26 affordable units); construction of new access off St Johns Road & Hadrians Way, internal access roads, footp	Land Adjoining Withycombe Brook St Johns Road Exmouth	Approved	52	
Approvals Not Complete and Brownfield land Register	13/2647/MFUL - Demolition of existing dwelling and construction of 12 no. apartments within one block, laying out of parking area and provision of bin and cycle stores.	34 Cranford Avenue Exmouth EX8 2QA	Approved	12	
Approvals Not Complete	16/1155/RES - Construction of 5 no. dwellings, formation of access and parking areas (approval of details of access, landscaping, appearance, layout and scale reserved by outline planning permission 15/1679/OUT)	Land Adjacent Cranford Sports Club Exmouth EX8 2EQ	Approved	5	
Approvals Not Complete	18/2393/FUL - Construction of 8 no. residential units and associated works including landscaping and car parking (following demolition of the existing buildings)	The Spice Lounge Prince Of Wales Drive Exmouth EX8 4SW	Approved	8	

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Approvals Not Complete	16/0979/FUL - Change of use of day care centre (D1- Non Residential Use) to 3 dwellings (C3 Use), including demolition of part of existing building and construction of a two-storey extension.	Landon House 9 New North Road Exmouth EX8 1RU	Approved	3	
Approvals Not Complete	17/1941/FUL - Construction of two dwellings	Land To Rear Of 54 Douglas Avenue Exmouth EX8 2HE	Approved	2	
Approvals Not Complete	15/1304/PDO - Prior approval of proposed change of use of first floor office (Class B1a) to two dwelling houses (Class C3)	1A Victoria Way Exmouth EX8 1EW	Approved	2	
Approvals Not Complete	16/1565/FUL - Construction of dwelling and detached garage	11A Drakes Avenue Exmouth EX8 4AB	Approved	1	
Approvals Not Complete	17/2973/FUL - Change of use of first floor office (Class A2) to 1 no. flat (Class C3)	14 High Street Exmouth EX8 1NP	Approved	1	
Approvals Not Complete	12/1959/FUL - Construction of dwelling and detached garage	Anglesea Maer Lane Exmouth EX8 2DD	Approved	1	

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Approvals Not Complete	13/0032/FUL - Construction of 2no two bedroom flats and provision of parking	1 Lower Knoll Douglas Avenue Exmouth EX8 2JE	Approved	2	
Approvals Not Complete and Brownfield land Register	14/1332/FUL - Construction of detached chalet bungalow (amendments to application 13/1399/FUL)	6 Portland Avenue Exmouth EX8 2BS	Approved	1	
Approvals Not Complete	16/1611/FUL - Sub-division of existing dwelling into two dwellings and erection of new porch	47 Brixington Lane Exmouth EX8 4JG	Approved	1	
Approvals Not Complete	17/1491/OUT - Outline application (with all matters reserved) for the construction of a detached dwelling	60 Douglas Avenue Exmouth EX8 2HF	Approved	1	
Approvals Not Complete	17/1772/FUL - Conversion of house to form 2 no. dwellings	59 Salterton Road Exmouth EX8 2EQ	Approved	1	
Approvals Not Complete	19/0396/FUL - Conversion of an existing three storey building into three separate flats, and external alterations including extension of existing roof and installation of windows	8 Henrietta Place Exmouth EX8 1LD	Approved	3	



Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Approvals Not Complete	16/2385/PDO - Prior approval of proposed change of use of upper floor offices (Class B 1(a) ) to four flats (Class C3)	51 Parade Exmouth EX8 1RD	Approved	4	
Approvals Not Complete	15/1794/PDO - Prior approval of proposed change of use of first floor office (class B1A) to 2 no. dwelling houses (class C3)	First Floor 15 Rolle Street Exmouth EX8 1HA	Approved	2	
Approvals Not Complete	18/2379/FUL - Sub-division of an existing ground floor retail store and first floor dwelling to form 2 no. dwellings	Rear Of 15 Exeter Road Exmouth EX8 1PN	Approved	1	
Approvals Not Complete	16/0352/FUL - Construction of detached house and garden	The Headland 19 Foxholes Hill Exmouth EX8 2DF	Approved	1	
Approvals Not Complete	17/1770/FUL - Demolition of existing warehouse/store and erection of 3no. Work/Live Units and 1no dwelling	Store At The Rear Of Belvedere House Danby Lane Exmouth	Approved	4	
Approvals Not Complete	18/1911/FUL - Proposed new dwelling	190 Withycombe Village Road Exmouth EX8 3BD	Approved	1	

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Approvals Not Complete	13/2649/FUL - Construction of detached dwelling and garage and formation of new access	10 Cyprus Road Exmouth EX8 2DZ	Approved	1	
Approvals Not Complete	14/1674/RES - Construction of dwelling (approval of reserved matters appearance, landscaping, scale and layout pursuant to outline application 13/2589/OUT)	Land South Of Elgin Bassetts Gardens Exmouth	Approved	1	
Approvals Not Complete	17/1845/FUL - Demolition of bungalow and construction of two 3 bedroom dwellings	64 Masey Road Exmouth EX8 4AR	Approved	1	
Approvals Not Complete	13/0682/FUL - Demolition of existing flats and construction of new building to house 5no. flats and provision of 5no. parking spaces and bin and cycle storage facilities.	30 Salterton Road Exmouth EX8 2ED	Approved	3	
Approvals Not Complete	16/0520/FUL - Conversion of garage to form separate dwelling	130 Withycombe Village Road Exmouth EX8 3AN	Approved	1	
Approvals Not Complete	16/0969/FUL - Erection of detached dwelling and garage (revised proposal to that under reference 15/2079/FUL)	30 Little Meadow Exmouth EX8 4LU	Approved	1	

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Approvals Not Complete	18/1582/FUL - Construction of 1 no. dwelling, alterations and extensions to existing dwelling (including raising the ridge height and the installation of dormer windows) to create 3 no. dwellings, creation of vehicular access onto Salterton Road	1 The Broadway Exmouth EX8 2NW	Approved	4	
Approvals Not Complete	09/2220/RES - Construction of 2no. dwellings (approval of all reserved matters on application 07/1083/OUT and resubmission of application 09/0537/RES)	251B & C Exeter Road Exmouth EX8 3NG	Approved	2	
Approvals Not Complete	16/1171/FUL - Construction of detached dwelling	Mereworth Gorse Lane Exmouth EX8 5PS	Approved	1	
Approvals Not Complete	16/1514/FUL - Demolition of garages and construction of two dwellings	2 Dagmar Road Exmouth EX8 2AN	Approved	2	
Approvals Not Complete	14/2480/FUL - Construction of detached dwelling	10 Cyprus Road Exmouth EX8 2DZ	Approved	1	
Approvals Not Complete	13/1179/FUL - Construction of attached dwelling.	40 Moorfield Road Exmouth EX8 3QN	Approved	1	

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Approvals Not Complete	16/2368/OUT - Outline application with all matters reserved for the construction of a detached dwelling	Land Rear Of Hillbrae Maer Lane Exmouth EX8 2DE	Approved	1	
Approvals Not Complete	14/2933/FUL - Conversion of part of the Manor Hotel back into residential use to create three flats and associated works, including the provision of a new rear fire escape	Manor Hotel The Beacon Exmouth EX8 2AG	Approved	3	
Approvals Not Complete	17/0195/FUL - Conversion of buildings to form four dwellings	228 Withycombe Village Road Exmouth EX8 3BD	Approved	4	
Approvals Not Complete	17/1604/OUT - Demolition of existing dwelling and redevelopment of site to provide 3 no. 3 storey houses and 2 no. 1 storey bungalows (outline application with all matters reserved)	12B Cyprus Road Exmouth EX8 2DZ	Approved	4	
Approvals Not Complete	18/0721/OUT - Demolition of garages and construction of 2 no. link detached dwellings with attached garages (outline application with all matters reserved)	Land Opposite 9 Albion Hill Albion Hill Exmouth	Approved	2	
Approvals Not Complete	18/0895/FUL - Conversion of dwelling into 2 no. flats, and external alterations, including construction of single storey side extension to	2 Lyndhurst Road Exmouth EX8 3DT	Approved	1	

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
	replace existing porch extension and loft conversion including dormer window on north east elevation				
Approvals Not Complete	18/1207/FUL - Construction of side and first floor extensions and alterations to access to form 2 no. apartments	192 Exeter Road Exmouth EX8 3EA	Approved	2	
Approvals Not Complete	08/0411/FUL - Construction of dwelling	2 Turner Avenue Exmouth Devon EX8 2LF	Approved	1	
Approvals Not Complete	11/0721/MFUL - Demolition of existing buildings and construction of 14no 3 bedroom apartments in two buildings with associated car parking and new access.	Dunsinane Maer Road Exmouth	Approved	13	
Approvals Not Complete	18/2540/FUL - Proposed dwelling	1 Mountbatten Close Exmouth EX8 4DJ	Approved	1	
Approvals Not Complete	18/2726/FUL - Construction of detached dwelling	11 Drakes Avenue Exmouth EX8 4AB	Approved	1	
Approvals Not Complete	12/0427/FUL - Conversion of dwelling to five flats, installation of rooflights to front	6 St Andrews Road Exmouth EX8 1AP	Approved	4	

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
	elevation, construction of dormer window to rear and construction of cycle store				
Approvals Not Complete	14/2461/FUL - Change of use of east part of former church to 3 no. residential or residential care units (C2 or C3 Use) and insertion of new openings and replacement windows	St Andrews House St Andrews Road Exmouth EX8 1AS	Approved	3	
Approvals Not Complete	17/2864/FUL - Construction of detached dwelling	13 Park Way Exmouth EX8 3QG	Approved	1	
Approvals Not Complete	18/2760/FUL - Demolition of existing outbuildings and erection of single storey rear extension to ground floor flat	70A Exeter Road Exmouth	Approved	0	
Approvals Not Complete	17/2228/FUL - Sub-division of existing dwelling to create additional residential unit	21 Martins Road Exmouth EX8 4LN	Approved	1	
Approvals Not Complete	16/0555/FUL - Demolition of existing structures and construction of dwelling and car port	3A Salterton Road Exmouth EX8 2BJ	Approved	1	
Approvals Not Complete	16/1401/FUL - Erection of detached dwelling	Land At Lower Knoll Douglas	Approved	1	

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
		Avenue Exmouth EX8 2JE			
Approvals Not Complete	15/2348/COU - Change of use from house in multiple occupation (sui generis) to mixed use office (ground floor) and residential use (B1/C3)	102 Exeter Road Exmouth EX8 1QA	Approved	?	
Approvals Not Complete	15/2797/FUL - Demolition of existing garage and lean-to store and erection of new dwelling	4 Merrion Avenue Exmouth EX8 2HX	Approved	1	
Approvals Not Complete	18/0674/OUT - Demolition of existing detached garage and alterations to existing vehicular access, construction of single storey dwelling (outline application seeking approval for access (matters of appearance, landscaping, layout and scale reserved)	26 Cranford Avenue Exmouth EX8 2PZ	Approved	1	
Approvals Not Complete	17/2107/FUL - New semi-detached property	45 Masey Road Exmouth EX8 4AR	Approved	1	
Approvals Not Complete	13/1353/FUL - Conversion and extension of existing garage and workshop to form a single dwelling	Rear Of 4B Littleham Road Exmouth EX8 2QG	Approved	1	

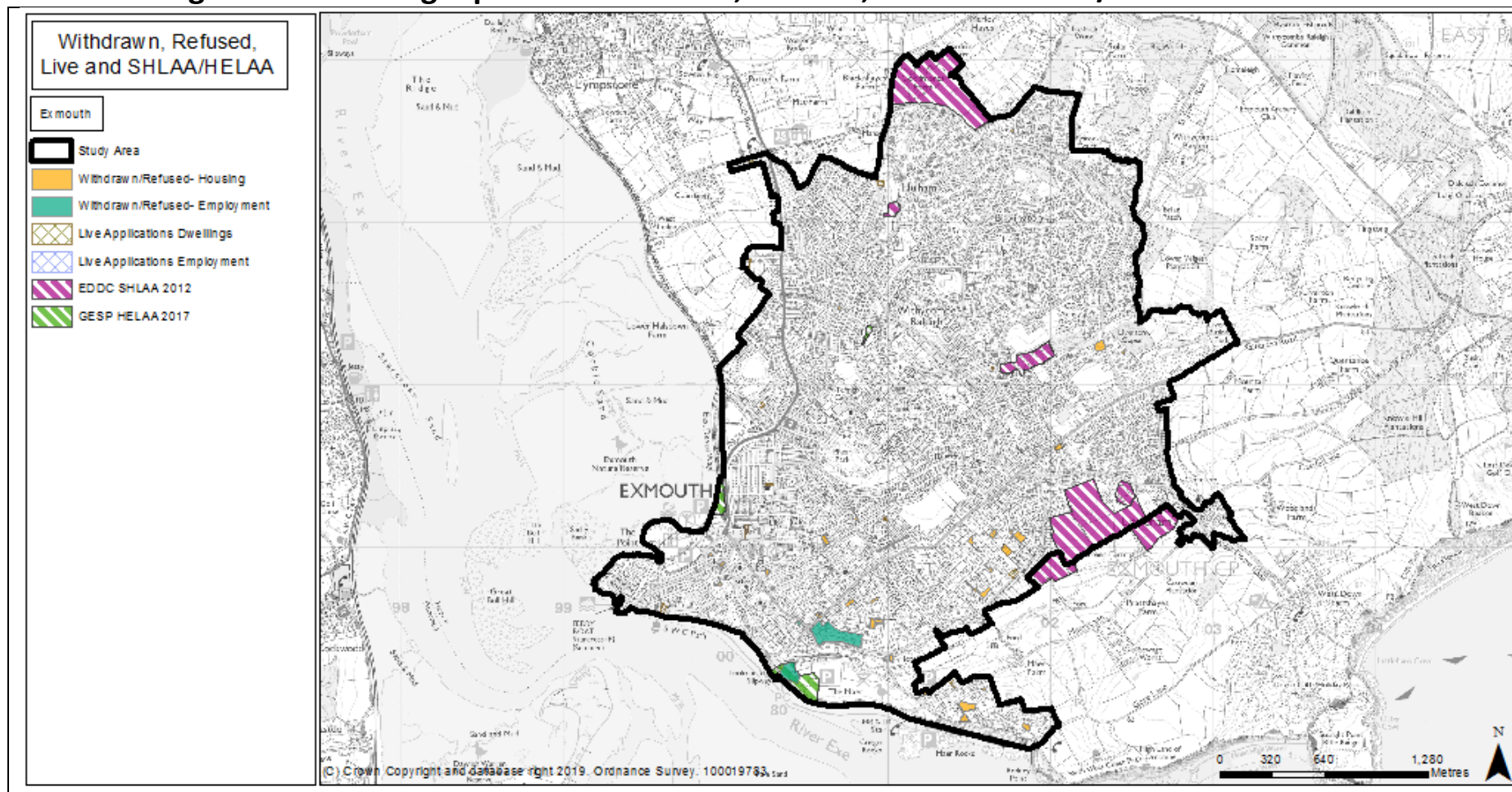
Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Approvals Not Complete	18/2394/FUL - Proposed conversion of second floor storage to provide 3 no. two bedroom apartments	2/3 Magnolia Walk Exmouth EX8 1HB	Approved	3	
Approvals Not Complete	17/2358/FUL - Proposed new house	8 Drakes Avenue Exmouth EX8 4AB	Approved	1	
Approvals Not Complete	11/1965/FUL - Construction of two storey dwelling	Land To The Rear Of 38 Albion Street Clarence Road Exmouth	Approved	1	
Approvals Not Complete	12/0920/FUL - Conversion of dwelling to form 3 no. flats including construction of second floor kitchen extension, balcony and external staircase to rear and installation of replacement windows in front elevation.	27 Albion Street Exmouth EX8 1JJ	Approved	2	
Approvals Not Complete	17/1020/OUT - Construction of detached dwelling (Outline application with all matters reserved)	Land To The Rear Of 9 Seafeld Avenue Exmouth EX8 3NJ	Approved	1	
Approvals Not Complete	13/2003/FUL - Demolition of existing dwelling and construction of 2 no. dwellings	24 Normandy Close Exmouth EX8 4PB	Approved	1	



Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Approvals Not Complete	15/1490/OUT - Outline application for the construction of single storey dwelling seeking approval for access only (matters of appearance, landscaping, layout and scale reserved)	Land South Of Ashcroft Bassetts Gardens Exmouth	Approved	1	
Approvals Not Complete	16/2273/FUL - Conversion of building to provide 2 no. one bedroom apartments on the first floor and 1 no. two bedroom apartment on the second floor, erection of first floor rear extension, and installation of rear Juliet Balcony and first floor side window.	Flat 2 1 05 Victoria Road Exmouth EX8 1DR	Approved	2	
Approvals Not Complete	15/0931/PDO - Change of use of second floor from offices (B1) to 3 no. flats (C3)	Second Floor 11 Rolle Street Exmouth EX8 1HA	Approved	3	
Approvals Not Complete (part of site on Brownfield register)	16/2258/MFUL - Change of use of Nursing Home to 10 no. residential apartments, including the construction of rear extensions	12 And 14 Morton Road Exmouth EX8 1AZ	Approved	10	
Approvals Not Complete	17/2659/FUL - Internal alterations, conversion of roof space and construction of rear dormer windows to provide for 3 no. flats	9-10 High Street Exmouth EX8 1NN	Approved	3	

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Approvals Not Complete	12/1703/FUL - Subdivision of dwelling to form 2 no. residential units including construction of conservatory, dormer windows and extension to roof and extension to connect garage to dwelling	24B Salterton Road Exmouth EX8 2DU	Approved	1	
Employment Allocation	Site 045 - Liverton Business Park Phase 3	Land east of existing Liverton business Park	Local Plan allocation for employment uses	N/A	
Employment Allocation	Site 040A	Land on Salterton Road	Local Plan allocation for employment uses	N/A	

## 2A – Planning and monitoring inputs – Withdrawn, refused, live and HELAA/SHLAA



<b>Notes:</b> A number of sites meets the size threshold below to be considered through this study.						
<b>Source</b>	<b>Planning/Allocation reference and description</b>	<b>Address</b>	<b>Status</b>	<b>Potential Yield</b>	<b>Notes</b>	<b>Reference</b>
<b>Withdrawn/Refused</b>	15/2215/FUL - conversion to form 2 additional flats	Land At 4 Portland Avenue, Exmouth, EX8 2BS	Withdrawn	2	Too small for consideration	
<b>Withdrawn/Refused</b>	15/0126/FUL - Construction of detached 2 storey building to be used for ancillary/annex accomodation	34 Cranford Avenue, Exmouth, EX8 2QA	Withdrawn	1	Too small for consideration	
<b>Withdrawn/Refused</b>	14/2960/OUT- Construction of detached dwelling and garage	Eastbrook Maer Road Exmouth EX8 2DB	Withdrawn	1	Too small for consideration	
<b>Withdrawn/Refused</b>	15/0619/FUL - Demolition of existing garages and construction of a residential dwelling	6 Esplanade Exmouth EX8 1BQ	Withdrawn	1	Too small for consideration	
<b>Withdrawn/Refused</b>	14/2930/FUL - Construction of first floor extension over existing dwelling and attached garage to provide carers and additional family accommodation incorporating first floor balconies, external staircase and car port	81 Foxholes Hill Exmouth EX8 2DH	Withdrawn	1	Too small for consideration	

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
<b>Withdrawn/Refused</b>	16/1705/FUL- Demolition of garage and erection of two storey attached dwelling	Land Adjoining 28 Holland Road Exmouth EX8 4BA	Withdrawn	1	Too small for consideration	
<b>Withdrawn/Refused</b>	16/0835/FUL- Construction of detached dwelling	12 Stevenstone Road Exmouth EX8 2EP	Refusal	1	Too small for consideration	
<b>Withdrawn/Refused</b>	15/1025/FUL- Change of use of day care centre (D1 - non residential use) to 4 no flats (c3 use) including demolition of part of the existing building and construction of two storey extension	Landon House 9 New North Road Exmouth EX8 1RU	Withdrawn	4	Too small for consideration	
<b>Withdrawn/Refused</b>	16/2106/FUL- Construction of new dwelling	1 Normandy Close Exmouth EX8 4PB	Refusal	1	Too small for consideration	
<b>Withdrawn/Refused</b>	16/1716/FUL- Extension and conversion of garage into dwelling	Sherwood Foxholes Hill Exmouth EX8 2DF	Withdrawn	1	Too small for consideration	
<b>Withdrawn/Refused</b>	16/1698/FUL- Conversion of loft into 1no 3 bedroom flat, construction of front and rear	Exmouth Chiropractic Clinic	Refusal	1	Too small for consideration	

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
	dormer windows and rear staircase extension	53 Imperial Road Exmouth EX8 1DQ				
<b>Withdrawn/Refused</b>	16/0762/FUL- Construction of detached dwelling	Land At Lower Knoll Douglas Avenue Exmouth EX8 2JE	Withdrawn	1	Too small for consideration	
<b>Withdrawn/Refused</b>	15/2912/MFUL/16/3036/MFUL - Demolition of two dwellings and construction of 14/11 no. apartments	22 And 24 Albion Hill Exmouth EX8 1JS	Withdrawn/Refused	14		UCS_ED_EXM_68
<b>Withdrawn/Refused</b>	13/1939/FUL/14/2054/FUL - Demolition of existing dwelling, construction of 4 detached dwellings and creation of new vehicular access onto Foxholes Hill	Orcombe Lodge 12 Foxholes Hill Exmouth EX8 2DF	Withdrawn	4	Too small for consideration	
<b>Withdrawn/Refused</b>	15/1598/OUT- Outline application for the construction of a detached dwelling seeking approval for access only (matters of appearance, landscaping, layout and scale reserved)	51B Salterton Road Exmouth EX8 2EF	Refusal	1	Too small for consideration	

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
<b>Withdrawn/Refused</b>	16/1841/CPE- Lawful development certificate for change of use of garage to dwelling house	19 Grange Avenue Exmouth EX8 3HU	CPE Refused	1	Too small for consideration	
<b>Withdrawn/Refused</b>	16/2305/OUT- Outline application for the construction of a detached dwelling, seeking approval for access, layout and scale (matters of landscaping and appearance are reserved).	51B Salterton Road Exmouth EX8 2EF	Refusal	1	Too small for consideration	
<b>Withdrawn/Refused</b>	17/2081/MFUL/20/0726/FUL - Demolition of existing dwelling and the construction of 10 apartments/ 2 dwellings	The Old Orchard 8 Foxholes Hill Exmouth EX8 2DF	Withdrawn	10/2	Subsequent application now received for 2 dwellings so not taken forward as too small	
<b>Withdrawn/Refused</b>	16/2564/OUT- Demolition of existing dwelling and redevelopment of site to provide 3no. 3-storey houses and 1no 2 storey house (outline application with all matters reserved).	12B Cyprus Road Exmouth EX8 2DZ	Withdrawn	4	Too small for consideration	
<b>Withdrawn/Refused</b>	16/2867/FUL/17/2498/FUL - Change of use of offices and	(Land To The Rear Of) Sams	Withdrawn	8/6		UCS_ED_EXM_62

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
	store room and extensions to provide 8/6 no flats	Funhouse St Andrews Road Exmouth EX8 1AP				
<b>Withdrawn/ Refused</b>	16/3013/FUL- Demolition of existing structure and construction of dwelling and carport	3A Salterton Road Exmouth EX8 2BJ	Withdrawn	1	Too small for consideration	
<b>Withdrawn/ Refused</b>	16/2486/FUL- Construction of dwelling	8 Drakes Avenue Exmouth EX8 4AB	Refusal	1	Too small for consideration	
<b>Withdrawn/ Refused</b>	17/2607/PDM- Prior approval for proposed change of use of office (Class A2) to 1 no flat (Class C3)	14 High Street Exmouth EX8 1NP	Prior approval Refused	1	Too small for consideration	
<b>Withdrawn/ Refused</b>	18/0699/MFUL- Construction of 10 residential units (comprising 7 no. 2 bed dwellings, 2 no. 2 bed flats and 1 no. 1 bed flat) and associated works including landscaping and car parking (following demolition of the existing buildings)	The Spice Lounge Prince Of Wales Drive Exmouth EX8 4SW	Withdrawn	10	Site is covered by an existing approval	
<b>Withdrawn/ Refused</b>	19/0390/FUL- Conversion of garage, including installation of	99 Salisbury Road	Withdrawn	2	Too small for consideration	



Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
	windows and rooflights, to create two bedroom dwelling	Exmouth EX8 1SN				
<b>Withdrawn/Refused</b>	14/0224/OUT- Construction of detached dwelling (Outline application with matters of appearance, layout, scale, landscaping and access reserved)	6 Sarlsgdown Road Exmouth EX8 2HY	Refusal	1	Too small for consideration	
<b>Withdrawn/Refused</b>	16/1436/FUL- Alterations to roof including the provision of a Juliette balcony to facilitate the conversion to form a new dwelling	62 - 64 New Street Exmouth	Refusal	1	Too small for consideration	
<b>Withdrawn/Refused</b>	17/0448/FUL- Construction of attached dwelling and parking area	45 Masey Road Exmouth EX8 4AR	Withdrawn	1	Too small for consideration	
<b>Withdrawn/Refused</b>	16/2575/FUL- Construction of three bedroom dwelling and detached single garage	Land Adjacent To 85A And B Fraser Road Exmouth EX8 4DH	Refusal	2	Too small for consideration	
<b>Withdrawn/Refused</b>	17/2702/FUL- Demolition of existing garage / store and construction of new residential dwelling together with improvements to existing	39 Littleham Road Exmouth EX8 2QJ	Refusal	1	Too small for consideration	

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
	vehicular access and car parking arrangements					
<b>Withdrawn/Refused</b>	19/0007/OUT- Construction of dwelling (outline application seeking approval for access, with matters of appearance, layout, scale and landscaping reserved)	20 Cranford Avenue Exmouth EX8 2HU	Withdrawn	1	Too small for consideration	
<b>Withdrawn/Refused</b>	14/0640/FUL- Construction of detached dwelling and new vehicular and pedestrian access.	Merrist House 14 Douglas Avenue Exmouth EX8 2EY	Refusal	1	Too small for consideration	
<b>Withdrawn/Refused</b>	14/1173/FUL- Construction of detached dwelling	10 Cranford Avenue Exmouth EX8 2HT	Withdrawn	1	Too small for consideration	
<b>Withdrawn/Refused</b>	16/2399/FUL- Construction of detached dwelling with associated garden area.	Foxhole Pound Lane Exmouth EX8 4NP	Refusal	1	Too small for consideration	
<b>Withdrawn/Refused</b>	17/0046/OUT- Demolition of double garage and construction of new dwelling and driveway (outline application with all matters reserved).	23 Marpool Hill Exmouth EX8 2LJ	Refusal	1	Too small for consideration	

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
<b>Withdrawn/Refused</b>	17/2970/FUL- Change of use and extensions to form first floor flat, and alterations to shop front	27 Exeter Road Exmouth EX8 1PN	Refusal	1	Too small for consideration	
<b>Withdrawn/Refused</b>	17/3051/FUL- Construction of 1 no. dwelling, alterations and extensions to existing dwelling (including raising the ridge height and the installation of dormer windows) to create 3 no. dwellings, creation of vehicular access onto Salterton Road.	1 The Broadway Exmouth EX8 2NW	Withdrawn	4	Too small for consideration	
<b>Withdrawn/Refused</b>	17/2457/OUT- Outline application for construction of dwelling seeking approval for access and scale (matters of appearance, landscaping and layout are reserved)	51B Salterton Road Exmouth EX8 2EF	Refusal	1	Too small for consideration	
<b>Withdrawn/Refused</b>	14/1128/FUL- Construction of detached dwelling	Land Adjacent To 12 Newlands Avenue Exmouth EX8 4AX	Withdrawn	1	Too small for consideration	
<b>Withdrawn/Refused</b>	14/1729/FUL- Demolition of existing structures and construction of 5 dwellings,	1A South Street	Refusal	8	Area has subsequently	

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
	and conversion of building to form three apartments	Exmouth EX8 2SX			been redeveloped.	
<b>Withdrawn/Refused</b>	14/1258/MOUT- Outline application with all matters reserved for demolition of existing dwelling and construction of 60 bed dementia care home with nursing accommodation	28 Cranford Avenue Exmouth EX8 2PZ	Refusal	60		UCS_ED_EXM_67
<b>Withdrawn/Refused</b>	15/1161/FUL- Construction of detached dwelling	Mereworth Gorse Lane Exmouth EX8 5PS	Withdrawn	1	Too small for consideration	
<b>Withdrawn/Refused</b>	16/2741/FUL- Construction of detached dwelling and creation of vehicular access	1 Phear Avenue Exmouth EX8 2JS	Refusal	1	Too small for consideration	
<b>Withdrawn/Refused</b>	16/2631/FUL- Demolition of garage, and construction of two storey attached dwelling	28 Holland Road Exmouth EX8 4BA	Refusal	1	Too small for consideration	
<b>Withdrawn/Refused</b>	17/1922/FUL- Alterations to shop front and change of use of ground floor to dwelling	125 Exeter Road Exmouth EX8 1QE	Refusal	1	Too small for consideration	
<b>Withdrawn/Refused</b>	16/2955/FUL/18/2596/FUL - Conversion and extensions to provide 5no flats.	40 Victoria Road	Withdrawn	5		UCS_ED_EXM_65

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
		Exmouth EX8 1DW				
<b>Withdrawn/Refused</b>	18/0224/FUL- Construction of attached dwelling	1 Phear Avenue Exmouth EX8 2JS	Refusal	1	Too small for consideration	
<b>Withdrawn/Refused</b>	17/1147/VAR- Variation of Condition 2 (approved plans) of planning permission 14/2480/FUL to alter the position of the dwelling	10 Cyprus Road Exmouth EX8 2DZ	Withdrawn	0	Too small for consideration	
<b>Withdrawn/Refused</b>	17/1149/FUL- Construction of detached dwelling (amended proposal)	12 Stevenstone Road Exmouth EX8 2EP	Refusal	1	Too small for consideration	
<b>Withdrawn/Refused</b>	17/1224/FUL- Demolition of existing dwelling and construction of 4 no dwellings and car ports/garages	12C Cyprus Road Exmouth EX8 2DZ	Refusal	3	Too small for consideration	
<b>Withdrawn/Refused</b>	18/2086/FUL- Construction of detached dwelling and creation of new vehicular access	88 Hulham Road Exmouth EX8 3LB	Refusal	1	Too small for consideration	
<b>Withdrawn/Refused</b>	18/2600/FUL- Construction of attached dwelling	1 Madagascar Close Exmouth EX8 4BJ	Refusal	1	Too small for consideration	

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
<b>Withdrawn/Refused</b>	17/1556/FUL- Conversion and extension (raising ridge height) of garage to form dwelling	23 Marpool Hill Exmouth EX8 2LJ	Refusal	1	Too small for consideration	
<b>Withdrawn/Refused</b>	17/1358/FUL- Removal of shop front and change of use of shop to create ground floor flat. Alterations to single storey rear roof and removal of balcony	2 Rosebery Road Exmouth EX8 1SJ	Refusal	1	Too small for consideration	
<b>Withdrawn/Refused</b>	18/1195/FUL- Conversion and extension of garages to create one dwelling	Garages 2 - 7 Raddenstile Lane Exmouth	Refusal	1	Too small for consideration	
<b>Withdrawn/Refused</b>	18/2770/FUL- Alterations and extension to dwelling to provide first floor accommodation, construction of single storey extensions, balcony and terrace to rear.	5 Oaktree Close Exmouth EX8 4QL	Refusal	1	Too small for consideration	
<b>Withdrawn/Refused</b>	18/2514/FUL- Conversion and extension of garages to create one dwelling	Garages 1 - 7 Raddenstile Lane Exmouth EX8 2JH	Refusal	1	Too small for consideration	
<b>Withdrawn/Refused</b>	- Demolition of existing dwelling and construction of 4	Orcombe Lodge	Withdrawn	4	Too small for consideration	

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
	detached dwellings and creation of new vehicular access onto Foxholes Hill	12 Foxholes Hill Exmouth EX8 2DF				
<b>Withdrawn/Refused</b>	18/2300/FUL- Demolition of existing detached garage and erection of two storey dwelling with new vehicular access	16 Cheriswood Avenue Exmouth EX8 4HG	Refusal	1	Too small for consideration	
<b>Withdrawn/Refused</b>	17/1550/FUL- Conversion of building to 2 no. flats and installation of first floor side window	43 Imperial Road Exmouth EX8 1DQ	Withdrawn	2	Too small for consideration	
<b>Withdrawn/Refused</b>	17/1077/FUL- Change of Use and extension to form first floor flat. Demolition of warehouse and construction of 2no dwellings. Alterations to shop front.	27 Exeter Road Exmouth EX8 1PN	Refusal	2	Too small for consideration	
<b>Withdrawn/Refused</b>	17/1369/FUL- Construction of attached dwelling	Land Adjacent 2 Langstone Drive Exmouth EX8 4HU	Refusal	1	Too small for consideration	
<b>Withdrawn/Refused</b>	18/0681/FUL- Construction of dwelling and provision of car parking spaces	17 Prince Charles Close Exmouth EX8 4RG	Refusal	1	Too small for consideration	

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
<b>Withdrawn/Refused</b>	18/1374/FUL- Sub-division of an existing ground floor retail store and first floor dwelling to form 2 no. dwellings	Rear Of 15 Exeter Road Exmouth EX8 1PN	Refusal	2	Too small for consideration	
<b>Withdrawn/Refused</b>	16/0715/PDO- Prior approval of proposed change of use of offices (B1a) to residential (C3)	1 Victoria Road Exmouth EX8 1DL	PDO Prior approval Refused	1	Too small for consideration	
<b>Withdrawn/Refused</b>	15/2711/MOUT- Development of up to 85 new houses and apartments (Class C3); up to 3,750m2 of employment	University Of Plymouth 1 Douglas Avenue Exmouth EX8 2AT	Withdrawn	85	Although site has subsequently received permission for the new School for the Deaf, it is understood that the eastern part of the site has become available for housing	UCS_ED_EXM_70
<b>Withdrawn/Refused</b>	14/1155/FUL- Change of use from hotel to two town houses including external alterations and widening of existing vehicular access	1 Dagmar Road Exmouth EX8 2AN	Withdrawn	2	Too small for consideration	



Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
<b>Withdrawn/ Refused</b>	18/2788/FUL- Extension to existing ground floor sail manufacturing business and construction of first floor extension, incorporating balcony to provide live-work residential unit	24 Camperdown Terrace Exmouth EX8 1EH	Withdrawn	0	Unsuitable for housing	
<b>Live Applications</b>	18/0524/MFUL- Re-development to provide mixed development comprising of 3 no. B1 units (office) and 17 no. residential apartments, of which 35% is to be affordable with associated amenity and parking facilities and new vehicular access	Land To Rear Of 33-35 New Street Exmouth	Pending Decision	17	Site has subsequently been approved	
<b>Live Applications</b>	19/1607/FUL- Demolition of existing bungalow and erection of 3 no. two storey detached dwellings	192 Hulham Road Exmouth EX8 4RB	Pending Consideration	2	Too small for consideration	
<b>Live Applications</b>	19/1545/COU- Change of use of dwelling from residential (C3 use class) to a residential care home (C2 use class).	63 Exeter Road Exmouth EX8 1QD	Pending Consideration		Site has subsequently been approved	
<b>Live Applications</b>	19/1731/FUL- Construction of attached dwelling and erection of front porch and rear single	9 Turner Avenue Exmouth EX8 2LF	Pending Consideration	1	Too small for consideration	

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
	storey extension to existing dwelling					
<b>Live Applications</b>	19/0816/RES- Construction of detached dwelling, pursuant to outline application 17/1020/OUT (seeking permission for access, appearance, landscaping, layout and scale)	9 Seafield Avenue Exmouth EX8 3NJ	Pending Decision	1	Too small for consideration	
<b>Live Applications</b>	19/1258/MFUL- Demolition of existing dwelling and construction of 10 no. apartments, with associated parking, cycle and amenity space	28 Cranford Avenue Exmouth EX8 2PZ	Pending Decision	10	Site has subsequently been approved	
<b>Live Applications</b>	19/1391/FUL- Demolition of existing garage and construction of a new dwelling and access onto the highway	12 Belle Vue Road Exmouth EX8 3DP	Pending Consideration	1	Too small for consideration	
<b>Live Applications</b>	19/1113/FUL- Construction of detached dwelling and new vehicular access.	Sheerwater Maer Lane Exmouth EX8 2DD	Pending Consideration	1	Too small for consideration	
<b>Live Applications</b>	19/1447/FUL- Erection of dwelling in garden, creation of new accesses onto Salterton Road, closure of access onto	1 The Broadway Exmouth EX8 2NW	Pending Decision	1	Too small for consideration	

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
	The Broadway and erection of extension to existing dwelling					
<b>Live Applications</b>	19/1971/FUL- Construction of attached dwelling	Land Adjacent 33 Brooklands Road Exmouth EX8 4BD	Pending Consideration	1	Too small for consideration	
<b>Live Applications</b>	19/1971/FUL- Construction of attached dwelling	Land Adjacent 33 Brooklands Road Exmouth EX8 4BD	Pending Consideration	1	Too small for consideration	
<b>Live Applications</b>	19/1971/FUL- Construction of attached dwelling	Land Adjacent 33 Brooklands Road Exmouth EX8 4BD	Pending Consideration	1	Too small for consideration	
<b>Live Applications</b>	19/1971/FUL- Construction of attached dwelling	Land Adjacent 33 Brooklands Road Exmouth EX8 4BD	Pending Consideration	1	Too small for consideration	
<b>SHLAA 2012</b>	W310	Land at Marley Road, Exmouth, Devon	None	40		UCS_ED_EXM_31
<b>SHLAA 2012</b>	W317	Pankhurst Engineering,	Permitted	50	Site has subsequently	

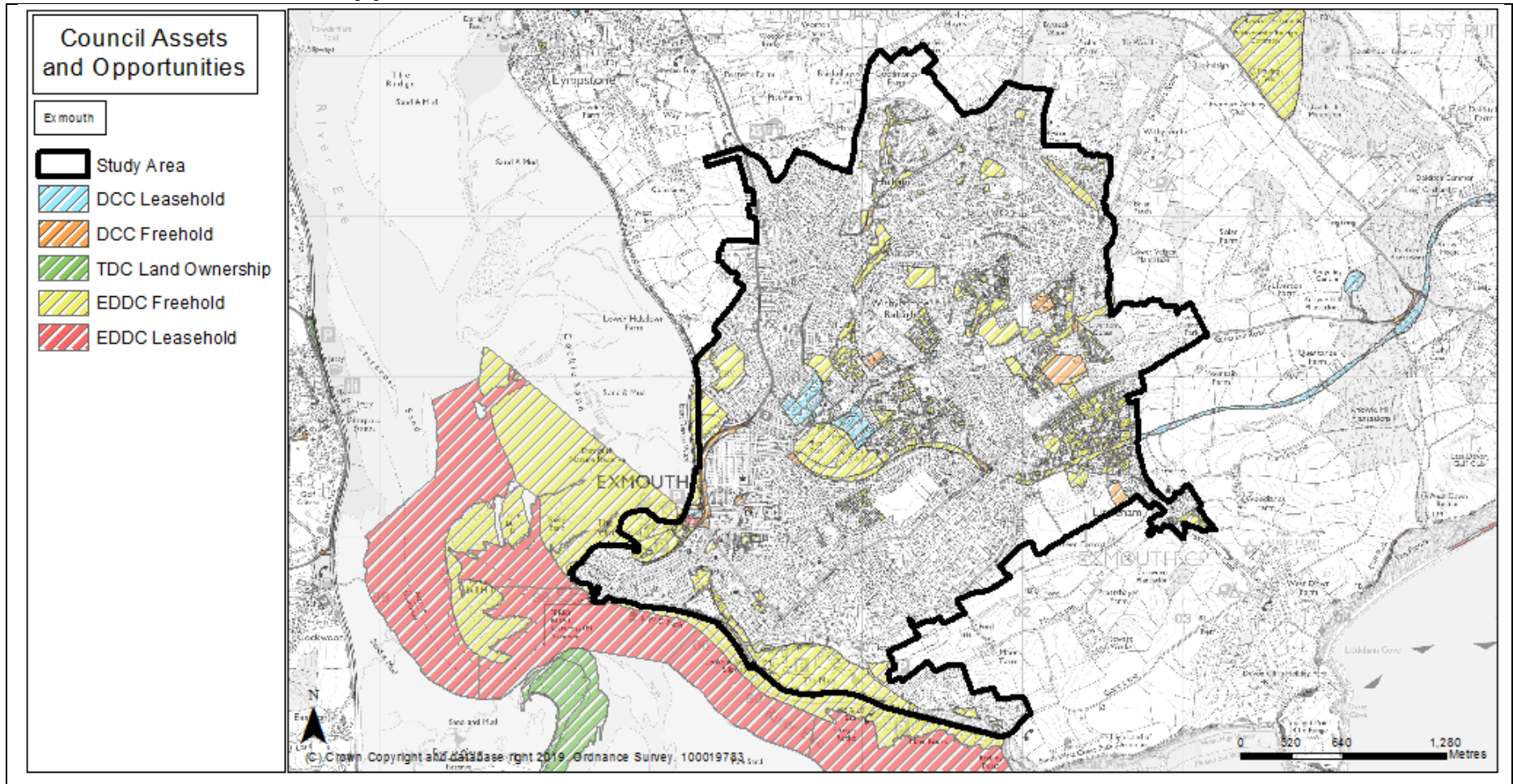
Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
		Pankhurst Close, Exmouth			received permission	
<b>SHLAA 2012</b>	W325	Land at Withycombe Brook, Exmouth	Permitted	52	Site has subsequently received permission	
<b>SHLAA 2012</b>	W079	Land at Littleham, Exmouth	Permitted	264	Site has subsequently received permission	
<b>SHLAA 2012</b>	W147	Goodmores and Lovering Farms, Dinan Way, Exmouth EX8	Permitted	350	Site has been allocated and subsequently permitted	
<b>HELAA 2017</b>	3715yw3	Queen's Drive, Exmouth, EX82AY	None	EXM_09		UCS_ED_EXM_19
<b>HELAA 2017</b>	zo13ns7	Public Car Park, Royal Avenue, Exmouth, EX8				UCS_ED_EXM_09
<b>HELAA 2017</b>	rx15ysd	Adjacent to 14 Bapton Lane,	None	2	Too small to accommodate 5 dwellings	

Greater Exeter Strategic Plan - Urban Capacity Study  
 Appendix 1 – East Devon

Exmouth

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
		Exmouth, EX8 3JT				

### 2B – Council identified opportunities: Council assets



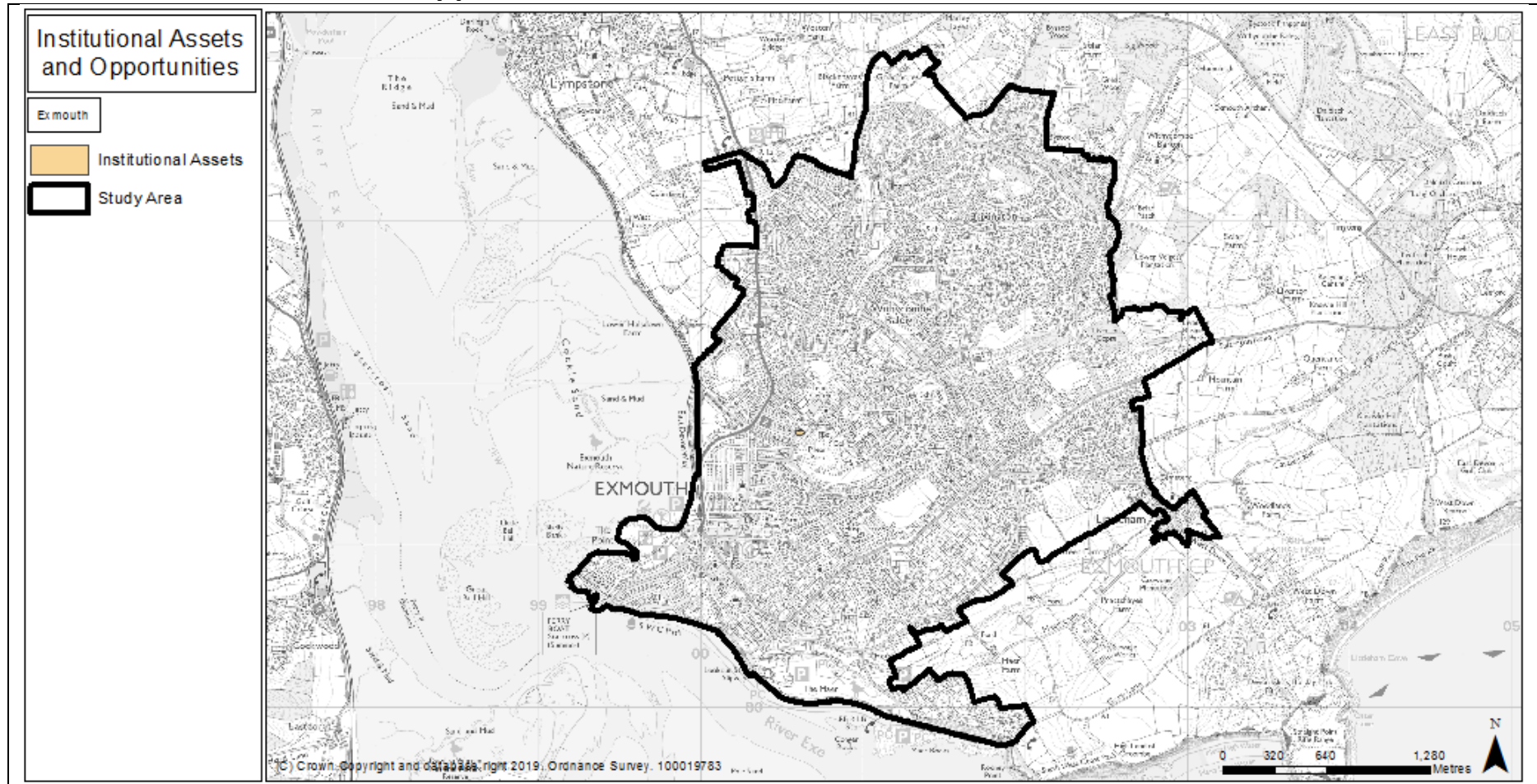
<b>Notes:</b> The following sites have been identified as warranting further consideration. All other Council owned land is too small to be considered.	
<b>Site Address/Description</b>	<b>Reference</b>
Recreation land at Imperial recreation Ground	UCS_ED_EXM_01
Scout Hut at the Imperial Recreation Ground	UCS_ED_EXM_02
Buildings and open space next to the estuary/Imperial recreation Ground	UCS_ED_EXM_03
Car park west of the Imperial Recreation Ground	UCS_ED_EXM_04
Camperdown Depot	UCS_ED_EXM_05
Imperial Recreation Ground 1st team rugby pitch	UCS_ED_EXM_06
Imperial Recreation Ground 2nd team rugby pitch	UCS_ED_EXM_07
Car park next to sports centre in Exmouth	UCS_ED_EXM_08
Long stay car park north of sports centre	UCS_ED_EXM_09
Recreation Ground north of Marine Way/south of Carter Avenue	UCS_ED_EXM_10
Recreation Ground north of Mudback Lane.	UCS_ED_EXM_11
Phear park	UCS_ED_EXM_12
Exmouth Library	UCS_ED_EXM_13
Car park at Margaret St/north of Lower Fore Street	UCS_ED_EXM_14
Manor Gardens	UCS_ED_EXM_16
Parkland south of the Beacon	UCS_ED_EXM_17
Land north of Queens Drive	UCS_ED_EXM_19
Maer Road car Park	UCS_ED_EXM_20
Open space south of Kay Close	UCS_ED_EXM_21
Green Close northern triangle area	UCS_ED_EXM_22
Green Close southern triangle area	UCS_ED_EXM_23
Open land west of Bradham Lane	UCS_ED_EXM_24
Open land alongside Moorfield Road	UCS_ED_EXM_25
Brooklyn Park	UCS_ED_EXM_26
Land at Burnside	UCS_ED_EXM_27
Raleigh Park	UCS_ED_EXM_28

<b>Site Address/Description</b>	<b>Reference</b>
Land south of Bapton park	UCS_ED_EXM_29
Valley park area north of The Marles	UCS_ED_EXM_30
Open space parkland west of Marley Road	UCS_ED_EXM_31
Open land north of Jubilee Drive	UCS_ED_EXM_32
Open space north of Priddis Close	UCS_ED_EXM_33
Open space on southern side of Foxholes Hill	UCS_ED_EXM_34
Open space at junction of Bradham Lane and Salterton Road	UCS_ED_EXM_35
Open space area at Jarvis Close	UCS_ED_EXM_36
Open space west of The Green/at Lestock Close	UCS_ED_EXM_37
Open space area east of The Green /south of Village Close	UCS_ED_EXM_38
Recreation ground at Magnolia Avenue	UCS_ED_EXM_39
Former waste tip site west of Dinan Way	UCS_ED_EXM_40
Recreation ground west of Hadrians Way	UCS_ED_EXM_41
Community hall, play area and green space north of West Down Lane	UCS_ED_EXM_43
Vacant/underused industrial premises western side of Pankhurst Close	UCS_ED_EXM_44
Green space north west of the end of Liverton Close	UCS_ED_EXM_45
Parkland east of St John's Road	UCS_ED_EXM_46
Open space north of St John's Road	UCS_ED_EXM_47
Open space area west of Fraser Road	UCS_ED_EXM_48
Open space area south of Fraser Road	UCS_ED_EXM_49
Brixington Park	UCS_ED_EXM_50
Strip of wooded land south of Dinan Way	UCS_ED_EXM_51
Openspace area at St Malo Close	UCS_ED_EXM_52
Park area north of Truro Drive	UCS_ED_EXM_53
Hall and open space area east of Brixington Lane	UCS_ED_EXM_54
open space area at cedar close	UCS_ED_EXM_55
Open space area east of Jubilee Drive	UCS_ED_EXM_56
Play area at the eastern end of Brittany Road	UCS_ED_EXM_57



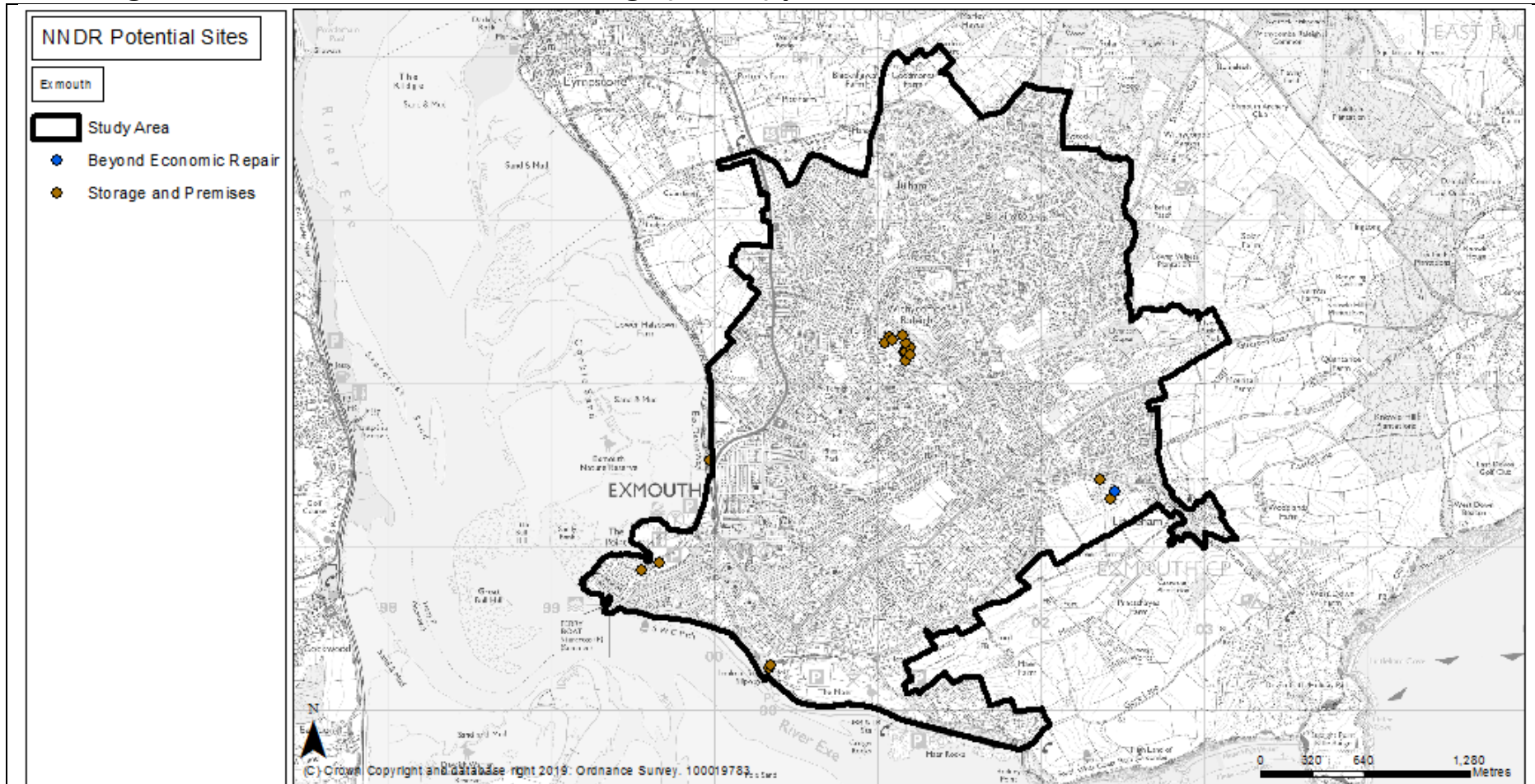
<b>Site Address/Description</b>	<b>Reference</b>
Parkland north of Byron Way	UCS_ED_EXM_58
Play area at the end of Betjeman Drive	UCS_ED_EXM_59
Play area at Thomas Close	UCS_ED_EXM_60
Open space area at Jubilee Close	UCS_ED_EXM_61

## 2C - Institutional assets and opportunities



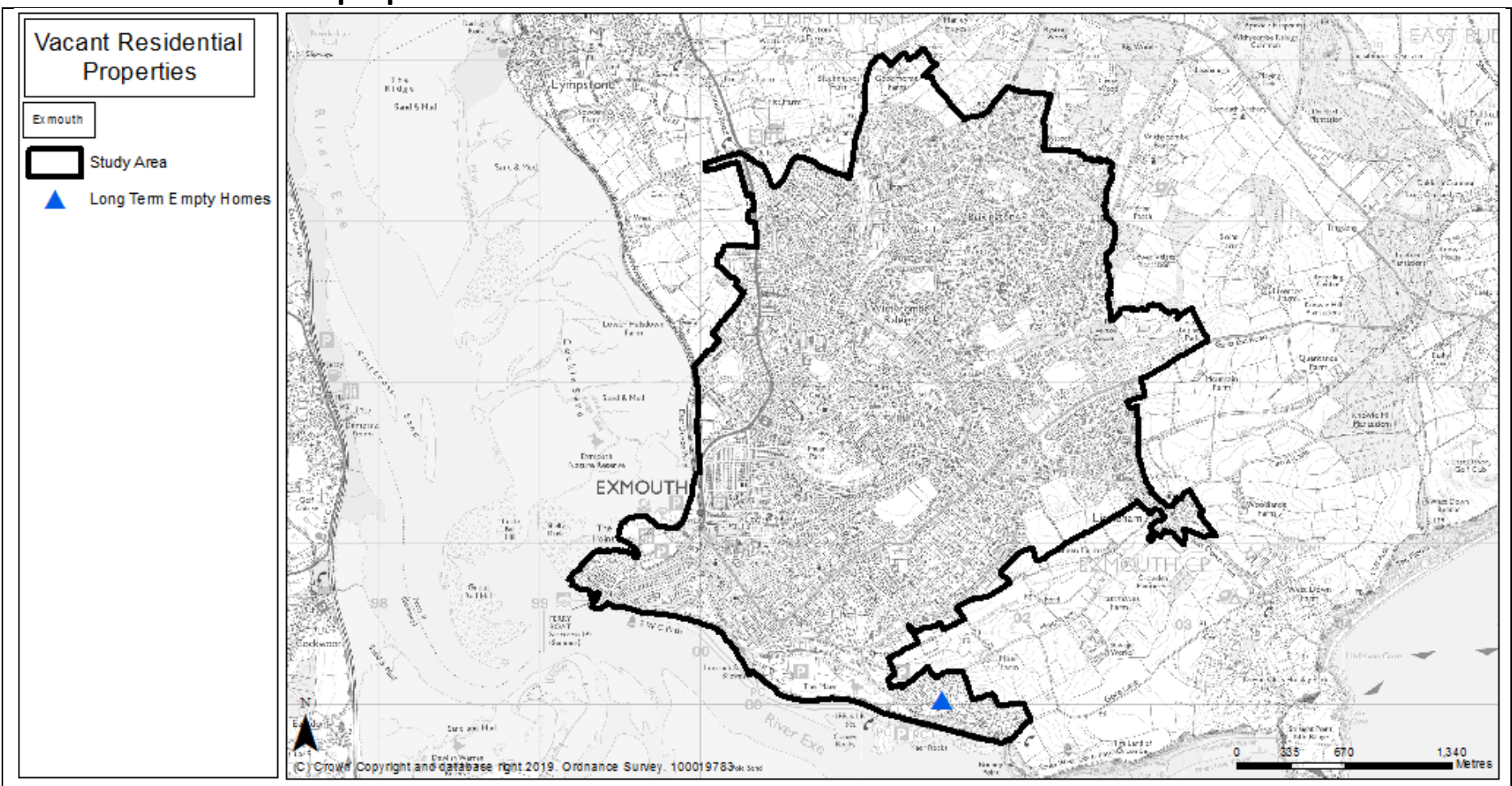
<b>Notes:</b> NHS property services have submitted the community hospital and have advised that there may be land considered surplus to requirements with an approximate capacity of 5 dwellings. This site has been considered on the basis that there would be no loss of health services resulting from any such development.	
<b>Site Address/Description</b>	<b>Reference</b>
Withycombe Health Centre	UCS_ED_EXM_42

## 2D – Targeted national non-domestic ratings (NNDR) potential UCS sites



**Notes:** Identified existing premises in the Town fall below size thresholds and/or have planning permissions. The only caveat is in respect of a cluster of sites at Pound Lane. Pound lane comprises of a former waste disposal site that is occupied by a number of low key storage and industrial premises. There are a number of vacant or underused plots at Pound Lane though on account of contamination and surrounding industrial/commercial uses they have been discounted from offering housing development potential.

## 2E – Vacant residential properties

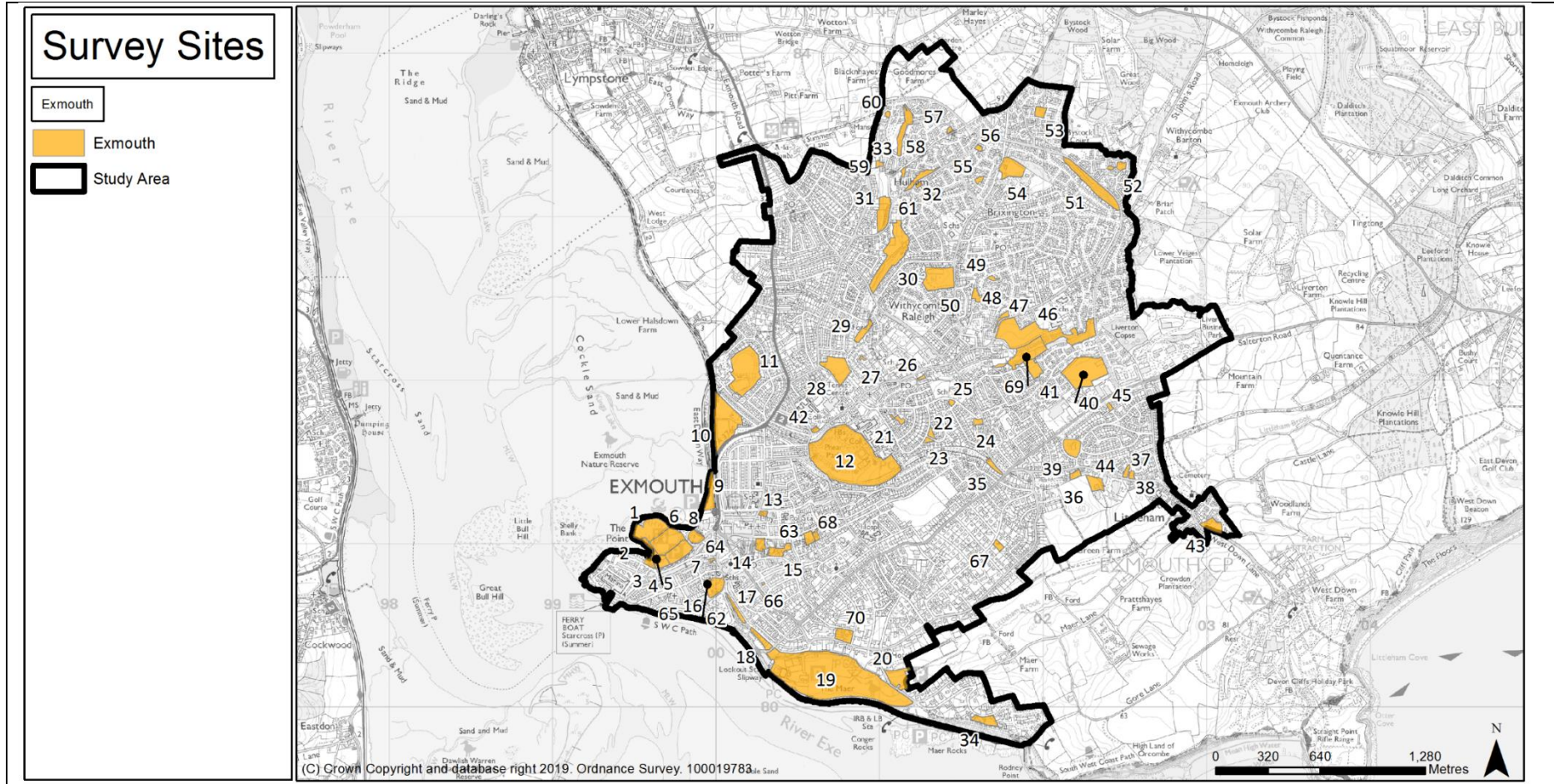


**Notes:** No empty homes were considered suitable to accommodate 5 or more homes

## 2F –Additional potential UCS sites

<b>Notes:</b> The following additional sites have been identified in the ‘left over space’ assessment.	
<b>Site Address/Description</b>	<b>Reference</b>
Vacant/underused land north of Fore Street	UCS_ED_EXM_15
Private Gardens in front of Louisa Terrace	UCS_ED_EXM_16
Former industrial site on Albion Hill	UCS_ED_EXM_63
1 Victoria Road Exmouth EX8 1DL	UCS_ED_EXM_64
British Red Cross Hall South Street Exmouth EX8 2SA	UCS_ED_EXM_66
Land at Withycombe Brook, Exmouth	UCS_ED_EXM_69

### Stage 3 Urban Capacity Survey/Analysis 3A – Identified sites



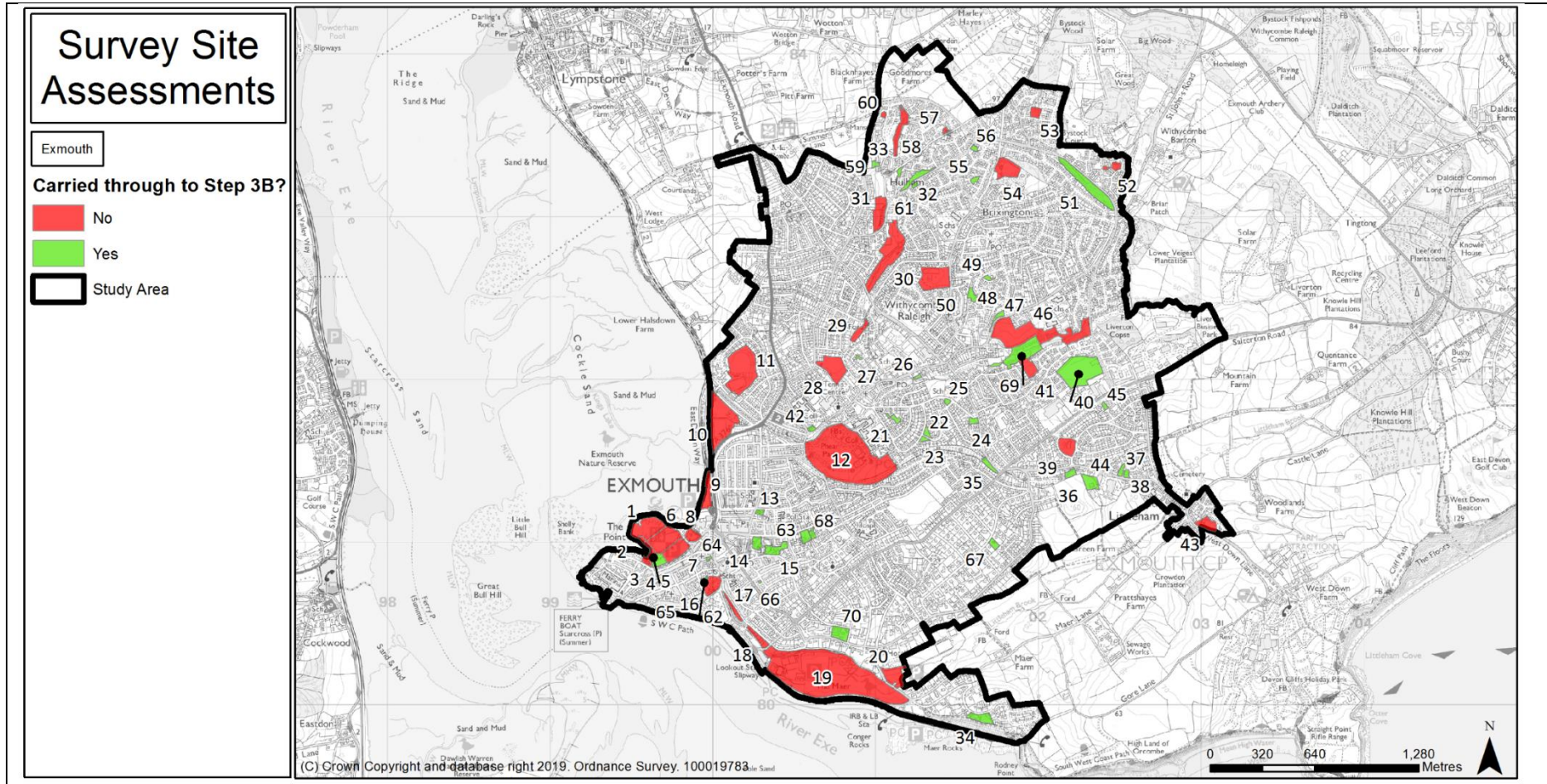
<b>Notes:</b> The following sites have been identified throughout stage 2.	
<b>Site Address/Description</b>	<b>Reference</b>
Recreation land at Imperial recreation Ground	UCS_ED_EXM_01
Scout Hut at the Imperial Recreation Ground	UCS_ED_EXM_02
Buildings and open space next to the estuary/Imperial recreation Ground	UCS_ED_EXM_03
Car park west of the Imperial Recreation Ground	UCS_ED_EXM_04
Camperdown Depot	UCS_ED_EXM_05
Imperial Recreation Ground 1st team rugby pitch	UCS_ED_EXM_06
Imperial Recreation Ground 2nd team rugby pitch	UCS_ED_EXM_07
Car park next to sports centre in Exmouth	UCS_ED_EXM_08
Long stay car park north of sports centre	UCS_ED_EXM_09
Recreation Ground north of Marine Way/south of Carter Avenue	UCS_ED_EXM_10
Recreation Ground north of Mudback Lane.	UCS_ED_EXM_11
Phear park	UCS_ED_EXM_12
Exmouth Library	UCS_ED_EXM_13
Car park at Margret St/north of Lower Fore Street	UCS_ED_EXM_14
Vacant/underused land north of Fore Street	UCS_ED_EXM_15
Manor Gardens	UCS_ED_EXM_16
Parkland south of the Beacon	UCS_ED_EXM_17
Private Gradens in front of Louisa Terrrace	UCS_ED_EXM_18
Land north of Queens Drive	UCS_ED_EXM_19
Maer Road car Park	UCS_ED_EXM_20
Open space south of Kay Close	UCS_ED_EXM_21
Green Close northern triangle area	UCS_ED_EXM_22
Green Close southern triangle area	UCS_ED_EXM_23
Open land west of Bradham Lane	UCS_ED_EXM_24
Open land alongside Moorfield Road	UCS_ED_EXM_25
Brooklyn Park	UCS_ED_EXM_26



<b>Site Address/Description</b>	<b>Reference</b>
Land at Burnside	UCS_ED_EXM_27
Raleigh Park	UCS_ED_EXM_28
Land south of Bapton park	UCS_ED_EXM_29
Valley park area north of The Marles	UCS_ED_EXM_30
Open space parkland west of Marley Road	UCS_ED_EXM_31
Open land north of Jubilee Drive	UCS_ED_EXM_32
Open space north of Priddis Close	UCS_ED_EXM_33
Open space on southern side of Foxholes Hill	UCS_ED_EXM_34
Open space at junction of Bradham Lane and Salterton Road	UCS_ED_EXM_35
Open space area at Jarvis Close	UCS_ED_EXM_36
Open space west of The Green/at Lestock Close	UCS_ED_EXM_37
Open space area east of The Green /south of Village Close	UCS_ED_EXM_38
Recreation ground at Magnolia Avenue	UCS_ED_EXM_39
Former waste tip site west of Dinan Way	UCS_ED_EXM_40
Recreation ground west of Hadrians Way	UCS_ED_EXM_41
Withycombe Health Centre	UCS_ED_EXM_42
Community hall, play area and green space north of West Down Lane	UCS_ED_EXM_43
Vacant/underused industrial premises western side of Pankhurst Close	UCS_ED_EXM_44
Green space north west of the end of Liverton Close	UCS_ED_EXM_45
Parkland east of St John's Road	UCS_ED_EXM_46
Open space north of St John's Road	UCS_ED_EXM_47
Open space area west of Fraser Road	UCS_ED_EXM_48
Open space area south of Fraser Road	UCS_ED_EXM_49
Brixington Park	UCS_ED_EXM_50
Strip of wooded land south of Dinan Way	UCS_ED_EXM_51
Openspace area at St Malo Close	UCS_ED_EXM_52
Park area north of Truro Drive	UCS_ED_EXM_53

<b>Site Address/Description</b>	<b>Reference</b>
Hall and open space area east of Brixington Lane	UCS_ED_EXM_54
open space area at cedar close	UCS_ED_EXM_55
Open space area east of Jubilee Drive	UCS_ED_EXM_56
Play area at the eastern end of Brittany Road	UCS_ED_EXM_57
Parkland north of Byron Way	UCS_ED_EXM_58
Play area at the end of Betjeman Drive	UCS_ED_EXM_59
Play area at Thomas Close	UCS_ED_EXM_60
Open space area at Jubilee Close	UCS_ED_EXM_61
Land To The Rear Of Sams Funhouse	UCS_ED_EXM_62
Former industrial site on Albion Hill	UCS_ED_EXM_63
1 Victoria Road Exmouth EX8 1DL	UCS_ED_EXM_64
40 Victoria Road Exmouth EX8 1DW	UCS_ED_EXM_65
British Red Cross Hall South Street Exmouth EX8 2SA	UCS_ED_EXM_66
28 Cranford Avenue Exmouth EX8 2PZ	UCS_ED_EXM_67
22 And 24 Albion Hill Exmouth EX8 1JS	UCS_ED_EXM_68
Land at Withycombe Brook, Exmouth	UCS_ED_EXM_69
Buildings at the Deaf Academy	UCS_ED_EXM_70

### 3A – Survey (ii) Rejected sites



<b>Notes:</b> The following identified sites have been excluded from further consideration.		
<b>Site Address/Description</b>	<b>Reference</b>	<b>Reasons for rejection</b>
Recreation land at Imperial recreation Ground	UCS_ED_EXM_01	This land forms a public park, it is susceptible to flooding, is reclaimed from the sea, is an old tip and abuts the Sac. It is discounted from further consideration.
Scout Hut at the Imperial Recreation Ground	UCS_ED_EXM_02	This land is in use as a scout hut and is deemed not available for development.
Buildings and open space next to the estuary/Imperial recreation Ground	UCS_ED_EXM_03	This land abuts the estuary is not considered to be available for development.
Car park west of the Imperial Recreation Ground	UCS_ED_EXM_04	This is an EDDC owned car park and is considered appropriate for potential further investigation for development potential.
Imperial Recreation Ground 1st team rugby pitch	UCS_ED_EXM_06	This is an EDDC owned pitch leased to Exmouth Rugby Club, it is considered inappropriate for potential further investigation for development potential given its recreational importance.
Imperial Recreation Ground 2nd team rugby pitch	UCS_ED_EXM_07	This is an EDDC owned pitch leased to Exmouth Rugby Club, it is considered inappropriate for potential further investigation for development potential given its recreational importance.
Car park next to sports centre in Exmouth	UCS_ED_EXM_08	This is an EDDC owned car park, it is considered inappropriate for potential further investigation for development potential given its recreational importance.
Long stay car park north of sports centre	UCS_ED_EXM_09	This is an EDDC owned car park, it is considered inappropriate for potential

Site Address/Description	Reference	Reasons for rejection
		further investigation for development potential given its recreational importance.
Recreation Ground north of Marine Way/south of Carter Avenue	UCS_ED_EXM_10	This is an EDDC owned pitch, it is considered inappropriate for potential further investigation for development potential given its recreational importance.
Recreation Ground north of Mudback Lane.	UCS_ED_EXM_11	This is an EDDC owned pitch, it is considered inappropriate for potential further investigation for development potential given its recreational importance.
Phear park	UCS_ED_EXM_12	This is an EDDC park, it is considered inappropriate for potential further investigation for development potential given its recreational importance.
Manor Gardens	UCS_ED_EXM_16	This parkland area is discounted from offering development potential.
Parkland south of the Beacon	UCS_ED_EXM_17	This parkland area is discounted from offering development potential.
Private Gradens in front of Louisa Terrace	UCS_ED_EXM_18	These are private gardens in front of Louisa Terrace and on account of sensitivity of location and their importance are not seen as offering potential for development.
Land north of Queens Drive	UCS_ED_EXM_19	This land is in a floodplain and forms an important amenity and recreational resource. Whilst there are various redevelopment proposals at the land, that may offer some residential capacity, the area

Site Address/Description	Reference	Reasons for rejection
		overall is discounted from further assessment.
Maer Road car Park	UCS_ED_EXM_20	This is a well used car park in a convenient location near the sea front and as such is discounted from further consideration.
Raleigh Park	UCS_ED_EXM_28	This parkland rugby club site is considered inappropriate for potential further investigation for development potential given its recreational importance.
Land south of Bapton park	UCS_ED_EXM_29	This is an EDDC open space, it is considered inappropriate for potential further investigation for development potential given its recreational importance.
Valley park area north of The Marles	UCS_ED_EXM_30	This is an EDDC open space, it is considered inappropriate for potential further investigation for development potential given its recreational importance.
Open space parkland west of Marley Road	UCS_ED_EXM_31	This is an EDDC open space, it is considered inappropriate for potential further investigation for development potential given its recreational importance.
Recreation ground at Magnolia Avenue	UCS_ED_EXM_39	This is an EDDC open space, it is considered inappropriate for potential further investigation for development potential given its recreational importance.
Recreation ground west of Hadrians Way	UCS_ED_EXM_41	This is an EDDC recreational space, it is considered inappropriate for potential

Site Address/Description	Reference	Reasons for rejection
		further investigation for development potential given its recreational importance.
Community hall, play area and green space north of West Down Lane	UCS_ED_EXM_43	This is an EDDC open space and community facility, it is considered inappropriate for potential further investigation for development potential given its recreational importance.
Parkland east of St John's Road	UCS_ED_EXM_46	This is an EDDC open space, it is considered inappropriate for potential further investigation for development potential given its recreational importance.
Brixington Park	UCS_ED_EXM_50	This is an EDDC open space, it is considered inappropriate for potential further investigation for development potential given its recreational importance.
Openspace area at St Malo Close	UCS_ED_EXM_52	This is an EDDC open space, it is considered inappropriate for potential further investigation for development potential given its recreational importance.
Park area north of Truro Drive	UCS_ED_EXM_53	This is an EDDC open space, it is considered inappropriate for potential further investigation for development potential given its recreational importance.
Hall and open space area east of Brixington Lane	UCS_ED_EXM_54	This is an EDDC open space and community facility, it is considered inappropriate for potential further investigation for development potential given its recreational importance.

Site Address/Description	Reference	Reasons for rejection
Play area at the eastern end of Btittany Road	UCS_ED_EXM_57	This is an EDDC open space, it is considered inappropriate for potential further investigation for development potential given its recreational importance.
Parkland north of Byron Way	UCS_ED_EXM_58	This is an EDDC open space, it is considered inappropriate for potential further investigation for development potential given its recreational importance.
Play area at Thomas Close	UCS_ED_EXM_60	This is an EDDC open space, it is considered inappropriate for potential further investigation for development potential given its recreational importance.



### 3A – (iii) All sites carried through to 3B

<b>Notes:</b> The following identified sites have been carried through to the next stage as offering some potential for capacity.		
<b>Site Address/Description</b>	<b>Reference</b>	<b>Approximate potential net dwellings</b>
Camperdown Depot	UCS_ED_EXM_05	15
Exmouth Library	UCS_ED_EXM_13	5
Car park at Margret St/north of Lower Fore Street	UCS_ED_EXM_14	20
Vacant/underused land north of Fore Street	UCS_ED_EXM_15	20
Open space south of Kay Close	UCS_ED_EXM_21	6
Green Close northern triangle area	UCS_ED_EXM_22	5
Green Close southern triangle area	UCS_ED_EXM_23	5
Open land west of Bradham Lane	UCS_ED_EXM_24	6
Open land alongside Moorfield Road	UCS_ED_EXM_25	5
Brooklyn Park	UCS_ED_EXM_26	5
Land at Burnside	UCS_ED_EXM_27	5
Open land north of Jubilee Drive	UCS_ED_EXM_32	20
Open space north of Priddis Close	UCS_ED_EXM_33	5
Open space on southern side of Foxholes Hill	UCS_ED_EXM_34	10
Open space at junction of Bradham Lane and Salterton Road	UCS_ED_EXM_35	10
Open space area at Jarvis Close	UCS_ED_EXM_36	8
Open space west of The Green/at Lestock Close	UCS_ED_EXM_37	6
Open space area east of The Green /south of Village Close	UCS_ED_EXM_38	5
Former waste tip site west of Dinan Way	UCS_ED_EXM_40	110
Withycombe Health Centre	UCS_ED_EXM_42	5
Vacant/underused industrial premises western side of Pankhurst Close	UCS_ED_EXM_44	42
Green space north west of the end of Liverton Close	UCS_ED_EXM_45	5
Open space north of St John's Road	UCS_ED_EXM_47	7

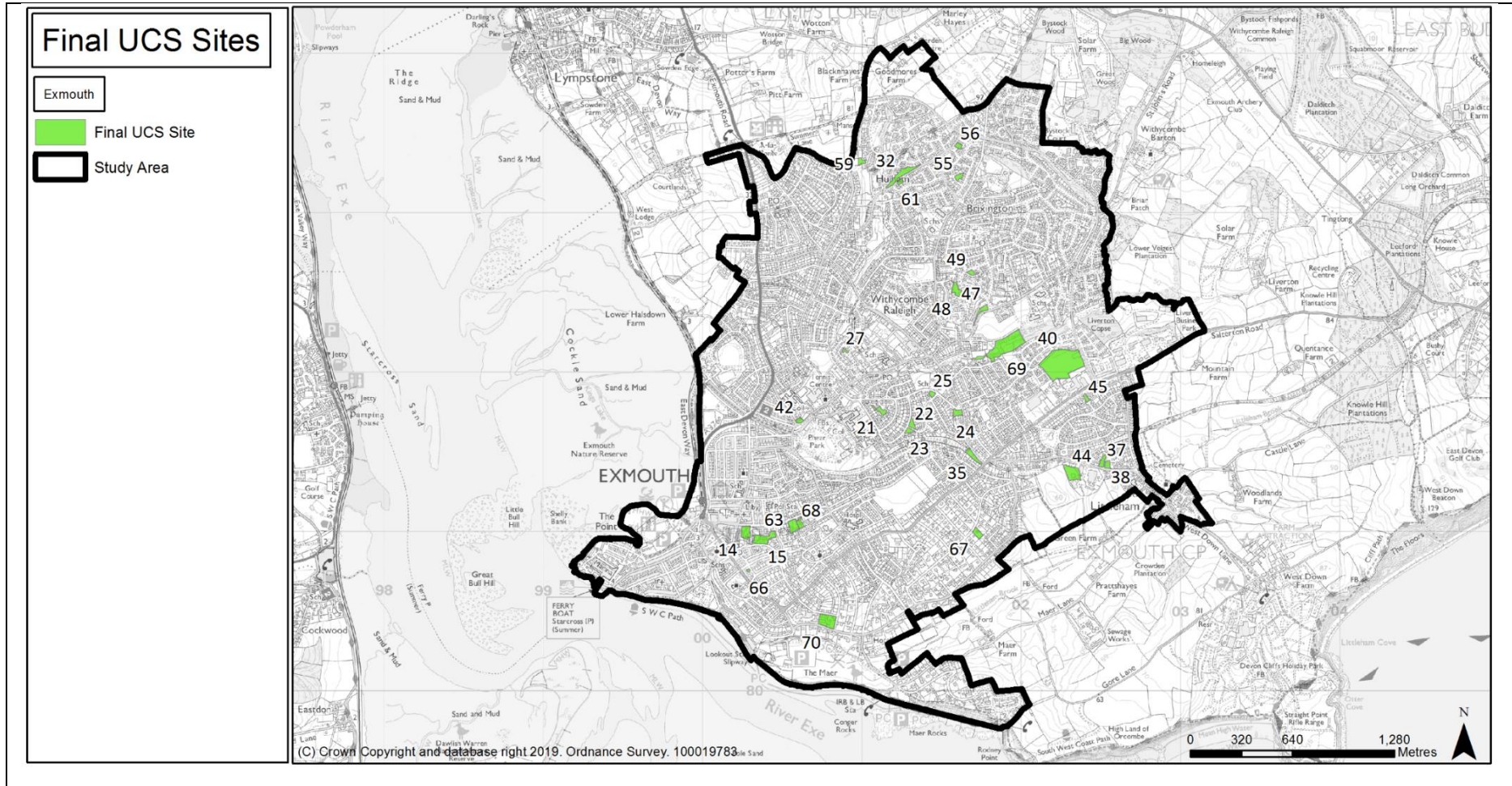
<b>Site Address/Description</b>	<b>Reference</b>	<b>Approximate potential net dwellings</b>
Open space area west of Fraser Road	UCS_ED_EXM_48	9
Open space area south of Fraser Road	UCS_ED_EXM_49	5
Strip of wooded land south of Dinan Way	UCS_ED_EXM_51	64
open space area at cedar close	UCS_ED_EXM_55	5
Open space area east of Jubilee Drive	UCS_ED_EXM_56	5
Play area at the end of Betjeman Drive	UCS_ED_EXM_59	5
Open space area at Jubilee Close	UCS_ED_EXM_61	5
Land To The Rear Of Sams Funhouse	UCS_ED_EXM_62	5
Former industrial site on Albion Hill	UCS_ED_EXM_63	12
1 Victoria Road Exmouth EX8 1DL	UCS_ED_EXM_64	5
40 Victoria Road Exmouth EX8 1DW	UCS_ED_EXM_65	5
British Red Cross Hall South Street Exmouth EX8 2SA	UCS_ED_EXM_66	5
28 Cranford Avenue Exmouth EX8 2PZ	UCS_ED_EXM_67	20
22 And 24 Albion Hill Exmouth EX8 1JS	UCS_ED_EXM_68	14
Land at Withycombe Brook, Exmouth	UCS_ED_EXM_69	50
Buildings at the Deaf Academy	UCS_ED_EXM_70	30

### 3C – Site review (i) Sites rejected after specialist officer consideration and consultation

Site Address/Description	Reference	Reasons for rejection
Camperdown Depot	UCS_ED_EXM_05	The site is covered by Flood Zone 3 and surface water ponding showing a high risk of flooding covers the site. Waterlogged archaeology present. Former timber ponds. Programme of recording would be required.
Exmouth Library	UCS_ED_EXM_13	The majority of the site is covered by Flood Zone 3 and there is a surface water flow path running along the edge of the site showing a high risk of flooding covers the site. Significant undesignated historic building should be retained. High archaeological potential.
Brooklyn Park	UCS_ED_EXM_26	May NOT be Developable NOT accessible from public highway. Brooklyn Park road and the bridge over Withycombe Brook is private. There are also concerns on parts of the site over flooding.
Open space north of Priddis Close	UCS_ED_EXM_33	Amenity grass with mature trees to northern and western edges. Provides a green link/wildflower corridor between large open space area to west and Marley Road green lane so potentially of local ecological importance. Trees a constraint. Potential for bats and reptiles. Tree and habitat survey required. May NOT be Developable, vehicular access is blocked by private car park of Priddis Close.
Open space on southern side of Foxholes Hill	UCS_ED_EXM_34	The site is currently covered by a covenant which prevents the change of use of the site to residential. Some archaeological potential.
Open space area at Jarvis Close	UCS_ED_EXM_36	May NOT be Developable, the site does not connect to Jarvis Close or Littleham Road for vehicles. Land is crossed by cycle/footpath. GI - Former railway.
Strip of wooded land south of Dinan Way	UCS_ED_EXM_51	The site contains a strong tree belt with amenity grass margin connected to open countryside / parkland. Also there could be flooding concerns. Detached parkland of Bystock House. Consider as GI?
Land To The Rear Of Sams Funhouse	UCS_ED_EXM_62	Flooding concerns could prevent development, however some protection from flood risk may in place from Exmouth Tidal flood defence scheme. Listed Building, some archaeological potential, setting of Manor gardens undesignated park/garden.

<b>Site Address/Description</b>	<b>Reference</b>	<b>Reasons for rejection</b>
1 Victoria Road Exmouth EX8 1DL	UCS_ED_EXM_64	Flooding concerns could prevent development, however some protection from flood risk may in place from Exmouth Tidal flood defence scheme. High archaeological potential and setting of War memorial/Civic Space.
40 Victoria Road Exmouth EX8 1DW	UCS_ED_EXM_65	Flooding concerns could prevent development, however some protection from flood risk may in place from Exmouth Tidal flood defence scheme.

### 3C – Site review (ii) Remaining potential UCS sites



Site Address/ Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
Car park at Margret St/north of Lower Fore Street	UCS_ED_EXM_14	20	<ul style="list-style-type: none"> <li>– Ecology comments - No ecological value.</li> <li>– Highway comments - Access is available from Union Street and Lower Fore Street.</li> <li>– Public rights of way comments - N/A.</li> <li>– Environmental health comments – Contamination noted on adjacent land.</li> <li>– Flood and water comments - The west of the site is mostly covered by flood zone so that would leave only the east of the site developable. Development should take care not to encroach into Flood Zone. Development should take care not to encroach into existing surface water flow pathway. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.</li> <li>– Archaeological comments – High archaeological potential. Staged programme of archaeological recording.</li> </ul>	– No change
Vacant/underused land north of Fore Street	UCS_ED_EXM_15	20	<ul style="list-style-type: none"> <li>– Ecology comments - Tree groups in north east corner and in central area of site should be retained. Tree survey and habitat survey to north east corner required.</li> <li>– Highway comments – None noted.</li> <li>– Public rights of way comments - N/A</li> <li>– Environmental health comments - Contamination noted on adjacent land.</li> </ul>	– No change

Site Address/ Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			<ul style="list-style-type: none"> <li>– Flood and water comments - Development should avoid surface water flow pathways. Development should take care not to encroach into existing surface water flow pathway. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.</li> <li>– Archaeological comments – High archaeological potential. Staged programme of archaeological recording.</li> </ul>	
Open space south of Kay Close	UCS_ED_EXM_21	6	<ul style="list-style-type: none"> <li>– Ecology comments - Amenity grassland with two mature trees. Tree survey required.</li> <li>– Highway comments - Existing footpaths are potentially private.</li> <li>– Public rights of way comments - N/A</li> <li>– Environmental health comments - None noted.</li> <li>– Flood and water comments - Development should avoid surface water flow pathways. Development should take care not to encroach into existing surface water flow pathway. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.</li> <li>– Archaeological comments – Low potential</li> </ul>	<ul style="list-style-type: none"> <li>– No change</li> </ul>

Site Address/ Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
Green Close northern triangle area	UCS_ED_EXM_22	5	<ul style="list-style-type: none"> <li>– Ecology comments - Amenity grassland with two mature trees in southern corner. No ecological value apart from trees. Tree survey required.</li> <li>– Highway comments - Access available from Green Close and Colleton Way.</li> <li>– Public rights of way comments - N/A</li> <li>– Environmental health comments - None noted.</li> <li>– Flood and water comments - Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.</li> <li>– Archaeological comments – Low potential</li> </ul>	– No change
Green Close southern triangle area	UCS_ED_EXM_23	5	<ul style="list-style-type: none"> <li>– Ecology comments - Amenity grassland. No ecological value.</li> <li>– Highway comments - Access available from Green Close and Colleton Way.</li> <li>– Public rights of way comments - N/A</li> <li>– Environmental health comments - None noted.</li> <li>– Flood and water comments - Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.</li> <li>– Archaeological comments – Low potential</li> </ul>	– No change
Open land west of Bradham Lane	UCS_ED_EXM_24	6	<ul style="list-style-type: none"> <li>– Ecology comments - Amenity grassland. Large copper beech in centre of site should be retained. Tree survey required.</li> </ul>	– No change



Site Address/ Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			<ul style="list-style-type: none"> <li>– Highway comments - Access available from Moorfield Road and Bradham Lane.</li> <li>– Public rights of way comments - N/A.</li> <li>– Environmental health comments - None noted.</li> <li>– Flood and water comments - Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed. Development should be designed with consideration of the surface water risk.</li> <li>– Archaeological comments – Some archaeological potential. Recording secured by condition.</li> </ul>	
Open land alongside Moorfield Road	UCS_ED_EXM_25	5	<ul style="list-style-type: none"> <li>– Ecology comments - Amenity grassland. No ecological value.</li> <li>– Highway comments - Access available from Moorfield Road and Colleton Way.</li> <li>– Public rights of way comments - N/A</li> <li>– Environmental health comments - None noted.</li> <li>– Flood and water comments – Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed. Development should be designed with consideration of the surface water risk. There is a high risk of surface water on Moorfield Road.</li> <li>– Archaeological comments – Low potential</li> </ul>	– No change

Site Address/ Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
Land at Burnside	UCS_ED_EXM_27	5	<ul style="list-style-type: none"> <li>– Ecology comments - Amenity grass with one mature tree. Development would entail loss of tree and would change character of estate.</li> <li>– Highway comments - None noted.</li> <li>– Public rights of way comments - N/A</li> <li>– Environmental health comments -</li> <li>– Flood and water comments - Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.</li> <li>– Archaeological comments –Chappel Close field name. May require recording condition.</li> </ul>	– No change
Open land north of Jubilee Drive	UCS_ED_EXM_32	20	<ul style="list-style-type: none"> <li>– Ecology comments - Amenity grass with mature tree groups. Limited ecological value. Tree and habitat survey required.</li> <li>– Highway comments - Accessible for pedestrians from Hollymount Close.</li> <li>– Public rights of way comments - N/A</li> <li>– Environmental health comments - None noted.</li> <li>– Flood and water comments - Possible site for flood storage. Development should take care not to encroach into existing surface water flow pathway. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed. There is</li> </ul>	– No change

Site Address/ Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			<p>a high risk of surface water on Jubilee Drive, this should be taken into account for access.</p> <ul style="list-style-type: none"> <li>– Archaeological comments – Low potential</li> </ul>	
Open space at junction of Bradham Lane and Salterton Road	UCS_ED_EXM_35	10	<ul style="list-style-type: none"> <li>– Ecology comments - Amenity grass with mature trees to southwestern edge. Provides an east west green link/ wildlife corridor via existing cyclepath corridor connecting to open space to west and undeveloped farm land to east so potentially of local ecological importance. Tree and habitat survey required.</li> <li>– Highway comments - Land Charges Viewer shows whole site area to be HMPE?</li> <li>– Public rights of way comments - N/A</li> <li>– Environmental health comments - None noted.</li> <li>– Flood and water comments - Potential mitigation to enable development / other considerations</li> <li>– Archaeological comments – GI – Former Railway</li> </ul>	– No change
Open space west of The Green/at Lestock Close	UCS_ED_EXM_37	6	<ul style="list-style-type: none"> <li>– Ecology comments - Amenity grass land with 2 specimen trees. Tree and habitat survey required.</li> <li>– Highway comments - Land Charges Viewer shows whole site area to be HMPE?</li> <li>– Public rights of way comments - N/A</li> <li>– Environmental health comments - None noted.</li> <li>– Flood and water comments - Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.</li> </ul>	– No change

Site Address/ Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			<ul style="list-style-type: none"> <li>– Archaeological comments – Low potential</li> </ul>	
Open space area east of The Green /south of Village Close	UCS_ED_EXM_38	5	<ul style="list-style-type: none"> <li>– Ecology comments - Amenity grass with 2 specimen trees. Tree and habitat survey required</li> <li>– Highway comments - Land Charges Viewer shows whole site area to be HMPE?</li> <li>– Public rights of way comments - N/A</li> <li>– Environmental health comments - None noted.</li> <li>– Flood and water comments - Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.</li> <li>– Archaeological comments – Low potential</li> </ul>	<ul style="list-style-type: none"> <li>– No change</li> </ul>
Former waste tip site west of Dinan Way	UCS_ED_EXM_40	110	<ul style="list-style-type: none"> <li>– Ecology comments - Scrub/ ruderal grass land with some trees particularly around margins. Potentially locally important wildlife site with suitable habitat for bats, reptiles and badgers. Tree, habitat and bat survey required.</li> <li>– Highway comments - Access should be near existing gated access where site is level with highway</li> <li>– Public rights of way comments - N/A</li> <li>– Environmental health comments - None noted.</li> <li>– Flood and water comments - Ordinary watercourse/drainage channel appears to go through the site. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be</li> </ul>	<ul style="list-style-type: none"> <li>– No change</li> </ul>

Site Address/ Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			<p>followed. Any works in the watercourse or alterations may require Land Drainage Consent.</p> <ul style="list-style-type: none"> <li>– Archaeological comments – Industrial archaeology potential needs assessing.</li> </ul> <p><b>It should be noted that specialist feedback, specifically in respect to environmental health, did not raise suitability for development concerns it is understood that this site is formed by a former waste disposal site. Whilst it may be technical feasible to undertake any relevant decontamination the expectation is that detailed survey work would be required. Furthermore costs associated with any decontamination may render the site non-commercially viable.</b></p>	
Withycombe Health Centre	UCS_ED_EXM_42	5	<ul style="list-style-type: none"> <li>– Ecology comments - Limited ecological value. Trees to western and southern boundaries. Avoid impact on RPAs and shade effects. Tree survey required.</li> <li>– Highway comments - Access should be near existing access to give separation from highway junction.</li> <li>– Public rights of way comments - N/A</li> <li>– Environmental health comments - None noted.</li> <li>– Flood and water comments - Surface water flood risk at this site as well as risk from the Withycombe Brook (flood zone). Junction of Lyndhurst Rd, Gypsy Lane</li> </ul>	– No change

Site Address/ Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			and Withycombe Village Rd is at high risk of flooding a. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed. There may be particular opportunities at this site to store or slow down flows to improve the flood risk situation in the road through sustainable drainage systems – Archaeological comments – Low potential	
Vacant/underused industrial premises western side of Pankhurst Close	UCS_ED_EXM_44	42	– Ecology comments - Brownfield site with stree/ hedgerow margins to north east and west boundaries. West boundary adjacent agricultural land. Potential for bat commuting/ foraging particularly to west and northern boundaries. Tree, habitat and bat survey required. Keep development clear of tree RPAs. – Highway comments - None noted. – Public rights of way comments - N/A – Environmental health comments – None noted. – Flood and water comments - Ordinary watercourse goes through the site, possibly partially culverted. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed. Any works in the watercourse may require Land Drainage Consent. Consideration required so development is	– No change

Site Address/ Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			not detrimental to any culverted watercourse condition or future maintenance access. – Archaeological comments – Some potential. Staged programme of recording.	
Green space north west of the end of Liverton Close	UCS_ED_EXM_45	5	– Ecology comments - Amenity grassland, no trees/hedgerow. Limited ecological value. – Highway comments - This site should ideally be accessed from Liverton Close NOT Salterton Road – Public rights of way comments - N/A – Environmental health comments - None noted. – Flood and water comments - Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed. – Archaeological comments – Low potential	– No change
Open space north of St John's Road	UCS_ED_EXM_47	7	– Ecology comments - Important tree group to northern end with potentially veteran oaks which should be retained. Otherwise limited ecological value. – Highway comments - Footway between Nasmith Cl/Harwood Cl only access for 1 - 15 Nasmith Close. – Public rights of way comments - N/A – Environmental health comments - None noted. – Flood and water comments - Some surface water flood risk within the site and nearby road. Appropriate surface water drainage strategy required	– No change

Site Address/ Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			<p>so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.</p> <ul style="list-style-type: none"> <li>– Archaeological comments – Low potential</li> </ul>	
Open space area west of Fraser Road	UCS_ED_EXM_48	9	<ul style="list-style-type: none"> <li>– Ecology comments - Amenity grassland with large tree to southern boundary and thick hedgrow to western boundary. Tree and habitat survey required. Keep development away from southern and western boundaries.</li> <li>– Highway comments - Does not link with Fraser Rd, access could be gained from Cheriswood Ave.</li> <li>– Public rights of way comments - N/A</li> <li>– Environmental health comments - None noted.</li> <li>– Flood and water comments - Ordinary watercourse goes along boundary of the site. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed. Any works in the watercourse may require Land Drainage Consent.</li> <li>– Archaeological comments – Low potential</li> </ul>	– No change
Open space area south of Fraser Road	UCS_ED_EXM_49	5	<ul style="list-style-type: none"> <li>– Ecology comments - Amenity grassland. Some existing trees on/ adjacent boundaries. Avoid impact on tree RPAs. Tree and habitat survey required.</li> <li>– Highway comments - Perimeter footway is HMPE</li> <li>– Public rights of way comments - N/A</li> <li>– Environmental health comments - None noted.</li> </ul>	– No change



Site Address/ Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			<ul style="list-style-type: none"> <li>– Flood and water comments - Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.</li> <li>– Archaeological comments – Low potential</li> </ul>	
open space area at cedar close	UCS_ED_EXM_55	5	<ul style="list-style-type: none"> <li>– Ecology comments - Amenity grass. Limited ecological value apart from tree group. Habitat and tree survey required.</li> <li>– Highway comments - None noted.</li> <li>– Public rights of way comments - N/A</li> <li>– Environmental health comments - None noted.</li> <li>– Flood and water comments - Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.</li> <li>– Archaeological comments – Low potential</li> </ul>	– No change
Open space area east of Jubilee Drive	UCS_ED_EXM_56	5	<ul style="list-style-type: none"> <li>– Ecology comments - Amenity grass surrounded by rear garden boundaries to three sides. Limited ecological value. Avoid impacts on perimeter trees.</li> <li>– Highway comments - Access would need to be from Jubilee Drive, Spuce Close does not reach site.</li> <li>– Public rights of way comments - N/A</li> <li>– Environmental health comments - None noted.</li> <li>– Flood and water comments - Some surface water flows likely through the site. Appropriate surface water drainage strategy required so as not to</li> </ul>	– No change

Site Address/ Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			<p>increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.</p> <ul style="list-style-type: none"> <li>– Archaeological comments – Low potential</li> </ul>	
Play area at the end of Betjeman Drive	UCS_ED_EXM_59	5	<ul style="list-style-type: none"> <li>– Ecology comments - Open space for adjacent estate to east comprising amenity grassland with specimen trees inc. mature trees to SW corner. Provides green corridor/ wildlife link between extensive open space to south and woodland strip to NE.</li> <li>– Highway comments - Accessible from Betjeman Drive.</li> <li>– Public rights of way comments - N/A</li> <li>– Environmental health comments - None noted.</li> <li>– Flood and water comments - Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.</li> <li>– Archaeological comments – Low potential. Setting of A La Ronde (no tall buildings)</li> </ul>	– No change
Open space area at Jubilee Close	UCS_ED_EXM_61	5	<ul style="list-style-type: none"> <li>– Ecology comments - Amenity grass land with rear garden boundaries to three sides. Avoid impact on tree group to western corner. Tree and habitat survey required.</li> <li>– Highway comments - Accessible from Jubilee Drive.</li> <li>– Public rights of way comments - N/A</li> <li>– Environmental health comments - None noted.</li> <li>– Flood and water comments - High surface water flood risk on adjacent highway Jubilee Drive.</li> </ul>	– No change

Site Address/ Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			<p>Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed. Flooding to access road may also need to be considered.</p> <ul style="list-style-type: none"> <li>– Archaeological comments – Low potential.</li> </ul>	
Former industrial site on Albion Hill	UCS_ED_EXM_63	12	<ul style="list-style-type: none"> <li>– Ecology comments - Brownfield site. Strong treebelt to southern and eastern boundaries limits developable area. Tree, habitat and bat survey required. Keep development away from RPAs and allow space from southern boundary trees to prevent overshadowing.</li> <li>– Highway comments - Albion Hill is used for a lot of car parking, possible TRO to limit near access.</li> <li>– Public rights of way comments - N/A</li> <li>– Environmental health comments - None noted.</li> <li>– Flood and water comments - Surface water flow path indicated in south of site. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.</li> <li>– Archaeological comments – Some potential. Recording secured by permission.</li> </ul>	– No change
British Red Cross Hall South Street Exmouth EX8 2SA	UCS_ED_EXM_66	5	<ul style="list-style-type: none"> <li>– Ecology comments - Existing buildings. No ecological value.</li> <li>– Highway comments - Location could be OK for NO CAR development.</li> </ul>	– No change

Site Address/ Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			<ul style="list-style-type: none"> <li>– Public rights of way comments - N/A</li> <li>– Environmental health comments - None noted.</li> <li>– Flood and water comments - Surface water flow path indicated on adjacent highway. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed. Flooding to access road may also need to be considered.</li> <li>– Archaeological comments – Low potential.</li> </ul>	
28 Cranford Avenue Exmouth EX8 2PZ	UCS_ED_EXM_67	20	<ul style="list-style-type: none"> <li>– Ecology comments - Thick boundary hedgerows with trees to SW, SE and NE boundaries. Potential for bats and reptiles. Tree, habitat and bat survey required. Keep development away from SW and SE boundaries.</li> <li>– Highway comments - 19/1258/MFUL for Demolition &amp; 10 new apartments etc.</li> <li>– Public rights of way comments - N/A</li> <li>– Environmental health comments - None noted.</li> <li>– Flood and water comments - Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.</li> <li>– Archaeological comments – Low potential.</li> </ul>	- Application now approved for 10 dwellings reference 19/1258/MFUL. Removed from total.
22 And 24 Albion Hill Exmouth EX8 1JS	UCS_ED_EXM_68	14	<ul style="list-style-type: none"> <li>– Ecology comments - Existing dwelling and garden. Limited ecological value. Tree and habitat survey required. Avoid impact on tree RPAs to west.</li> </ul>	– No change

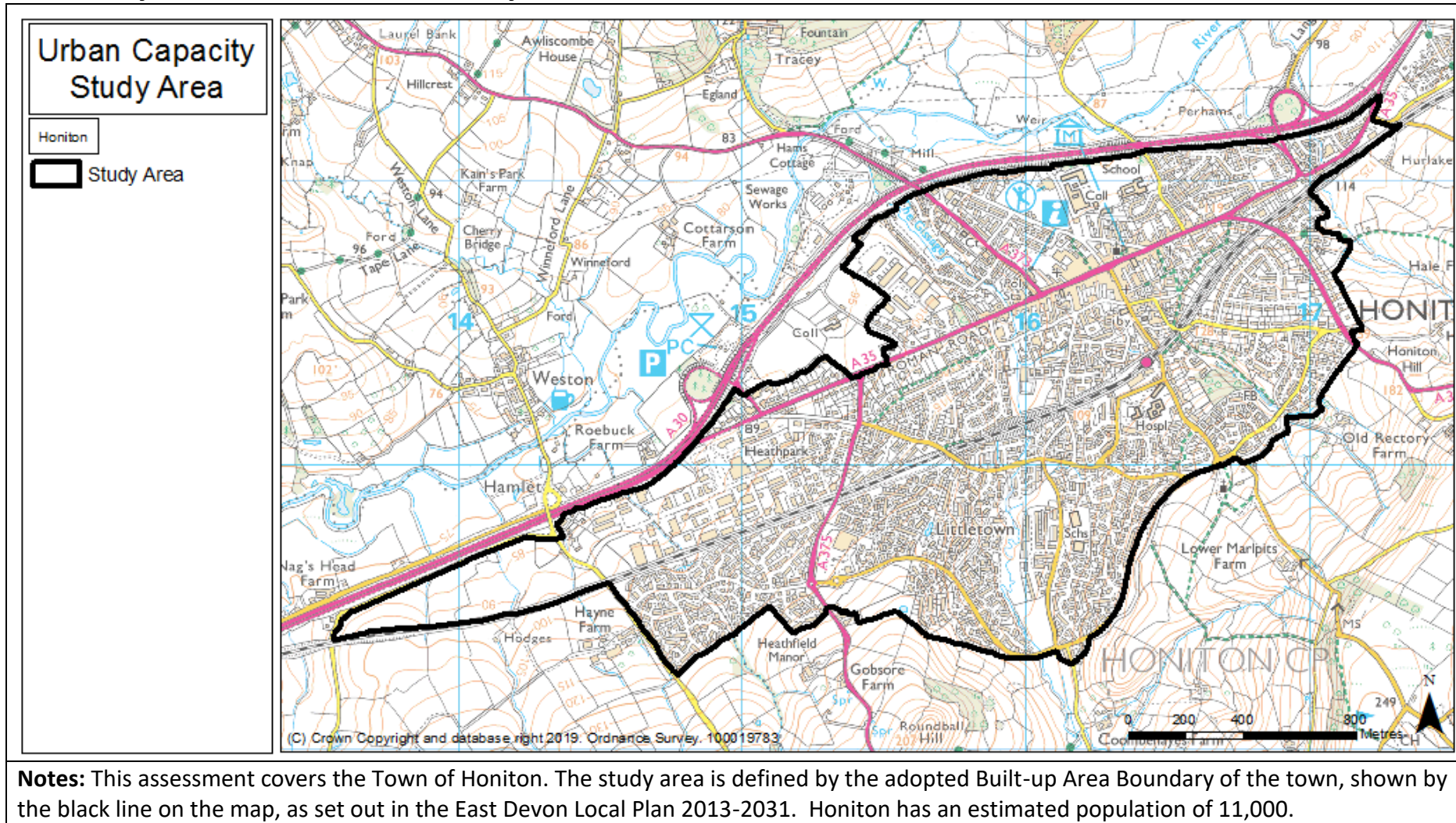
Site Address/ Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			<ul style="list-style-type: none"> <li>– Highway comments - Ownership of wall on Albion Hill caused withdrawal - could come back if resolved</li> <li>– Public rights of way comments - N/A</li> <li>– Environmental health comments - None noted.</li> <li>– Flood and water comments - Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.</li> <li>– Archaeological comments – Some potential. Recording secured by permission</li> </ul>	
Land at Withycombe Brook, Exmouth	UCS_ED_EXM_69	50	<ul style="list-style-type: none"> <li>– Ecology comments - Old field system with tree lined watercourse running NE/SW through middle. Likely to be of locally important ecological value with potential for reptiles, bats and badgers, dormouse . Tree, habitat and bat survey required.</li> <li>– Highway comments - Land maybe accesible from new Flora Close development</li> <li>– Public rights of way comments - N/A</li> <li>– Environmental health comments - None noted.</li> <li>– Flood and water comments - Main River Withycombe Brook runs through the site. Development should take care not to encroach into Flood Zone. Any works within 8m of the Main River may require an Environmental Permit through the Environment Agency. Appropriate surface water drainage strategy required so as not to increase runoff/lower to</li> </ul>	– No change

Site Address/ Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			greenfield runoff rate. DCC SuDS policy to be followed. – Archaeological comments – May have some palaeoenvironmental potential.	
Buildings at the Deaf Academy	UCS_ED_EXM_70	30	No specialist feedback has been received for this site as it has only recently become available. It has been included on the final list of sites on the basis that comprises brownfield land with no apparent risk of flooding or ecological value, although it contains a listed building which will need careful consideration.	Pending planning application 20/1838/MFUL for 33 homes.

# Honiton

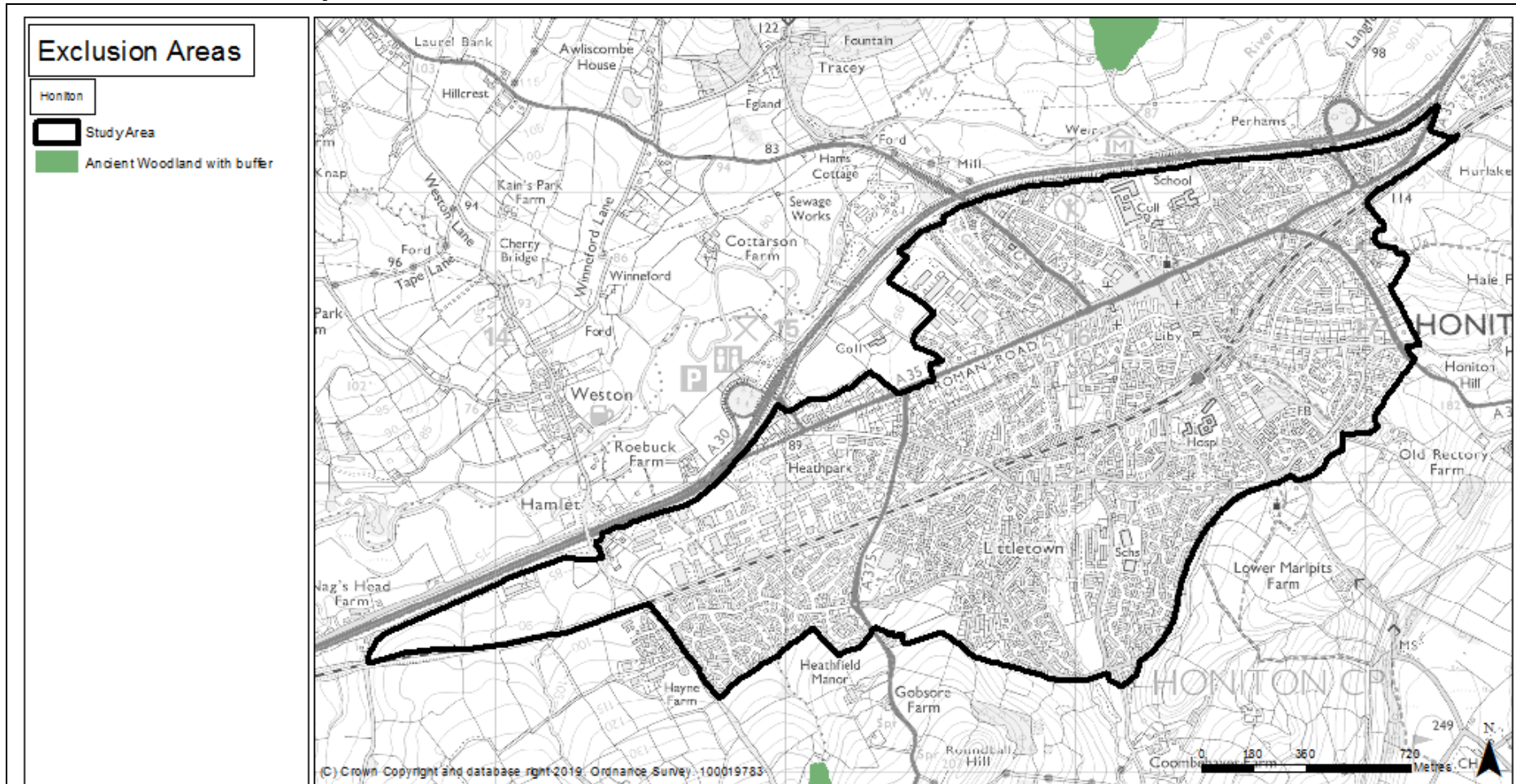
## Stage 1 Methodology and Preparation

### 1B – Study area settlement boundary



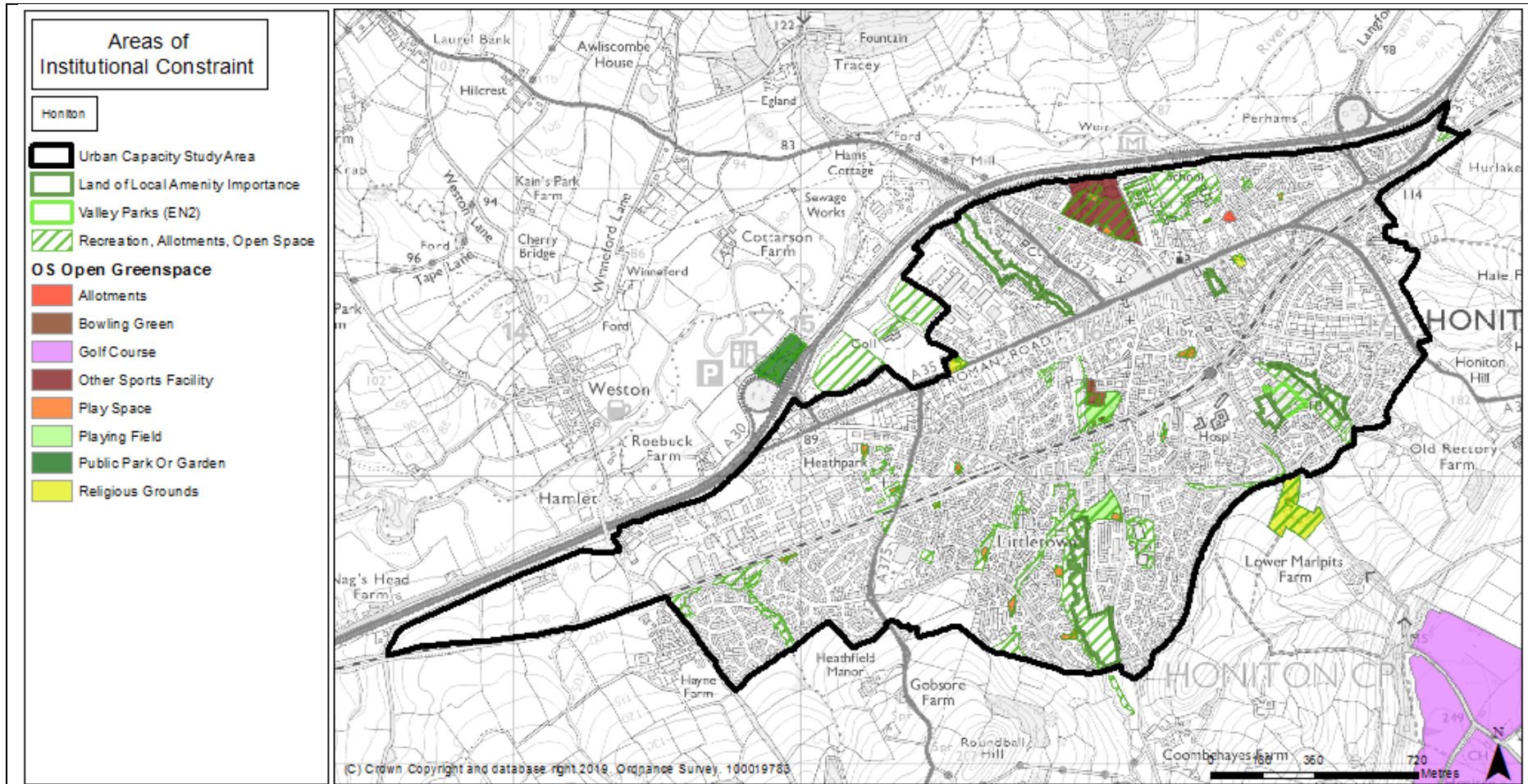


### 1C – Areas of statutory exclusion



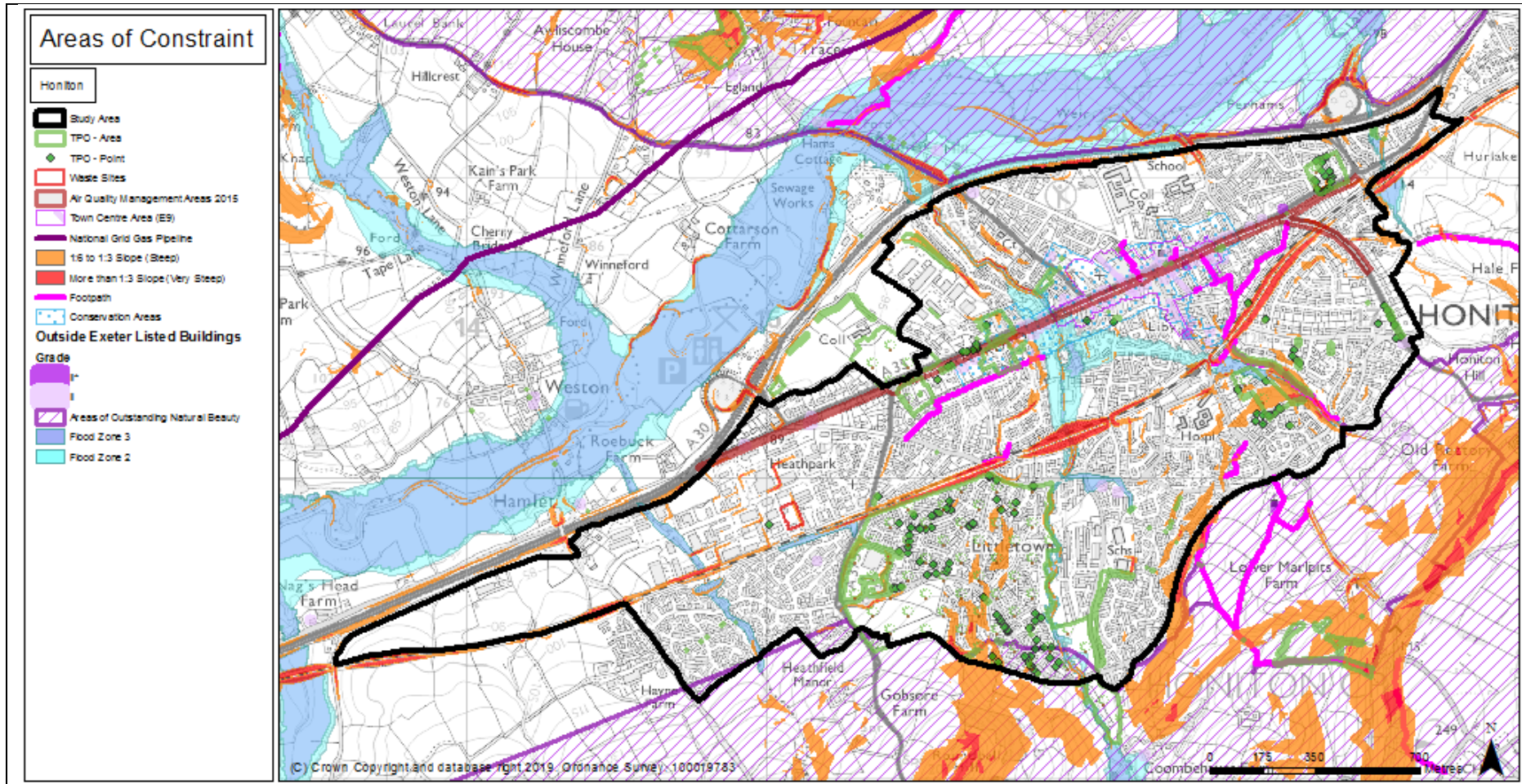
**Notes:** There are no areas of statutory exclusion located within the study area. As the map shows there are ancient woodland around, but outside, of the study area with the closest being 340 metres away. There are no other identified 'areas of statutory exclusion' shown on the map that are identified in or at Honiton.

### 1D – Areas of institutional constraints



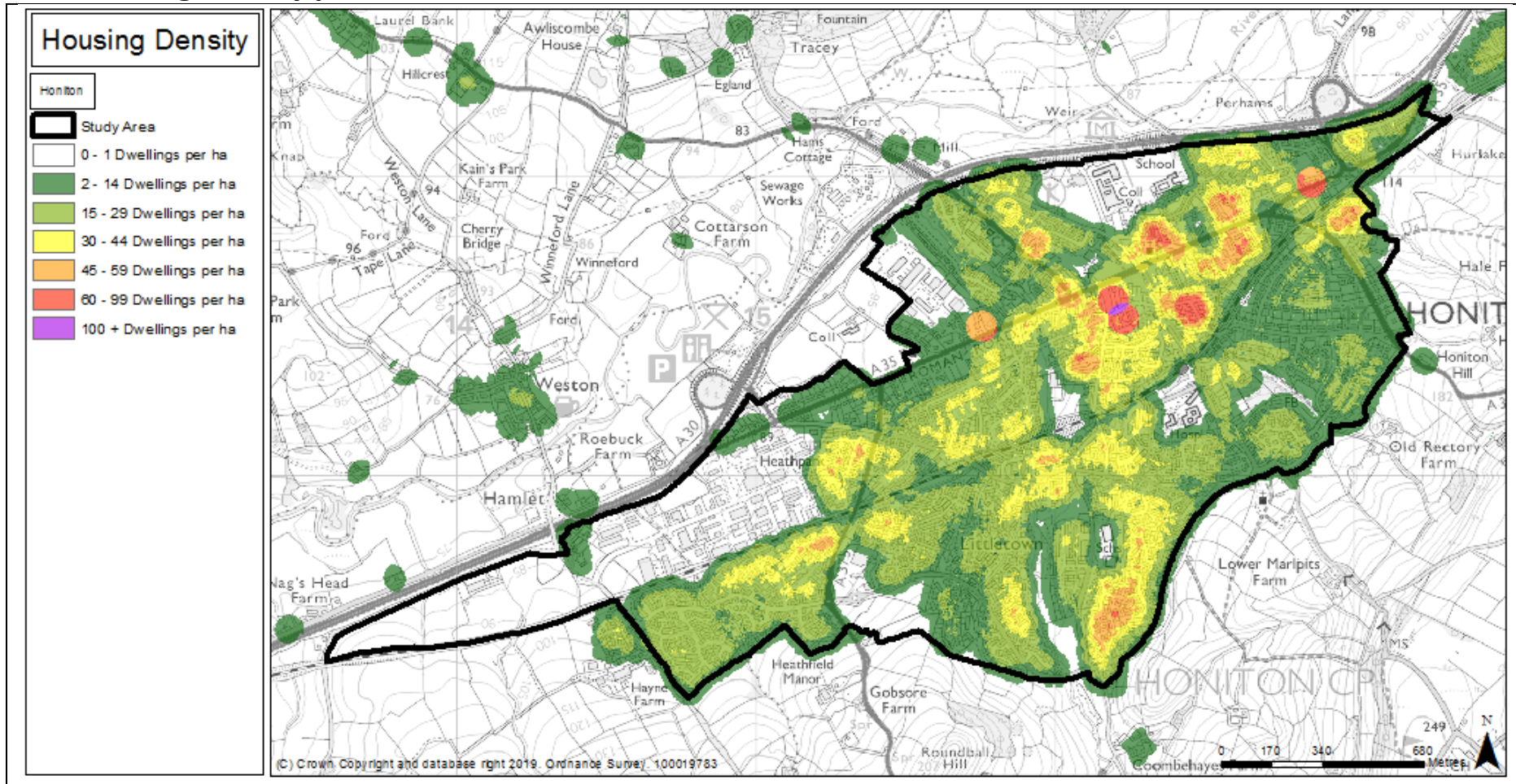
**Notes:** As the map shows there are a number of different areas within the study boundary, notably recreation areas, which derive a specific public benefit from community use. All of these will need to be taken into account during the site identification and assessment stages.

### 1E – Areas of constraint



**Notes:** A number of areas of constraint exist within the study area which may impact on the deliverability/desirability of new housing. These include flood plain areas in the central part of the town a conservation area within the historic settlement core and a Town Centre Area as designated within the adopted Local Plan, which currently restricts the conversion of existing retail to residential uses. Also present are a number of listed buildings and areas and individual trees with tree preservation orders.

### 1F – Defining density profiles

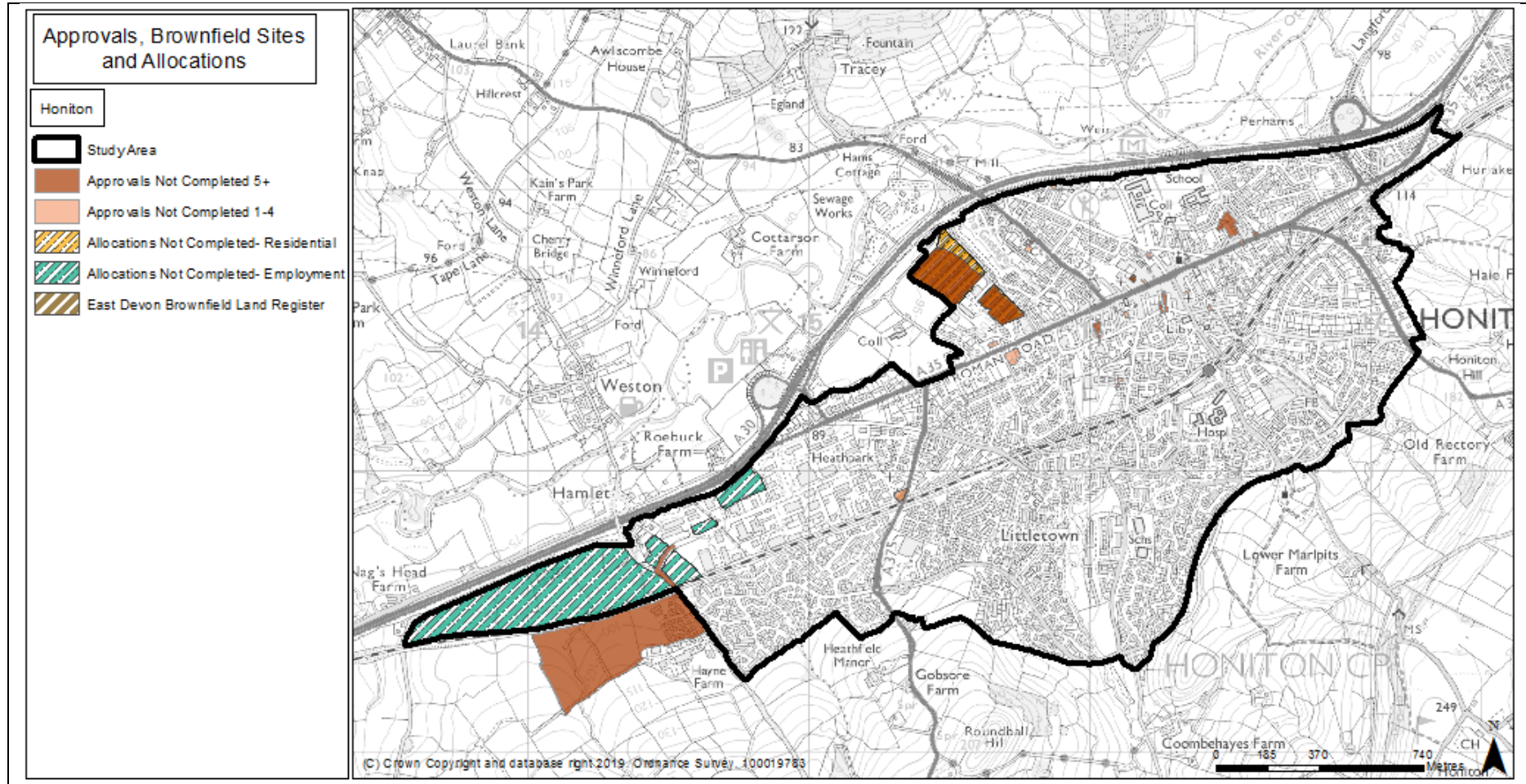


**Notes:** The areas with the highest density are located in the historic core of the settlement, reaching and exceeding 60+ dwellings per hectare in places. The areas of lowest density are located away from the town centre core and whilst broadly dispersed they tend towards being at the more peripheral parts of the town.



## Stage 2 Sources of Supply

### 2A – Planning and monitoring inputs – Planning Approvals not completed, Brownfield Land Register and Sites Allocated but not completed



<b>Notes:</b> All of the sites below have been excluded from further consideration through the above study, given their existing planning status.					
<b>Source</b>	<b>Planning/Allocation reference and description</b>	<b>Address</b>	<b>Status</b>	<b>Net yield</b>	<b>Notes</b>
Major - Outline application and Brownfield	14/0557/MOUT - Outline planning application for residential development of up to 150no. dwellings; access to be considered all other matters reserved	Land At Ottery Moor Lane, Honiton	Approved	150	No dwellings had been completed at 31 March 2019, however a start on site is expected in the near future
Major - Outline application	13/2508/MOUT - Outline application for construction of 10no dwellings and re-location of allotment gardens (access to be considered)	Land Off Of Clapper Lane (Previously Allotments), Honiton	Approved	10	No dwellings had been completed at 31 March 2019
Full Application	12/2118/FUL - Construction of 6no. dwellings and separation of annexe to create 7th dwelling	Land To The Rear Of 160 High Street, Honiton, EX14 1JX	Approved	7	No dwellings had been completed at 31 March 2019
Full Application	15/1394/FUL - Demolition of garages, erection of 5 no. dwellings and conversion of existing building to form 1 no. dwelling	Central Place, High Street, Honiton, EX14 1LP	Approved	6	No dwellings had been completed at 31 March 2019
Full Application	15/2237/FUL - Conversion of existing house into 4 no. flats and re-building of existing barn in the back garden to create 3 no. flats	Barn Mews, King Street, Honiton, EX14 1AB	Approved	6	No dwellings had been completed at 31 March 2019
Full Application	16/0443/FUL - Conversion of shop to 2 no. flats and erection of 3 no. two storey dwellings to rear	Merchant House Antiques, 19 High Street, Honiton, EX14 1PR	Approved	5	No dwellings had been completed at 31 March 2019

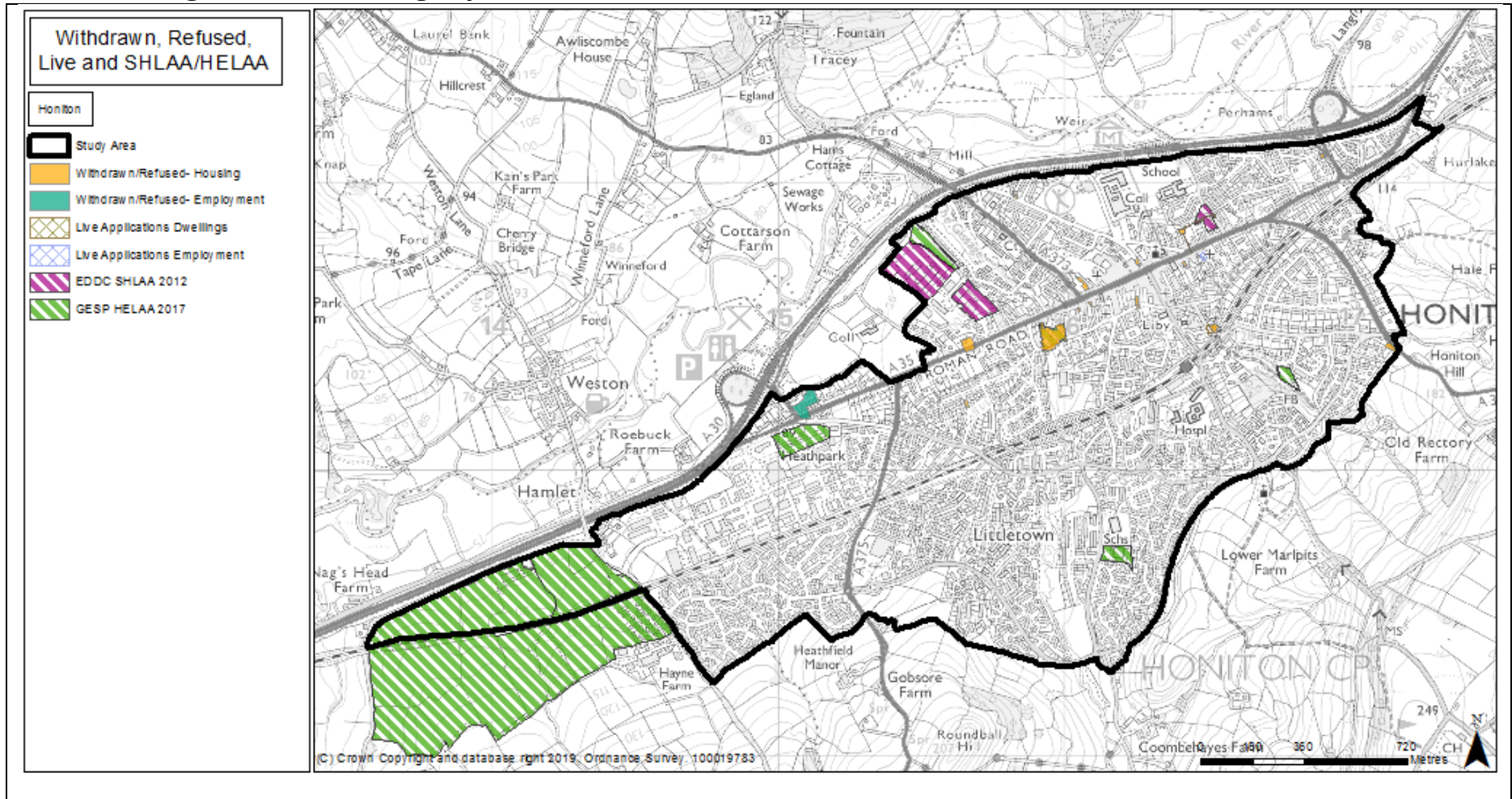
Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Full Application	17/0809/FUL - Residential development of land and conversion and extension of part of former bank premises to create 5 no. dwellings	Land Rear Of Nat West Bank, King Street, Honiton	Approved	5	No dwellings had been completed at 31 March 2019
Full Application	15/1208/FUL - Change of use and conversion of existing church centre to 4 no. (C3 class use) residential units and associated parking provision	The Kings Centre, Lees Buildings, High Street, Honiton, EX14 1DH	Approved	4	Site falls below 5 dwelling threshold
Full Application	17/1971/FUL - Demolition of old Army Training Corps hall and erection of 7 no. terraced houses with associated parking	Air Training Corps Hall , St Marks Road, Honiton, EX14 1XU	Approved	4	Site falls below 5 dwelling threshold
Full Application	14/2508/FUL - Extension to form 8 no. bedrooms, dayrooms and ancillary accommodation	Honiton Manor Nursing Home, Exeter Road, Honiton, EX14 1AL	Approved	4	Site falls below 5 dwelling threshold
Full Application	18/0868/FUL - Proposed conversion of existing nightclub into 2no. apartments and 1 house.	Former Pit Nightclub, Northcote Lane, Honiton, EX14 1NL	Approved	3	Site falls below 5 dwelling threshold
Full Application	06/1204/FUL - Conversion of part ground floor, first & second floors into 3 self contained flats including replacement & new windows	37 High Street, Honiton, Devon, EX14 1PW	Approved	3	Site falls below 5 dwelling threshold
Full Application	17/1486/FUL - Erection of 2 No. dwellings.	The Old Court , Dowell Street,	Approved	2	Site falls below 5 dwelling threshold



Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
		Honiton, EX14 1LZ			
Outline Application	18/1706/OUT - Erection of two detached bungalows fronting onto Rookwood Close, Honiton.	The Cedars , Exeter Road, Honiton, EX14 1AN	Approved	2	Site falls below 5 dwelling threshold
Full Application	13/1115/FUL - Conversion and extension of former workshop to form 2 dwellings	118 High Street (rear Of), Honiton	Approved	2	Site falls below 5 dwelling threshold
Full Application	17/1742/FUL - Erection of 2 no. dwellings	Land Rear Of 4 Chapel Street, Honiton, EX14 1EU	Approved	2	Site falls below 5 dwelling threshold
Full Application	18/1116/COU - Change of use of the ground and first floor accommodation from Class A1 to Class C3	138 High Street, Honiton, EX14 1JP	Approved	1	Site falls below 5 dwelling threshold
Full Application	16/2233/FUL - Change of use of ground floor store to residential flat	The Old Coach House, Chapel Street, Honiton	Approved	1	Site falls below 5 dwelling threshold
Full Application	11/1824/FUL - Construction of 2 dwellings and change of use of existing staff accommodation to dwelling	Staff Accommodation, The Carlton Inn, 40 - 42 High Street, Honiton, EX14 1PJ	Approved	1	Site falls below 5 dwelling threshold
Prior Notifications (O)	18/0436/PDO - Prior approval of proposed change of use of office (B1a) to residential use (C3)	Myrtle Villa, King Street, Honiton	Approved	1	Site falls below 5 dwelling threshold

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Full Application	19/0559/FUL - Conversion of existing Flat into One 2 Bedroom and One 1 Bedroom Flat	131A High Street, Honiton, EX14 1HR	Approved	1	Site falls below 5 dwelling threshold
Full Application	14/1319/FUL - Change of use from shop/storage to residential and insertion of 1 no. rooflight to front elevation and 1 no. rooflight on rear elevation	157 High Street, Honiton, EX14 1LJ	Approved	1	Site falls below 5 dwelling threshold
Full Application	17/0596/FUL - Erection of dwelling	Ascona, 1 Bowling Green Lane, Honiton, EX14 2DP	Approved	1	Site falls below 5 dwelling threshold
Full Application	17/2120/FUL - Convert upper floors of retail unit to residential use and alterations to shop front	10 New Street, Honiton, EX14 1EY	Approved	1	Site falls below 5 dwelling threshold
Full Application	16/1814/FUL - Erection of dwelling attached to 15 Minifie Road, Honiton	15 Minifie Road, Honiton, EX14 1NF	Approved	1	Site falls below 5 dwelling threshold

**2A – Planning and monitoring inputs – Withdrawn, refused, live and HELAA/SHLAA**



<b>Notes:</b> A small number of sites, as detailed below meet size thresholds and are carried forward into the next stages of assessment.						
<b>Source</b>	<b>Planning/Allocation reference and description</b>	<b>Address</b>	<b>Status</b>	<b>Potential Yield</b>	<b>Notes</b>	<b>Reference</b>
<b>Refused</b>	16/0292/OUT - Outline planning application for the erection 6 no. dwellings (all matters reserved)	The Cedars Exeter Road Honiton EX14 1AN	Planning permission refused	6	Refusal on grounds of harm to character and visual appearance of Exeter Road.	UCS_ED_HON_48
<b>Refused and HELAA</b>	17/2473/MOUT - Outline application for the demolition of existing buildings and development of up to 32 no. dwellings	Land At High Street (former Foundry Yard) High Street Honiton EX14 1JZ	Planning permission refused	32	Refusal on grounds of flooding concerns and loss of existing employment land.	UCS_ED_HON_49
<b>Refused</b>	17/2173/COU - Conversion of first floor office into 6 no. residential flats	7 Dolphin Court High Street Honiton EX14 1HT	Planning permission refused (however see notes)	6	This planning permission was refused, but a subsequent application, 19/0308/COU - Change of use of existing first floor office into 6 no. residential flats, has now been approved	Not Applicable

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
					and therefore this site has been excluded from further assessment.	
<b>Withdrawn</b>	15/2085/VAR – variation to existing permission	Honiton Motel Turks Head Lane Honiton EX14 1BL	Site now developed	0	Although there was a withdrawn application (15/2085/VAR) seeking a variation this site secured an earlier permission planning permission (13/2641/MFUL) that has been implemented for a hotel.	Not Applicable
<b>SHLAA</b>	14/0557/MOUT and 19/0578/MRES	Land At Ottery Moor Lane Honiton	Site has planning permission – but see notes	150	Two areas of nearly abutting land formed a SHLAA submission (and local plan allocation) but	Not Applicable

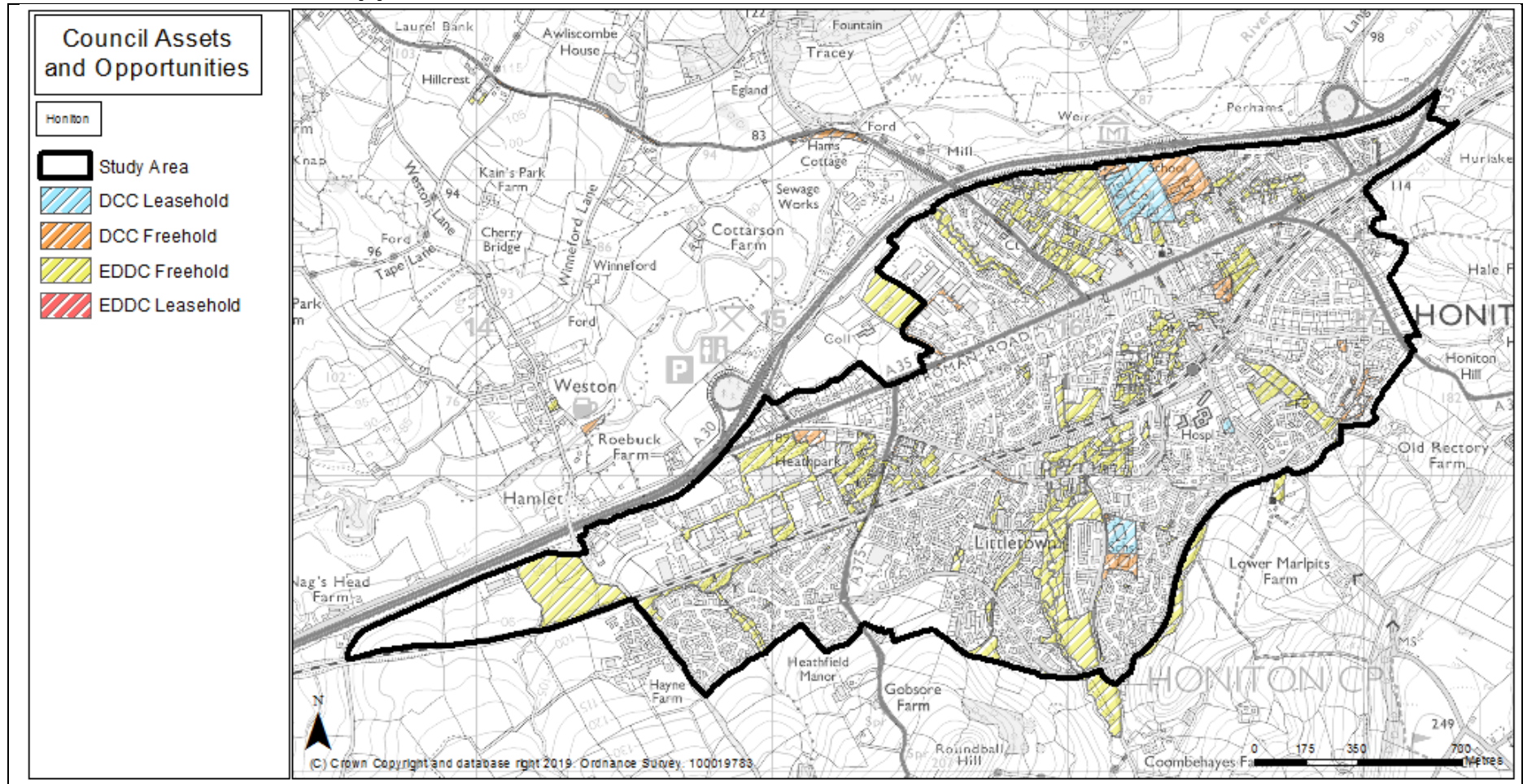
Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
					as these sites now have planning permission they are discounted from further assessment through this study.	
<b>SHLAA and HELAA</b>	No planning permission.	Land adjoining site at Ottery Moor Lane/south of Oaklea	A former SHLAA site with no permission	0	This site forms a slither of land of around 0.7 hectares.	UCS_ED_HON_50
<b>HELAA 2017</b>	No planning permission.	Land west of Heathpark	HELAA and Local Plan allocation	100 plus	This site could, in bought forward for housing, accommodate a 100 plus dwellings. However it is allocated for employment uses in the local plan	UCS_ED_HON_42
<b>HELAA 2017</b>	Most of site recently redeveloped for office employment use	Land at Border Road/ Gloucester Crescent	HELAA	0	This HELLA site/area comprises of	Not Applicable

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
					land recently developed by East Devon District Council for office accommodation.	
<b>HELAA 2017</b>	HELAA submission site but no planning permission/application for residential use	Mill Water School Honiton Bottom Road Honiton Devon EX14 2ER	HELAA	21	This site extends to around 0.6 hectares and might offer scope to accommodate around 21 dwellings. Whilst no planning applications for residential development have been submitted an application may be expected as the land is understood to be surplus to Devon County Council, the	UCS_ED_HON_24

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
					landowner, requirements.	
<b>HELAA 2017</b>	HELAA submission site and an old planning application refusal for residential use	Land adjacent to Glenview	HELAA	0	This is a HELAA submission site and was, many years ago (1980), refused planning permission for four dwellings (80/C1587).	UCS_ED_HON_51



### 2B – Council identified opportunities: Council assets



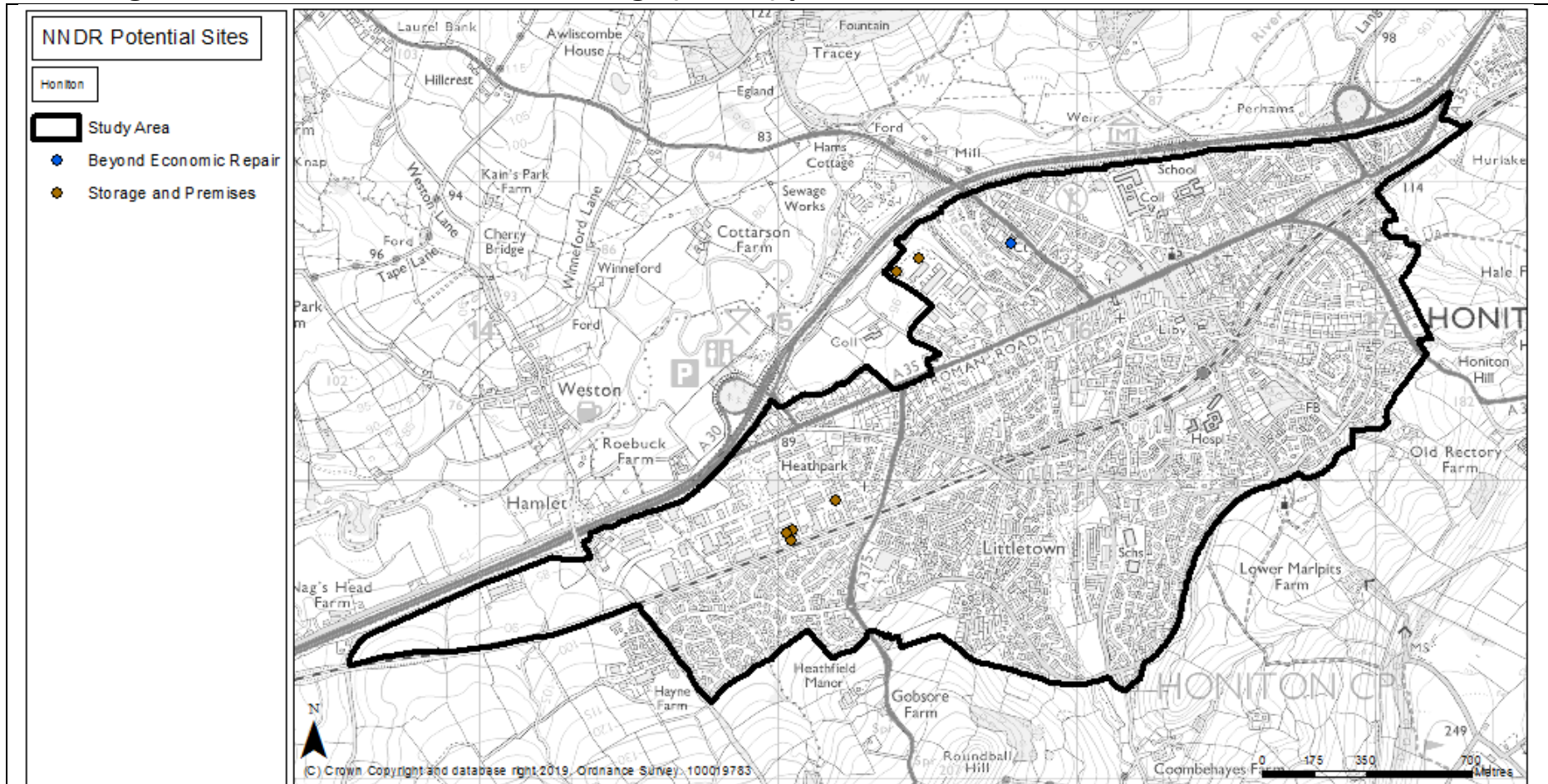
<b>Notes:</b> The following sites have been identified as warranting further consideration. All other Council owned land is too small to be considered – some of those being considered fall below a 0.15 hectares threshold but are considered to potentially offer the potential to accommodate five or more dwellings.	
<b>Site Address/Description</b>	<b>Reference</b>
Parkland at Gissage, east of Oaklea road, 1.72ha	UCS_ED_HON_01
Car Park in front of Thelma Hubart Gallery, Elmfield House, 0.12ha	UCS_ED_HON_02
Garden at front of Thelma Hubart Gallery, Elmfield House, 0.1ha	UCS_ED_HON_03
Lace Walk Car Park, to north of the High Street, Honiton, 0.65ha	UCS_ED_HON_04
Sports pitches, sports centre and swimming pool north of High Street Honiton, 3.78ha	UCS_ED_HON_05
Car Park at Silver Street, Honiton, 0.22ha	UCS_ED_HON_06
Land at Dower Street, west of Lee Close development and south of A30, 0.1ha	UCS_ED_HON_07
Garages at western end of Phillips Square, Honiton, 0.09ha	UCS_ED_HON_08
Garages south of Pale Gate, Honiton, 0.09ha	UCS_ED_HON_09
Play area at Pale Gate, Honiton, 0.11ha	UCS_ED_HON_10
Land north of 19 Westcott Way, Honiton, 0.05ha	UCS_ED_HON_11
Youth club site and land to its rear off School Lane south of the A30, 0.38ha	UCS_ED_HON_12
Land to the south of Lilley Walk/west of the Glen, Honiton, 1.5ha	UCS_ED_HON_13
The Glen parkland, 2.04ha	UCS_ED_HON_14
Public car park at King Street opposite Black Lion Court, 0.09ha	UCS_ED_HON_15
Public car park on New Street (next to/south of 35 New Street), 0.1ha	UCS_ED_HON_16
Public car park off New Street and Jerrard Close, 0.1ha	UCS_ED_HON_17
Children’s play area and green space at Jerrard Crescent, 0.14ha	UCS_ED_HON_18
Parkland south of Bowling Green Lane, 0.86ha	UCS_ED_HON_19
Parkland alongside the Gissage and west of the Bowling Club, near Millers Way, 0.39ha	UCS_ED_HON_20
Green space at junction of Millhead Road and Ernsborough Gardens, 0.07ha	UCS_ED_HON_21
Green space on northern side of Millhead Road at junction with Ernsborough Gardens, 0.04ha	UCS_ED_HON_22
Block of garages accessed from Livermore Road south of the railway line, 0.21ha	UCS_ED_HON_23
Former Millwater School, Honiton Bottom Road, 0.66ha	UCS_ED_HON_24

Site Address/Description	Reference
Garage block at northern end of Honiton Bottom Road at junction with Littletown Road, 0.06ha	UCS_ED_HON_25
Parkland west of Honiton Bottom Road, 7.02ha	UCS_ED_HON_26
Garage block at northern end of Marker Way, 0.1ha	UCS_ED_HON_27
Green triangle of public access grass space south of Upland Chase, 0.58ha	UCS_ED_HON_28
Parkland north of Battishorne Way and west of Heron Road, 0.44ha	UCS_ED_HON_29
Block of garages on the western side of Joslin Road, 0.07ha	UCS_ED_HON_30
Playground and adjoining park area and garages east of Joslin Road, 0.12ha	UCS_ED_HON_31
Playground, recreation ground, highway and garage block east of St Mark's Road, 0.34ha	UCS_ED_HON_32
Car parking courtyard at western end of St Paul's Road, 0.06ha	UCS_ED_HON_33
Grassed area south of St Leonards Road, 0.07ha	UCS_ED_HON_34
Parking court and green space north of St Leonards Road, 0.08ha	UCS_ED_HON_35
Industrial buildings and land at south end of Durham Way, 0.33ha	UCS_ED_HON_36
Green parkland space adjacent to and east of Dove Close, 0.25ha	UCS_ED_HON_37
Green triangle of land west of A375, south of the railway and beyond the eastern end of Chestnut Way, 0.06ha	UCS_ED_HON_38
Green space north of Cherry Close, 0.08ha	UCS_ED_HON_39
Greenspace and parkland south of the railway and north of Old Elm Road, 1.35ha	UCS_ED_HON_40
Green parkland space south of Old Elm Road, 0.58ha	UCS_ED_HON_41
Fields west of Hayne Lane, 5.25ha	UCS_ED_HON_42
Green space south east of East Devon Business centre, north of Gloucester Crescent, 0.07ha	UCS_ED_HON_43
Green Space north of East Devon Business Centre, south of Exeter Road, 0.2ha	UCS_ED_HON_44
Green space south west of East Devon Business centre, 0.05ha	UCS_ED_HON_45
Devon County Council depot north of Gloucester Close, 0.48ha	UCS_ED_HON_46
Garage block on land east of Rosemount Close, 0.05ha	UCS_ED_HON_47
Play area north of Upland Chase, 0.17ha	UCS_ED_HON_62

**2C - Institutional assets and opportunities**

**Notes:** No institutional assets were submitted

## 2D – Targeted national non-domestic ratings (NNDR) potential UCS sites



**Notes:** There are a series of sites identified as existing storage and premises in the Town including four at Heathpark, though the largest is now a vets practice and the three others fall below size thresholds. Two sites are at Ottery Moor Lane, but there is an existing planning permission for housing covering these with expectation of a start in the near future. The final site at Dowell Street falls below size

thresholds and review showed site in use and building works taking place, though is shown on maps with reference number UCS\_ED\_HON\_57.

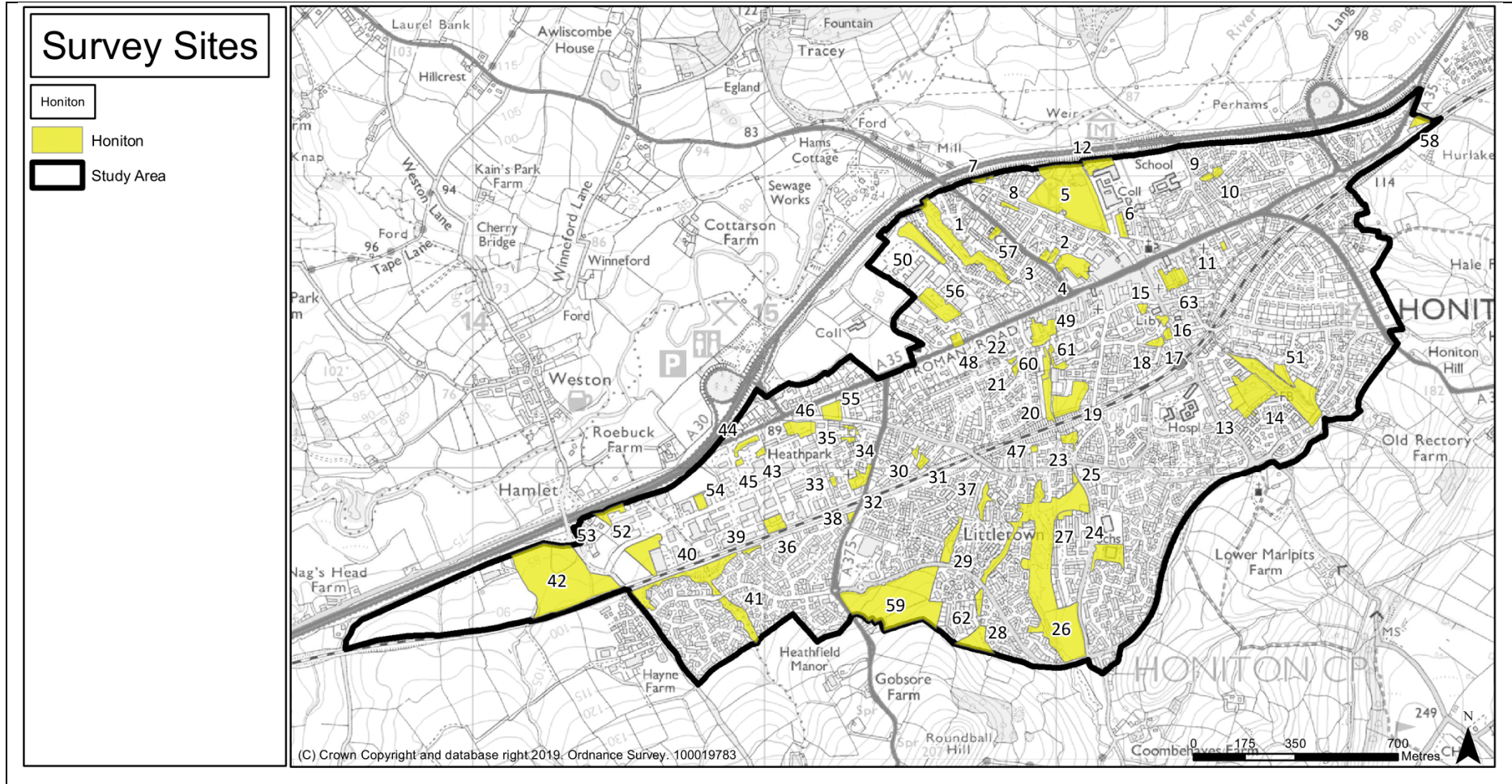
## **2E – Vacant residential properties**

**Notes:** No appropriate vacant residential properties exist in the Town which meet the size thresholds for consideration.

## 2F –Additional potential UCS sites

<b>Notes:</b> The following additional sites have been identified in the ‘left over space’ assessment.	
<b>Site Description / Address</b>	<b>Reference</b>
The Cedars Exeter Road Honiton EX14 1AN, 0.17ha	UCS_ED_HON_48
Land At High Street (former Foundry Yard) High Street Honiton EX14 1JZ, 0.6ha	UCS_ED_HON_49
Land adjoining site at Ottery Moor Lane/south of Oaklea, 0.68ha	UCS_ED_HON_50
Land adjacent to Glenview, 0.27ha	UCS_ED_HON_51
Land west of Park Court, 0.79ha	UCS_ED_HON_52
Land to north of NuHeat premises.south of A30, 0.27ha	UCS_ED_HON_53
Land north of Devonshire Road, 0.18ha, 0.18ha	UCS_ED_HON_54
Land adjoining and north of beggars Lane, 0.38ha	UCS_ED_HON_55
Land of Ottery Moor Lane, 0.82ha	UCS_ED_HON_56
Land north west of The Beehive on Dowell Street, 0.11ha	UCS_ED_HON_57
Triangular grass area south of Monkton Road adjacent to Harts garage, 0.15ha	UCS_ED_HON_58
Fields south of Tesco, 4.46ha	UCS_ED_HON_59
Land adjacent to Gissage and King Street, 0.17ha	UCS_ED_HON_61
Land east of Bithrey House, 0.22ha	UCS_ED_HON_60
Land north of Chapel Street, 0.51ha	UCS_ED_HON_63

### Stage 3 Urban Capacity Survey/Analysis 3A – Identified sites



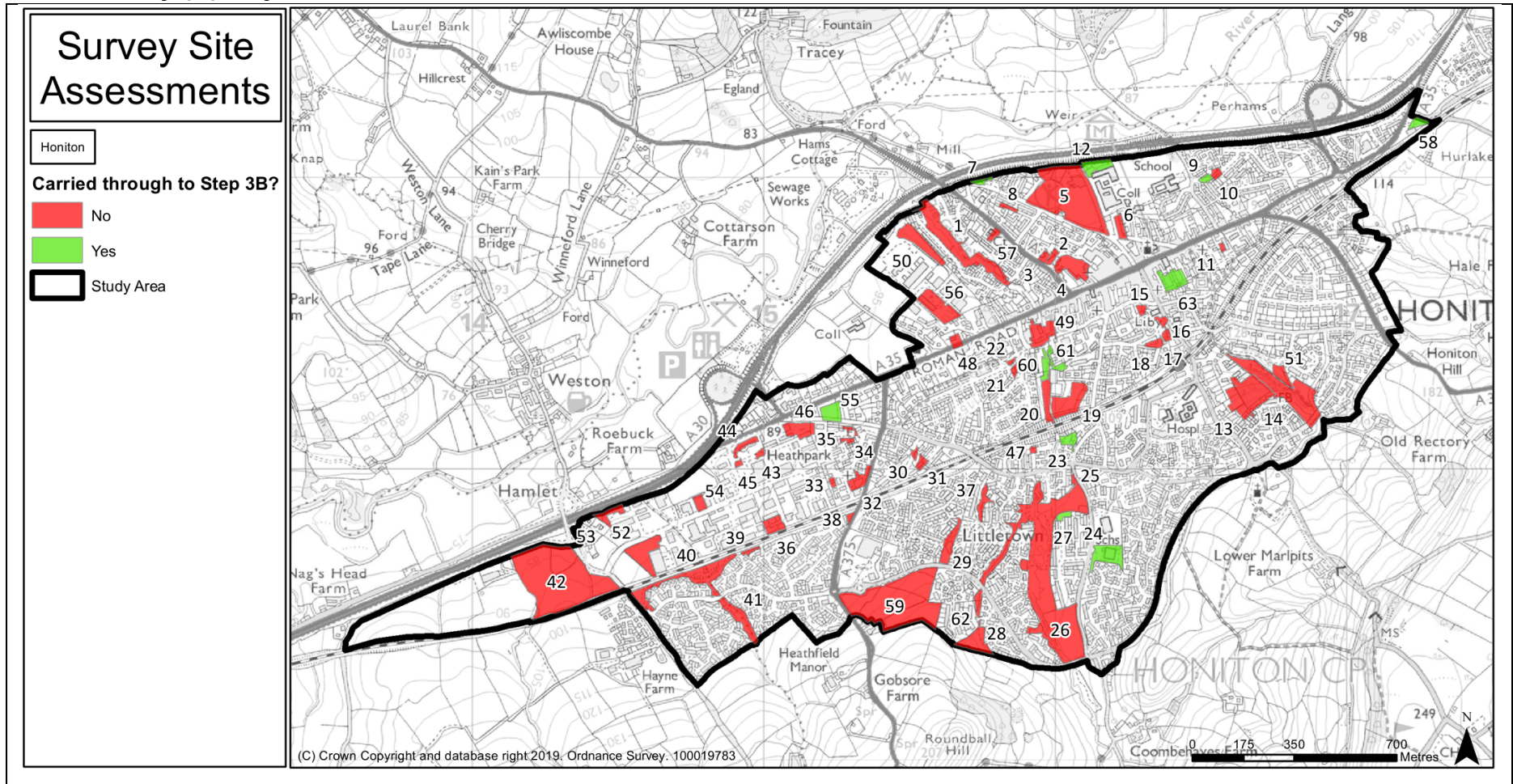


<b>Notes:</b> The following sites have been identified throughout stage 2.	
<b>Site Address/Description</b>	<b>Reference</b>
Parkland at Gissage, east of Oaklea road	UCS_ED_HON_01
Car Park in front of Thelma Hubart Gallery, Elmfield House	UCS_ED_HON_02
Garden at front of Thelma Hubart Gallery, Elmfield House	UCS_ED_HON_03
Lace Walk Car Park, to north of the High Street, Honiton	UCS_ED_HON_04
Sports pitches, sports centre and swimming pool north of High Street Honiton	UCS_ED_HON_05
Car Park at Silver Street, Honiton	UCS_ED_HON_06
Land at Dower Street, west of Lee Close development and south of A30	UCS_ED_HON_07
Garages at western end of Phillips Square, Honiton	UCS_ED_HON_08
Garages south of Pale Gate, Honiton	UCS_ED_HON_09
Play area at Pale Gate, Honiton	UCS_ED_HON_10
Land north of 19 Westcott Way, Honiton	UCS_ED_HON_11
Youth club site and land to its rear off School Lane south of the A30	UCS_ED_HON_12
Land to the south of Lilley Walk/west of the Glen, Honiton	UCS_ED_HON_13
The Glen parkland	UCS_ED_HON_14
Public car park at King Street opposite Black Lion Court	UCS_ED_HON_15
Public car park on New Street (next to/south of 35 New Street)	UCS_ED_HON_16
Public car park off New Street and Jerrard Close	UCS_ED_HON_17
Children's play area and green space at Jerrard Crescent	UCS_ED_HON_18
Parkland south of Bowling Green Lane	UCS_ED_HON_19
Parkland alongside the Gissage and west of the Bowling Club, near Millers Way	UCS_ED_HON_20
Green space at junction of Millhead Road and Ernsborough Gardens	UCS_ED_HON_21
Green space on northern side of Millhead Road at junction with Ernsborough Gardens	UCS_ED_HON_22

<b>Site Address/Description</b>	<b>Reference</b>
Block of garages accessed from Livermore Road south of the railway line	UCS_ED_HON_23
Former Millwater School, Honiton Bottom Road	UCS_ED_HON_24
Garage block at northern end of Honiton Bottom Roda at junction with Littletown Road	UCS_ED_HON_25
Parkland west of Honiton Bottom Road	UCS_ED_HON_26
Garage block at northern end of Marker Way	UCS_ED_HON_27
Green triangle of public access grass space south of Upland Chase	UCS_ED_HON_28
Parkland north of Battishorne Way and west of Heron Road	UCS_ED_HON_29
Block of garages on the western side of Joslin Road	UCS_ED_HON_30
Playground and adjoining park area and garages east of Joslin Road	UCS_ED_HON_31
Playground, recreation ground, highway and garage block east of St Mark's Road	UCS_ED_HON_32
Car parking courtyard at western end of St Paul's Road	UCS_ED_HON_33
Grassed area south of St Leonards Road	UCS_ED_HON_34
Parking court and green space north of St Leonards Road	UCS_ED_HON_35
Industrial buildings and land at south end of Durham Way	UCS_ED_HON_36
Green parkland space adjacent to and east of Dove Close	UCS_ED_HON_37
Green triangle of land west of A375, south of the railway and beyond the eastern end of Chestnut Way	UCS_ED_HON_38
Green space north of Cherry Close	UCS_ED_HON_39
Greenspace and parkland south of the railway and north of Old Elm Road	UCS_ED_HON_40
Green parkland space south of Old Elm Road	UCS_ED_HON_41
Fields west of Hayne Lane	UCS_ED_HON_42
Green space south east of East Devon Business centre, north of Gloucester Crescent	UCS_ED_HON_43
Green Space north of East Devon Business Centre, south of exeter Road	UCS_ED_HON_44
Green space south west of East Devon Business centre	UCS_ED_HON_45

<b>Site Address/Description</b>	<b>Reference</b>
Devon County Council depot north of Gloucester Close	UCS_ED_HON_46
Garage block on land east of Rosemount Close	UCS_ED_HON_47
The Cedars Exeter Road Honiton EX14 1AN	UCS_ED_HON_48
Land At High Street (former Foundry Yard) High Street Honiton EX14 1JZ	UCS_ED_HON_49
Land adjoining site at Ottery Moor Lane/south of Oaklea	UCS_ED_HON_50
Land adjacent to Glenview	UCS_ED_HON_51
Land west of Park Court	UCS_ED_HON_52
Land to north of NuHeat premises south of A30	UCS_ED_HON_53
Land north of Devonshire Road	UCS_ED_HON_54
Land adjoining and north of beggars Lane	UCS_ED_HON_55
Land of Ottery Moor Lane	UCS_ED_HON_56
Land north west of The Beehive on Dowell Street	UCS_ED_HON_57
Triangular grass area south of Monkton Road adjacent to Harts garage	UCS_ED_HON_58
Fields south of Tesco	UCS_ED_HON_59
Land east of Bithrey House	UCS_ED_HON_60
Land adjacent to Gissage and King Street	UCS_ED_HON_61
Play area north of Upland Chase	UCS_ED_HON_62
Land north of Chapel Street	UCS_ED_HON_63

### 3A – Survey (ii) Rejected sites



<b>Notes:</b> The following identified sites have been excluded from further consideration.		
<b>Site Address/Description</b>	<b>Reference</b>	<b>Reasons for rejection</b>
Parkland at Gissage, east of Oaklea road	UCS_ED_HON_01	This site forms an attractive parkland area that is not deemed appropriate for housing development.
Car Park in front of Thelma Hubart Gallery, Elmfield House	UCS_ED_HON_02	This site is a Council car park and is not seen or identified as appropriate for housing development.
Garden at front of Thelma Hubart Gallery, Elmfield House	UCS_ED_HON_03	This site is laid out as a garden, and it front on to a listed building and forms part of its setting. It is unsuited for housing development.
Lace Walk Car Park, to north of the High Street, Honiton	UCS_ED_HON_04	This site is a main town centre car park and is not identified as offering housing potential.
Sports pitches, sports centre and swimming pool north of High Street Honiton	UCS_ED_HON_05	This site comprises of playing pitches and sports facilities that serve the town and school, loss to development would run counter to local plan policies.
Car Park at Silver Street, Honiton	UCS_ED_HON_06	This site is a main town centre car park and is not identified as offering housing potential.

Site Address/Description	Reference	Reasons for rejection
Garages at western end of Phillips Square, Honiton	UCS_ED_HON_08	This garage block site is long and thin and below a 0.15 hectare threshold. It is not known if the garages are but the site configuration is such that it would be a challenging site to develop and it is discounted from further assessment.
Play area at Pale Gate, Honiton	UCS_ED_HON_10	This appears to be a modern play area that falls below site thresholds, it is not seen as offering potential.
Land north of 19 Westcott Way, Honiton	UCS_ED_HON_11	This site falls someway below size thresholds has been discounted on this basis.
Land to the south of Lilley Walk/west of the Glen, Honiton	UCS_ED_HON_13	Site comprises of EDDC owned park and private rear gardens. The park is deemed not appropriate for development and rear gardens lack vehicle access.
The Glen parkland	UCS_ED_HON_14	Site comprises of EDDC owned parkland in what is a narrow strip of land with steep slopes and a stream. Development is inappropriate.
Public car park at King Street opposite Black Lion Court	UCS_ED_HON_15	Small council owned car park that falls below size thresholds and is discounted.

Site Address/Description	Reference	Reasons for rejection
Public car park on New Street (next to/south of 35 New Street)	UCS_ED_HON_16	Small council owned car park that falls below size thresholds and is discounted.
Public car park off New Street and Jerrard Close	UCS_ED_HON_17	Small council owned car park that falls below size thresholds and is discounted.
Childrens play area and green space at Jerrard Crescent	UCS_ED_HON_18	This small parkland area incorporating a play area is not seen as offering potential.
Parkland south of Bowling Green Lane	UCS_ED_HON_19	This is an area of well used and managed parkland and is discounted from offering potential.
Parkland alongside the Gissage and west of the Bowling Club, near Millers Way	UCS_ED_HON_20	This is an area of well used and managed parkland and is discounted from offering potential.
Green space at junction of Millhead Road and Ernsborough Gardens	UCS_ED_HON_21	This is an EDDC owned area of maintained land that could offer development potential, perhaps 2 or 3 homes, but it falls below size thresholds and is discounted.
Green space on northern side of Millhead Road at junction with Ernsborough Gardens	UCS_ED_HON_22	This site is discounted from offering development potential being too small.
Garage block at northern end of Honiton Bottom Roda at junction with Littleton Road	UCS_ED_HON_25	Whilst this EDDC owned garage block may have some redevelopment potential it falls below size thresholds to consider further.

<b>Site Address/Description</b>	<b>Reference</b>	<b>Reasons for rejection</b>
Parkland west of Honiton Bottom Road	UCS_ED_HON_26	This is a well maintained and used parkland area that is inappropriate for development.
Green triangle of public access gras space south of Upland Chase	UCS_ED_HON_28	This is a maintained and used parkland/open space area that is inappropriate for development.
Parkland north of Battishorne Way and west of Heron Road	UCS_ED_HON_29	This is a well maintained and used parkland area that is inappropriate for development.
Block of garages on the western side of Joslin Road	UCS_ED_HON_30	This small garage block falls below threshold levels and is discounted.
Playground and adjoining park area and garages east of Joslin Road	UCS_ED_HON_31	This is a well maintained and used parkland area and adjoining car park that is inappropriate for development.
Playground, recreation ground, highway and garage block east of St Mark's Road	UCS_ED_HON_32	This site is mostly made up of a playground and it is not seen as suitable for development.
Car parking courtyard at western end of St Paul's Road	UCS_ED_HON_33	This underused area of land may have minimal infill potential but is too small to warrant further consideration in this assessment.



Site Address/Description	Reference	Reasons for rejection
Grassed area south of St Leonards Road	UCS_ED_HON_34	This underused area of land may have minimal infill potential but is too small to warrant further consideration in this assessment.
Parking court and green space north of St Leonards Road	UCS_ED_HON_35	This underused area of land may have minimal infill potential but is too small to warrant further consideration in this assessment.
Industrial buildings and land at south end of Durham Way	UCS_ED_HON_36	This site comprises of occupied but probably underused industrial plots in a bigger industrial estate. Reasonable potential for residential uses is ruled out.
Green parkland space adjacent to and east of Dove Close	UCS_ED_HON_37	This is a well maintained and used parkland area that is inappropriate for development.
Green triangle of land west of A375, south of the railway and beyond the eastern end of Chestnut Way	UCS_ED_HON_38	Whilst this area of green space may offer limited development it is small scale and falls below potential thresholds.
Green space north of Cherry Close	UCS_ED_HON_39	This is a well maintained and used parkland area that is inappropriate for development.
Greenspace and parkland south of the railway and north of Old Elm Road	UCS_ED_HON_40	This is a well maintained and used parkland area that is inappropriate for development.

Site Address/Description	Reference	Reasons for rejection
Green parkland space south of Old Elm Road	UCS_ED_HON_41	This is a well maintained and used parkland area that is inappropriate for development.
Fields west of Hayne Lane	UCS_ED_HON_42	This site is discounted from consideration for residential use as it is allocated for employment development in the East Devon Local Plan.
Green space south east of East Devon Business centre, north of Gloucester Crescent	UCS_ED_HON_43	This site is small scale and discounted from this study as offering potential.
Green Space north of East Devon Business Centre, south of exeter Road	UCS_ED_HON_44	This site forms part of the frontage entrance to Heathpark industrial estate, it fronts on to a main road and backs on to a business centre. It is discounted from further consideration.
Green space south west of East devon Busines centre	UCS_ED_HON_45	This site is small scale and discounted from this study as offering potential.
Devon Couty Council depot north of Gloucester Close	UCS_ED_HON_46	This depot appears to be in active use and along with the industrial park use that it sits in makes it unsuited to residential development.

<b>Site Address/Description</b>	<b>Reference</b>	<b>Reasons for rejection</b>
Garage block on land east of Rosemount Close	UCS_ED_HON_47	Levels of use made of this garage block are unknown and whilst it may offer limited infill potential it is discounted on account of its small size.
The Cedars Exeter Road Honiton EX14 1AN	UCS_ED_HON_48	There was a previous refusal of planning permission for six dwellings on this site. Whilst not prejudging any potential new application should this site deliver dwelling they should be considered as windfalls. The site is discounted from this work.
Land At High Street (former Foundry Yard) High Street Honiton EX14 1JZ	UCS_ED_HON_49	There was a previous refusal of planning permission for dwellings on this site. Whilst not prejudging any potential new application should this site deliver dwelling they should be considered as windfalls. The site is discounted from this work.
Land adjoining site at Ottery Moor Lane/south of Oaklea	UCS_ED_HON_50	This privately owned green space does not benefit from obvious highway access and it has extensive tree planting on what is a steeply sloping edge, it is discounted as offering potential.

Site Address/Description	Reference	Reasons for rejection
Land adjacent to Glenview	UCS_ED_HON_51	This site comprises of a small plateau are of flat land to the north but slopes steeply to the south. Any potential for development is limited, below thresholds, and is discounted from further assessment.
Land west of Park Court	UCS_ED_HON_52	This vacant land is believed to be owned by the adjoining industrial building owner, it is in an established industrial estate and is discounted from further assessment.
Land to north of NuHeat premises.south of A30	UCS_ED_HON_53	This vacant land is in an established industrial estate and is discounted from further assessment.
Land north of Devonshire Road	UCS_ED_HON_54	This vacant land is in an established industrial estate, it forms the vehicle access route to an employment allocated area of land a and is discounted from further assessment.
Land of Ottery Moor Lane	UCS_ED_HON_56	This factory unit has been promoted for development but any use would be contrary to local plan policies seeking to avoid loss of such uses and therefore it is discounted from further consideration.

<b>Site Address/Description</b>	<b>Reference</b>	<b>Reasons for rejection</b>
Land north west of The Beehive on Dowell Street	UCS_ED_HON_57	This site may offer some small scale infill potential but it falls below size thresholds and is discounted from further consideration.
Fields south of Tesco	UCS_ED_HON_59	This area of land, comprising of three field is inside development boundaries and would offer development potential. It is identified for further consideration.
Play area north of Upland Chase	UCS_ED_HON_62	This is a well maintained and used parkland area that is inappropriate for development.

### 3A – (iii) All sites carried through to 3B

<b>Notes:</b> The following identified sites have been carried through to the next stage as offering some potential for capacity.		
<b>Site Address / Description</b>	<b>Reference</b>	<b>Approximate potential net dwellings</b>
Land at Dower Street, west of Lee Close development and south of A30. This site comprises of what appears to be an underused car park and grass area that serves a flatted residential development. The site is regarded as offering some limited potential, despite falling below a 0.15 hectare threshold.	UCS_ED_HON_07	5
Garages south of Pale Gate, Honiton. This garage block falls below threshold size, and it is not known how well used garages are. But the site could have potential to take 5+ dwellings.	UCS_ED_HON_09	5
Youth club site and land to its rear off School Lane south of the A30. The future of the youth club is unknown and although the site has some significant tree constraints it is seen as having possible housing potential.	UCS_ED_HON_12	10
Block of garages accessed from Livermore Road south of the railway line. It is not known if this EDDC owned garage block is well used but it is of sufficient size to potential accommodate development.	UCS_ED_HON_23	7
Former Millwater School, Honiton Bottom Road. This is the former Milwater School site that its understood Devon County Council have advised is surplus to requirements and it has been promoted for housing development.	UCS_ED_HON_24	23
Garage block at northern end of Marker Way. It is unknown how well used this garage block is but along with adjoining hard standing, despite falling below threshold size, it is seeing as perhaps offering some potential.	UCS_ED_HON_27	5
Land adjoining and north of beggars Lane. This land is considered worthy of further assessment, it is a green undeveloped land area.	UCS_ED_HON_55	13
Triangular grass area south of Monkton Road adjacent to Harts garage. This area of land sits alongside a main road and whilst it is oddly located for housing use it is carried forward for further consideration (it is potentially Highway Agency owned)	UCS_ED_HON_58	5

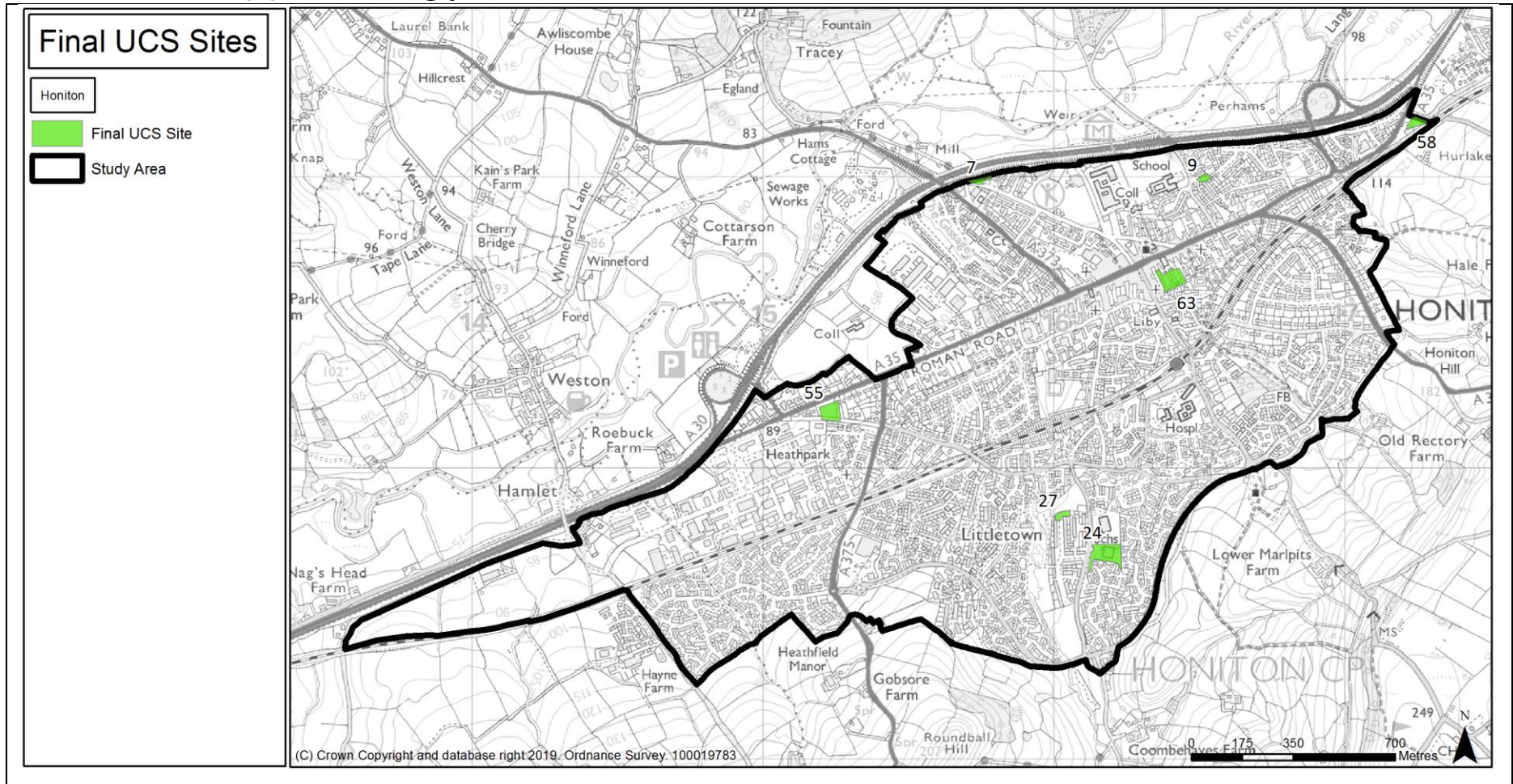
Site Address / Description	Reference	Approximate potential net dwellings
Land adjacent to Gissage and King Street. This site is or at least was believed to be owned by a gas company and is seen as offering some development potential.	UCS_ED_HON_61	7
Land east of Bithrey House. This small area of land in unknown but assumed private ownership/s appears underused, though some may be gardens, and in part is scrub and hard-core covered. It is seen as offering some potential.	UCS_ED_HON_60	7
Land north of Chapel Street. Land appears to be underused and parts were previously promoted for development through a development brief.	UCS_ED_HON_63	18

### 3C – Site review (i) Sites rejected after specialist officer consideration and consultation

Site Address/Description	Reference	Reasons for rejection
Youth club site and land to its rear off School Lane south of the A30	UCS_ED_HON_12	Following more detailed specialist scrutiny the site is discounted from offering scope for development. There is extensive tree cover over site and large trees growing along southern boundary would heavily shade the site.
Block of garages accessed from Livermore Road south of the railway line	UCS_ED_HON_23	A main River goes though the site. Flood map modelling appears to show a low spot and potential area for flows to build up from surface water and the river due to the railway culvert pinch point. Any works within 8m of the watercourse could be subject to an Environmental Permit from the Environment Agency. Appropriate Flood Risk Assessment and drainage strategy would be required.
Land adjacent to Gissage and King Street	UCS_ED_HON_61	History of flooding and flood risk from rivers and surface water. Main River runs adjacent to the site. Any works within 8m of the watercourse could be subject to an Environmental Permit from the Environment Agency. Appropriate Flood Risk Assessment and drainage strategy would be required. Devon County Council, from a highway perspective, advise that the site is not suitable for development, it does not appear to be accessible from the highway.
Land east of Bithrey House	UCS_ED_HON_60	History of flooding and flood risk from rivers and surface water. Main River runs adjacent to the site. Any works within 8m of the watercourse could be subject to an Environmental Permit from the Environment Agency. Appropriate Flood Risk Assessment and drainage strategy would be required.



### 3C – Site review (ii) Remaining potential UCS sites



Site Address/ Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
Land at Dower Street, west of Lee Close development and south of A30	UCS_ED_HON_07	5	<ul style="list-style-type: none"> <li>– Highways: Suitable and developable.</li> <li>– PROW: Site is accessible and no need for mitigation identified.</li> <li>– Ecology: Tree screen to A303 to north is a constraint and development area would need to be kept away from RPAs. Tree survey required. Otherwise little ecological value.</li> <li>– Environmental Health: No concerns identified.</li> <li>– Minerals and waste: Not located within a MSA or MCA and not located within a WCZ.</li> <li>– Flood and water: Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed</li> <li>– Archaeology: Low potential</li> </ul>	<ul style="list-style-type: none"> <li>– No change</li> </ul>
Garages south of Pale Gate, Honiton	UCS_ED_HON_09	5	<ul style="list-style-type: none"> <li>– Highways: Suitable and developable.</li> <li>– PROW: Site is accessible and no need for mitigation identified.</li> </ul>	<ul style="list-style-type: none"> <li>– No change</li> </ul>

Site Address/ Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			<ul style="list-style-type: none"> <li>– Ecology: Low ecological value. Limited potential for bat roosts in garages.</li> <li>– Environmental Health: No concerns identified.</li> <li>– Minerals and waste: Not located within a MSA or MCA and not located within a WCZ.</li> <li>– Flood and water: Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.</li> <li>– Archaeology: Some archaeological potential. Recording secured by condition.</li> </ul>	
Former Millwater School, Honiton Bottom Road	UCS_ED_HON_24	23	<ul style="list-style-type: none"> <li>– Highways: Suitable and developable.</li> <li>– PROW: Site is accessible and no need for mitigation identified.</li> <li>– Ecology: Strong tree belt to southern and western boundary. Otherwise little ecological value. Tree and habitat survey required. Development will need to be kept sufficiently back</li> </ul>	– No change

Site Address/ Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			<p>from southern boundary tree line to avoid over shading.</p> <ul style="list-style-type: none"> <li>– Environmental Health: No concerns identified.</li> <li>– Minerals and waste: Not located within a MSA or MCA and not located within a WCZ.</li> <li>– Flood and water: Culverted Ordinary Watercourse goes through the site. Consideration required so development is not detrimental to culverted watercourse condition or future maintenance access. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.</li> <li>– Archaeology: Protect and/or record Manor Mill Leat.</li> </ul>	
Garage block at northern end of Marker Way	UCS_ED_HON_27	5	<ul style="list-style-type: none"> <li>– Highways: Suitable and developable.</li> <li>– PROW: Site is accessible and no need for mitigation identified.</li> <li>– Ecology: Limited ecological value. Potential for bats given</li> </ul>	– No change

Site Address/ Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			<p>connectivity to open space and countryside. Tree survey required in respect of trees on northern boundary and possible bat survey given connectivity to open space and countryside.</p> <ul style="list-style-type: none"> <li>– Environmental Health: No concerns identified.</li> <li>– Minerals and waste: Not located within a MSA or MCA and not located within a WCZ.</li> <li>– Flood and water: Some small amounts of surface water flood risk within the site. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.</li> <li>– Archaeology: Low potential</li> </ul>	
Land adjoining and north of beggars Lane	UCS_ED_HON_55	13	<ul style="list-style-type: none"> <li>– Highways: Suitable and developable.</li> <li>– PROW: Site is accessible and no need for mitigation identified.</li> <li>– Ecology: Undeveloped small field with mature trees and hedgerow to northern and southern</li> </ul>	<ul style="list-style-type: none"> <li>– No change</li> </ul>

Site Address/ Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			<p>boundaries and unimproved grassland with potential for badgers and reptiles. Tree and habitat survey required. Development will need to be kept sufficiently back from southern boundary tree line to avoid over shading.</p> <ul style="list-style-type: none"> <li>– Environmental Health: No concerns identified.</li> <li>– Minerals and waste: Not located within a MSA or MCA, however this site is located within the Heathpark - waste oil treatment consultation zone. However, unlikely to impact.</li> <li>– Flood and water: Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.</li> <li>– Archaeology: High archaeological potential. Pre-app evaluation to inform design and mitigation.</li> </ul>	
Triangular grass area south of Monkton	UCS_ED_HON_58	5	<ul style="list-style-type: none"> <li>– Highways: Suitable and developable. Site is accessible</li> </ul>	<ul style="list-style-type: none"> <li>– No change</li> </ul>

Site Address/ Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
Road adjacent to Harts garage			<p>from Northcote Rd / A35 is Highways England's.</p> <ul style="list-style-type: none"> <li>– PROW: Site is accessible and no need for mitigation identified.</li> <li>– Ecology: Development is possibly but would entail loss of existing trees. Limited ecological value. Tree survey required to assess value and condition of existing trees. Key site as gateway feature to traffic entering town from west bound A303. Development would entail loss of most of the existing trees.</li> <li>– Environmental Health: No concerns identified.</li> <li>– Minerals and waste: Not located within a MSA or MCA and not located within a WCZ.</li> <li>– Flood and water: Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.</li> </ul>	

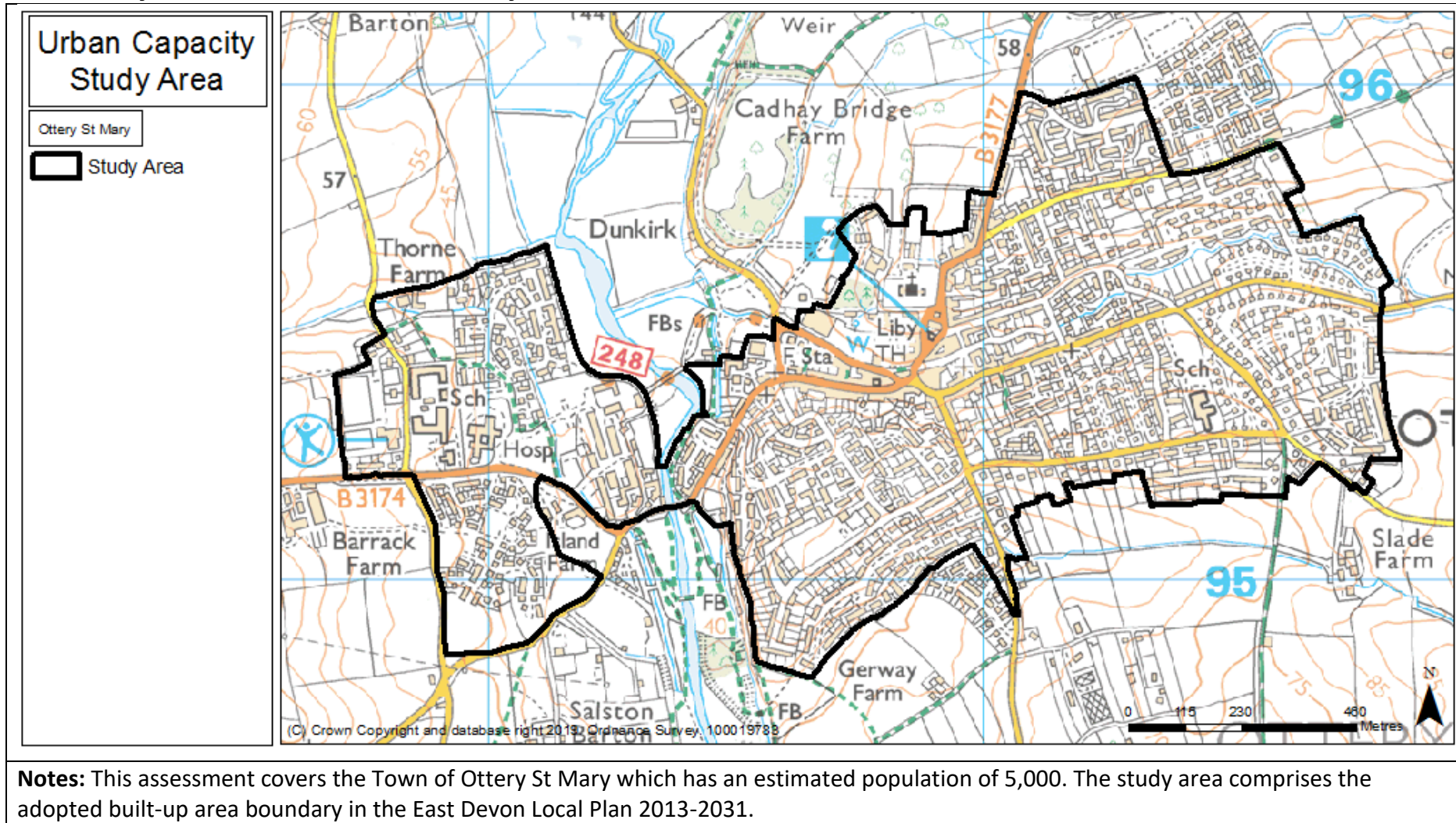
Site Address/ Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			<ul style="list-style-type: none"> <li>– Archaeology: Some archaeological potential. Recording secured by condition.</li> </ul>	
Land north of Chapel Street	UCS_ED_HON_63	18	<ul style="list-style-type: none"> <li>– Highways: Suitable and developable. Access via Chapel Street very narrow.</li> <li>– PROW: Site is accessible. Footpath adjacent will need to be taken into account but no direct impact.</li> <li>– Ecology: Group of trees to eastern area, otherwise limited ecological value. Tree and habitat survey required.</li> <li>– Environmental Health: No concerns identified.</li> <li>– Minerals and waste: Not located within a MSA or MCA and not located within a WCZ.</li> <li>– Flood and water: Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.</li> <li>– Archaeology: High archaeological potential. Historic core. Pre-app</li> </ul>	<ul style="list-style-type: none"> <li>– No change</li> </ul>



<b>Site Address/ Description</b>	<b>Reference</b>	<b>Approximate potential net dwellings</b>	<b>Expert consultee notes</b>	<b>2021 planning application review notes</b>
			evaluation to inform design and mitigation	

# Ottery St Mary

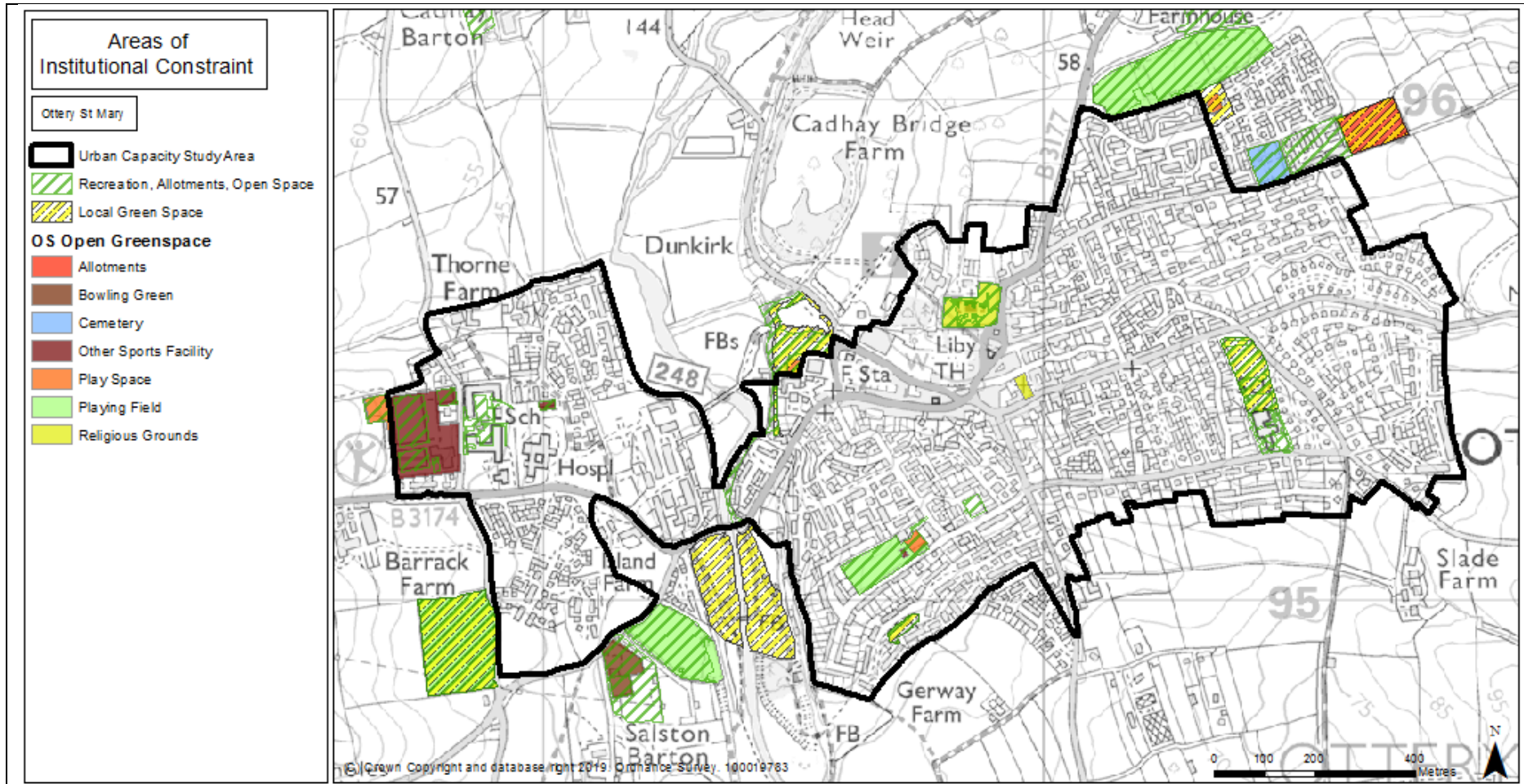
## Stage 1 Methodology and Preparation 1B – Study area settlement boundary



**1C – Areas of statutory exclusion**

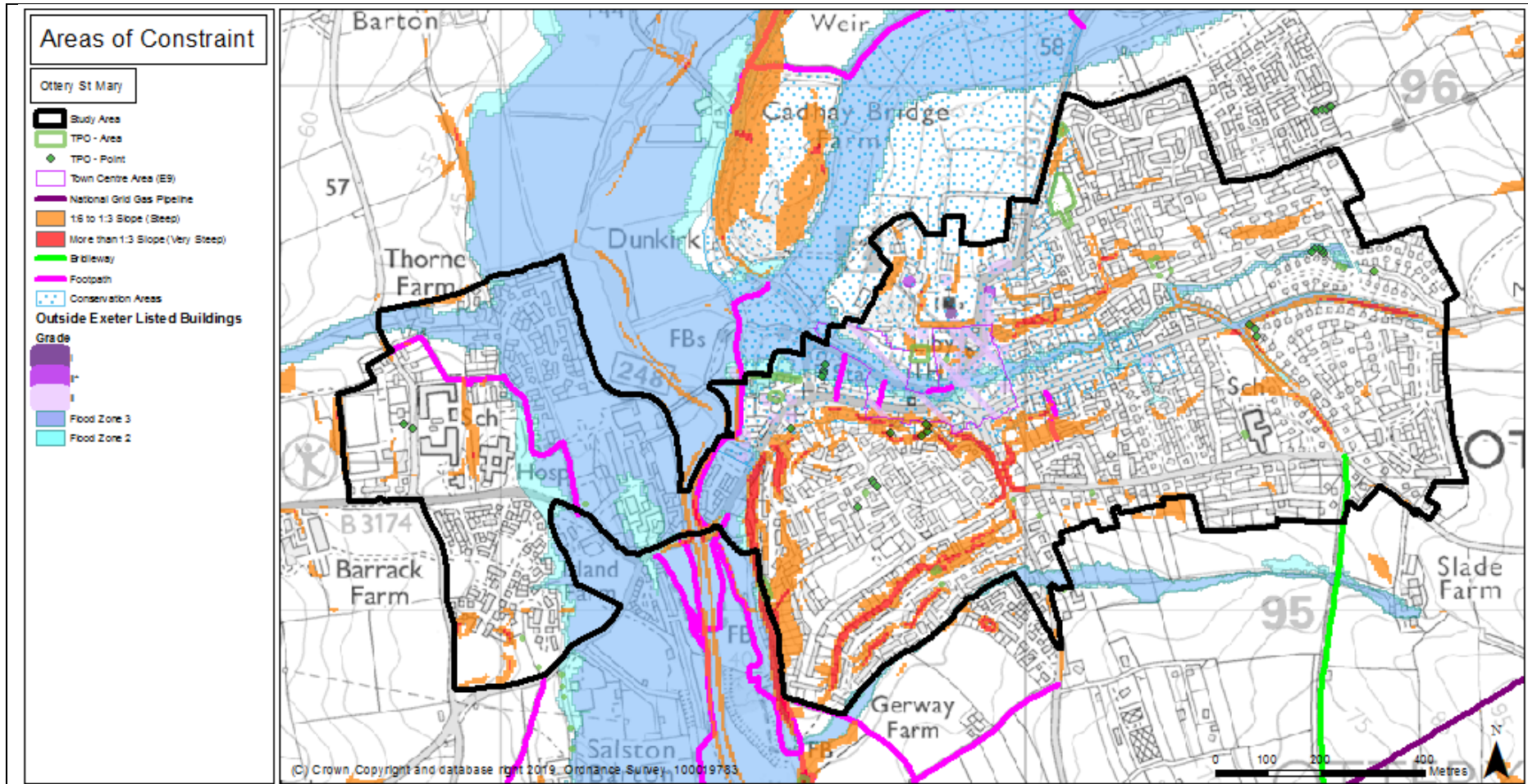
**Notes:** There are no areas of statutory exclusion located within the study area.

### 1D – Areas of institutional constraints



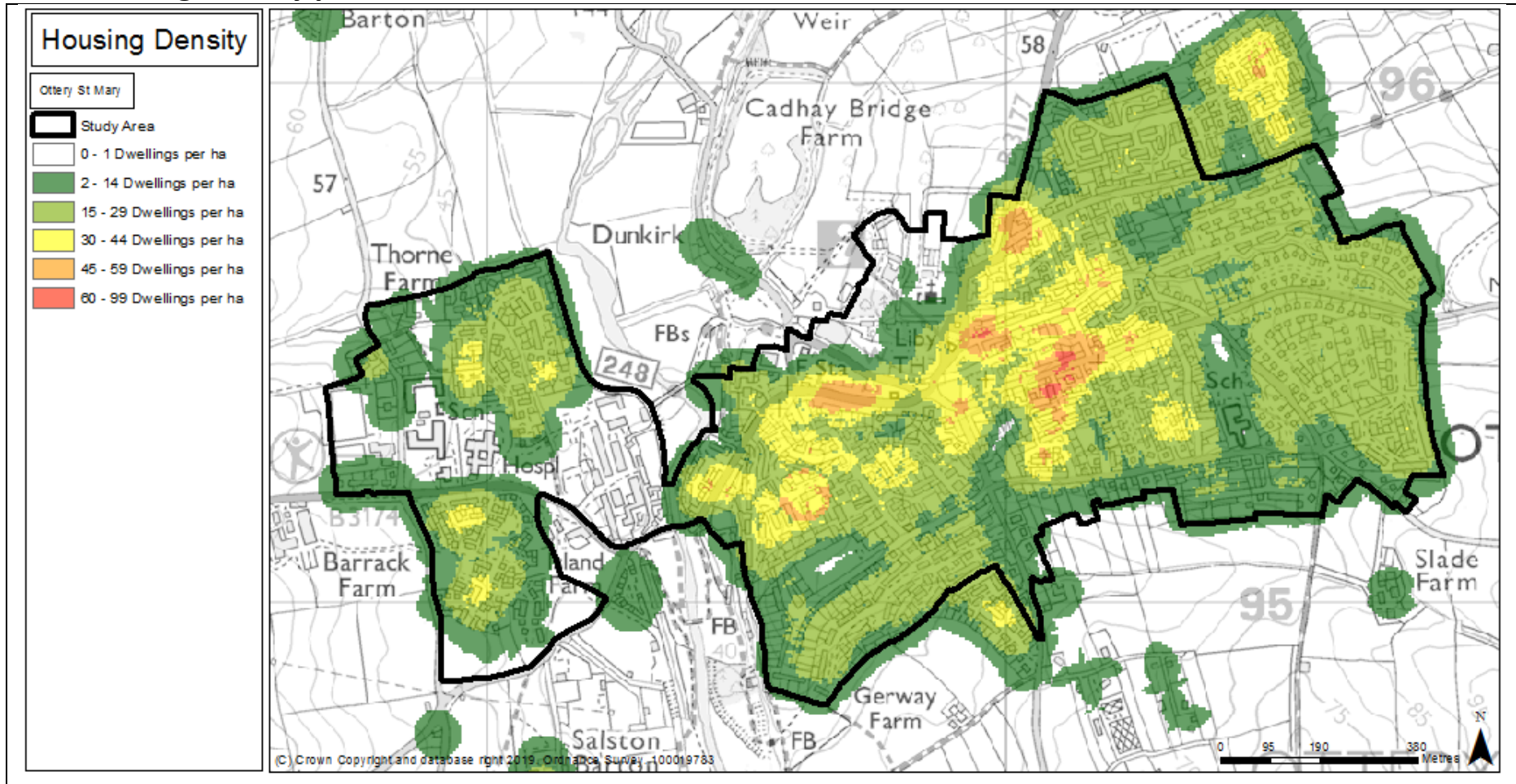
**Notes:** There are a number of different areas within the study area that derive a specific public benefit from community use. All of these will need to be taken into account during the site identification and assessment stages.

### 1E – Areas of constraint



**Notes:** A number of areas of constraint exist within the study area which may impact on the deliverability/desirability of new housing. These include a flood plain extending along the river Otter, a conservation area within the historic settlement core and a Town Centre Area as designated within the adopted Local Plan, which currently restricts the conversion of existing retail to residential uses. Also present are a number of listed buildings and tree preservation orders.

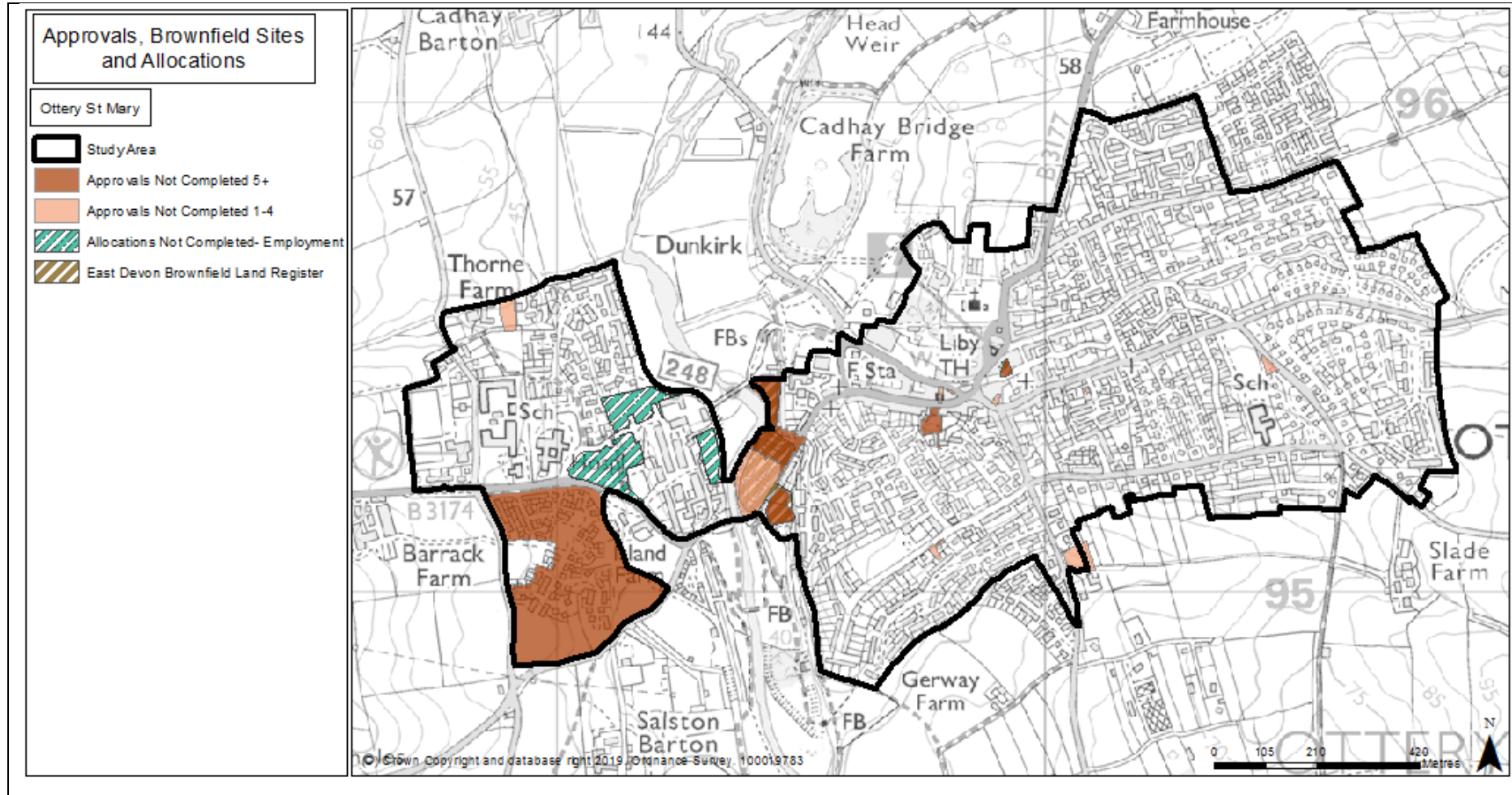
### 1F – Defining density profiles



**Notes:** As one might expect, the areas with the highest density are located in the historic core of the settlement, reaching 60+ dwellings per hectare in places. The areas of lowest density are located predominantly to the south of the Town centred on Longdogs Lane, where there are a number of larger properties with fairly extensive gardens. Outside of these areas the densities are largely between 15-29 dwellings per hectare with limited potential for intensification.

## Stage 2 Sources of Supply

### 2A – Planning and monitoring inputs – Planning Approvals not completed, Brownfield Land Register and Sites Allocated but not completed



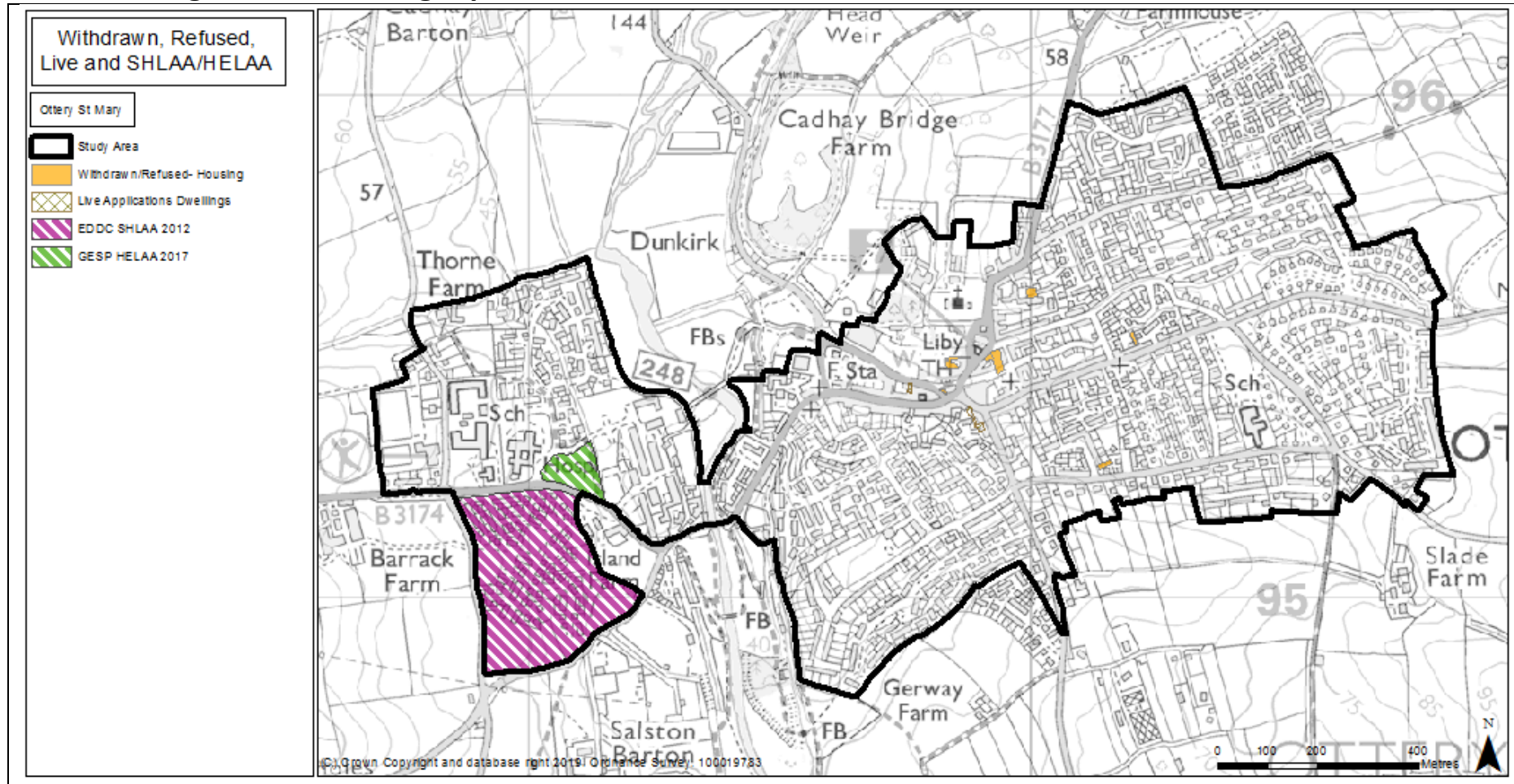


<b>Notes:</b> All of the sites below have been excluded from further consideration through the above study, given their existing planning status.					
<b>Source</b>	<b>Planning/Allocation reference and description</b>	<b>Address</b>	<b>Status</b>	<b>Net yield</b>	<b>Notes</b>
Approvals not completed/ Brownfield Land Register	12/2770/MFUL, 12/2771/MFUL, 16/0094/RES, BL8- Multiple applications comprising a total of 198 dwellings at the Former Cuttler Hammer Factory site.	Land Adjoining The Tumbling Weir Hotel Ottery St Mary	Approved	29	Partially completed
Approvals not completed	14/2553/MRES- Construction of 165 dwellings.	Land South Of Exeter Road	Approved	90	Partially completed
Approvals not completed	16/1987/MFUL- Change of use of the old Manse to dwellings.	The Old Manse 9 Mill Street Ottery St Mary EX11 1AA	Approved	10	
Approvals not completed, Brownfield Land Register	15/2309/MFUL, BL17- Construction of 13 apartments	The London Gold Street Ottery St Mary EX11 1DG	Approved	13	
Approvals not completed	16/0094/RES- Construction of 8 dwellings at Otter View	Otter View Mill Street Ottery St Mary	Approved	8	
Approvals not completed	14/2128/FUL- Construction of two story dwelling	16 Grandisson Drive Ottery St Mary EX11 1JD	Approved	1	
Approvals not completed	18/2838/FUL- Change of Use of dentist to dwelling	The Ottery St Mary Dental Practice Yonder Close Ottery St Mary EX11 1HE	Approved	1	

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Approvals not completed	14/1754/FUL- Construction of detached dwelling	Thorne Farm Cadhay Lane Ottery St Mary EX11 1QZ	Approved	1	
Approvals not completed	18/1347/FUL- Conversion of building to flat	Former Royal Mail Sorting Office 2 Hind Street Ottery St Mary EX11 1BW	Approved	1	
Approvals not completed	16/0093/MRES- Construction of 33no dwellings	Mill Buildings Mill Street Ottery St Mary	Approved	1	Almost complete
Approvals not completed	13/1136/FUL- Construction of a single story dwelling	The Crusty Cob 21 Broad Street Ottery St Mary EX11 1BY	Approved	1	
Approvals not completed	14/2609/FUL- Construction of a dwelling	Bidwell Court Ottery St Mary EX11 1PN	Approved	1	
Approvals not completed	15/1971/OUT- Construction of a dwelling	Penor Winters Lane Ottery St Mary EX11 1BA	Approved	1	
Approvals not completed	18/2435/FUL- Conversion to maisonette	8 Mill Street Ottery St Mary EX11 1AD	Approved	1	
Allocations not completed	008C- Employment Allocation	Finnimore Industrial Estate, EX11 1NR	Allocation	Employment only	

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Allocations not completed/HELAA 2017	008B- Employment Allocation and 011459o HELAA site	Finnimore Industrial Estate, EX11 1NR	Allocation	Employment only	
Allocations not completed	008A- Employment Allocation	Finnimore Industrial Estate, EX11 1NR	Allocation	Employment only	

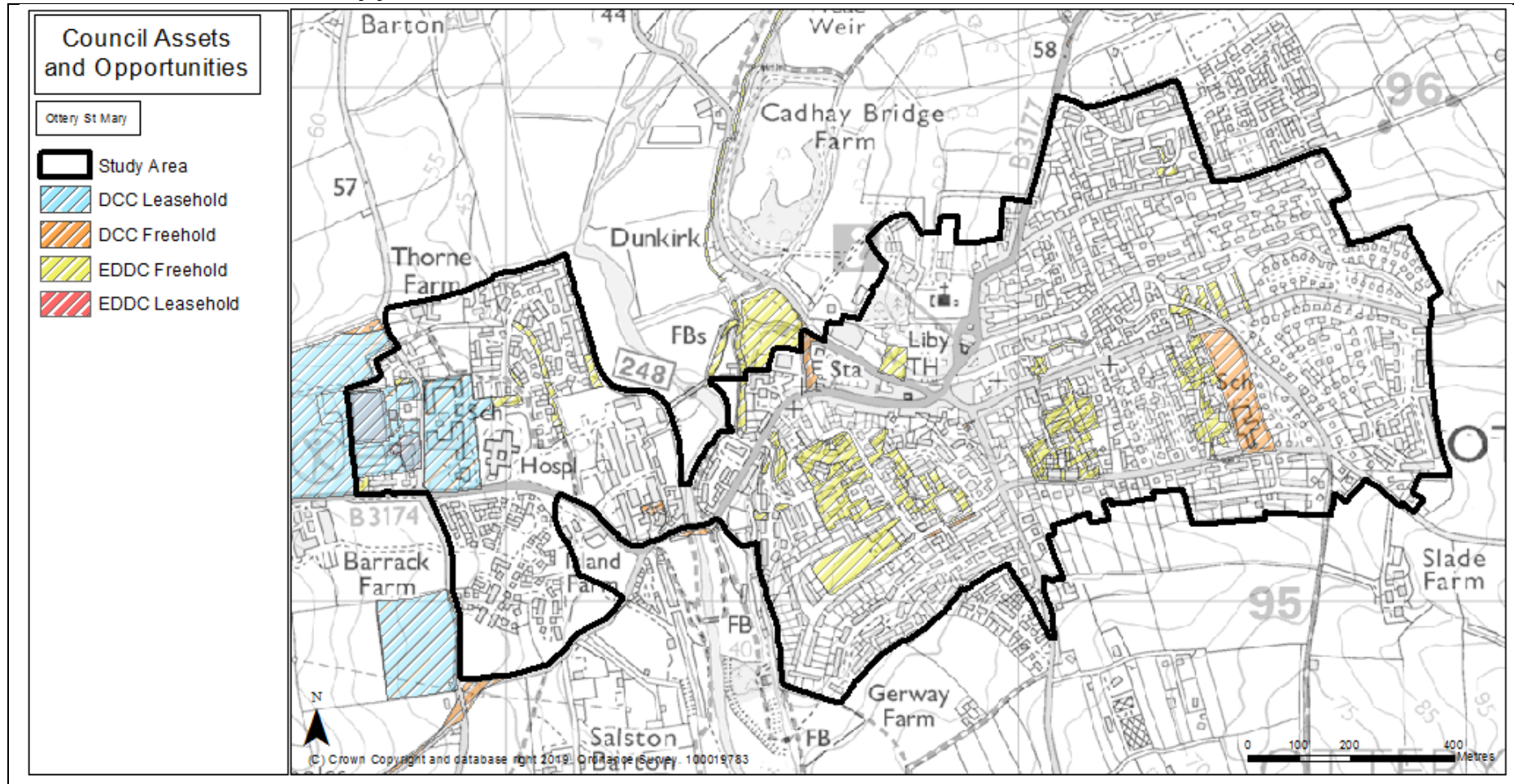
### 2A – Planning and monitoring inputs – Withdrawn, refused, live and HELAA/SHLAA



<b>Notes:</b> Only one site meets the size threshold below to be considered through this study. The HELAA/SHLAA sites all now form sites with existing permissions/allocations so should be excluded from further consideration.						
<b>Source</b>	<b>Planning/Allocation reference and description</b>	<b>Address</b>	<b>Status</b>	<b>Potential Yield</b>	<b>Notes</b>	<b>Reference</b>
<b>Withdrawn and refused</b>	<b>15/2574/FUL-</b> Conversion to 8 flats	Kings Arms Pub, EX11 1DG	Refused	8	Site to be taken forward for further consideration	UCS_ED_OSM_01
<b>Withdrawn and refused</b>	<b>17/1964/FUL-</b> Construction of dwelling	97 Yonder Street (Land To The Rear Of) EX11 1HH	Refused	1	Too small for consideration.	
<b>Withdrawn and refused</b>	<b>18/0054/COU-</b> Change of use to a self-contained flat	Pendennis House EX11 1DG	Appeal dismissed	1	Too small for consideration	
<b>Withdrawn and refused</b>	<b>17/0525/CPL-</b> alterations to dwelling	Holly Cottage EX11 1FD	Refused	1	Too small for consideration.	
<b>Withdrawn and refused</b>	<b>15/1802/FUL-</b> Construction of dwelling house to the rear of 11 Silver Street.	11 Silver Street EX11 1DB	Withdrawn	1	Too small for consideration.	
<b>Withdrawn and refused</b>	<b>18/2903/FUL-</b> New dwelling	36 Longdogs Lane EX11 1HU	Refusal	1	Too small for consideration.	
<b>Withdrawn and refused</b>	<b>18/1922/FUL-</b> Addition of a floor containing a single bed flat	Prospect Place Hind Street Ottery St Mary	Withdrawn	1	Too small for consideration.	
<b>SHLAA 2012</b>	<b>C311-</b> Land South Of Exeter Road	Land South Of Exeter Road	Approved		Currently approved under 14/2553/MRES	

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
Live applications	19/1834/FUL- Change of use to a two bedroom dwelling	Ottery St Mary Childrens Centre Tip Hill Ottery St Mary EX11 1BE	Not yet determined	1	Too small for consideration	
Live applications	18/2824/FUL- Proposed change of use of existing premises (D1) into two residential flat units	The Salvation Army Hind Street Ottery St Mary EX11 1BW	Not yet determined	2	Too small for consideration	

### 2B – Council identified opportunities: Council assets



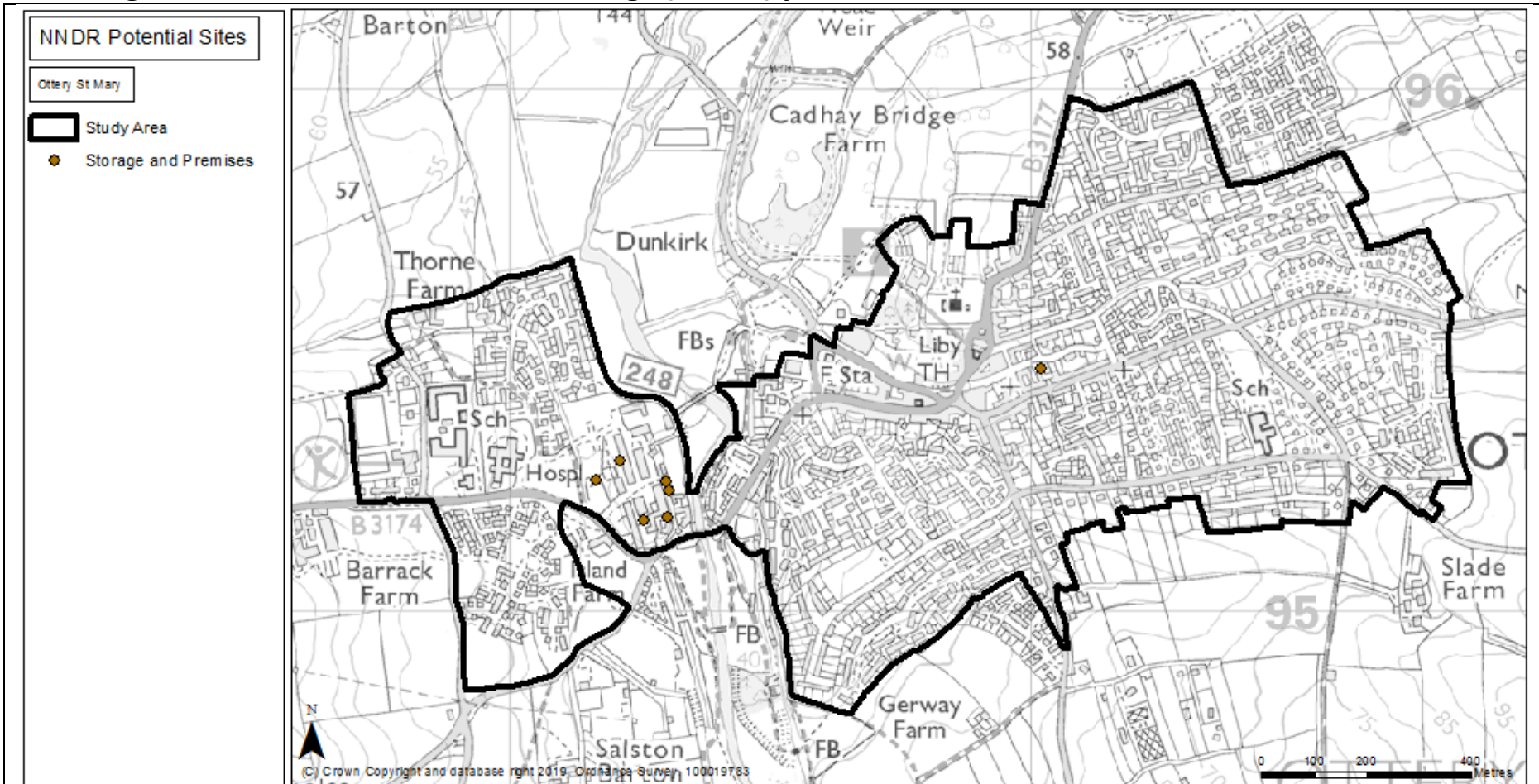
<b>Notes:</b> The following sites have been identified as warranting further consideration. All other Council owned land is too small to be considered.	
<b>Site Address/Description</b>	<b>Reference</b>
Car Park adjacent Sainsburys, EX11 1BW	UCS_ED_OSM_02
Council Properties at Yonder Close, EX11 1HE	UCS_ED_OSM_03
Council Properties at Mossop Close and St Saviours Road, EX11 1AP	UCS_ED_OSM_04
Piece of land off Millcroft, EX11 1YD	UCS_ED_OSM_05
Colin Tooze Sports Centre, EX11 1QZ	UCS_ED_OSM_06
Winters Lane Recreation Ground, EX11 1FZ	UCS_ED_OSM_07
Car Park and land off Brook Street, EX11 1EZ	UCS_ED_OSM_08



**2C - Institutional assets and opportunities**

**Notes:** There are no institutional assets or opportunities which have been submitted in the study area.

## 2D – Targeted national non-domestic ratings (NNDR) potential UCS sites



**Notes:** There are a series of sites identified as existing storage and premises in the Town. The only one meets the size threshold for consideration is shown below.

Site Address/Description	Reference
Storage land adjacent to Barrack Road, EX11 1NR	UCS_ED_OSM_09

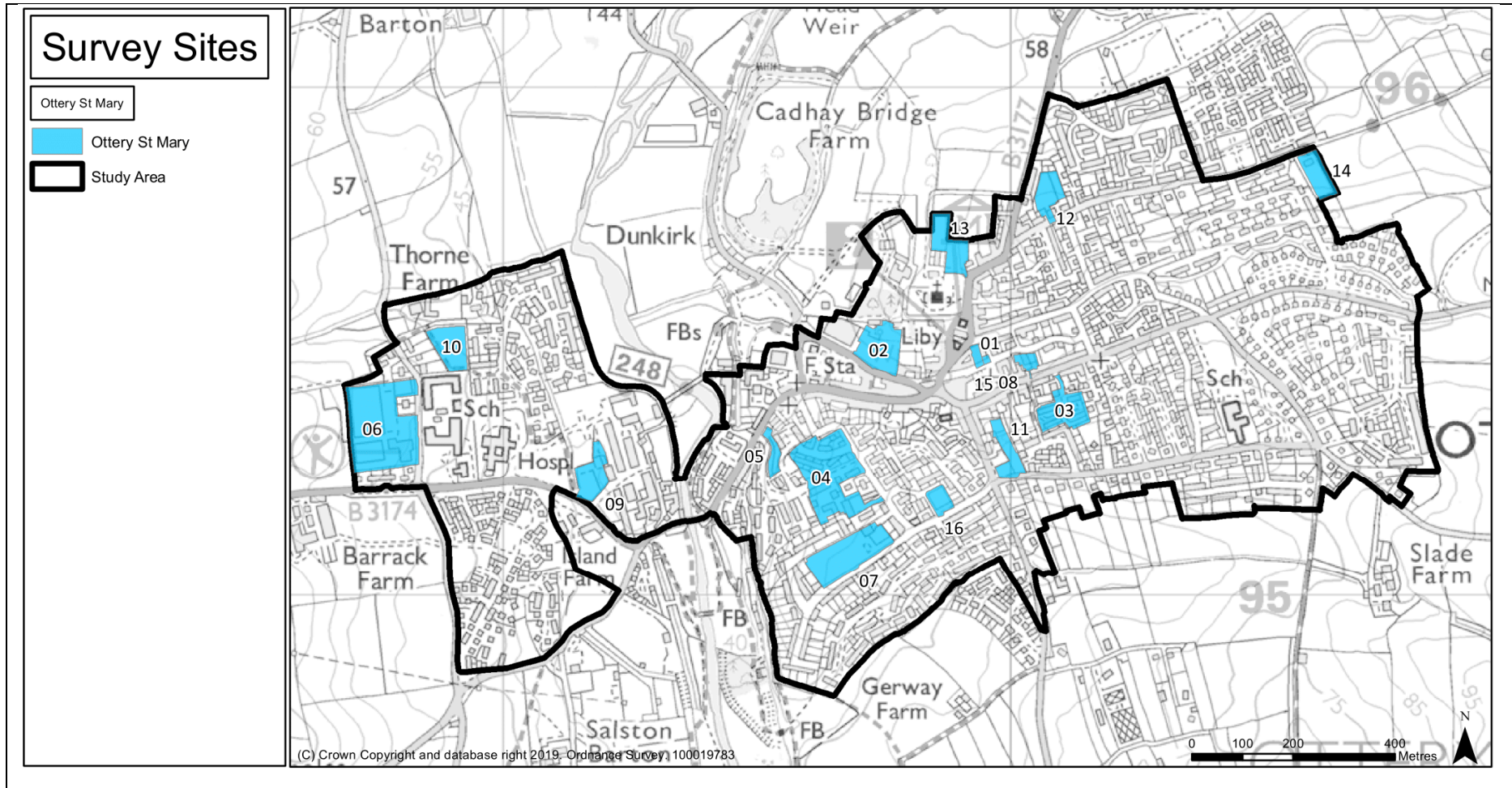
## **2E – Vacant residential properties**

**Notes:** No appropriate vacant residential properties exist in the Town which meet the size thresholds for consideration.

## 2F –Additional potential UCS sites

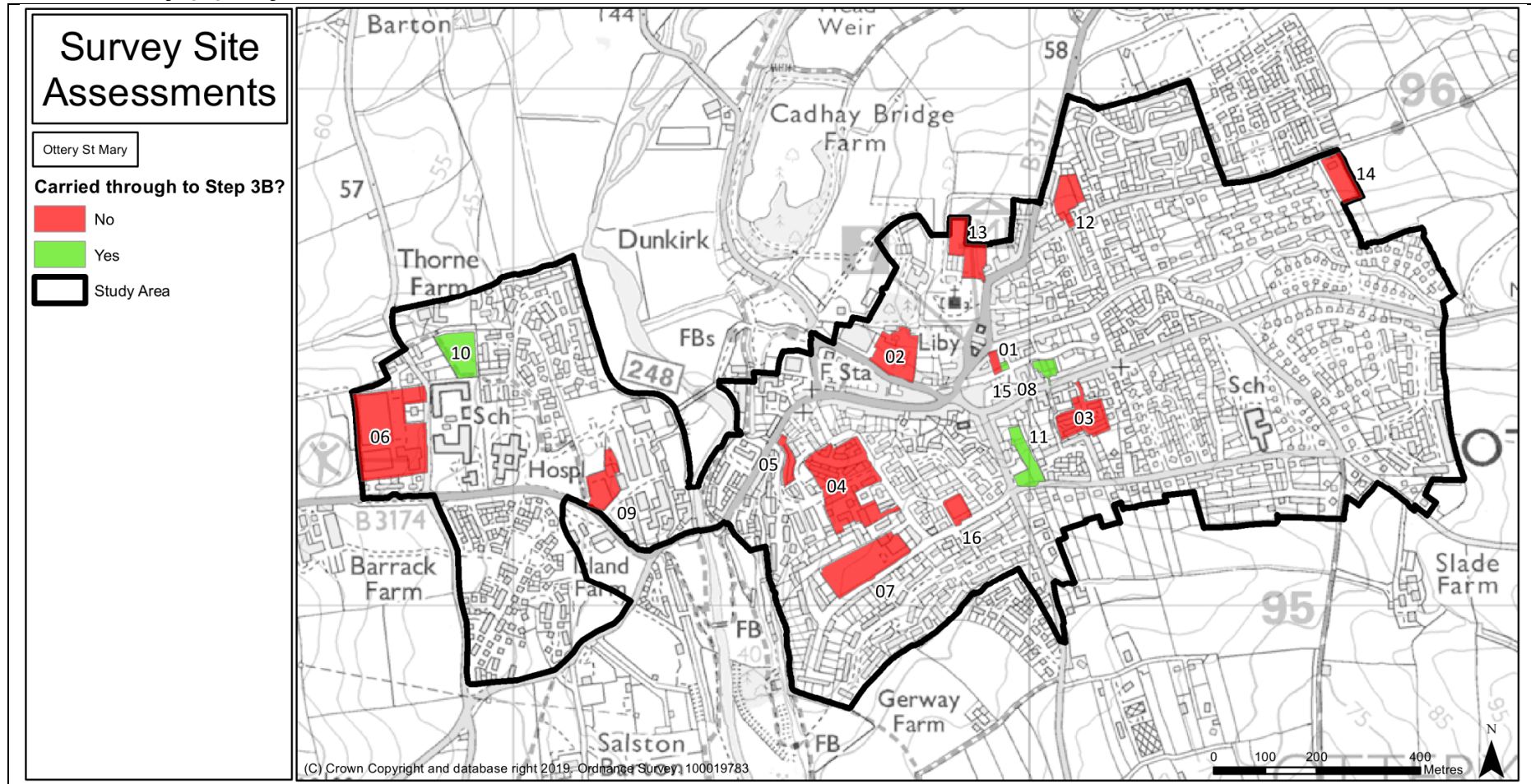
<b>Notes:</b> The following additional sites have been identified in the ‘left over space’ assessment.	
<b>Site Address/Description</b>	<b>Reference</b>
Field adjacent to Cadhay Lane, EX11 1QZ	UCS_ED_OSM_10
Field adjacent to Longdogs Close, EX11 1JN	UCS_ED_OSM_11
Land adjacent to Ridgeway, EX11 1DX	UCS_ED_OSM_12
Land adjacent to Paternoster Row, EX11 1DP	UCS_ED_OSM_13
Garden of Ridgeway Close, EX11 1TH	UCS_ED_OSM_14
Old Fire Station, Batts Lane, EX11 1EY	UCS_ED_OSM_15
Winters Lane Tennis Courts, EX11 1AX	UCS_ED_OSM_16

### Stage 3 Urban Capacity Survey/Analysis 3A – Identified sites



<b>Notes:</b> The following sites have been identified throughout stage 2.	
<b>Site Address/Description</b>	<b>Reference</b>
Field adjacent to Cadhay Lane, EX11 1QZ	UCS_ED_OSM_01
Field adjacent to Longdogs Close, EX11 1JN	UCS_ED_OSM_02
Land adjacent to Ridgeway, EX11 1DX	UCS_ED_OSM_03
Land adjacent to Paternoster Row, EX11 1DP	UCS_ED_OSM_04
Garden of Ridgeway Close, EX11 1TH	UCS_ED_OSM_05
Old Fire Station, Batts Lane, EX11 1EY	UCS_ED_OSM_06
Winters Lane Recreation Ground, EX11 1FZ	UCS_ED_OSM_07
Car Park and land off Brook Street, EX11 1EZ	UCS_ED_OSM_08
Storage land adjacent to Barrack Road, EX11 1NR	UCS_ED_OSM_09
Field adjacent to Cadhay Lane, EX11 1QZ	UCS_ED_OSM_10
Field adjacent to Longdogs Close, EX11 1JN	UCS_ED_OSM_11
Land adjacent to Ridgeway, EX11 1DX	UCS_ED_OSM_12
Land adjacent to Paternoster Row, EX11 1DP	UCS_ED_OSM_13
Garden of Ridgeway Close, EX11 1TH	UCS_ED_OSM_14
Old Fire Station, Batts Lane, EX11 1EY	UCS_ED_OSM_15
Winters Lane Tennis Courts, EX11 1AX	UCS_ED_OSM_16

### 3A – Survey (ii) Rejected sites



<b>Notes:</b> The following identified sites have been excluded from further consideration.		
<b>Site Address/Description</b>	<b>Reference</b>	<b>Reasons for rejection</b>
Kings Arms Pub, EX11 1DG	UCS_ED_OSM_01	In active use so conversion would conflict with Local Plan policies which seek to resist the loss of employment and retail in the Town Centre Area.
Car Park adjacent Sainsburys, EX11 1BW	UCS_ED_OSM_02	Car Parks currently serve the supermarket and parking for the Town Centre and are unavailable for development.
Council Properties at Yonder Close, EX11 1HE	UCS_ED_OSM_03	Currently occupied Council owned flats that are already high density.
Council Properties at Mossop Close and St Saviours Road, EX11 1AP	UCS_ED_OSM_04	Currently occupied Council owned flats that are already high density.
Piece of land off Millcroft, EX11 1YD	UCS_ED_OSM_05	Site is set on steeply sloping land and wouldn't be capable of delivering 5+ homes.
Colin Tooze Sports Centre, EX11 1QZ	UCS_ED_OSM_06	In active use so conversion would conflict with Local Plan policies which seek to resist the loss of community facilities.
Winters Lane Recreation Ground, EX11 1FZ	UCS_ED_OSM_07	In active use so conversion would conflict with Local Plan policies which seek to resist the loss of existing open space.
Storage land adjacent to Barrack Road, EX11 1NR	UCS_ED_OSM_09	Site is located entirely in the floodplain in the centre of the industrial estate so will be unsuitable for housing.
Land adjacent to Ridgeway, EX11 1DX	UCS_ED_OSM_12	Site is covered by an area tree preservation which would likely limit any development below 5 dwellings.



Site Address/Description	Reference	Reasons for rejection
Land adjacent to Paternoster Row, EX11 1DP	UCS_ED_OSM_13	Site is located in the heart of the conservation area in close proximity to the grade I listed Church of St Mary so will not likely be suitable.
Garden of Ridgeway Close, EX11 1TH	UCS_ED_OSM_14	Given the density of surrounding buildings and existing vegetation on site it wouldn't be capable of delivering 5+ homes.
Winters Lane Tennis Courts, EX11 1AX	UCS_ED_OSM_16	In active use so conversion would conflict with Local Plan policies which seek to resist the loss of existing open space.

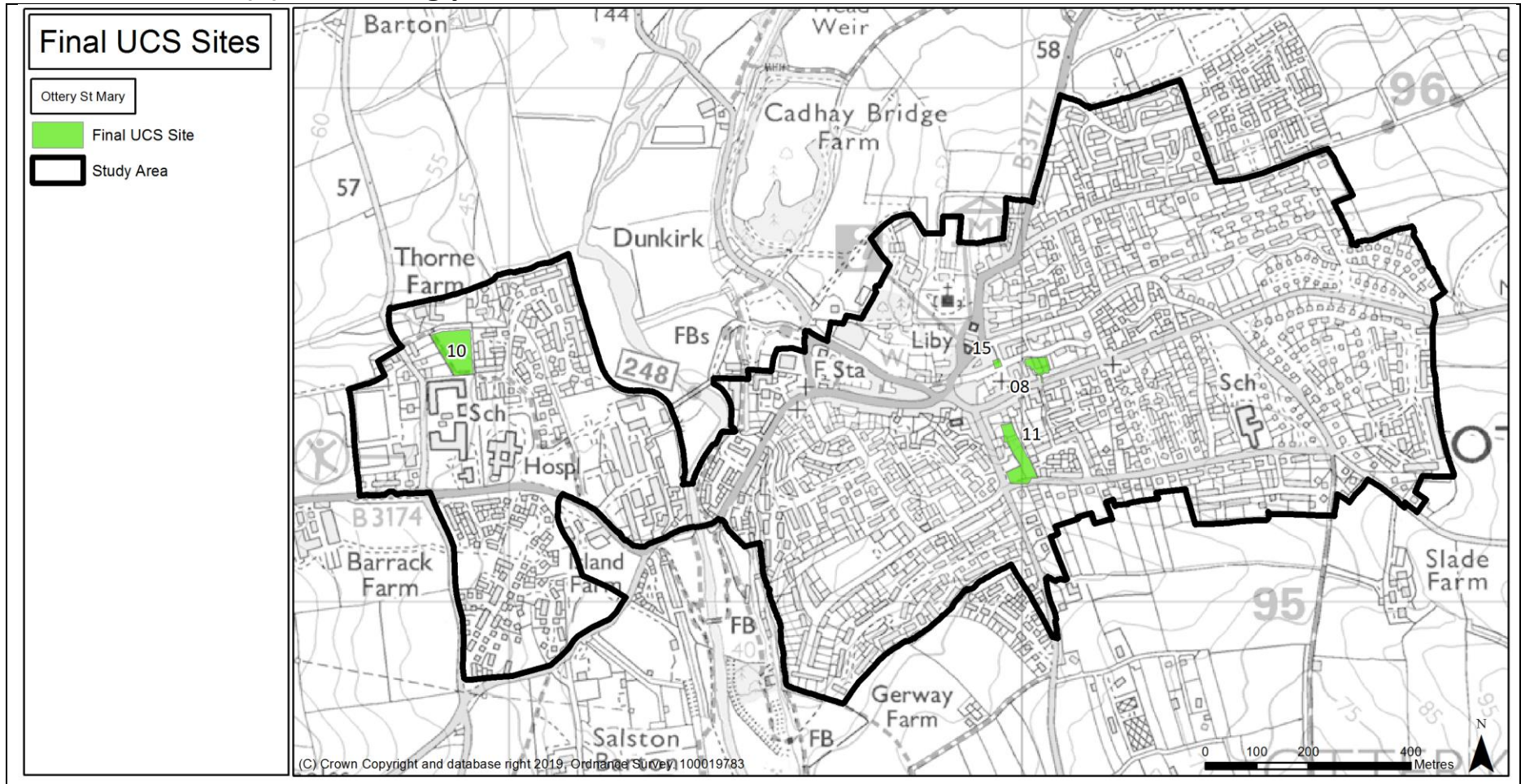
### 3A – (iii) All sites carried through to 3B

<b>Notes:</b> The following identified sites have been carried through to the next stage as offering some potential for capacity.		
<b>Site Address/Description</b>	<b>Reference</b>	<b>Approximate potential net dwellings</b>
Car Park and land off Brook Street, EX11 1EZ	UCS_ED_OSM_08	5
Field adjacent to Cadhay Lane, EX11 1QZ	UCS_ED_OSM_10	5
Field adjacent to Longdogs Close, EX11 1JN	UCS_ED_OSM_11	5
Old Fire Station, Batts Lane, EX11 1EY	UCS_ED_OSM_15	5

### 3C – Site review (i) Sites rejected after specialist officer consideration and consultation

<b>Notes:</b> No sites rejected
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### 3C – Site review (ii) Remaining potential UCS sites



Site Address/Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
Car Park and land off Brook Street, EX11 1EZ	UCS_ED_OSM_08	5	<ul style="list-style-type: none"> <li>- Ecology: No tree or ecological constraints.</li> <li>- Flooding: Development would need to avoid encroachment into the flood zones/follow planning policy. EA flood defence scheme in place. Further information needed from EA to confirm how much reduction in flood risk there is at his particular site. Surface water drainage strategy required so as not to increase runoff into existing system (Main River Furze Brook culverted at this location). DCC SuDS policy to be followed</li> <li>- Archaeology: Historic town core. Pre-app assessment/evaluation to inform design and WSI.</li> </ul>	- No change
Field adjacent to Cadhay Lane, EX11 1QZ	UCS_ED_OSM_10	5	<ul style="list-style-type: none"> <li>- Ecology: Hedgerow with some trees to outhern and eastern boundaries. Potential for bats and reptiles. Tree, habitat and bat survey required. Provide habitat corridor to southern and eastern boundaries.</li> <li>- Highways: Adopt the private road or get owners permission of</li> </ul>	- No change

Site Address/Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			access/any development would need to retain Ottery St Mary Footpath 25. - Flooding: Development would need to avoid encroachment into the flood zones/follow planning policy. Appropriate surface water drainage strategy required so as not to increase runoff into the Main River (Thorn Farm Stream). DCC SuDS policy to be followed - PROW: Retain (possibly divert), pref within landscaped area as valuable amenity. - Archaeology: Historic farmstead. Pre-app assessment/evaluation to inform WSI.	
Field adjacent to Longdogs Close, EX11 1JN	UCS_ED_OSM_11	5	- Ecology: Hedgerow to site perimeter and trees to eastern and western boundaries. Northern portion currently used as allotment with unimproved grass to south. Potential for badgers, bats and reptiles. Tree, habitat and bat survey required.	- No change

Site Address/Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			<ul style="list-style-type: none"> <li>- Environmental Health: Close or adjacent to possible contaminated land.</li> <li>- Highways: Visibility improvements to southern Longdogs Lane access, probably requires demolition of barn and boundary wall.</li> <li>- Flooding: Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed</li> <li>- Archaeology: Historic town core. Pre-app assessment/evaluation to inform design and WSI.</li> </ul>	
Old Fire Station, Batts Lane, EX11 1EY	UCS_ED_OSM_15	5	<ul style="list-style-type: none"> <li>- Ecology: Brownfield site. No trees. Unlikely to be any ecological constraints.</li> <li>- Highways: Possible reconfiguration Brook Street/Batts Lane junction to accommodate safe access to site.</li> <li>- Flooding: Development would need to avoid encroachment into the flood zones/follow planning policy. EA flood defence scheme in place. Further information needed from EA to confirm how much reduction</li> </ul>	- No change

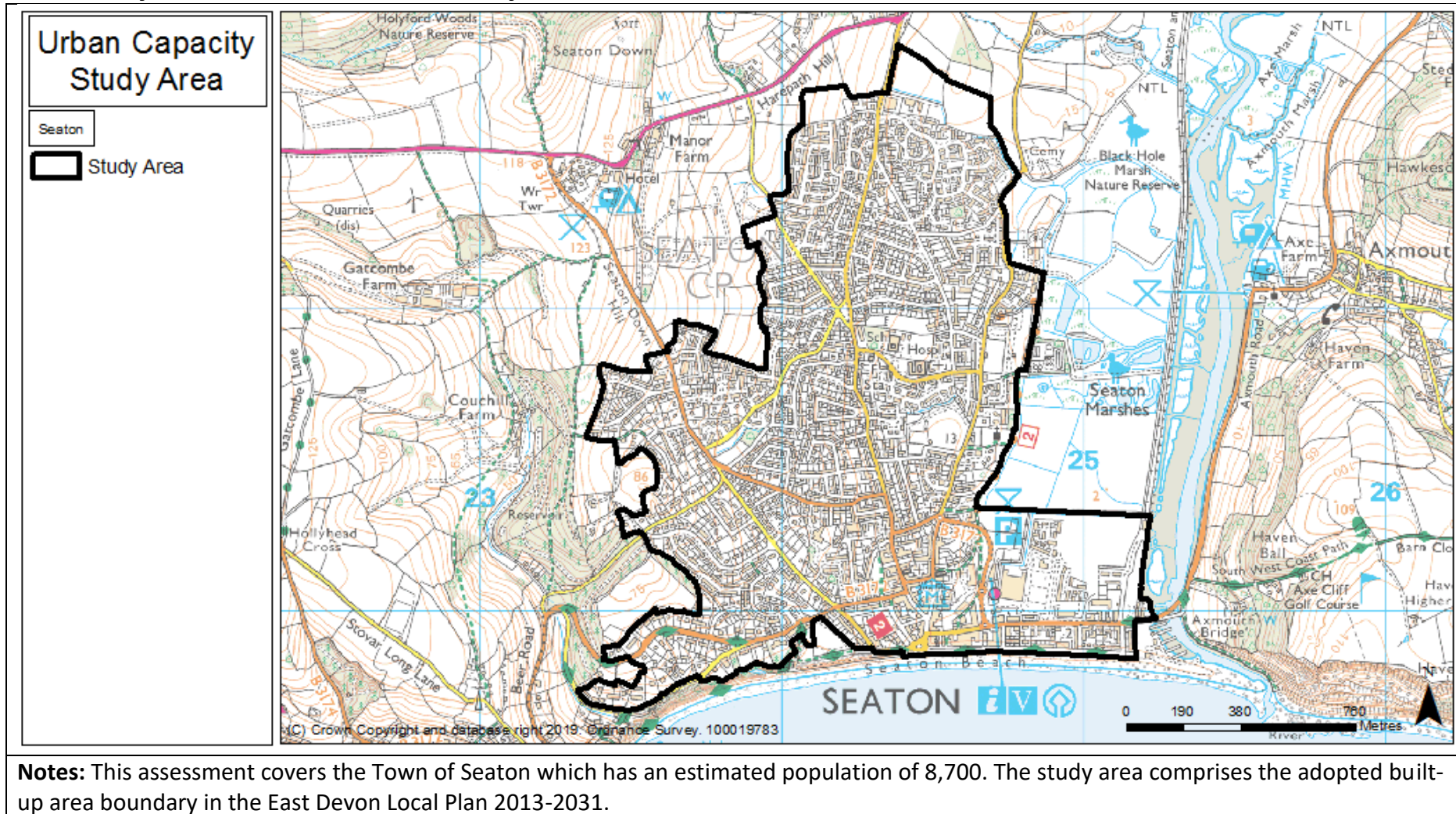
Site Address/Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			<p>in flood risk there is at his particular site. Surface water drainage strategy required so as not to increase runoff into existing system (Main River Furze Brook culverted at this location). DCC SuDS policy to be followed</p> <ul style="list-style-type: none"> <li>- Archaeology: Historic town core. Pre-app assessment/evaluation to inform design and WSI.</li> </ul>	

# Seaton

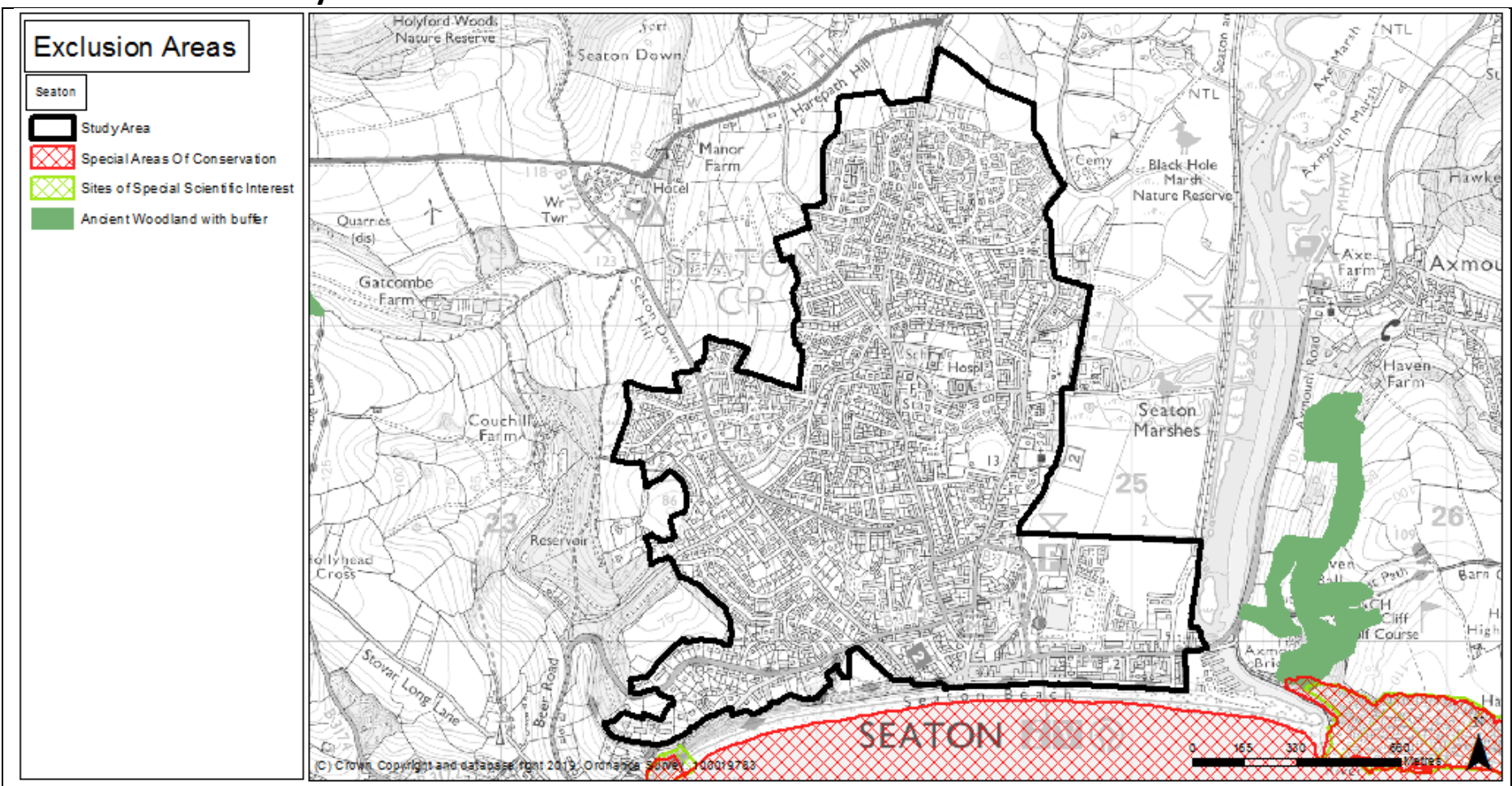


## Stage 1 Methodology and Preparation

### 1B – Study area settlement boundary

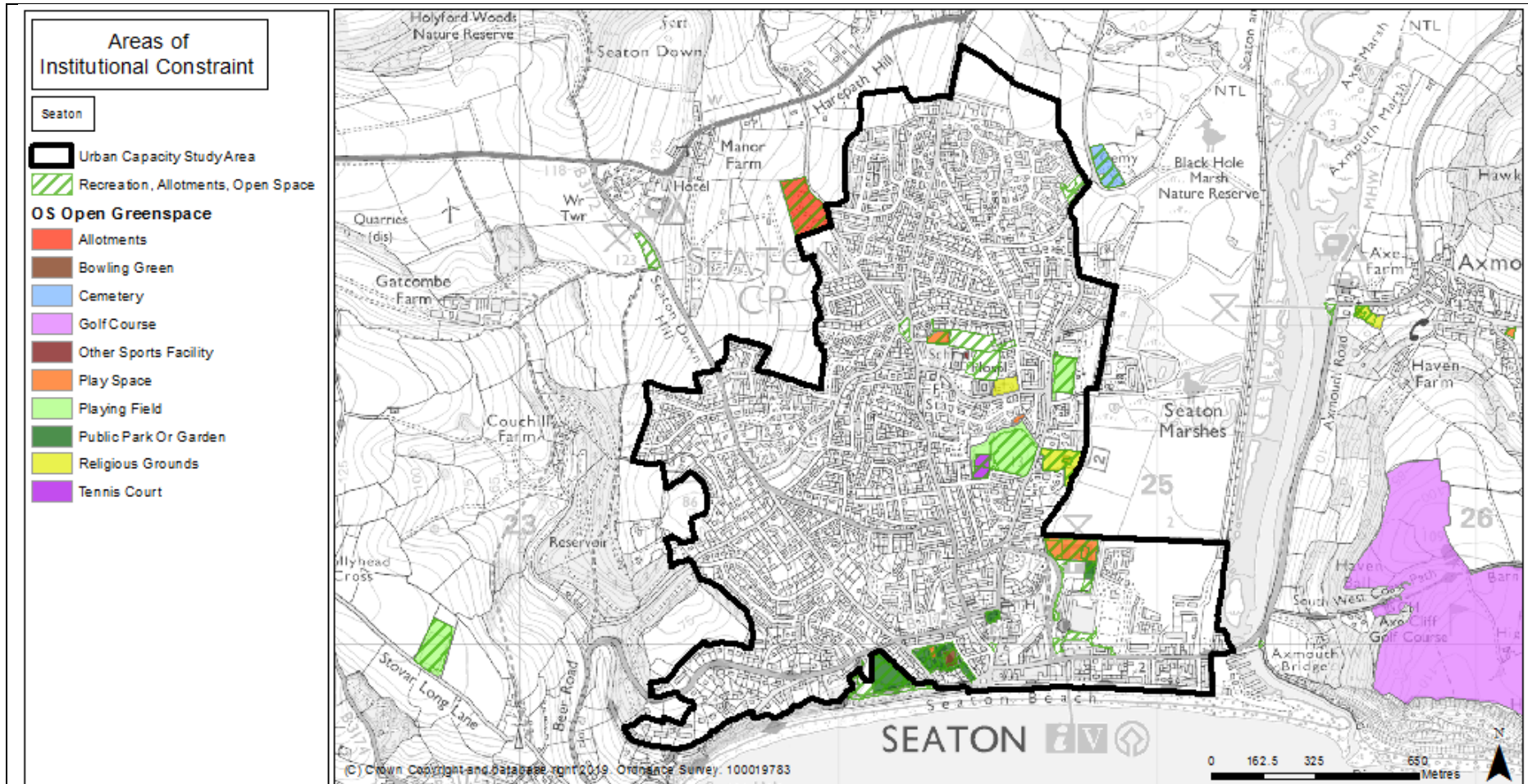


### 1C – Areas of statutory exclusion



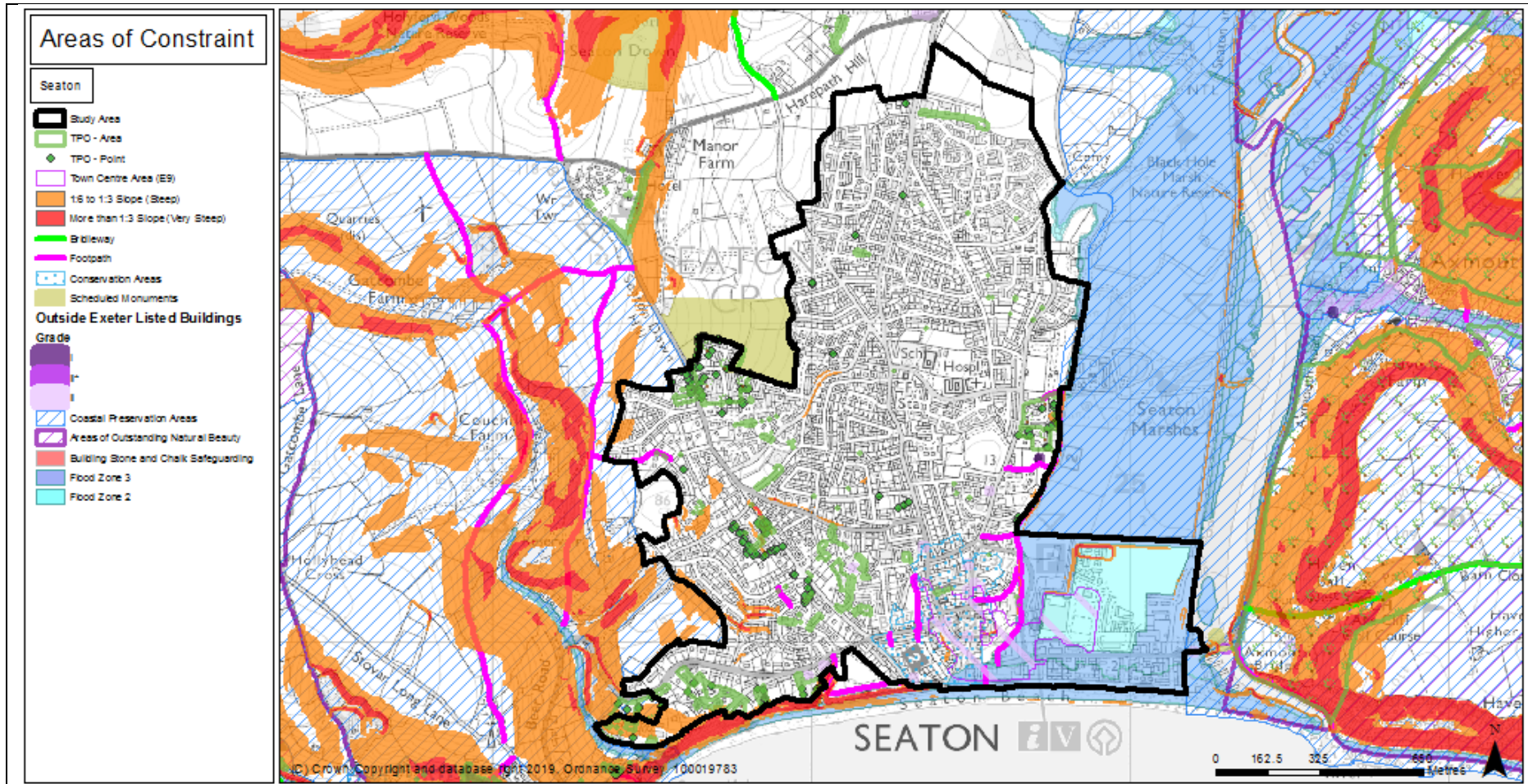
**Notes:** There are no areas of statutory exclusion located within the study area although the Lyme Bay Special Area of Conservation lies to the south of the town and there is ancient woodland to the east.

### 1D – Areas of institutional constraints



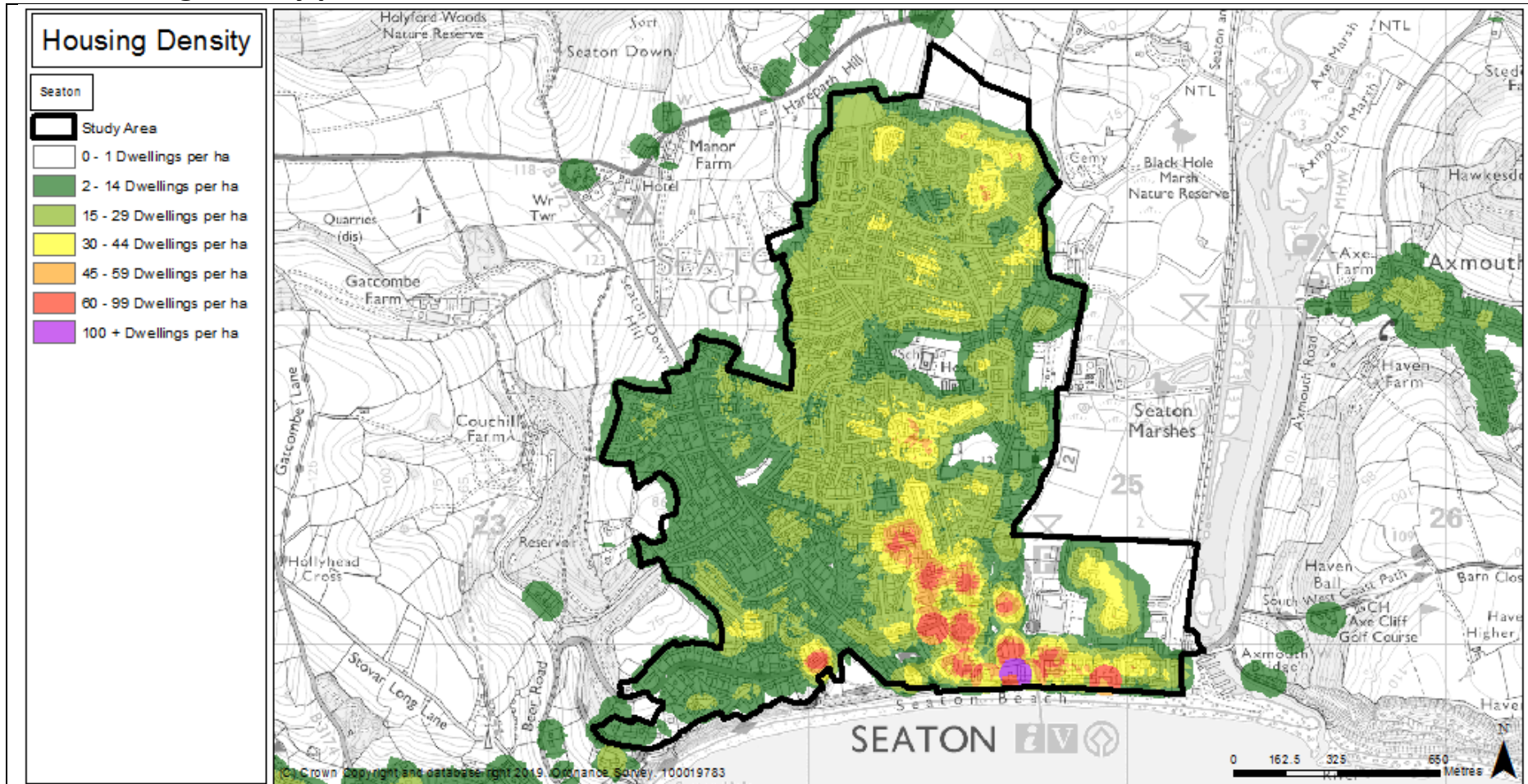
**Notes:** There are a number of different areas within the study area that derive a specific public benefit from community use. All of these will need to be taken into account during the site identification and assessment stages.

### 1E – Areas of constraint



**Notes:** A number of areas of constraint exist within the study area which may impact on the deliverability/desirability of new housing. These include a conservation area within the historic settlement core and a Town Centre Area as designated within the adopted Local Plan, which currently restricts the conversion of existing retail to residential uses. Also present are a number of listed buildings and tree preservation orders.

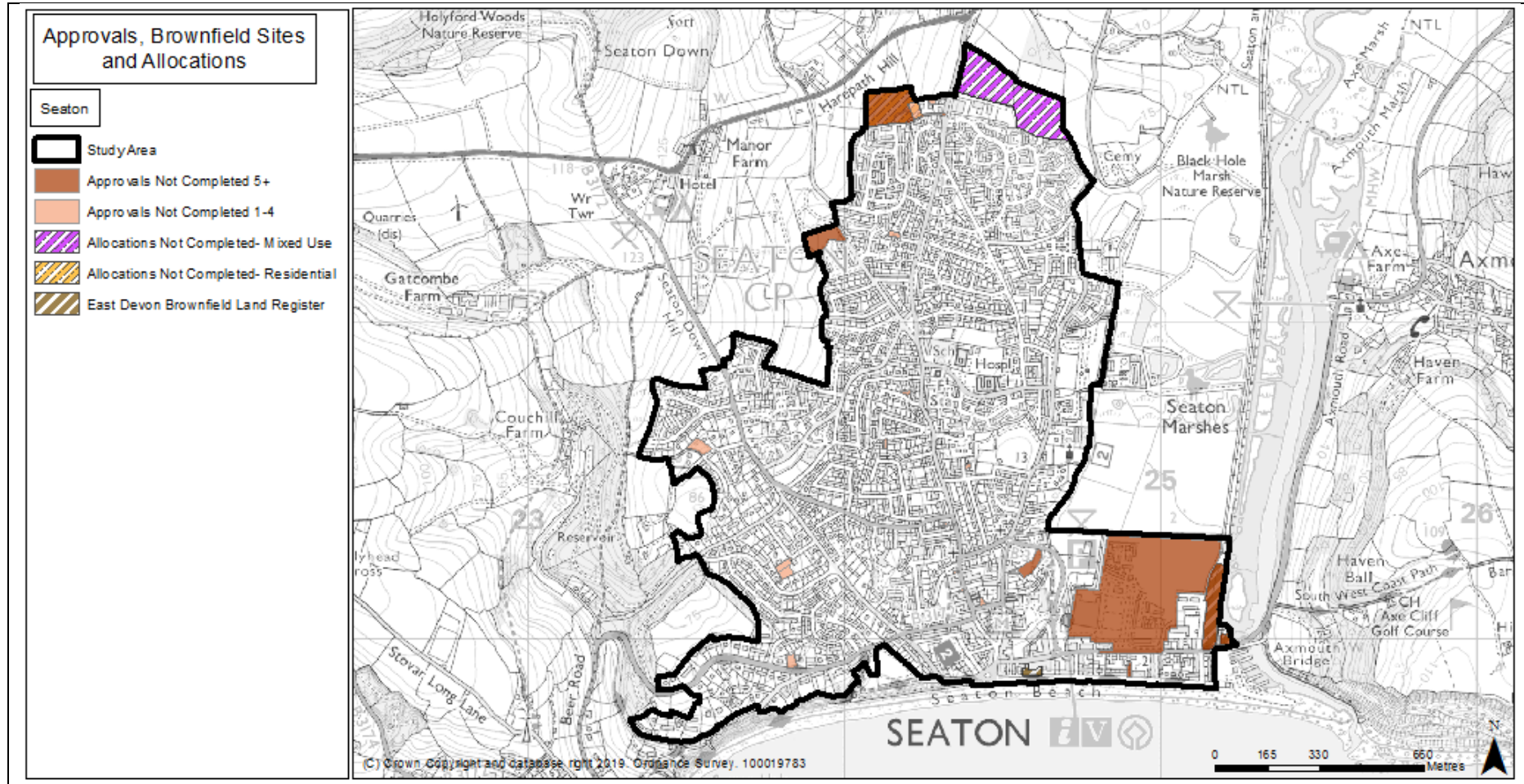
### 1F – Defining density profiles



**Notes:** The areas with the highest density are located in the historic core of the settlement, reaching 100+ dwellings per hectare in one part. The areas of lowest density are located in the north and the west of the town where there are a number of larger properties with fairly extensive gardens.

## Stage 2 Sources of Supply

### 2A – Planning and monitoring inputs – Planning Approvals not completed, Brownfield Land Register and Sites Allocated but not completed



<b>Notes:</b> All of the sites below have been excluded from further consideration through the above study, given their existing planning status.					
<b>Source</b>	<b>Planning/Allocation reference and description</b>	<b>Address</b>	<b>Status</b>	<b>Net yield</b>	<b>Notes</b>
Major - Outline application	09/0022/MOUT - Re-development of land to include housing, tourism, new public realm, petrol filling station, hotel, retail development with public open space and access	Land Adjacent Harbour Road Seaton Devon	Approved	120	This site is being built on so is not assessed through the urban capacity study.
Major - Reserved Matters app.	16/0503/MRES - Reserved matters application pursuant to outline application 15/1107/VAR for erection of 90 no. 2 bedroom units, new access, public quayside and flood protection	Seaton Quay (Former Racal Site) Riverside Way Seaton	Approved	90	This site has an existing planning consent and although development has not yet started it is not assessed through the urban capacity study.
Major - Full application	14/0187/MFUL - Refurbishment and extension of existing apartment blocks (inc additional levels) and construction of new link apartment block to provide an additional 30 no residential apartments and additional parking provision	Fosse Way Court Seaton EX12 2LP	Approved	30	This site has an existing planning consent and although development has not yet started it is not assessed through the urban capacity study.
Major - Outline application	15/1195/MOUT - Construction of up to 20 no dwellings including 25% affordable housing (outline application with all matters reserved)	Land Off Barnards Hill Lane Seaton	Approved	20	This site has an existing planning consent and although development has not

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
					yet started it is not assessed through the urban capacity study.
Major - Reserved Matters app.	14/1960/MRES - Reserved matters application for the erection of 13 no. dwellings, access road, parking and turning areas, appearance, landscaping and scale to be considered	Land To Rear Of 39 Fore Street Seaton EX12 2AD	Approved	13	This site has an existing planning consent and although development has not yet started it is not assessed through the urban capacity study.
Full Application	16/2795/FUL - Demolition of 2 no. dwelling houses and replacement with an 8 unit five storey apartment building	Seaton Beach (Trebere) East Walk Seaton EX12 2NP	Approved	8	This site has an existing planning consent and although development has not yet started it is not assessed through the urban capacity study.
Outline Application	14/0784/OUT - Demolition of existing building and erection of 7 no. residential units and 2 no. commercial units with associated garaging and access (outline proposal with all matters reserved)	The Boat Yard 2 The Harbour Axmouth	Approved	7	This site has an existing planning consent and although development has not yet started it is not



Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
					assessed through the urban capacity study.
Major - Outline application	13/1091/MOUT - Erection of up to 36 no. dwellings (25% affordable) with associated access and parking (outline application with all matters reserved)	Land North Of Rowan Drive Seaton	Approved	5	This site is being built on so is not assessed through the urban capacity study.
Outline Application	16/0912/OUT - Construction of 4 no. dwellings - outline application with all matters reserved	Land West Of Hazelwood (accessed Via Rowan Drive) Harepath Road Seaton EX12 2SX	Approved	4	Site falls below 5 dwelling threshold
Full Application	15/1584/FUL - Demolish garages and construction of 3 no. dwellings	Land To The Rear Of 23 Fore Street Seaton	Approved	3	Site falls below 5 dwelling threshold
Full Application	17/1193/FUL - Demolition of existing garages, construction of 2 no. flats, creation of replacement and additional parking spaces and new bin store	Land And Garages Adj 52 Riverdale Close Seaton	Approved	3	Site falls below 5 dwelling threshold

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Outline Application	14/1559/OUT - Outline application with all matter reserved for the erection of 3 no. dwellings	Land Adjacent West Rising Fremington Road Seaton EX12 2HX	Approved	3	Site falls below 5 dwelling threshold
Full Application	13/1288/FUL - Replacement application (10/1011/FUL) for the erection of 2 no dwellings	Tregenna Highcliffe Crescent Seaton EX12 2PS	Approved	2	Site falls below 5 dwelling threshold
Full Application	18/1288/FUL - Demolition of light industrial building to rear of 5 Cross Street and erection of one two storey dwelling and a single storey dwelling.	5 Cross Street Seaton EX12 2LH	Approved	2	Site falls below 5 dwelling threshold
Full Application	15/1393/FUL - Demolition of existing bungalow and construction of 3no flats	Pendeen Castle Hill Seaton EX12 2QP	Approved	2	Site falls below 5 dwelling threshold
Full Application	16/1903/FUL - Proposed new dwelling	Quantock Harepath Road Seaton EX12 2SX	Approved	1	Site falls below 5 dwelling threshold

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Full Application	18/0980/FUL - Change of use from police station to dwelling including demolition of rear extension to form amenity area.	Seaton Police Station 76 Queen Street Seaton EX12 2RJ	Approved	1	Site falls below 5 dwelling threshold
Full Application	16/0665/FUL - Conversion of existing dwelling to create 3 no. self contained flats and associated parking (including demolition of outbuilding)	39 Fore Street Seaton EX12 2AD	Approved	1	Site falls below 5 dwelling threshold
Outline Application	17/2673/OUT - Proposed two storey detached dwelling with single storey garage (approval sought for access, layout and scale)	4 Court Lane Seaton EX12 2AT	Approved	1	Site falls below 5 dwelling threshold
Outline Application	15/1924/OUT - Erection of 1 no. dwelling (outline application with all matters reserved)	Calvados Couchill Lane Seaton EX12 2JF	Approved	1	Site falls below 5 dwelling threshold
Full Application	16/0782/FUL - Conversion of ground floor bakery to dwelling with associated alterations to windows	Devon Fayre Bakery 58 Queen Street Seaton EX12 2RB	Approved	1	Site falls below 5 dwelling threshold

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Outline Application	14/0110/OUT - Outline application with all matters reserved for erection of dwelling and access to highway	33 Eyewell Green Seaton EX12 2BN	Approved	1	Site falls below 5 dwelling threshold
Reserved Matters	15/1949/RES - Reserved matters application for the erection of a detached dwelling pursuant to outline application 12/0966/OUT	Land At Rear Of Chestnut House Bunts Lane Seaton	Approved	1	Site falls below 5 dwelling threshold
Outline Application	14/2207/OUT - Proposed dwelling (outline permission sought with all matters reserved)	Land North Of Macwood Drive Seaton	Approved	1	Site falls below 5 dwelling threshold
Outline Application	18/2265/OUT - Outline consent sought for construction of a detached house with all matters reserved.	8 Everest Drive Seaton EX12 2ED	Approved	1	Site falls below 5 dwelling threshold
Full Application	17/2934/FUL - Construction of four bedroom two storey detached dwelling and detached garage	West Rising Fremington Road Seaton EX12 2HX	Approved	1	Site falls below 5 dwelling threshold
Full Application	15/0959/FUL - Conversion of garage to dwelling	3 Seaton Down Road Seaton EX12 2RZ	Approved	1	Site falls below 5 dwelling threshold

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Full Application	14/2426/FUL - Construction of a dwelling and garage and modification of existing driveway	Ingon Old Beer Road Seaton EX12 2PZ	Approved	1	Site falls below 5 dwelling threshold
Full Application	14/2435/FUL - Demolition of extensions to existing dwelling, construction of two storey extension to the rear and construction of new dwelling	Castle Cottage Castle Hill Seaton EX12 2QW	Approved	1	Site falls below 5 dwelling threshold
Full Application	14/2984/FUL - Construction of detached dwelling (re-submission of application 14/1219/FUL)	Bramble Hill Seaton Down Hill Seaton EX12 2JD	Approved	0	Ignore from study - site has nil or net negative development capacity
Change of Use	13/1170/COU - Change of use from office A2 to residential C3	2 Eyrecourt Road Seaton EX12 2QX	Approved	0	Ignore from study - site has nil or net negative development capacity
Change of Use	11/1162/COU - Change of use from care home to residential dwelling	Ashley House Fore Street Seaton EX12 2AD	Approved	0	Ignore from study - site has nil or net negative development capacity

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Full Application	14/0019/FUL - Demolition of existing cottage and erection of eight new dwellings with associated access.	Thornfield Cottage Harepath Road Seaton EX12 2SU	Approved	0	Ignore from study - site has nil or net negative development capacity
Full Application	17/2475/FUL - Change of use of ground floor of residential building to retail area including extension to link the existing shop to that building and reduction in number of flats from 3 to 2	38 Harepath Road Seaton EX12 2RU	Approved	0	Ignore from study - site has nil or net negative development capacity
Full Application	18/0851/FUL - Change of use of first floor flat from (C3) residential use to (A2) solicitor's office	49 Harbour Road Seaton EX12 2LX	Approved	0	Ignore from study - site has nil or net negative development capacity
Full Application	15/0070/FUL - Change of use of ground floor from dwelling to shop and alteration to front window	4 Cross Street Seaton EX12 2LH	Approved	0	Ignore from study - site has nil or net negative development capacity
Full Application	15/0127/FUL - Change of use of former offices to form 1 no. flat	Salcombe House 25 Fore Street Seaton EX12 2LE	Approved	0	Ignore from study - site has nil or net negative development capacity

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Full Application	10/0678/FUL - Construction of two semi-detached chalet bungalows and double garage	Land And Garages (r/o Wavecrest, East Walk) Trevelyan Road Seaton	Approved	0	Ignore from study - site has nil or net negative development capacity
Full Application	15/1175/FUL - Redevelopment of building to provide 2 no. (A1) retail units at ground floor level with 5 no. residential units above (including 2nd and 3rd floor extensions over existing rear wing and new shop front to Harbour Road)	Former Carpetright (Woolworths) Building Marine Place Seaton EX12 2LL	Approved	0	Ignore from study - site has nil or net negative development capacity
Full Application	16/1261/FUL - Construction of single storey dwelling	West Rising Fremington Road Seaton EX12 2HX	Approved	0	Ignore from study - site has nil or net negative development capacity
Outline Application	15/0059/OUT - Outline application with all matters reserved for the construction of up to 2no. dwellings	13 Everest Drive (land Adjacent To) Seaton EX12 2ED	Approved	0	Ignore from study - site has nil or net negative development capacity

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Certificate Proposed Lawful Use/Dev	14/1726/CPL - Certificate of lawfulness for the conversion of 4no 1 bedroom to 2no 2 bedroom flats	3,4,7 & 8 Powell Close Seaton EX12 2BR	Approved	0	Ignore from study - site has nil or net negative development capacity
Change of Use	12/0814/COU - Sub-division of dwelling to form two dwellings and associated parking	8 Swallow Court Harbour Road Seaton EX12 2GA	Approved	0	Ignore from study - site has nil or net negative development capacity
Reserved Matters	15/2681/RES - Construction of chalet bungalow and garage (reserved matters under application 12/2512/OUT)	Glen-Roy (land Adjacent) Westwood Way Seaton EX12 2DH	Approved	0	Ignore from study - site has nil or net negative development capacity
Full Application	11/2157/FUL - Conversion of extension of detached garage to form dwelling	Blue Haven Fremington Road Seaton EX12 2HX	Approved	0	Ignore from study - site has nil or net negative development capacity
Full Application	11/1623/FUL - Proposed renovation of Belmont House, 14 - 16 Beer Road, and properties 12 and 18 Beer Road to include the change of use and conversion of the shop at No 12, ground floor offices at No 14 and restaurant at No 18 to form four self contained	12-18 Beer Road Seaton EX12 2PA	Approved	0	Ignore from study - site has nil or net negative development capacity



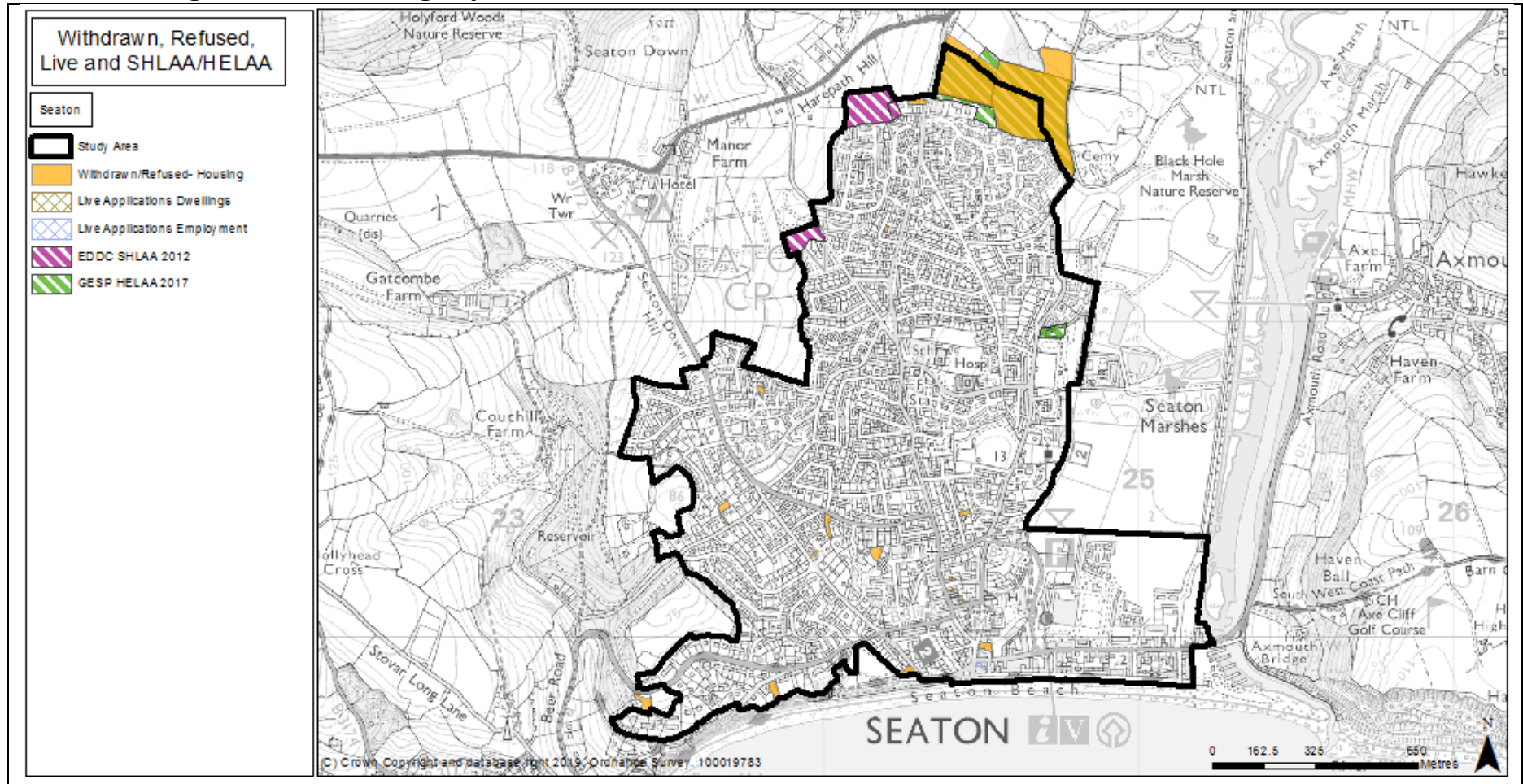
Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
	dwelling incorporating improvements and upgrading of external fabric and external works				
Full Application	11/2236/FUL - Construction of dwelling	Land Adjacent 10 Marsh Road Seaton	Approved	0	Ignore from study - site has nil or net negative development capacity
Outline Application	11/1967/OUT - Construction of 5no. dwellings and associated works (outline permission with details of appearance, landscaping and scale reserved)	Land South Of Bramble Hill Seaton Down Hill Seaton	Approved	0	Ignore from study - site has nil or net negative development capacity
Full Application	15/2856/FUL - Construction of 5 no. 3 bedroom dwellings (alternative to approval under 15/2060/MFUL)	The Grove Fore Street Seaton EX12 2LE	Approved	0	Ignore from study - site has nil or net negative development capacity
Full Application	12/0198/FUL - Construction of 3no dwellings	(Plots 3, 4 And 5) Site Of 66 Scalwell Lane Seaton	Approved	0	Ignore from study - site has nil or net negative development capacity
Full Application	12/0165/FUL - Sub-division of extended building into 2no. flats	12 Fore Street (rear Of)	Approved	0	Ignore from study - site has nil or net

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
		Seaton EX12 2LA			negative development capacity
Full Application	03/P2445 - Revised layout of approved mews cottage	Land Rear Of 14 Fore Street Seaton Devon	Approved	0	Ignore from study - site has nil or net negative development capacity
Full Application	12/1904/FUL - Change of use from Bank (Class A2) to 4 no. residential apartments (retain office use in part of ground floor) including formation of new access, changes to windows and construction of 1 no. dormer window and insertion of 3 no. roof lights	H S B C The Square Seaton EX12 2JY	Approved	0	Ignore from study - site has nil or net negative development capacity
Full Application	10/1335/FUL - Construction of dwelling	Plot 4 Westwood Way Seaton	Approved	0	Ignore from study - site has nil or net negative development capacity
Full Application	09/1178/FUL - Single storey extensions to care home to provide additional bedrooms and conservatory.	Dove Court Care Home Seaton Down Hill Seaton Devon EX12 2JD	Approved	0	Ignore from study - site has nil or net negative development capacity

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Full Application	13/2689/FUL - Construction of a dwelling (2 bedroom bungalow), demolition of existing garage	25 Court Lane Seaton EX12 2AR	Approved	0	Ignore from study - site has nil or net negative development capacity
Change of Use	14/1447/COU - Change of use from residential flat (C3) to office (B1(a))	Flat 1 14 Seafield Road Seaton EX12 2QS	Approved	0	Ignore from study - site has nil or net negative development capacity
Full Application	12/1409/FUL - Change of use of residential house to 7no. one bed flats, replacement side extension, new windows and doors and disabled ramp, formation of parking area at front.	Abbeyfield 14 Meadow Road Seaton EX12 2AS	Approved	0	Ignore from study - site has nil or net negative development capacity
Full Application	13/2486/FUL - Demolition of existing buildings and erection of 9 no. dwellings and new access	St Clares Centre Fore Street Seaton EX12 2AN	Approved	0	Ignore from study - site has nil or net negative development capacity
Full Application	14/2540/FUL - Construction of two dwellings with parking, with new access and parking for existing flats	140 Harepath Road Seaton	Approved	0	Ignore from study - site has nil or net negative development capacity

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Full Application	17/1965/FUL - Change of use of annexe outbuilding to dwelling	71 Harepath Road Seaton EX12 2BL	Approved	-1	Ignore from study - site has nil or net negative development capacity

**2A – Planning and monitoring inputs – Withdrawn, refused, live and HELAA/SHLAA**



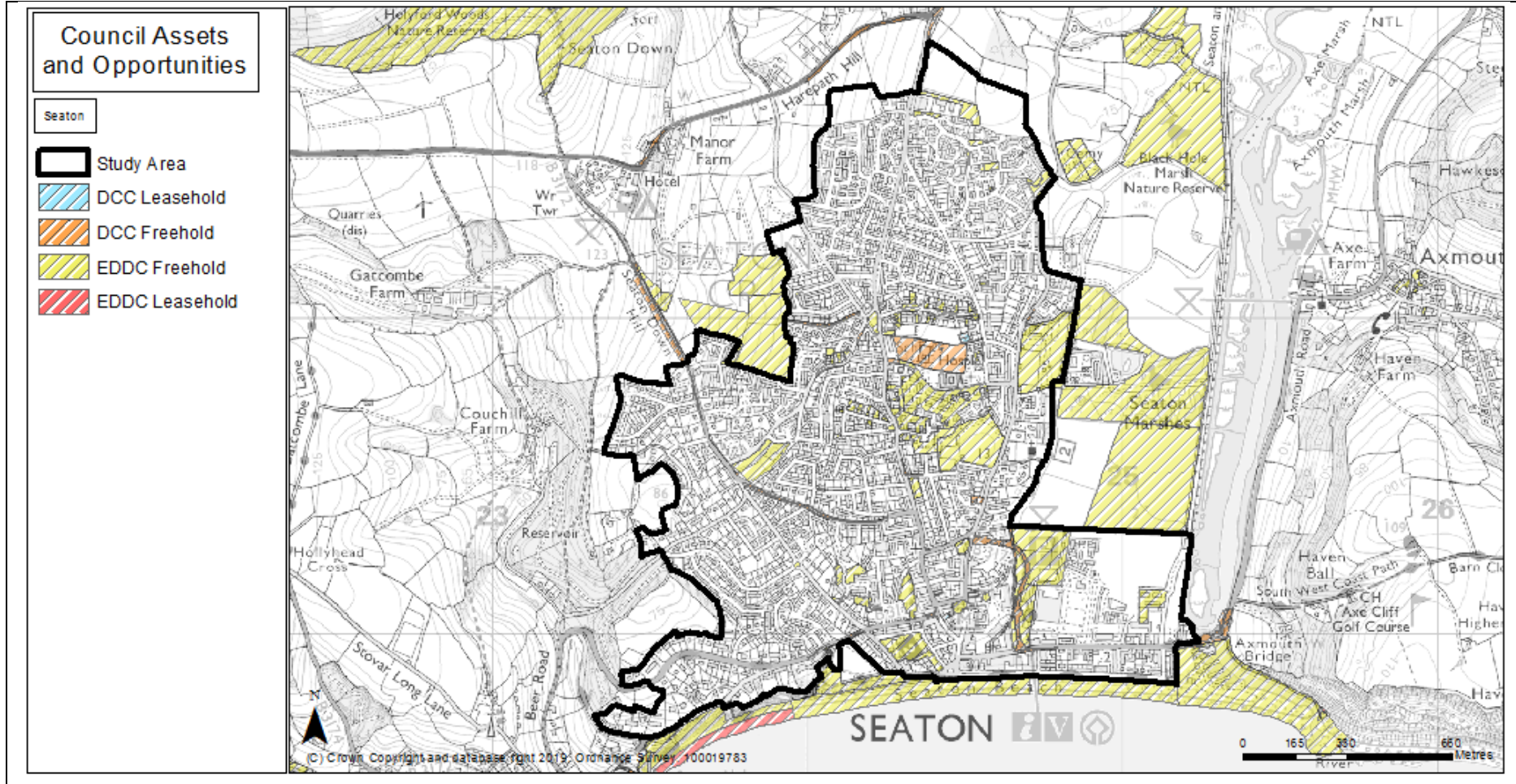
**Notes:** There are two EDDC SHLAA 2012 submission sites, denoted by diagonal purple lines, that are in the north of Seaton but both now have planning permission and are under construction for housing. In the southern half of Seaton there were a number of withdrawn planning applications, denoted by the yellow diagonal shading, but these are on sites that fall below study thresholds and at which any realistic capacity would fall below five dwellings.

This leaves three remaining areas that are assessed through this study, as tabled below.

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
<b>GESP HELAA 2017</b>	Submission site for GESP HELAA 2017.	Vacant plot at eastern end of Fosseway Park	Site has past permissions for employment use.	10	This land lies at the eastern end of a small industrial estate, road access is through the estate and it is considered unsuitable for housing development.	UCS_ED_STN_01
<b>Withdrawn/Refused Housing</b>	Past planning permission refused and also local plan allocation for mixed uses.	Land north of Seaton at Harepath Road	Site has past refusals of planning applications.	150	This land forms a local plan mixed use employment and sport field allocation but it has not been developed. It is appropriate to reconsider it for possible housing development use.	UCS_ED_STN_02

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
<b>GESP HELAA 2017</b>	Submission site for GESP HELAA 2017.	Former St Johns Ambulance Depot	Site has past permission for employment uses.	9	This vacant/underused site is a former employment area that could offer residential development potential.	UCS_ED_STN_03

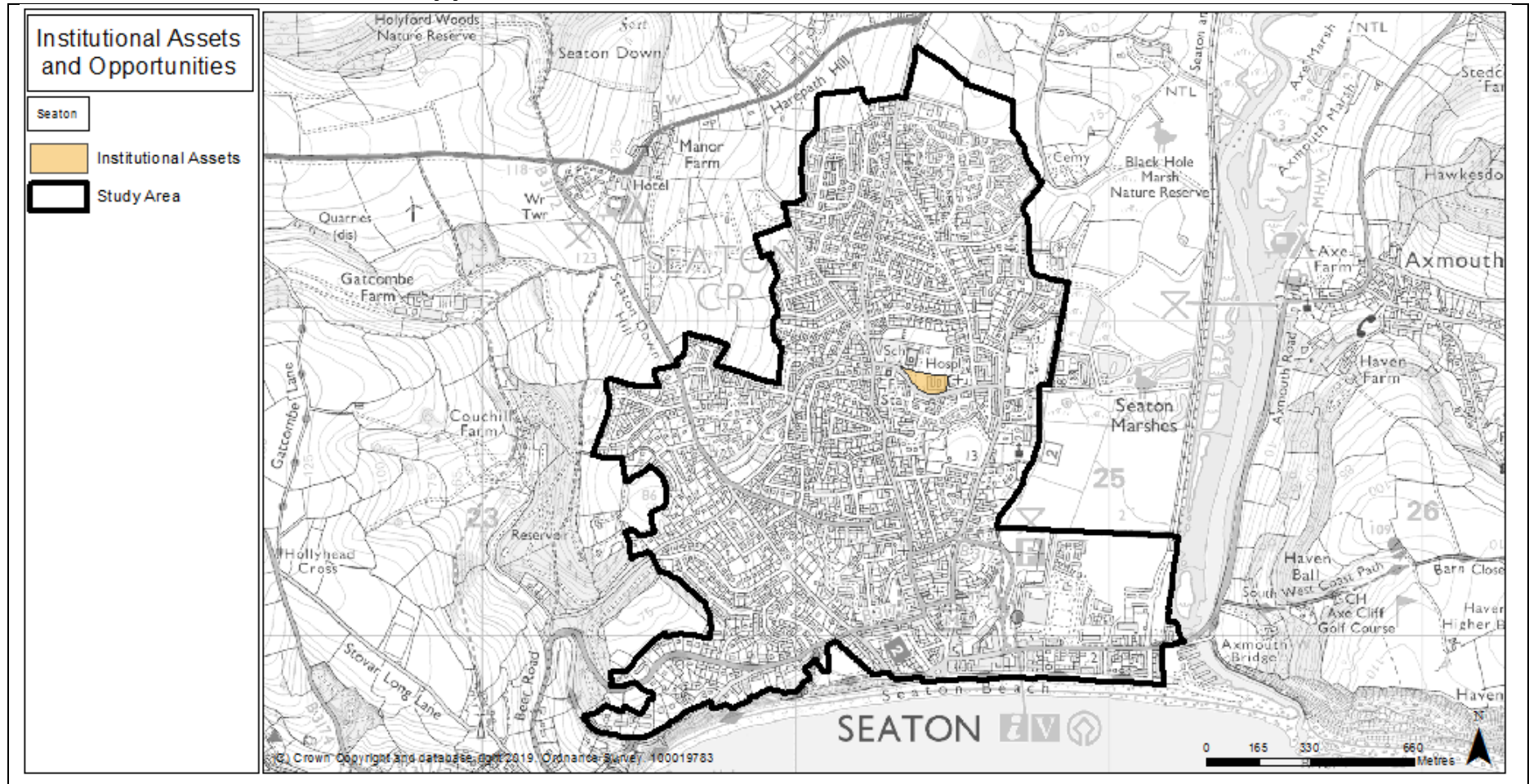
## 2B – Council identified opportunities: Council assets





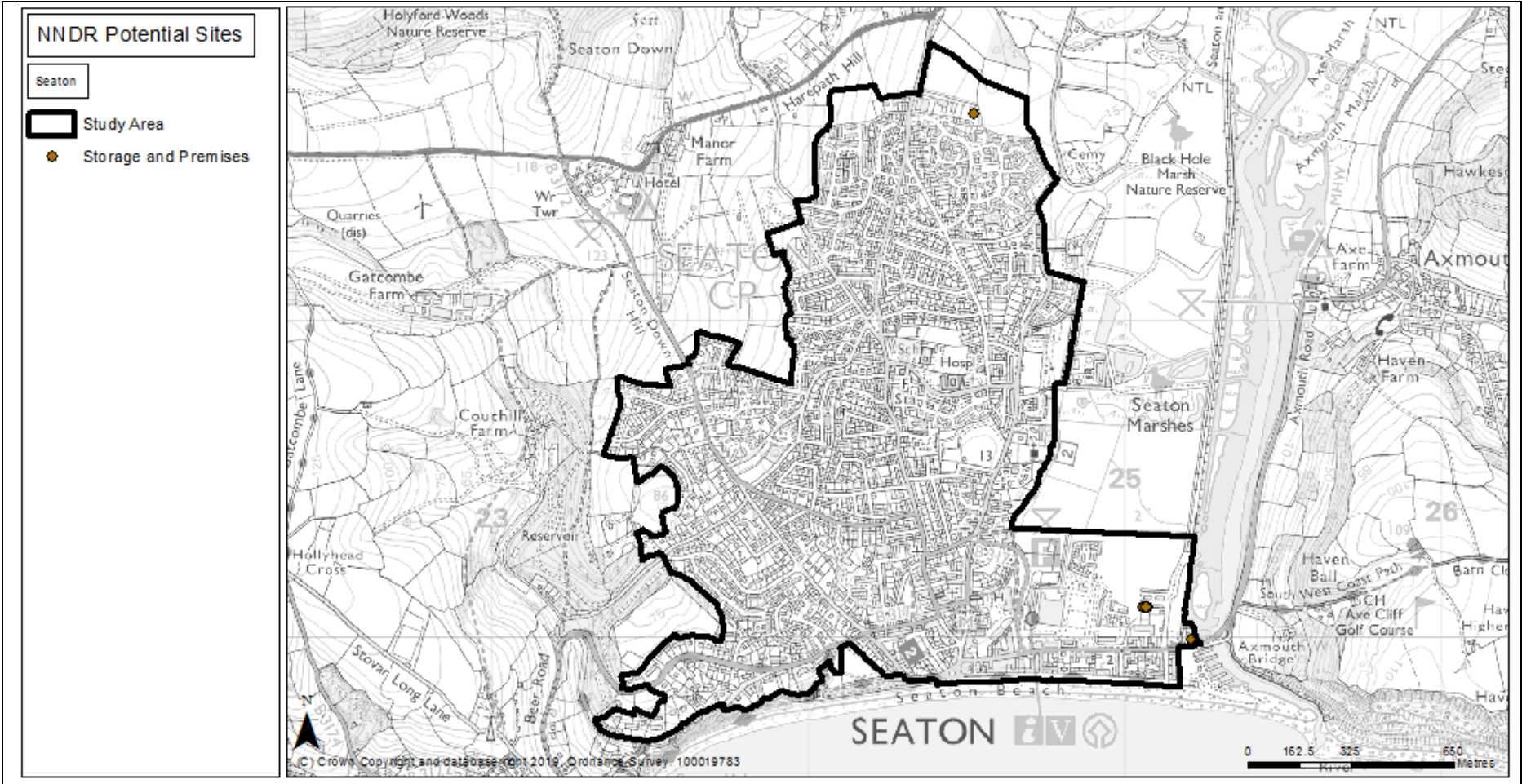
<b>Notes:</b> The following sites have been identified as warranting further consideration. All other Council owned land is too small to be considered.	
<b>Description</b>	<b>Reference</b>
Vacant plot at eastern end of Fosseway Park, 0.30ha	UCS_ED_STN_01
Land north of Seaton at Harepath Road, 4.45ha	UCS_ED_STN_02
Former St Johns Ambulance Depot, 0.27ha	UCS_ED_STN_03
Parkland west of Colyford Road/east of Celandine Close, 0.33ha	UCS_ED_STN_04
Seaton Town FC Football Ground, 0.82ha	UCS_ED_STN_05
Axe Vale Caravan site east of Colyford Road, 2.03ha	UCS_ED_STN_06
Recreation Ground north of Court Lane, 2.64ha	UCS_ED_STN_07
Grass triangular area beyond the eastern end of Summersby Close, 0.14ha	UCS_ED_STN_08
Windsor Gardens, 0.14ha	UCS_ED_STN_09
Car Park served by and north of Beer Road, 0.47ha	UCS_ED_STN_10
Seafield and Festival Gardens, 1.12ha	UCS_ED_STN_11
Parkland area east of Seaton Down Hill, 1.17ha	UCS_ED_STN_12
Green triangle at the eastern end of Roman Way, 0.17ha	UCS_ED_STN_13
Car Park and playing fold and play area east of the Underfleet, 1.83ha	UCS_ED_STN_14
Seaton Jurassic centre, Seaton Tramway and public open space, 0.84ha	UCS_ED_STN_15
Bus park west of the Underfleet, 0.14ha	UCS_ED_STN_16
Car park west of the Underfleet, 0.36ha	UCS_ED_STN_17
Riverside Workshops 0.52ha	UCS_ED_STN_18

## 2C - Institutional assets and opportunities



<b>Notes:</b> NHS property services have submitted the community hospital and have advised that there may be potential to make more effective use of the site, subject to health commissioning requirements. They have stated that approximately 50% of the site may be released. This site has been considered on the basis that there would be no loss of health services resulting from any such reconfiguration.	
<b>Site Address/Description</b>	<b>Reference</b>
Seaton Community Hospital	UCS_ED_STN_20

### 2D – Targeted national non-domestic ratings (NNDR) potential UCS sites



**Notes:** There are a no targeted national non-domestic ratings identified sites that meet size thresholds for justifying further consideration.

## 2E – Vacant residential properties

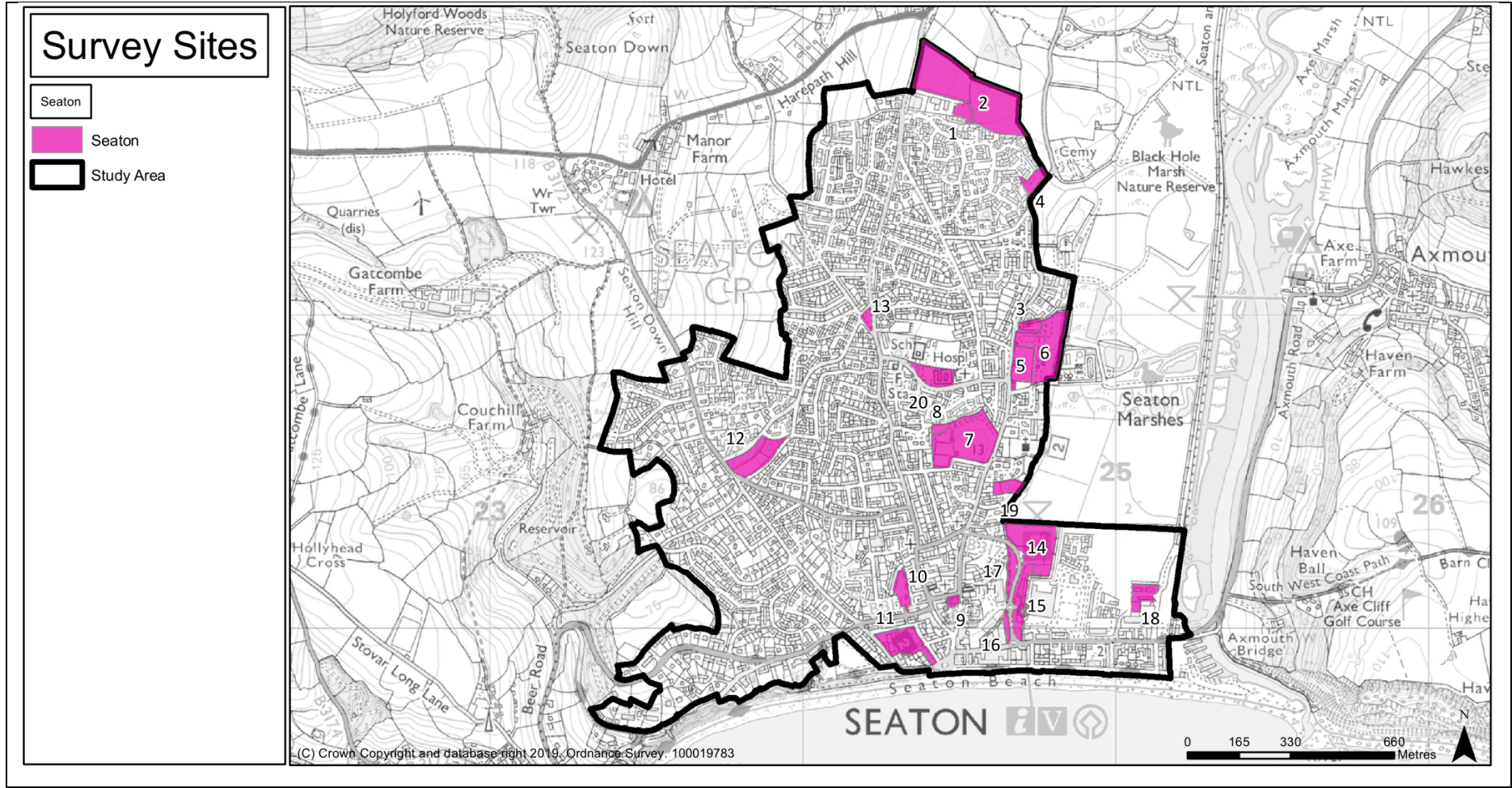
**Notes:** No appropriate vacant residential properties exist in the Town which meet the size thresholds for consideration.

## 2F –Additional potential UCS sites

**Notes:** The following additional sites have been identified in the ‘left over space’ assessment.

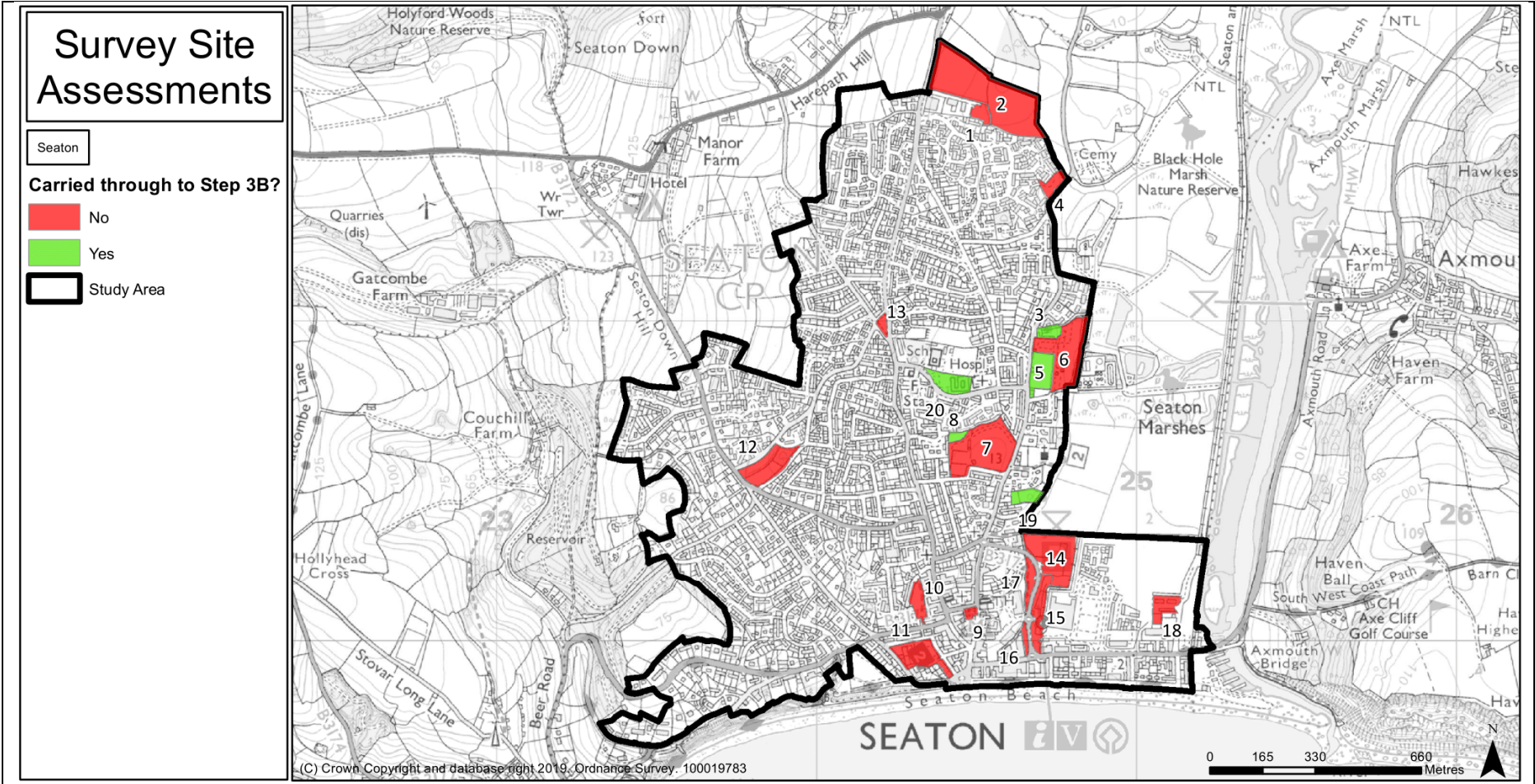
<b>Site Address/Description</b>	<b>Reference</b>
Land to rear of Kings Arms PH	UCS_ED_STN_19

### Stage 3 Urban Capacity Survey/Analysis 3A – Identified sites



<b>Notes:</b> The following sites have been identified throughout stage 2.	
<b>Site Address/Description</b>	<b>Reference</b>
Vacant plot at eastern end of Fosseyway Park	UCS_ED_STN_01
Land north of Seaton at Harepath Road	UCS_ED_STN_02
Former St Johns Ambulance Depot	UCS_ED_STN_03
Parkland west of Colyford Road/east of Celandine Close	UCS_ED_STN_04
Seaton Town FC Football Ground	UCS_ED_STN_05
Axe Vale Caravan site east of Colyford Road	UCS_ED_STN_06
Recreation Ground north of Court Lane	UCS_ED_STN_07
Grass triangular area beyond the eastern end of Summersby Close.	UCS_ED_STN_08
Windsor Gradens	UCS_ED_STN_09
Car Park served by and north of Beer Road	UCS_ED_STN_10
Seafeld and Festival Gardens	UCS_ED_STN_11
Parkland area east of Seaton Down Hill	UCS_ED_STN_12
Green triangle at the eastern end of Roman Way	UCS_ED_STN_13
Car Park and playing fold and play area east of the Underfleet	UCS_ED_STN_14
Seaton Jurassic centre, Seaton Tramway and public open space	UCS_ED_STN_15
Bus park west of the Underfleet	UCS_ED_STN_16
Car park west of the Underfleet	UCS_ED_STN_17
Riverside Workshops	UCS_ED_STN_18
Land to rear of Kings Arms PH	UCS_ED_STN_19
Seaton Community Hospital	UCS_ED_STN_20

**3A – Survey (ii) Rejected sites**



**Notes:** The following identified sites have been excluded from further consideration.



Site Address/Description	Reference	Reasons for rejection
Vacant plot at eastern end of Fosseyway Park	UCS_ED_STN_01	This land lies at the eastern end of a small industrial estate, road access is through the estate and it is considered unsuitable for housing development.
Land north of Seaton at Harepath Road	UCS_ED_STN_02	This land forms a local plan mixed use employment and sport field allocation but it has not been developed. It is appropriate to reconsider it for possible housing development use.
Parkland west of Colyford Road/east of Celandine Close	UCS_ED_STN_04	This is a small attractive area of parkland that is well maintained and is unsuitable for housing development.
Axe Vale Caravan site east of Colyford Road	UCS_ED_STN_06	This is an active caravan site that in respect of and through this Urban capacity Study is not identified as offering scope for residential development.
Recreation Ground north of Court Lane	UCS_ED_STN_07	This is a well-used and popular recreation resource providing open green space that contributes to the urban fabric of the town and it is not identified as offering scope for residential development.
Windsor Gardens	UCS_ED_STN_09	This is an attractive green public park that is well used and which forms a visually attractive open space in the core built fabric of Seaton. It is seen as unsuitable for housing development.

Site Address/Description	Reference	Reasons for rejection
Car Park served by and north of Beer Road	UCS_ED_STN_10	This is a well-used public car park serving the town centre of Seaton. It is considered unsuitable for housing development.
Seafield and Festival Gardens	UCS_ED_STN_11	This is an attractive and popular open space and sports site in a central part of the town that forms a highly attractive feature that is unsuited to residential development.
Parkland area east of Seaton Down Hill	UCS_ED_STN_12	This attractive open green space which breaks up the urban massing of housing development and benefits from public access is not identified as suitable for development.
Green triangle at the eastern end of Roman Way	UCS_ED_STN_13	This attractive open green space breaks up the urban massing of housing development and is not identified as suitable for development.
Car Park and playing fold and play area east of the Underfleet	UCS_ED_STN_14	This site houses well used and attractive features that are not suitable for residential development.
Seaton Jurassic centre, Seaton Tramway and public open space	UCS_ED_STN_15	This site comprises of important assets for Seaton and the land is inappropriate for housing development.
Bus park west of the Underfleet	UCS_ED_STN_16	This is a well-used bus park that serves Seaton and is unsuitable for residential development.
Car park west of the Underfleet	UCS_ED_STN_17	This car park serves the town centre and tourist attractions and it is unsuited for residential development.

<b>Site Address/Description</b>	<b>Reference</b>	<b>Reasons for rejection</b>
Riverside Workshops	UCS_ED_STN_18	These industrial units are popular rarely with vacancies and they are deemed unsuitable for residential development.

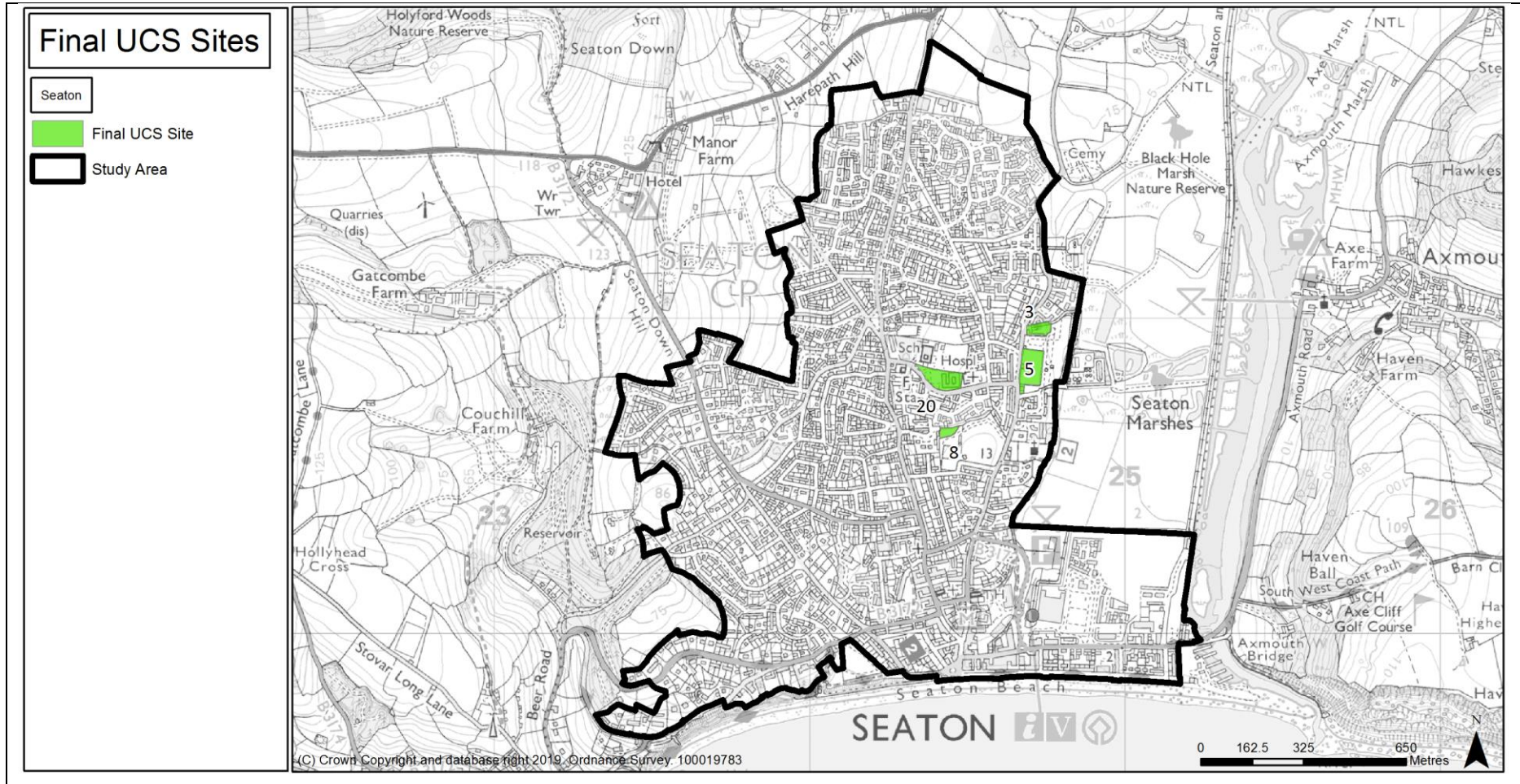
### 3A – (iii) All sites carried through to 3B

<b>Notes:</b> The following identified sites have been carried through to the next stage as offering some potential for capacity.		
<b>Site Address/Description</b>	<b>Reference</b>	<b>Approximate potential net dwellings</b>
Former St Johns Ambulance Depot	UCS_ED_STN_03	8
Seaton Town FC Football Ground	UCS_ED_STN_05	28
Grass triangular area beyond the eastern end of Summersby Close.	UCS_ED_STN_08	5
Land to rear of Kings Arms PH	UCS_ED_STN_19	12
Seaton Community Hospital	UCS_ED_STN_20	14

### 3C – Site review (i) Sites rejected after officer specialist consideration and consultation

Site Address/Description	Reference	Reasons for rejection
Land to rear of Kings Arms PH	UCS_ED_STN_19	Advice from the highways department at Devon County Council is that the site is landlocked and therefore not accessible and not suitable for development. Advice in respect of flooding and water matters was - be aware that the site boundary to the east is up against a flood zone. This may impact development and suitable access routes both during and post development. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed. High archaeological potential.

### 3C – Site review (ii) Remaining potential UCS sites



Site Address/Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
Former St Johns Ambulance Depot	UCS_ED_STN_03	8	<ul style="list-style-type: none"> <li>– Ecology comments - Limited ecological value. Thick hedgerow tree to eastern boundary with large tree with potential for bat foraging and commuting. Lesser hedgerows to north and south boundaries. Provide habitat, landscape buffer to eastern boundary.</li> <li>– Highway comments - Maybe suitable / developable - Site does not connect to highway - unless access can be gained from track.</li> <li>– Public rights of way comments - Suitable / developable - Potential link to adjacent footpath. Developer contributions for improvements to offset increased use/maintenance costs.</li> <li>– Environmental health comments - no concerns identified.</li> <li>– Minerals and waste - Minerals - Site not located within a MSA or MCA and Waste - Not located within a WCZ.</li> <li>– Flood and water comments - Appropriate surface water</li> </ul>	<ul style="list-style-type: none"> <li>– No change</li> </ul>

Site Address/Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed. – Archaeology: High archaeological potential. Requires pre-application evaluation to inform mitigation	
Seaton Town FC Football Ground	UCS_ED_STN_05	28	– Ecology comments - Trees to western boundary but otherwise little ecological value. Tree and habitat survey required. – Highway comments - Suitable / developable. – Public rights of way comments - Suitable / developable – Environmental health comments – no concerns identified. – Minerals and waste – Minerals - Site not located within a MSA or MCA and Waste - Not located within a WCZ. – Flood and water comments - Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.	– No change



Site Address/Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			<ul style="list-style-type: none"> <li>– Archaeology: High archaeological potential. Requires pre-application evaluation to inform mitigation</li> </ul>	
Grass triangular area beyond the eastern end of Summersby Close.	UCS_ED_STN_08	5	<ul style="list-style-type: none"> <li>– Ecology comments - Thick hedgerow to north, east and south boundaries including large trees to southwest corner which will constrain development potential due to RPA and overshadowing. Potential for badgers, bats, reptiles. Tree, habitat and bat surveys required.</li> <li>– Highway comments - Suitable / developable,</li> <li>– Public rights of way comments - Suitable / developable</li> <li>– Environmental health comments - no concerns identified.</li> <li>– Minerals and waste – Minerals - Site not located within a MSA or MCA and Waste - Not located within a WCZ.</li> <li>– Flood and water comments - Appropriate surface water drainage strategy required so as not to increase runoff/lower to</li> </ul>	<ul style="list-style-type: none"> <li>– No change</li> </ul>

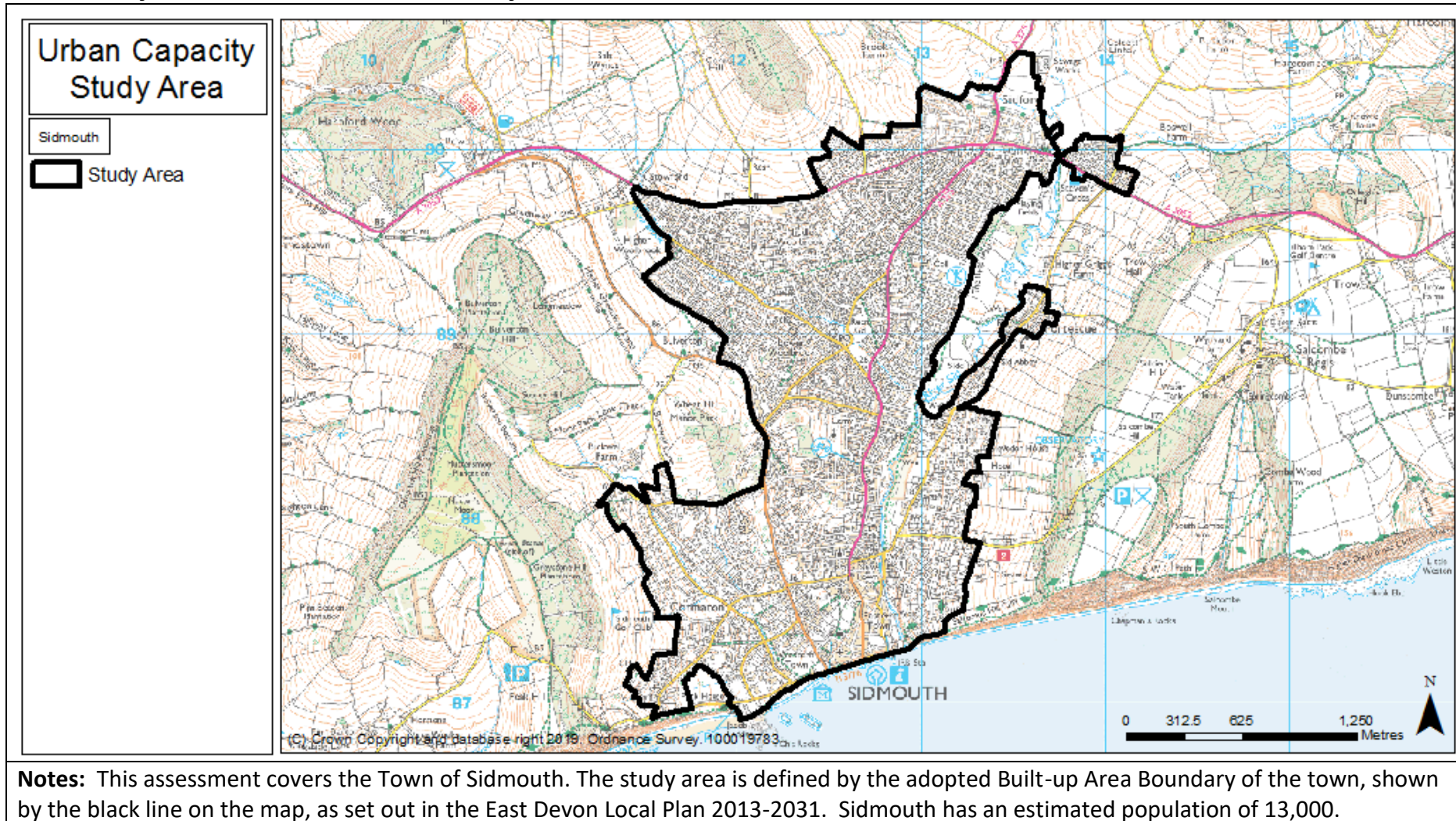
Site Address/Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			greenfield runoff rate. DCC SuDS policy to be followed. – Archaeology: Some archaeological potential. Recording can be secured by condition	
Seaton Community Hospital	UCS_ED_STN_20	14	– Ecology comments - Strong tree belt to northern and eastern boundaries and further tree groups around car park and to southern frontage should be retained. Potential for badgers and bat foraging and commuting. Tree and habitat survey required. – Highway comments - Suitable / developable. – Public rights of way comments - Suitable / developable – Environmental health comments – no concerns identified. – Minerals and waste – Minerals - Site not located within a MSA or MCA and Waste - Not located within a WCZ. – Flood and water comments - Some parts of the site are at risk of surface water flooding. These surface water flow routes should	– No change

Site Address/Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			be considered when developing the site to minimise risk of flooding. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed. – Archaeology: Some archaeological potential. Recording can be secured by condition	

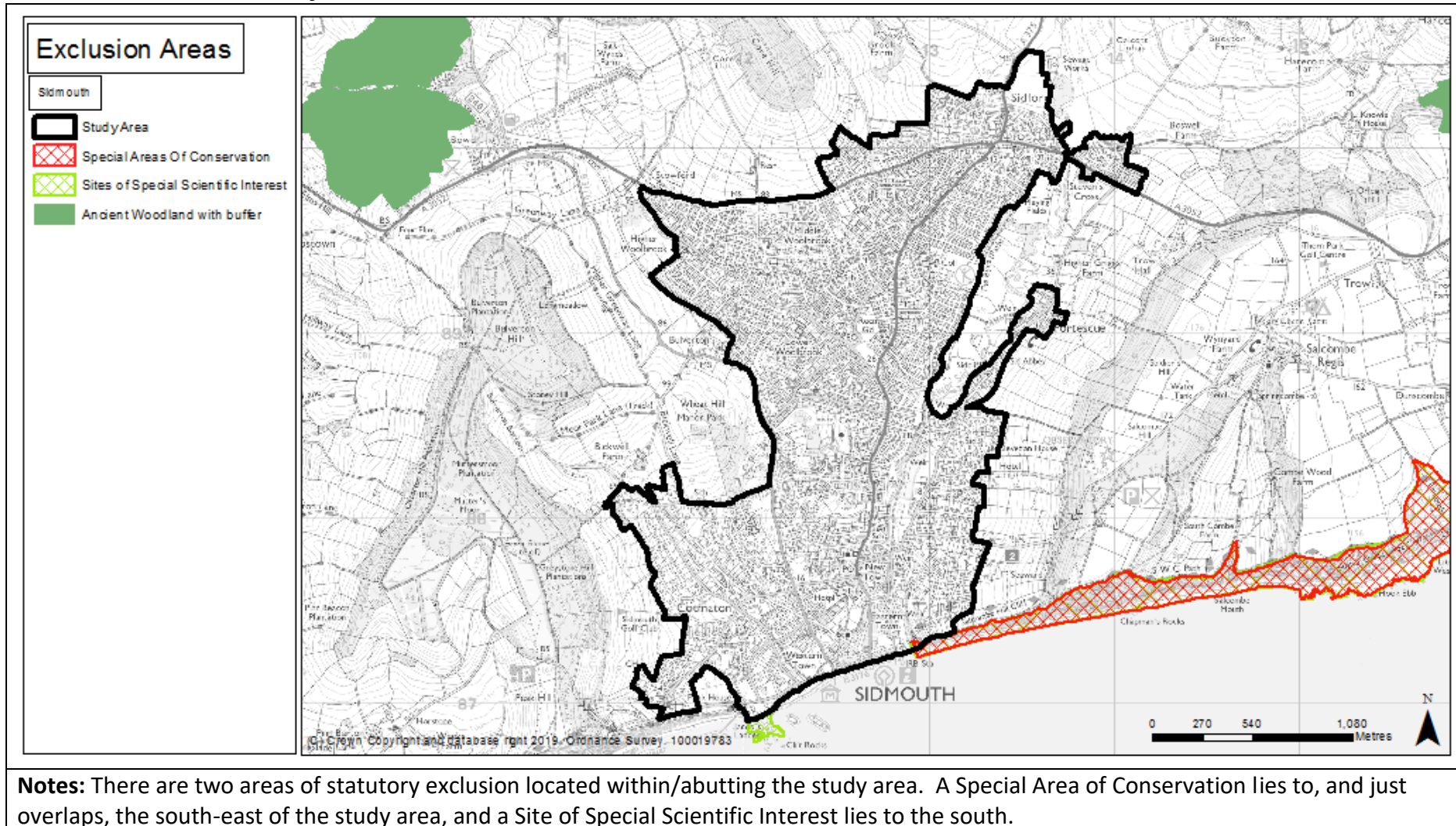
# Sidmouth

## Stage 1 Methodology and Preparation

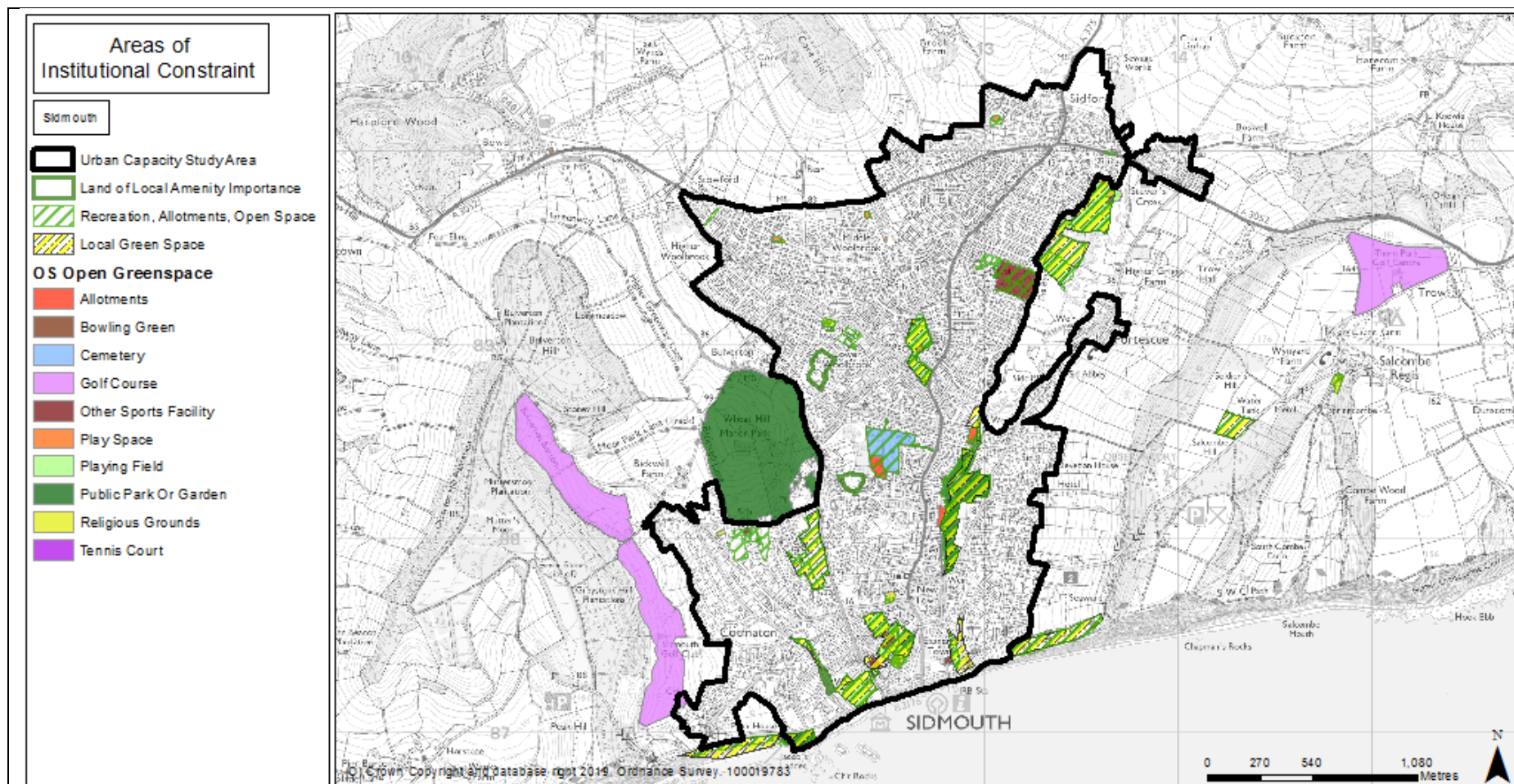
### 1B – Study area settlement boundary



### 1C – Areas of statutory exclusion

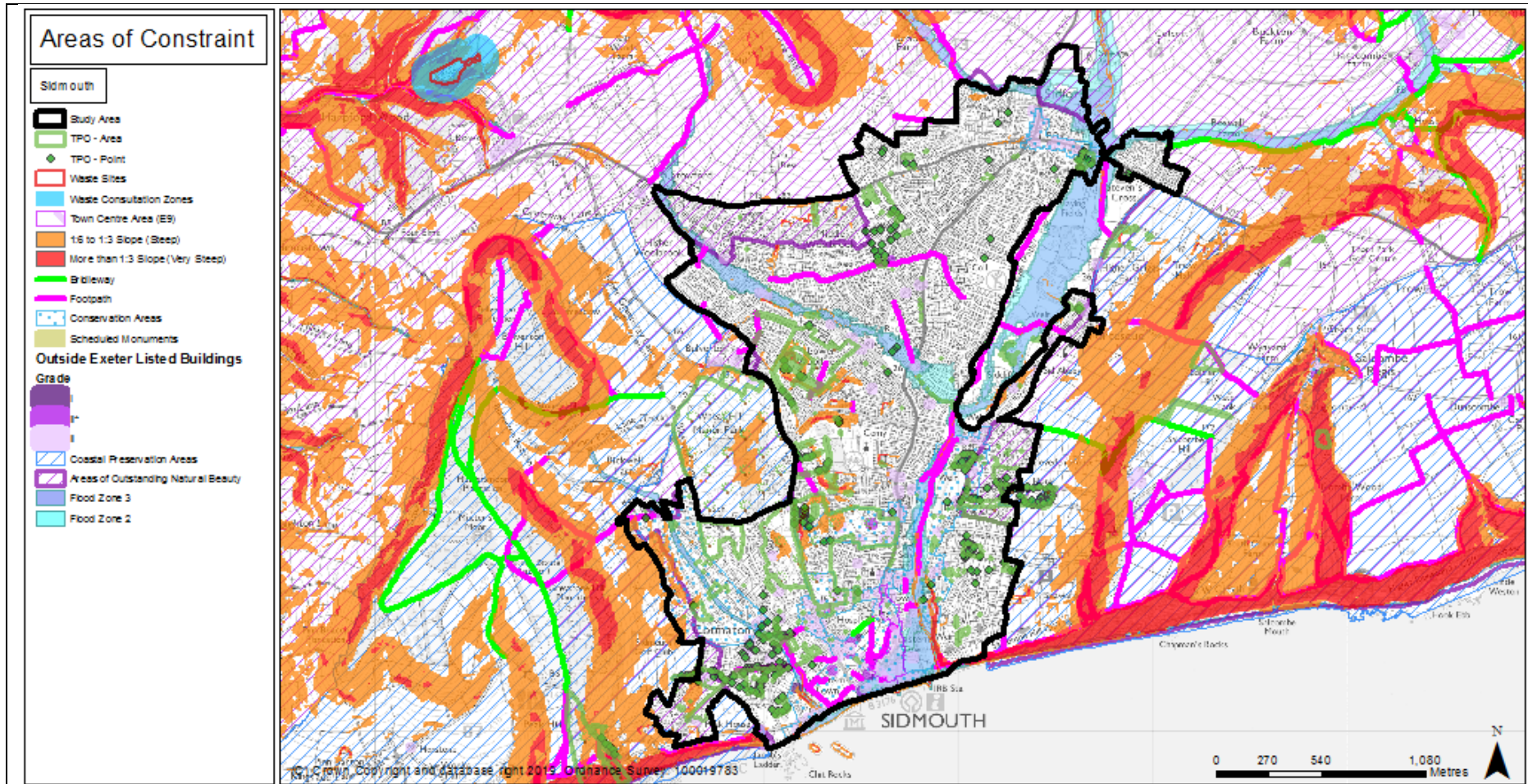


### 1D – Areas of institutional constraints



**Notes:** There are a number of different areas within the study boundary, notably recreation areas, which derive a specific public benefit from community use. All of these will need to be taken into account during the site identification and assessment stages.

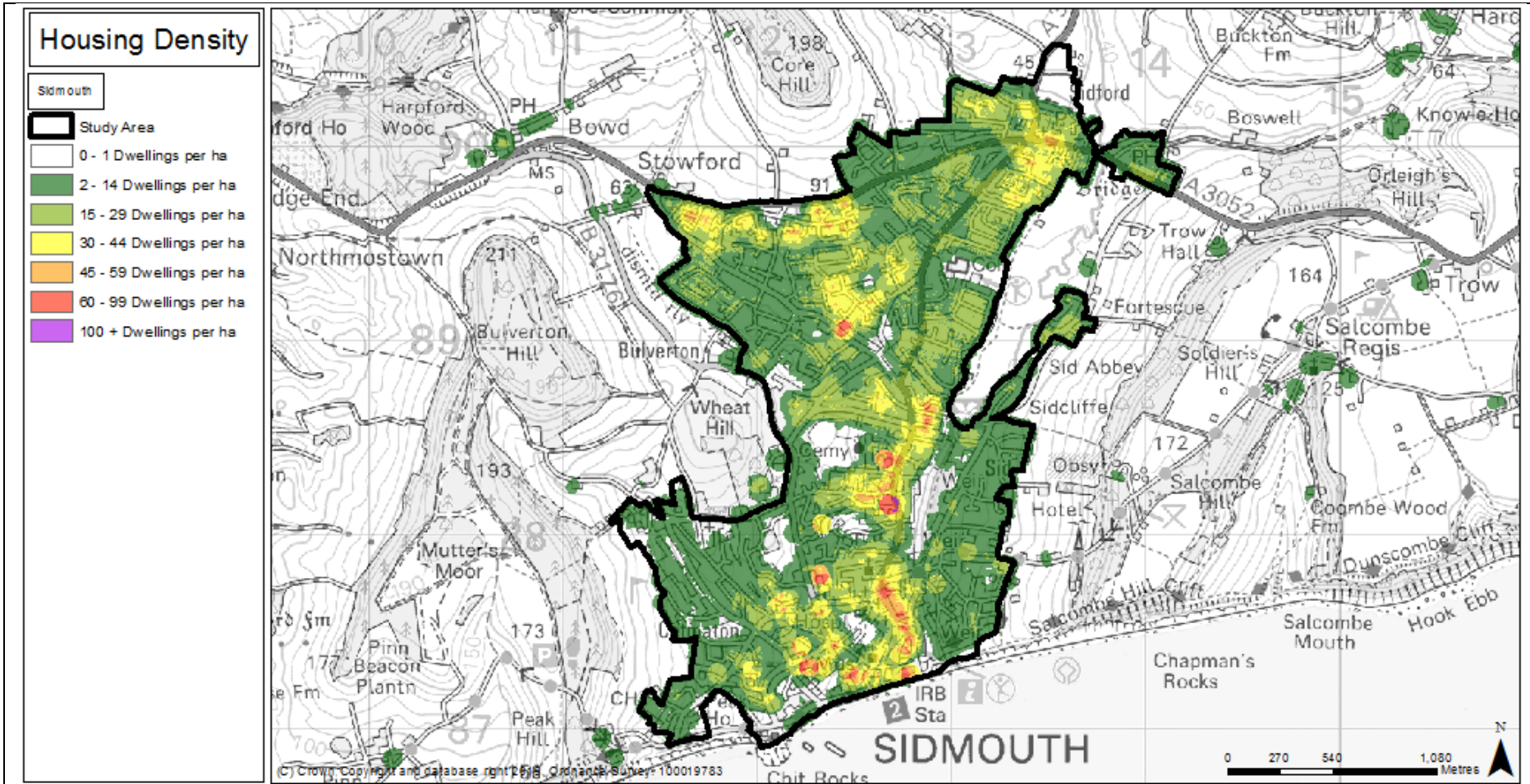
### 1E – Areas of constraint



**Notes:** A number of areas of constraint exist within the study area which may impact on the deliverability/desirability of new housing. These include flood plain areas in the central part of the town and conservation areas within the historic settlement core and a Town Centre Area as designated within the adopted Local Plan, which currently restricts the conversion of existing retail to residential uses. Also present are a number of listed buildings and areas and individual trees with tree preservation orders.



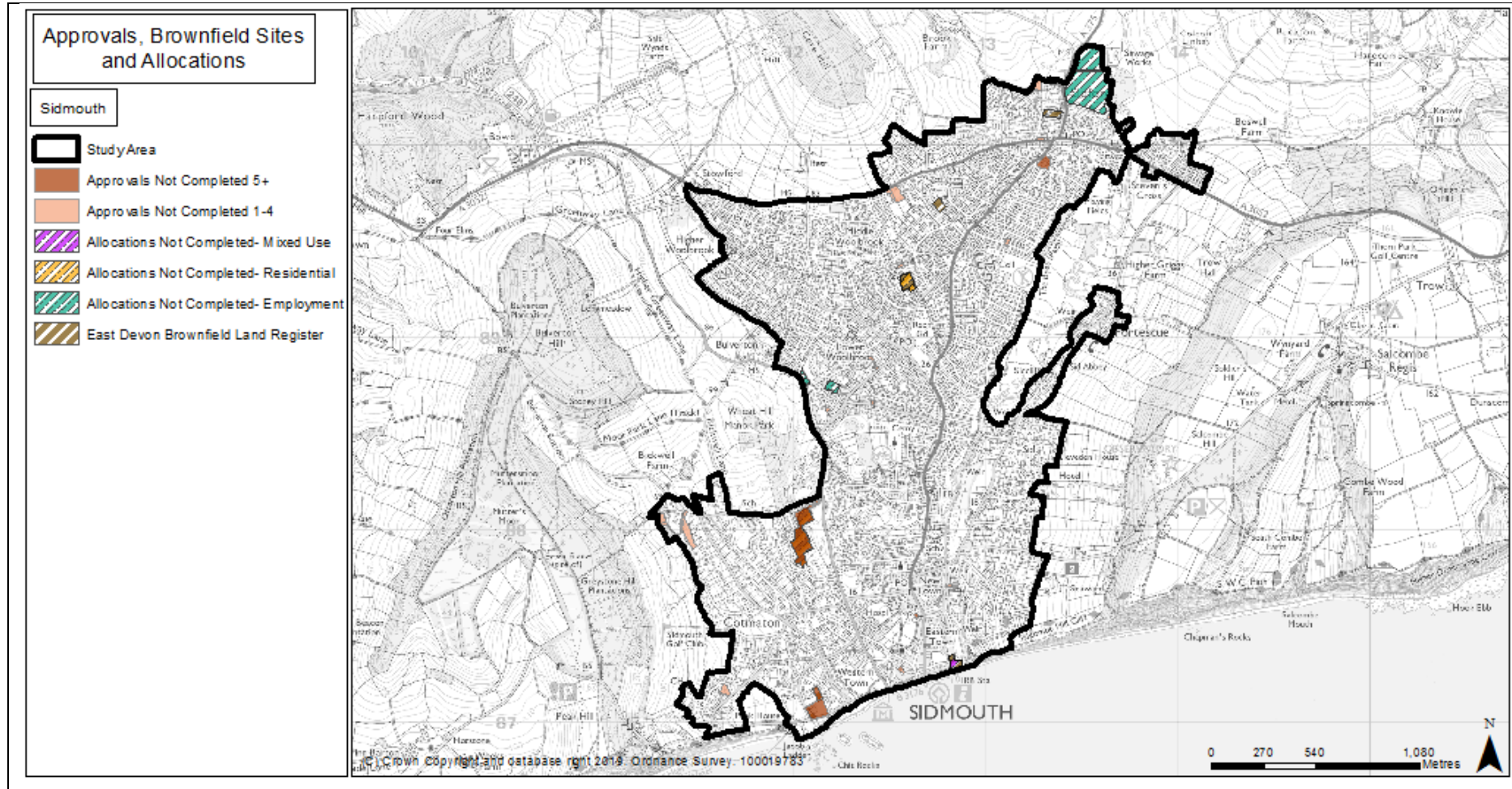
### 1F – Defining density profiles



**Notes:** The areas with the highest density are located in the historic core of Sidmouth, up and to the west of the River Sid and at Sidford. Density levels reach and exceeding 60+ dwellings per hectare in places. The areas of lowest density are located at the edges of the town.

## Stage 2 Sources of Supply

### 2A – Planning and monitoring inputs – Planning Approvals not completed, Brownfield Land Register and Sites Allocated but not completed



<b>Notes:</b> All of the sites below have been excluded from further consideration through the above study, given their existing planning status.					
<b>Source</b>	<b>Planning/Allocation reference and description</b>	<b>Address</b>	<b>Status</b>	<b>Net yield</b>	<b>Notes</b>
Approvals not completed/ Brownfield Land Register	06/2382/MRES & BL13- Erection of two buildings comprising a total of 14 apartments	Victoria Hotel, The Esplanade, Sidmouth, EX10 8RY	Approved	14	
Approvals not completed/ Brownfield Land Register	11/1521/FUL & BL32- Erection of extensions and alterations to hotel comprising additional hotel accommodation, 8 Apartments	Westcliff Hotel, Manor Road, EX10 8RU	Approved	8	
Approvals not completed	18/1779/MFUL- Demolition of former care home and construction of 40 retirement apartments for older persons	Green Close, Drakes Avenue, Sidford, Sidmouth, EX10 9JU	Approved	28	
Approvals not completed/Brownfield Land Register/Allocations not completed	16/0872/MFUL & BL26 & ED02A- The construction of an assisted living community for older people	Council Offices, Knowle, Sidmouth, EX10 8HL	Approved (On Appeal)	112	
Approvals not completed	18/1994/FUL- Demolition of existing hall and construction of 8no. 2-bed apartments with 8no. parking spaces	St John Ambulance,	Approved	8	

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
		Blackmore Drive EX10 8LA			
Approvals not completed	14/2470/FUL- Construction of detached dwelling	Land Opposite 3, Millford Avenue, Sidmouth	Approved	1	
Approvals not completed	18/0940/COU- Change of use from shop to residential use and conversion into 2 flats.	Former Lloyds Pharmacy, Church Street, Sidford, Sidmouth, EX10 9RL	Approved	2	
Approvals not completed	12/2003/FUL- Erection of dwelling and garage (amended design of dwelling granted under planning consent 10/1874/FUL)	The Hill, Mutersmoor Road, Sidmouth, EX10 8RH	Approved	1	
Approvals not completed	18/1169/FUL- Change of use to form 3no. B1 units, 3no. dwelling houses and 1no. flat, and associated parking	1 Laundry Lane, Sidford, Sidmouth, EX10 9QR	Approved	4	
Approvals not completed	17/0936/FUL- Proposed new dwelling in the garden.	The Oaks, Brook Close, Two Bridges Road, Sidford,	Approved	1	

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
		Sidmouth, EX10 9PN			
Approvals not completed	18/1733/FUL- Conversion of bungalow to two dwellings including addition of front and rear dormer windows and new pedestrian access	84 Winslade Road, Sidmouth, EX10 9EZ	Approved	1	
Approvals not completed	17/2882/FUL- Conversion of old school rooms and connecting buildings into 2no. two bedroom and one no. one bedroom flats	The Old Chapel Chapel Street, Sidmouth, EX10 8ND	Approved	3	
Approvals not completed	18/2621/FUL- Rear and porch extensions and off road parking to form an additional dwelling	21 Malden Road, Sidmouth, EX10 9LX	Approved	1	
Approvals not completed	16/1256/FUL- Construction of detached two storey dwelling.	12 Pathwhorlands, Sidmouth, EX10 9HF	Approved	1	
Approvals not completed	13/1747/OUT- Outline planning application for a new dwelling (all matters reserved)	Plot 4, Land At Bickwell House, Stadway Meadow, Sidmouth, EX10 8TB	Approved	1	

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Approvals not completed	18/2382/FUL- Proposed new dwelling on land to the rear of 48 Temple Street.	48 Temple Street, Sidmouth, EX10 9BQ	Approved	1	
Approvals not completed	18/1346/FUL- Construction of new two storey dwelling and demolition of existing garages	Land And Garages North Of West Park Road (Tarn Hows), Sidmouth	Approved	2	
Approvals not completed	17/1315/FUL- Construction of new dwelling.	14 Sidford High Street Sidford, Sidmouth EX10 9SW	Approved	1	
Approvals not completed	16/1971/FUL- Conversion of workshop to dwelling	Workshop At Rear Of 69 Temple Street, Sidmouth	Approved	1	
Approvals not completed	17/2488/FUL- Conversion of existing outbuilding to a dwelling and internal alterations to listed building	Rings Of Gold, Old Fore Street, Sidmouth, EX10 8LP	Approved	1	
Approvals not completed	10/0806/FUL- Erection of dwelling	Site Adjacent To 36 Ladymead, Sidmouth, EX10 9XN	Approved	1	

Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Approvals not completed	18/0441/FUL- Division of single dwelling into two dwellings	Witheby Cottage, Witheby, Sidmouth, EX10 8SR	Approved	1	
Approvals not completed	14/1096/COU- Change of use of scout group headquarters to single dwelling.	Scout Hall, Manor Road, Sidmouth	Approved	1	
Approvals not completed	17/0421/FUL- Conversion of outbuilding to one bed flat and construction of brick wall and gate	Utopia, 20 Fore Street, Sidmouth, EX10 8AL	Approved	1	
Approvals not completed	16/1659/FUL- Demolition of dwelling and construction of two detached houses	87 Sidford High Street, Sidford, Sidmouth, EX10 9SA	Approved	1	
Approvals not completed	17/0568/OUT- Demolition of former RAF cadet hall and construction of pair of elderly persons bungalows	Cadet Hut And Premises, Manstone Lane, Sidmouth, EX10 9TU	Approved	2	
Approvals not completed	13/1746/OUT- Outline planning application for a new dwelling (all matters reserved)	Plot 3 Land At Bickwell House, Stadway Meadow,	Approved	1	

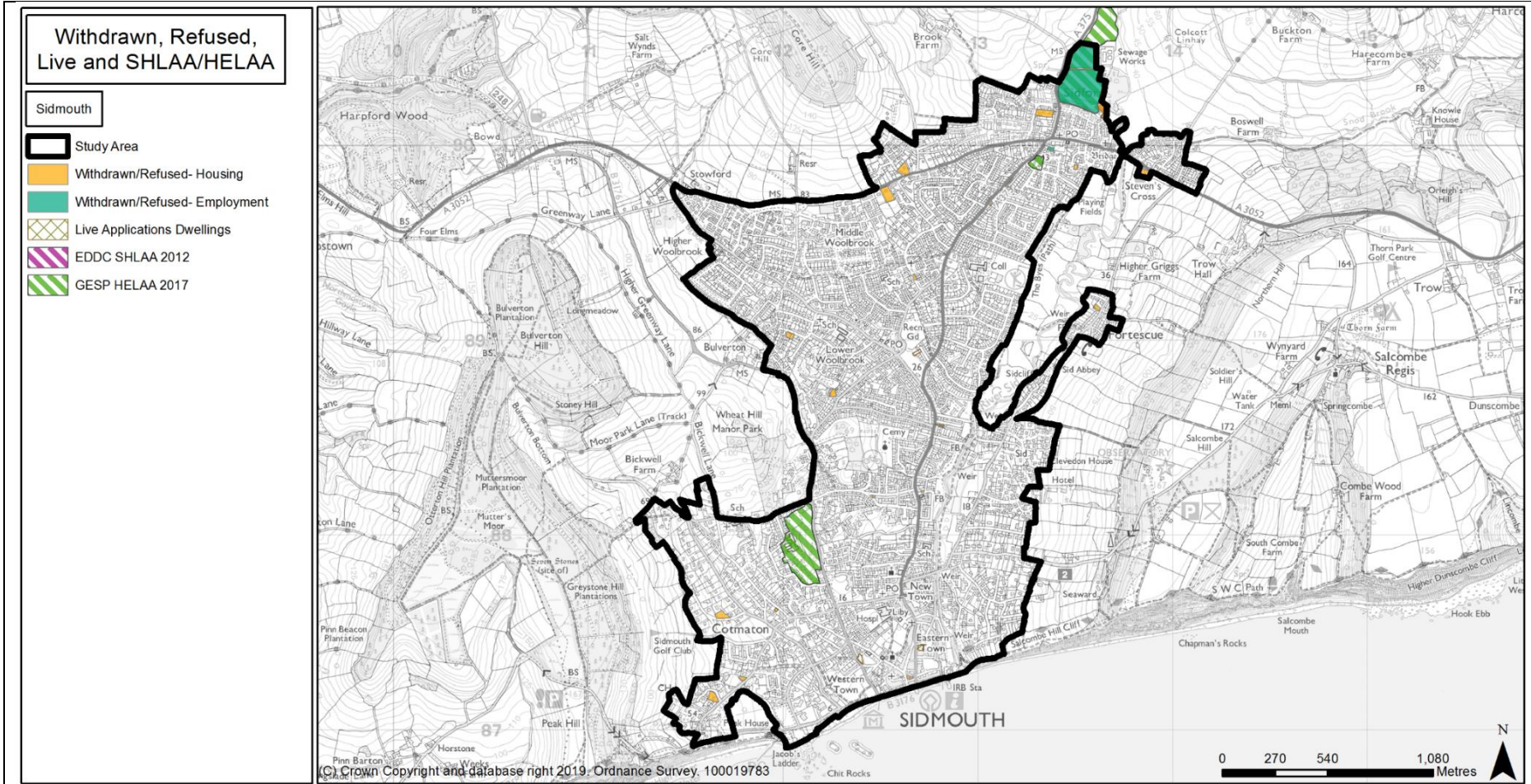
Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
		Sidmouth, EX10 8TB			
Approvals not completed	17/2252/FUL- Change of use from hair salon (use class A1) to dwelling (use class C3)	109 Temple Street, Sidmouth, EX10 9BH	Approved	1	
Approvals not completed	17/2890/FUL- Construction of a single storey dwelling.	Rockshaw, Moorcourt Close, Sidmouth, EX10 8SU	Approved	1	
Approvals not completed	14/2449/FUL- Construction of detached dwelling.	89 Sidford High Street, Sidford, Sidmouth, EX10 9SA	Approved	1	
Approvals not completed	19/0251/OUT- Construction of bungalow with garage (outline application with all matters reserved).	77 Alexandria Road, Sidmouth, EX10 9HG	Approved	1	
Brownfield Land Register	BL11 Summerfield, Sidmouth	Land at 14 Summerfield Sidmouth Devon	Completed	0	Site has now been developed
Brownfield Land Register	BL12 Fry's Lane, Sidford	Land At Fry's Lane, Sidford	Existing Permission	12	12/2222/MOUT permission not yet implemented



Source	Planning/Allocation reference and description	Address	Status	Net yield	Notes
Brownfield Land Register/ Allocations not completed	BL22 Manstone Depot, Sidmouth & ED01	The Council Yard, Manstone Avenue, Sidmouth	None	20	Allocation yet to come forward
Brownfield Land Register/ Allocations not completed	BL23 Port Royal, Sidmouth & ED03	Land and buildings at Port Royal Sidmouth	None		Allocation yet to come forward
Allocations not completed	001B- Land at Alexandria Industrial Estate	Alexandria Rd, Sidmouth EX10 9HL	None	For employment use only	
Allocations not completed	001A- Land at Alexandria Industrial Estate	Alexandria Rd, Sidmouth EX10 9HL	None	For employment use only	
Allocations not completed	041B- Land north of Sidford	Land East Of Two Bridges Two Bridges Road Sidford	None	For employment use only	Application currently at appeal
Allocations not completed	041A- Land north of Sidford	Land East Of Two Bridges Two	None	For employment	Application currently at appeal

<b>Source</b>	<b>Planning/Allocation reference and description</b>	<b>Address</b>	<b>Status</b>	<b>Net yield</b>	<b>Notes</b>
		Bridges Road Sidford		ent use only	

## 2A – Planning and monitoring inputs – Withdrawn, refused, live and HELAA/SHLAA



**Notes:** A small number of sites, as detailed below, meet size thresholds and are carried forward into the next stages of assessment. Others now have a planning permission and not listed in this schedule and are discarded from further consideration. Sites shown on the map but not meeting size thresholds are not shown in the table below.

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
<b>Withdrawn and refused &amp; Live</b>	13/1688/FUL & 19/0365/FUL- Construction of new dwelling	Land Adjacent 4 Cheese Lane, Sidmouth	Refused & Pending	1	Too small for consideration	
<b>Withdrawn and refused</b>	15/0121/FUL- Conversion to form 4no flats	1 Salcombe Road, Sidmouth, EX10 8PS	Withdrawn	3	Too small for consideration	
<b>Withdrawn and refused</b>	15/0554/OUT & 13/2549/OUT & 17/0524/OUT - Demolition of existing buildings and construction of 5no. dwellings	1 Laundry Lane, Sidford, Sidmouth, EX10 9QR	Refused	5	Site has permission under 18/1169/FUL so excluded from consideration.	
<b>Withdrawn and refused</b>	16/1374/FUL- Construction of attached single storey dwelling	Southcote, Coreway, Sidford, Sidmouth, EX10 9SD	Withdrawn	1	Too small for consideration	
<b>Withdrawn and refused</b>	17/0964/OUT- Proposed new dwelling	Land Adjacent 114, Sidford Road, Sidmouth	Refused	1	Too small for consideration	
<b>Withdrawn and refused</b>	17/0856/FUL- Demolition of garages and construction of two dwellings	Land At Chandlers Lane Sidmouth	Refused	2	Too small for consideration	
<b>Withdrawn and refused</b>	17/2408/FUL- Construction of two storey dwelling within garden.	55 Peaslands Road Sidmouth EX10 9BE	Withdrawn	1	Too small for consideration	
<b>Withdrawn and refused</b>	16/2696/MRES- Reserved matters application pursuant to outline application 12/2222/MOUT	Land At Frys Lane, Sidford	Withdrawn	12	Excluded on the basis that the site has previously gained permission for	

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
					residential use (12/2222/MOUT).	
<b>Withdrawn and refused</b>	19/0674/FUL- Construction of dwelling in garden	Mead, Fortescue Road, Sidmouth, EX10 9QG	Refused	1	Too small for consideration	
<b>Withdrawn and refused</b>	15/0970/FUL- Construction of detached dwelling	Land At Sidmouth House And Bay Trees, Cotmaton Road, Sidmouth, EX10 8ST	Withdrawn	1	Too small for consideration	
<b>Withdrawn and refused</b>	15/1220/FUL- Construction of dwelling including formation of vehicular access.	114 Malden, Road (adjoining), Sidmouth, EX10 9LY	Refused	1	Too small for consideration	
<b>Withdrawn and refused</b>	16/2400/OUT- Construction of a dwelling (outline application with all matters reserved).	37 Alexandria Road, Sidmouth, EX10 9HG	Refused	1	Too small for consideration	
<b>Withdrawn and refused</b>	17/2910/FUL- Construction of a detached dwelling, alteration and extension of the existing dwelling to create 3no units of residential accommodation	18 Woolbrook Park, Sidmouth, EX10 9DU	Refused	3	Too small for consideration	
<b>Withdrawn and refused</b>	19/0675/LBC- Construction of dwelling in garden including replacement	Mead, Fortescue Road, Sidmouth, EX10 9QG	Refused	1	Too small for consideration	

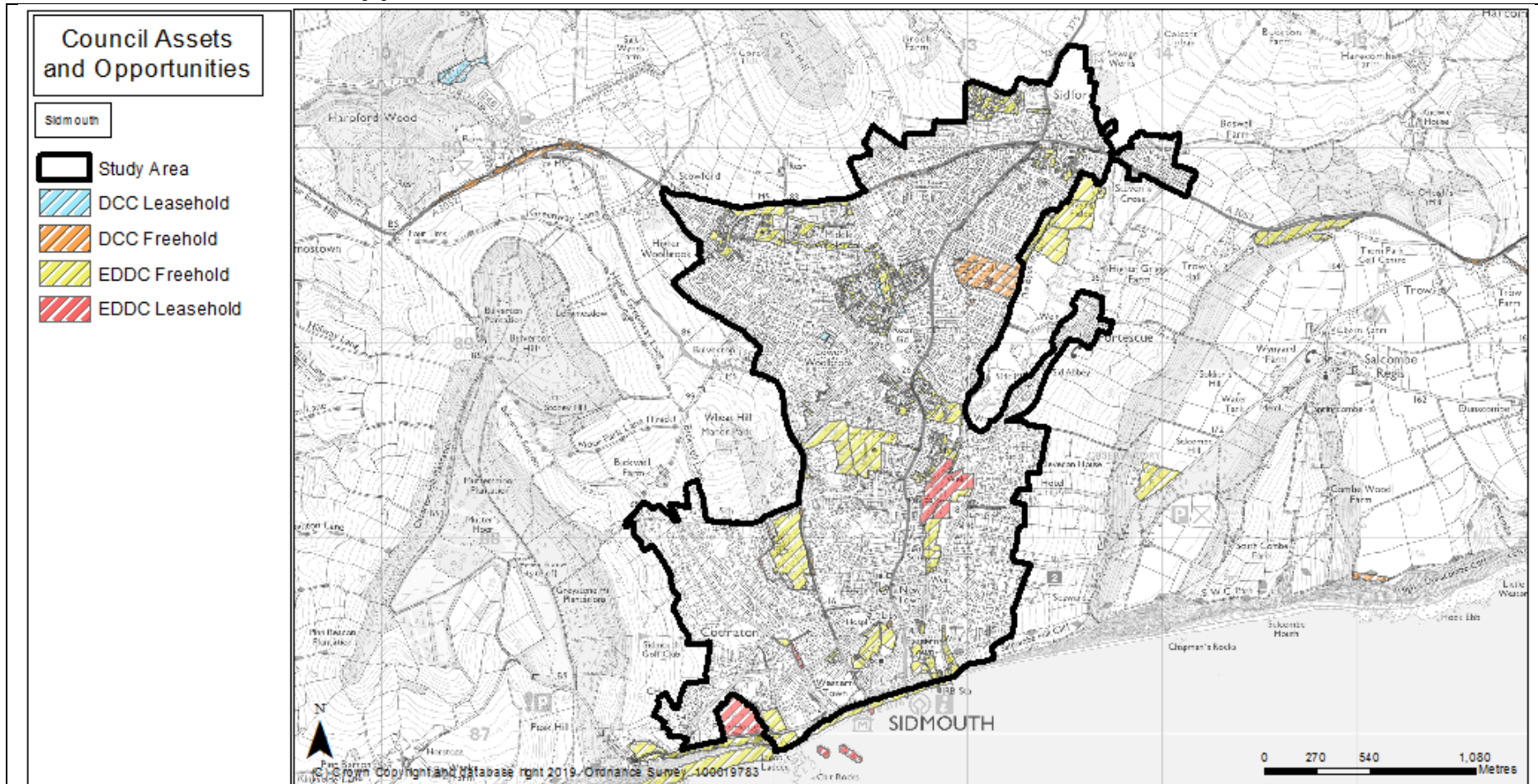
Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
	of fence with extension to stone boundary wall.					
<b>Withdrawn and refused</b>	18/2849/OUT- Proposed new dwelling	Land Adjacent 114 Sidford Road, Sidmouth	Refused	1	Too small for consideration	
<b>Withdrawn and refused</b>	17/1559/FUL- The addition of two single storey dwellings	Rockshaw, Moorcourt Close, Sidmouth, EX10 8SU	Refused	2	Too small for consideration	
<b>Withdrawn and refused</b>	18/2280/FUL- Construction of two storey dwelling within garden	55 Peaslands Road, Sidmouth, EX10 9BE	Refused	1	Too small for consideration	
<b>Withdrawn and refused &amp; Live</b>	19/0757/FUL-& 19/1708/FUL- Change of use from chiropractic clinic (use class D1) to dwelling (use class C3	1 Lymebourne Villas, Arcot Road, Sidmouth, EX10 9HH	Refused & Pending	1	Too small for consideration	
<b>Withdrawn and refused</b>	14/2058/FUL- Demolition of dwelling and construction of two detached houses	87 Sidford High Street, Sidford, Sidmouth, EX10 9SA	Withdrawn	2	Site already has permission under 16/1659/FUL so excluded from consideration.	
<b>Withdrawn and refused</b>	17/0949/FUL- Construction of new dwelling adjacent to existing dwelling.	52 Tyrrell Mead Sidmouth EX10 9TR	Refused	1	Too small for consideration	
<b>Withdrawn and refused</b>	18/2249/FUL- New dwelling	18 Woolbrook Park, Sidmouth, EX10 9DU	Refused	1	Too small for consideration	

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
<b>Withdrawn and refused</b>	18/1798/FUL- Construction of dwelling and detached carport	Elmcote Boughmore Road, Sidmouth, EX10 8SH	Refused	1	Too small for consideration	
<b>Withdrawn and refused</b>	19/0430/FUL- Proposed construction of three detached dwellings	The Blue Ball Car Park, Sidford	Refused	3	Site is of sufficient size to potentially deliver 5 dwellings so taken forward for consideration	UCS_ED_SDM_01
<b>Withdrawn and refused</b>	17/0610/OUT- Construction of two new dwelling houses and car parking	13 Orchard Close, Sidford, Sidmouth, EX10 9RF	Refused	2	Too small for consideration	
<b>Withdrawn and refused &amp; HELAA</b>	16/0669/MOUT & 18/1094/MOUT & 5x137gh & bk14yq1- Outline application for the development of up to 22,800sqm of floor space	Land Adjacent To Two Bridges, Two Bridges Road, Sidford	Refused	0	Existing employment allocation so excluded from consideration.	
<b>Withdrawn and refused</b>	15/2880/FUL- Change of use from doctors' surgery (use class D1) to office (use class B1).	Former Sidford Branch Surgery Church Street Sidford Sidmouth EX10 9RL	Withdrawn	0	Too small for consideration	
<b>Live</b>	19/0391/FUL-	22 Fore Street, Sidmouth, EX10 8AL	Pending	7	Site is of sufficient size to	UCS_ED_SDM_02

Source	Planning/Allocation reference and description	Address	Status	Potential Yield	Notes	Reference
	Demolition of the rear part of shop and reconstruction with 7 no. two storey dwellings above				potentially deliver 5 dwellings so taken forward for consideration	
<b>SHLAA 2012</b>	C335	Land adjacent to Mill House, England Close, Sidmouth, EX10 9RE	Approved	5	Site has permission under 18/1169/FUL so excluded from consideration.	
<b>HELAA 2017</b>	22137wk	Former Green Close, Drakes Avenue, Sidford, Sidmouth	Approved	28	Site has permission under 18/1779/MFUL so excluded from consideration.	
<b>HELAA 2017</b>	li15ypo	The Knowle, Sidmouth	Approved	112	Site has permission under 16/0872/MFUL so excluded from consideration.	



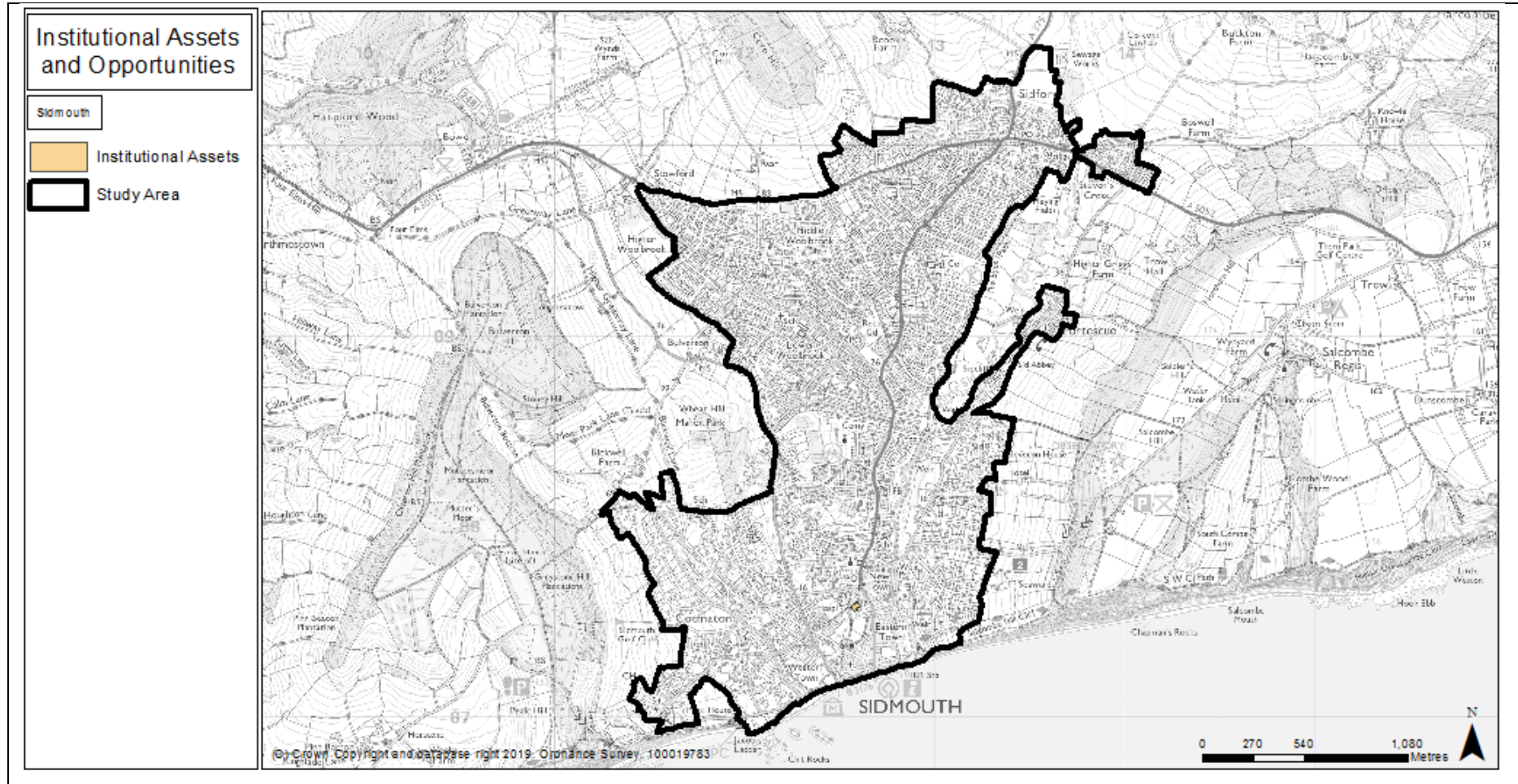
## 2B – Council identified opportunities: Council assets



**Notes:** The following sites have been identified as warranting further consideration. All other Council owned land is too small to be considered, though some sites below fall below a 0.15 hectares threshold but are considered to potentially offer the potential to accommodate five or more dwellings.

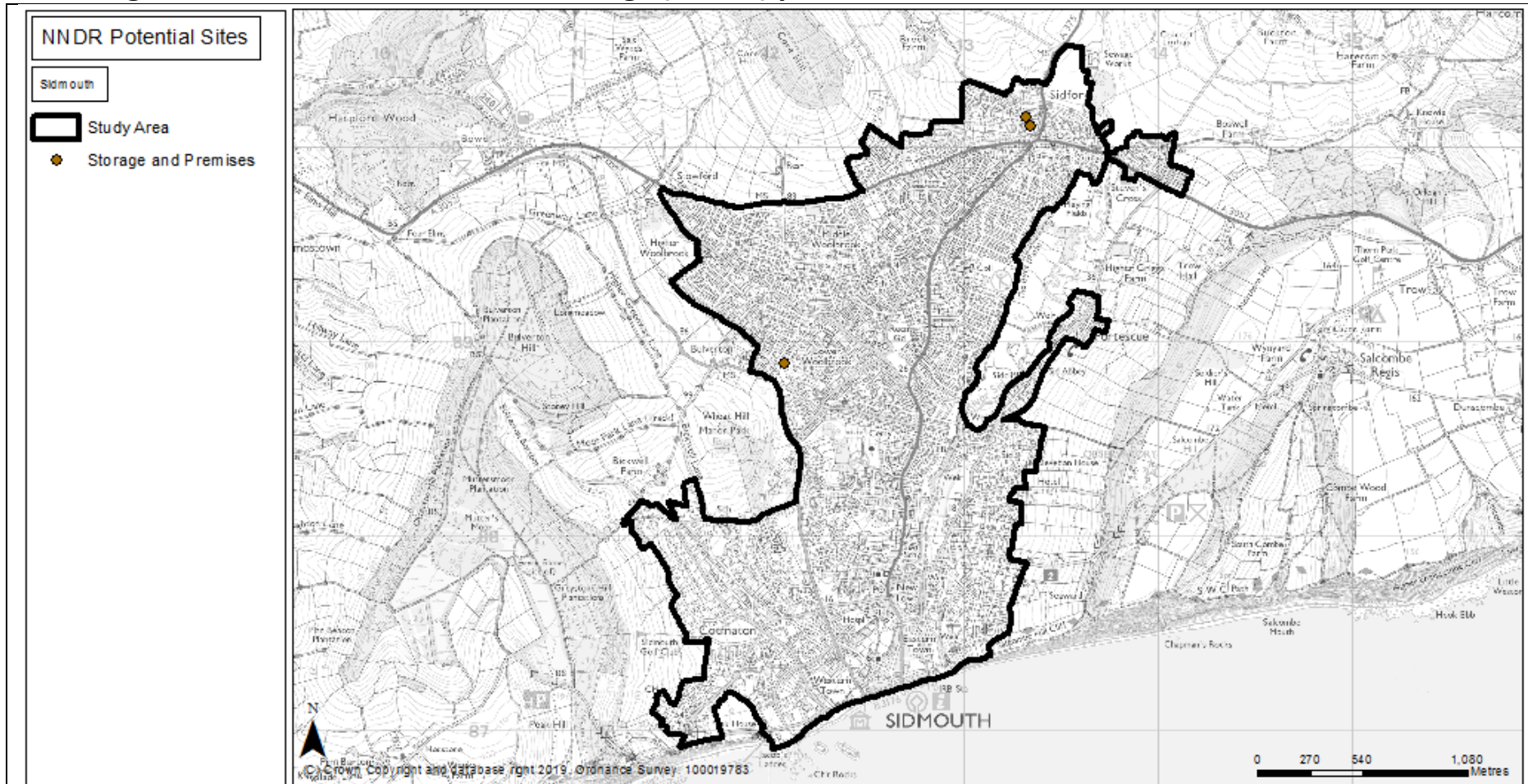
<b>Site Address/Description</b>	<b>Reference</b>
Public swimming pool Sidmouth	UCS_ED_SDM_03
Car Park north of York Street	UCS_ED_SDM_04
Car park east of Russel Street	UCS_ED_SDM_05
Car park north of Russel Street	UCS_ED_SDM_06
Coburg Pleasure Ground	UCS_ED_SDM_07
Putting Green and gardens and Kennaway House	UCS_ED_SDM_08
Manor Pavillion and adjacent car park	UCS_ED_SDM_09
Triangle and public toilets	UCS_ED_SDM_10
Small grass area north of Glen road	UCS_ED_SDM_11
Knowle parkland	UCS_ED_SDM_12
The Knapp parkland	UCS_ED_SDM_13
Cemetary and allotments south of Winslade Road	UCS_ED_SDM_14
Land at the Byes	UCS_ED_SDM_15
Land east of River Sid near Cliff Road	UCS_ED_SDM_16
Play area south of Andrew Close	UCS_ED_SDM_17
Grass area west of Fairmead road	UCS_ED_SDM_18
Connaught Gardens	UCS_ED_SDM_19
Grassed area and play area north of Higher Brook Meadow	UCS_ED_SDM_20
Land north of Woolbrook Rise	UCS_ED_SDM_21
Car Park at Sidford	UCS_ED_SDM_22
Grassed area north of Stowford Rise	UCS_ED_SDM_23
Land at and around Lymebourne House	UCS_ED_SDM_24
Car park at Manor Road	UCS_ED_SDM_25
Carpark off Temple St/Water Lane	UCS_ED_SDM_26

## 2C - Institutional assets and opportunities



<p><b>Notes:</b> NHS property services have submitted the health centre and have advised that there may be potential to make more effective use of the site, subject to health commissioning requirements. They have stated that approximately 10 units could be delivered on the upper floor above new ground floor health provision. This site has been considered on the basis that there would be no loss of health services resulting from any such reconfiguration.</p>	
<p><b>Site Address/Description</b></p>	<p><b>Reference</b></p>
<p>Sidmouth Health Centre</p>	<p>UCS_ED_SDM_31</p>

## 2D – Targeted national non-domestic ratings (NNDR) potential UCS sites



**Notes:** There are three sites identified as existing storage and premises in the Town though all fall below size thresholds and are discounted from further consideration.

## 2E – Vacant residential properties

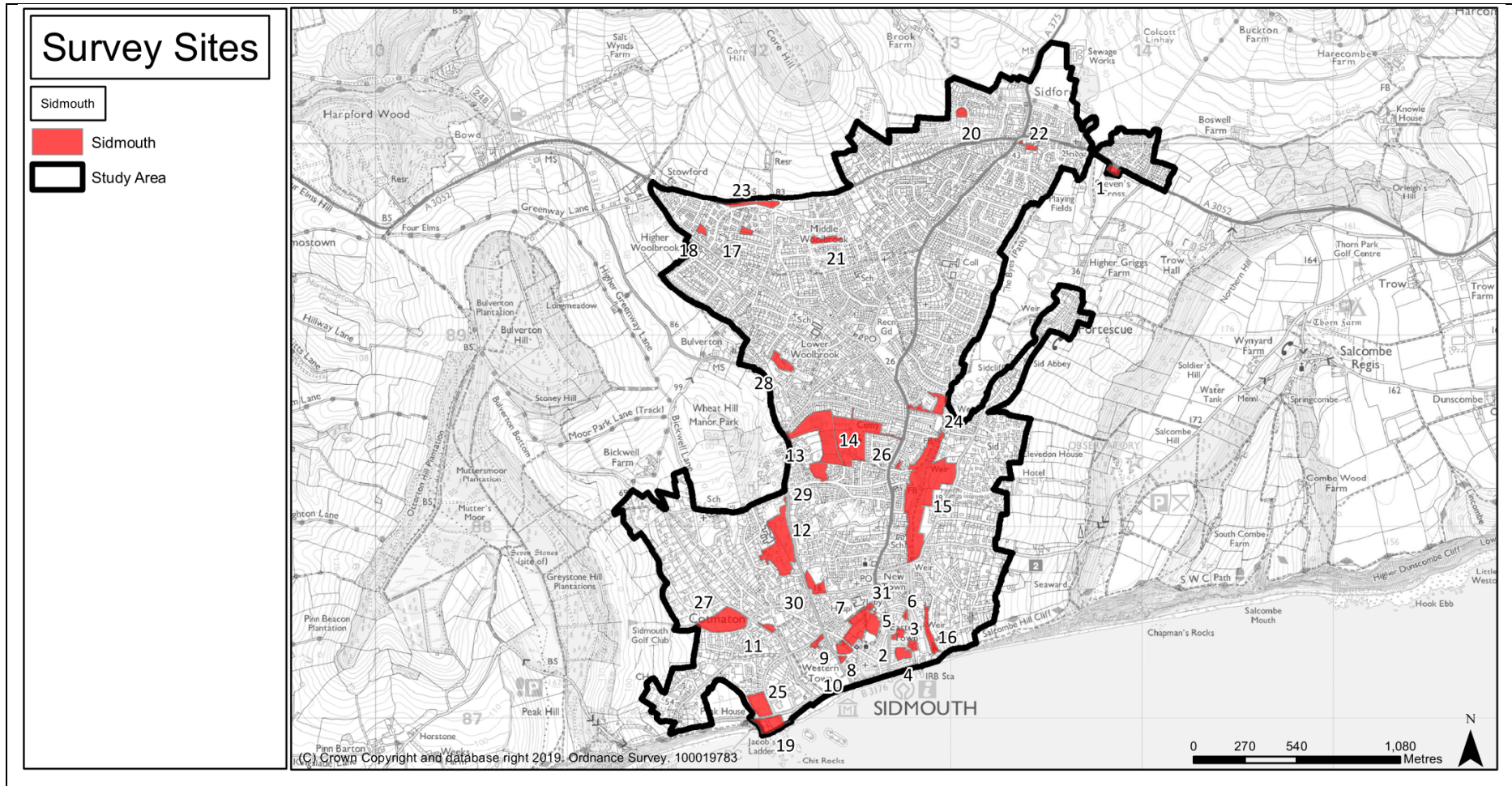
There are two vacant residential properties in the Town but both have planning permission for residential development and are therefore discounted from further assessment.

## 2F –Additional potential UCS sites

**Notes:** The following additional sites have been identified in the ‘left over space’ assessment.

Site Description / Address	Reference
Field at Cotmaton. This field falls inside the development boundary but is understood to be inalienable National Trust owned land. 2.25ha.	UCS_ED_SDM_27
Land at Alexandria Trading Estate. This site forms an unused/underused part of the trading estate that, despite being formed from sloping land with some tree cover, may offer some residential development potential. 0.62ha.	UCS_ED_SDM_28
Land north of Peasland road. This site is formed from steeply sloping land with some tree cover. It may, however, offer some limited potential for development. 0.73ha	UCS_ED_SDM_29
Land to the front/south of Powys House. This site is physically big enough to accommodate a number of dwellings, though there is extensive tree cover on parts of the site. 0.67ha.	UCS_ED_SDM_30

### Stage 3 Urban Capacity Survey/Analysis 3A – Identified sites

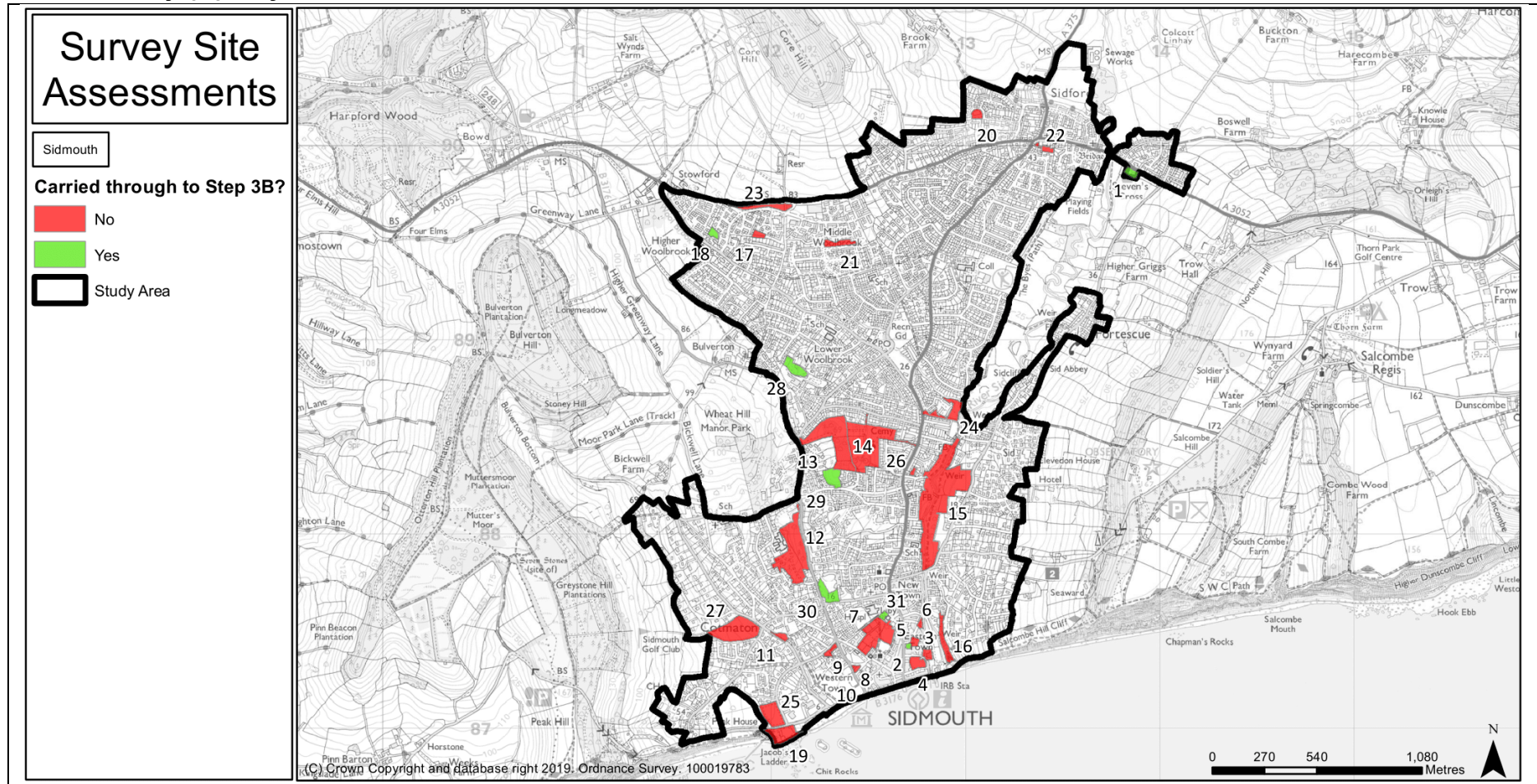


<b>Notes:</b> The following sites have been identified throughout stage 2.	
<b>Site Address/Description</b>	<b>Reference</b>
The Blue Ball Car Park, Sidford	UCS_ED_SDM_01
22 Fore Street, Sidmouth, EX10 8AL	UCS_ED_SDM_02
Car Park, Sidford	UCS_ED_SDM_03
Car Park north of York Street	UCS_ED_SDM_04
Car park east of Russel Street	UCS_ED_SDM_05
Car park north of Russel Street	UCS_ED_SDM_06
Coburg Pleasure Ground	UCS_ED_SDM_07
Putting Green and gardens and Kennaway House	UCS_ED_SDM_08
Manor Pavillion and adjacent car park	UCS_ED_SDM_09
Triangle and public toilets	UCS_ED_SDM_10
Small grass area north of Glen road	UCS_ED_SDM_11
Knowle parkland	UCS_ED_SDM_12
The Knapp parkland	UCS_ED_SDM_13
Cemetary and allotments south of Winslade Road	UCS_ED_SDM_14
Land at the Byes	UCS_ED_SDM_15
Land east of River Sid near Cliff Road	UCS_ED_SDM_16
Play area south of Andrew Close	UCS_ED_SDM_17
Grass area west of Fairmead road	UCS_ED_SDM_18
Connaught Gradens	UCS_ED_SDM_19
Grassed area and play area north of Higher Brook Meadow	UCS_ED_SDM_20
Land north of Woolbrook Rise	UCS_ED_SDM_21
Car Park at Sidford	UCS_ED_SDM_22
Grassed area north of Stowford Rise	UCS_ED_SDM_23
Land at and around Lymebourne House	UCS_ED_SDM_24
Car park at Manior Road	UCS_ED_SDM_25
Carpark off Temple St/Water Lane	UCS_ED_SDM_26



<b>Site Address/Description</b>	<b>Reference</b>
Field at Cotmaton	UCS_ED_SDM_27
Land at Alexandria Trading Estate	UCS_ED_SDM_28
Land north of Peasland road	UCS_ED_SDM_29
Land to the front/south of Powys House	UCS_ED_SDM_30
Sidmouth Health Centre	UCS_ED_SDM_31

### 3A – Survey (ii) Rejected sites



<b>Notes:</b> The following identified sites have been excluded from further consideration.		
<b>Site Address/Description</b>	<b>Reference</b>	<b>Reasons for rejection</b>
Car Park, Sidford	UCS_ED_SDM_03	The swimming pool is well used and is not identified as surplus to Council requirements.
Car Park north of York Street	UCS_ED_SDM_04	This car park is well used and is a main car park serving the town centre. It is not identified as being surplus to requirements.
Car park east of Russel Street	UCS_ED_SDM_05	This car park is well used and is a main car park serving the town centre. It is not identified as being surplus to requirements.
Car park north of Russel Street	UCS_ED_SDM_06	This car park is well used and is a main car park serving the town centre. It is not identified as being surplus to requirements.
Coburg Pleasure Ground	UCS_ED_SDM_07	Coburg Pleasure Ground is a well used and well maintained public park and sports pitch facility and is not identified as suitable for housing development.
Putting Green and gardens and Kennaway House	UCS_ED_SDM_08	This site comprises of well maintained and used putting green, listed house and gardens and is not seen as appropriate for residential development.

<b>Site Address/Description</b>	<b>Reference</b>	<b>Reasons for rejection</b>
Manor Pavillion and adjacent car park	UCS_ED_SDM_09	The pavilion is a popular and well used theatre and it is inappropriate for residential development.
Triangle and public toilets	UCS_ED_SDM_10	The Triangle forms an attractive areas of well maintained public amenity land/gardens and it is inappropriate for residential development.
Small grass area north of Glen road	UCS_ED_SDM_11	This small grassed amenity area forms an attractive are of open land and it is unsuitable for residential development.
Knowle parkland	UCS_ED_SDM_12	This parkland area, owned by EDDC but believed to being transferred to Sidmouth Town Council, forms an attractive park for the town and is unsuitable for residential development.
The Knapp parkland	UCS_ED_SDM_13	This parkland area forms an attractive park for the town and is unsuitable for residential development.
Cemetary and allotments south of Winslade Road	UCS_ED_SDM_14	The cemetery and allotments are used and occupied and form a peaceful and green oasis in the town that is unsuited to residential development.

<b>Site Address/Description</b>	<b>Reference</b>	<b>Reasons for rejection</b>
Land at the Byes	UCS_ED_SDM_15	EDDC land at the Byes (site also incorporates some buildings and allotments) is an important and valued open green space in the town and it is not suited to accommodate house building.
Land east of River Sid near Cliff Road	UCS_ED_SDM_16	This is a steeply sloping area of land that is unsuitable for residential development.
Play area south of Andrew Close	UCS_ED_SDM_17	This is a well used and maintained play area that is not identified as suitable for residential development.
Connaught Gardens	UCS_ED_SDM_19	The site comprises of the attractive, popular and well maintained Connaught Gardens that are unsuitable for residential development.
Grassed area and play area north of Higher Brook Meadow	UCS_ED_SDM_20	This site is formed by an attractive grassed area and play area that is well used and is unsuitable for development.
Land north of Woolbrook Rise	UCS_ED_SDM_21	This strip of land comprises of open space and has mature trees, it is not considered suitable for residential development.

<b>Site Address/Description</b>	<b>Reference</b>	<b>Reasons for rejection</b>
Car Park at Sidford	UCS_ED_SDM_22	The site is a well used car park serving Sidford and is not suitable for housing development.
Grassed area north of Stowford Rise	UCS_ED_SDM_23	This is an attractive grassed area with public access and it is not identified as suitable for residential development.
Land at and around Lymebourne House	UCS_ED_SDM_24	This is an attractive grasses area around Lymebourne House that forms an extension to the Byes and is unsuited to residential development.
Car park at Manior Road	UCS_ED_SDM_25	Well used public car park that is unsuitable for housing development.
Carpark off Temple St/Water Lane	UCS_ED_SDM_26	This carpark falls below study size thresholds and whilst it might have some capacity for housing use the expectation would be for below 5 dwellings and the site is discounted for further consideration.
Field at Cotmaton	UCS_ED_SDM_27	This field falls inside the development boundary but is understood to be inalienable National Trust owned land, it is also very attractive and is unsuitable for residential development.

### 3A – (iii) All sites carried through to 3B

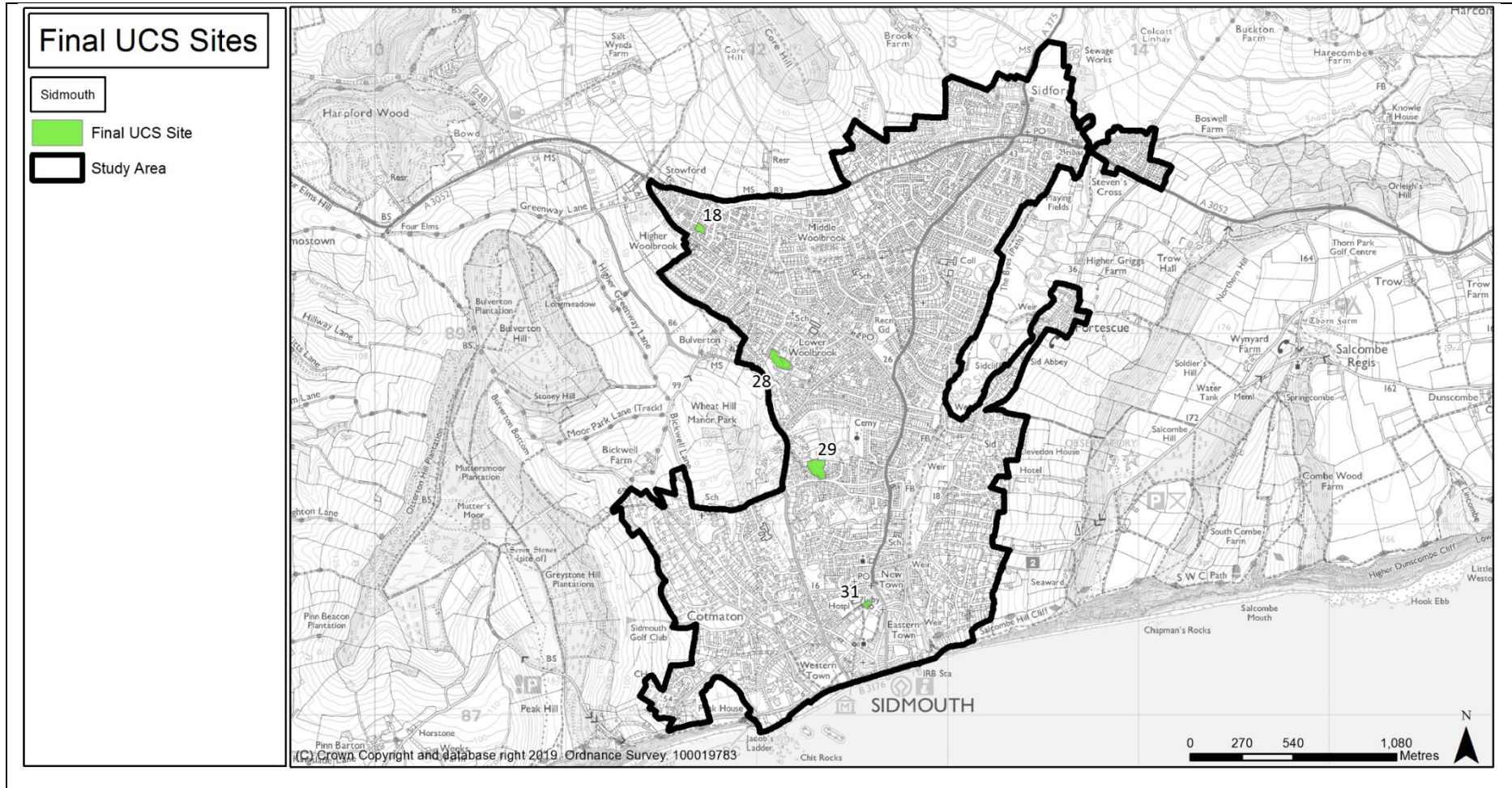
<b>Notes:</b> The following identified sites have been carried through to the next stage as offering some potential for capacity.		
<b>Site Address / Description</b>	<b>Reference</b>	<b>Approximate potential net dwellings</b>
The Blue Ball Car Park, Sidford. This site forms a well-used car park serving the nearby pub. Large enough to offer some potential.	UCS_ED_SDM_01	7
22 Fore Street, Sidmouth, EX10 8AL. Site comprises a pending application for conversion into residential dwellings so offers some potential for residential development.	UCS_ED_SDM_02	2
Grass area west of Fairmead road. The site comprises a well screened sloped area of grass covered land. May offer some potential for residential development.	UCS_ED_SDM_18	6
Land at Alexandria Trading Estate. This site forms an unused/underused part of the trading estate that, despite being formed from sloping land with some tree cover, may offer some residential development potential.	UCS_ED_SDM_28	19
Land north of Peasland road. This site is formed from steeply sloping land with some tree cover. It may, however, offer some limited potential for development.	UCS_ED_SDM_29	22
Land to the front/south of Powys House. This site is physically big enough to accommodate a number of dwellings, though there is extensive tree cover on parts of the site.	UCS_ED_SDM_30	20
Sidmouth Health Centre. This site is physically big enough to accommodate a number of dwellings, though there is extensive tree cover on parts of the site.	UCS_ED_SDM_31	10

### 3C – Site review (i) Sites rejected after specialist officer consideration and consultation

Site Address/Description	Reference	Reasons for rejection
The Blue Ball Car Park, Sidford	UCS_ED_SDM_01	The site is not considered suitable/developable. A recent planning appeal was Dismissed for loss of parking for pub and conflicts with development plan.
22 Fore Street, Sidmouth, EX10 8AL	UCS_ED_SDM_02	Because the site comprises a pending application for conversion into residential dwellings and this is for two dwellings only it has been discounted from further investigation. Also the entire site is in flood zone 2/3 and the site has a history of flooding (twice in 1960 and once in 1968). Russel Street is also at risk of surface water flooding. High archaeological potential and historic core
Land to the front/south of Powys House	UCS_ED_SDM_30	In ecological terms the site is not considered as suitable for development. It is a prominent site with notable boundary trees which are part of intrinsic character of town approach. Most of the site is within RPA of significant boundary trees or in area overshadowed by them and therefore unsuitable for development. Listed Buildings and designed setting are also a limiting factor.



### 3C – Site review (ii) Remaining potential UCS sites



Site Address/ Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
Grass area west of Fairmead road	UCS_ED_SDM_18	5	<ul style="list-style-type: none"> <li>– Ecology comments – Site is developable but constrained somewhat by trees. Thick hedgerow with mature trees to northern, eastern and western boundaries should be retained. Potential for badgers, bats and reptiles. Tree, habitat and bat surveys required.</li> <li>– Highway comments - Maybe Suitable / developable but site may not fully connect to Fairmead Road.</li> <li>– Public rights of way comments – The site is identified as developable.</li> <li>– Environmental health comments – no concerns identified.</li> <li>– Minerals and waste – Minerals - Site not located within a MSA or MCA and Waste - Not located within a WCZ.</li> <li>– Flood and water comments – The site is suitable for development if planning policy followed so as not to increase flood risk. Neighbouring properties flooded in July and November of 2012 (fluvial flooding). Appropriate surface water drainage strategy required so as not to increase runoff/lower to</li> </ul>	<ul style="list-style-type: none"> <li>– No change</li> </ul>

Site Address/ Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			greenfield runoff rate. DCC SuDS policy to be followed. – Archaeology: Some archaeological potential. Recording can be secured by condition	
Land at Alexandria Trading Estate	UCS_ED_SDM_28	10	– Ecology comments - Site is developable but site trees to northeast and steep slopes likely to limit developable area. Steeply sloping grassland site with limited ecological value but potential for bat foraging. Site excavations may have adverse impact on tree belt to north. Tree, habitat and bat survey required. – Highway comments – Site may not be Suitable / developable as it does not connect to the highway. – Public rights of way comments - The site is identified as developable. – Environmental health comments – no concerns identified other than to note that there is contaminated land on or adjacent to the site. – Minerals and waste – Minerals - Site not located within a MSA or MCA and Waste - Not located within a WCZ.	– No change

Site Address/ Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			<ul style="list-style-type: none"> <li>– Flood and water comments - The site is suitable for development if planning policy followed so as not to increase flood risk. Be aware that there is a culverted watercourse that is running through the West of the site. The neighbouring Bulverton Park Road area experienced surface water flooding in 2014. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed.</li> <li>– Archaeology: Low potential</li> </ul>	
Land north of Peasland road	UCS_ED_SDM_29	15	<ul style="list-style-type: none"> <li>– Ecology comments - Site is developable but constrained by tree groups to north and east which make access difficult. Steep sloping site with SW aspect and part of a larger parcel of greenspace running northwards to connect with open country to the west. Grassland with mature tree groups to east and north. Potential for badgers, reptiles and bats. Tree, habitat and bat surveys required. Retain strong green link to</li> </ul>	<ul style="list-style-type: none"> <li>– No change</li> </ul>

Site Address/ Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			eastern side and avoid adverse impact on RPA of trees. – Highway comments - Only limited suitability as the site is very steep. – Public rights of way comments - The site is identified as developable. – Environmental health comments – no concerns identified. – Minerals and waste – Minerals - Site not located within a MSA or MCA and Waste - Not located within a WCZ. – Flood and water comments - The site is suitable for development if planning policy followed so as not to increase flood risk. Peaslands Road is at risk of surface water flooding , access during a flood event should be considered if developing this land. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield runoff rate. DCC SuDS policy to be followed. – Archaeology: Some archaeological potential. Recording can be secured by condition	
Sidmouth Health Centre	UCS_ED_SDM_31	10	– Ecology comments - Site is developable with large mature trees	– No change

Site Address/ Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			<p>to southwest boundary. Allow adequate margin to southwest boundary to avoid overshadowing.</p> <ul style="list-style-type: none"> <li>– Highway comments – The site may not be suitable / developable as it does not fully connect to highway, the end of Blackmore Drive is private.</li> <li>– Public rights of way comments - The site is identified as developable however may directly affect footpath requiring part diversion.</li> <li>– Environmental health comments – no concerns identified.</li> <li>– Minerals and waste – Minerals - Site not located within a MSA or MCA and Waste - Not located within a WCZ.</li> <li>– Flood and water comments - The site is suitable for development if planning policy followed so as not to increase flood risk. Station Road and All Saint's Road are at risk of surface water flooding , access during a flood event should be considered if developing this land. Appropriate surface water drainage strategy required so as not to increase runoff/lower to greenfield</li> </ul>	

Site Address/ Description	Reference	Approximate potential net dwellings	Expert consultee notes	2021 planning application review notes
			runoff rate. DCC SuDS policy to be followed. – Archaeology: Some archaeological potential. Recording can be secured by condition	