

Whimble Neighbourhood Plan: Site Selection

Report to Whimble Parish Council, 20th January 2025

Further to discussions at the Parish Council meeting on Tuesday 26th November and specifically resolutions made under Agenda Item 9 (Neighbourhood Plan Update & Options Report) to pursue making an allocation/s for affordable housing in the Whimble Neighbourhood Plan, this brief paper asks Members to consider which site/s in and around the village should be taken forward for further assessment and discussion with a view to potentially making an allocation. For absolute clarity, this does **not** constitute making a formal decision to allocate land for affordable housing development at this stage; this report asks Members to come to a reasoned conclusion about which sites have the best opportunities and characteristics in planning terms, and most closely align with the Parish Council's long-term vision for Whimble.

Background & Evidence Documents

Produced by or for Whimble Parish Council:

- 2018-19 Public Consultation 1: Survey Findings
 - Accompanying: 2018-19 Public Consultation 1: Satellite Map of Potential Development Areas
- 2022 Public Consultation 2: Results Graphs
- 2024 Whimble Housing Needs Survey
- 2024 Whimble Neighbourhood Plan Site Options and Assessment Report

Produced by East Devon District Council:

- EDDC 2022 Reg 18 Consultation responses on Whimble development sites
- EDDC 2022 Reg 18 site selection report – Appendix 2 extract – Whimble Site Evaluations
- EDDC 2024 Reg 19 Whimble site selection report

All background & evidence documents are available via Google Drive [here](#).

Potential Affordable Housing Sites

To inform the process of producing the Neighbourhood Plan, the Parish Council commissioned a Site Options and Assessment Report from consultants AECOM (supported by funding from Locality/MHCLG).

That report assesses all sites in or adjacent to the main village, as put forward through the Call for Sites process undertaken by East Devon District Council to inform the development of its emerging Local Plan.

The below Figure 5.1 is taken from page 38 of that report, which is included as a link to background information above. It shows a 'RAG' rating for each site, indicating whether the site is suitable, available and likely to be achievable for development and therefore appropriate for allocation in the Plan. **Red** indicates the site is not appropriate for allocation and **Green** indicates the site is appropriate for allocation. **Amber** indicates the site is less sustainable or may be appropriate for development if certain issues can be resolved or constraints mitigated. Members will note that AECOM did not consider any sites around the village could be progressed without further work on various issues/constraints.

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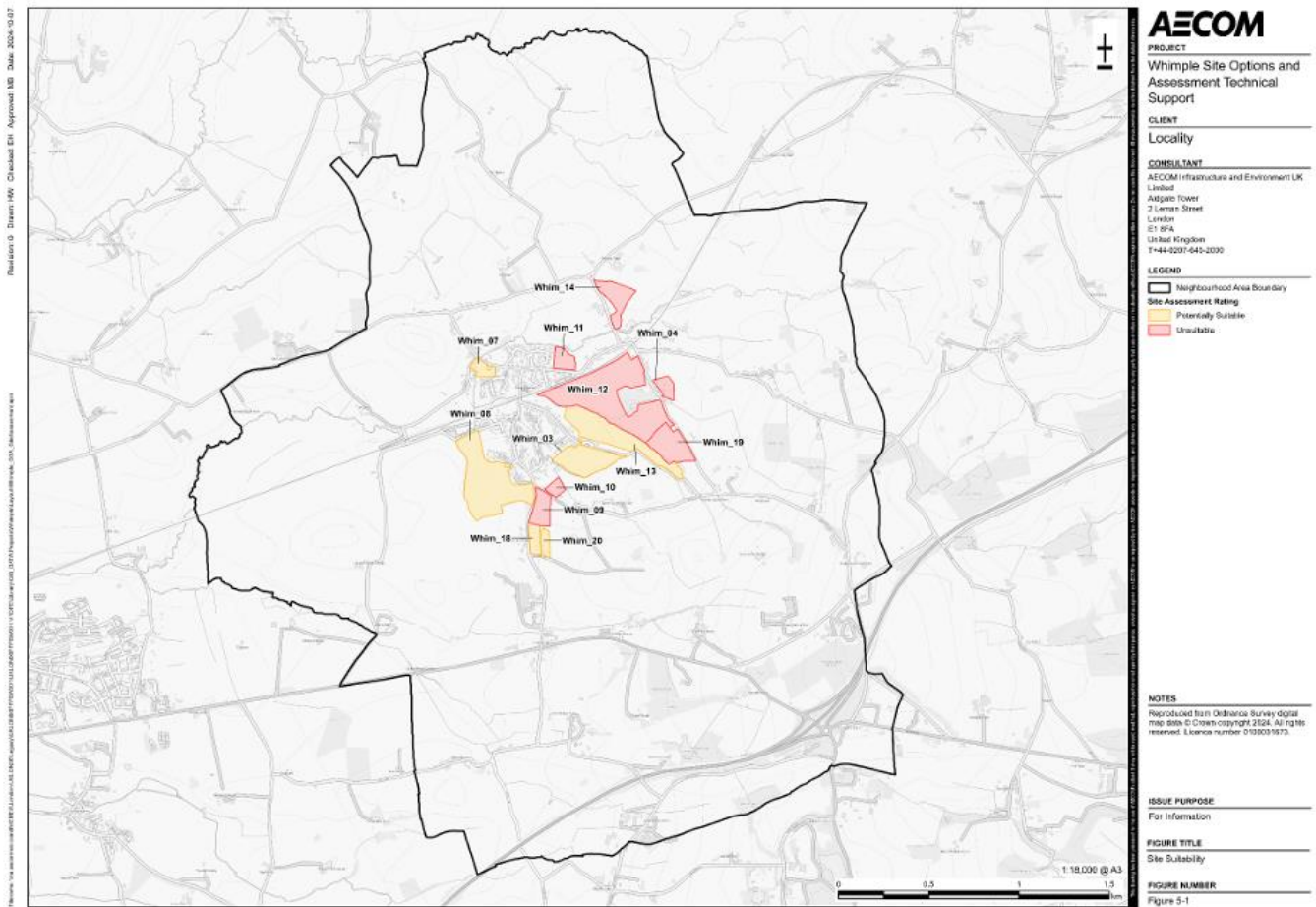


Figure 5-1 Map of site suitability

Members will also note that East Devon District Council has subsequently made allocations for housing development at sites Whim_08 and Whim_11 in the draft Regulation 19 East Devon Local Plan, and that these sites therefore cannot be allocated through the Neighbourhood Plan for developments of 100% affordable housing.

For ease of reference, the table below shows site references, addresses, and AECOM's 'suitability for allocation' RAG rating, **excluding** sites Whim_08 and Whim_11. Members should make reference to the full AECOM report for details of their evaluation.

| Site reference | Site address/location | Suitability for allocation |
|----------------|---|----------------------------|
| Whim_03 | Land to the south of Grove Road | Potentially suitable |
| Whim_04 | Hits Farmhouse, Lilypond Lane | Unsuitable |
| Whim_07 | Land south of Broadclyst Road | Potentially suitable |
| Whim_09 | Lane south of Junction of Church Road and Woodhayes Lane | Unsuitable |
| Whim_10 | Land adjoining Woodhayes Country House, Woodhayes Lane | Unsuitable |
| Whim_12 | Land to the west of Lilypond Lane and south of The Withey | Unsuitable |
| Whim_13 | Land north side of Grove Road | Potentially suitable |
| Whim_14 | Land at Perriton Barton | Unsuitable |
| Whim_18 | Land to the east of Church Road | Potentially suitable |
| Whim_19 | Land to the west of Lilypond Lane | Unsuitable |
| Whim_20 | Land to the north of Plumtree Lane | Potentially suitable |

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Recommendation: Members should consider each of the above sites and resolve to either discount or undertake further investigation for each.

In doing so, Members may wish to consider the following:

- The specific planning merits of each site, as summarised by the AECOM Site Options and Assessment Report (see Background Information); this may include:
 - effects on the environment (biodiversity, ecology, habitats, protected species; environmental pollutants including air quality, water quality, noise)
 - flood risk
 - impact on heritage and protected heritage assets/Conservation Area
 - landscape and visual impacts
 - highway and walking/cycling accessibility, and impacts on traffic
 - land contamination
 - settlement sprawl/urban encroachment
- *Members may also wish to review East Devon District Council's assessment of those same planning merits (see Background Information)*
- Community feedback (see Background Information)
- Assessed Local Housing Need (see Background Information)
- Opportunities for wider community benefits (if any)
- Congruence with the Parish Council's vision for the future of Whimble