

## WHPC Meeting 23<sup>rd</sup> May 2023 Agenda Item 23/153

### Planning Application

- 23/0727/MOUT
- Erection of up to 30 dwellings with all matters reserved apart from means of access
- Land North of Eastfield, West Hill
- Applicant Blue Cedar Homes

The West Hill Parish Council (WHPC) meeting of 23<sup>rd</sup> May 2023 is an opportunity for West Hill residents to provide their comments with regards this substantial and significant planning application. This will help to inform the Council's response to East Devon District Council (EDDC) on the application. EDDC are the decision makers on planning matters for East Devon.

Residents are reminded that it is important EDDC are made aware of their views. Comments should be submitted directly to EDDC:

- Full details of the application are available on the [EDDC Planning Portal](https://www.eastdevon.gov.uk) at [www.eastdevon.gov.uk](https://www.eastdevon.gov.uk)
- Contact details for EDDC Planning
  - via their website [www.eastdevon.gov.uk](https://www.eastdevon.gov.uk)
  - or by email to [planningcentral@eastdevon.gov.uk](mailto:planningcentral@eastdevon.gov.uk)
  - or in writing to Planning, Blackdown House, Border Road, Heathpark Industrial Estate, Honiton EX14 1E

### 1. Purpose of this Paper

This paper sets out some of the planning matters for consideration when discussing the Parish Council's consultee response to the application.

### 2. Background

The site has an extensive planning history included two planning appeals which were dismissed.

The site is included as a "preferred site (WH06)" in the current draft East Devon Local Plan.

- [Emerging Local Plan - East Devon](#)
- [Appendix 2 - Tier 4 sites Amended.pdf \(eastdevon.gov.uk\)](#)

### 3. For Consideration

#### a. The Proposal

- The site is outside the current BUAB. The application is a departure from the Development Plan and is contrary to Strategy 7 (Development in the Countryside) and Strategy 27 (Development at the Small Towns and Larger Villages) of the Local Plan.
- The site is one of the preferred allocations in the Draft Local Plan, though the current proposal is for 30 houses rather than 25.
- 50% affordable housing is to be provided, which is policy compliant and a benefit of the proposal.

b. Sustainability:

- The walking distances to village facilities are above the upper end of acceptable. Although as the crow flies the village hall and primary school are close by, the walking distance is 1.0 km. Other village facilities including the Royal British Legion Club, church and bus stop are around 1.5km walking distance. This would likely increase reliance on the private car for most journeys and would therefore amount to non-sustainable development that would be contrary to the provisions of Strategy 5B (Sustainable Transport) and Policy TC2 (Accessibility of New Development).
- If a pedestrian access through to Bendarroch Road could be provided (with co-operation from the developers of the WH\_04 site) this would improve access to a bus route and also improve general pedestrian connectivity for the village.

c. Infrastructure:

- During the recent public consultation for Emerging Local Plan many residents expressed concerns regarding the serious deficiencies in infrastructure which should be addressed before further development is considered. This proposal could do much more to address these issues.
- Schools – West Hill Primary School is over-subscribed. The Kings School, Ottery, is also over-subscribed and unable to take all children within its catchment area.
- GP services are overstretched with long waits for appointments.
- There is a lack of public open space and a serious lack of sports and recreation facilities in West Hill. The public open space proposed in this application does not remedy this situation.

d. Highways and Road Safety

- The roads within the existing Blue Cedar development are crowded and narrow, aggravated by on-street parking. At times larger vehicles such as delivery vehicles and refuse lorries are unable to pass. An additional 30 dwellings would aggravate this situation.
- Because of the lack of recreation and open space, children currently play on the street at Hawthorne Close and Eastfield Gardens, which are currently cul-de-sacs. If another 9 houses were built at the end of Hawthorne Close, the additional traffic would make this too dangerous for children to play safely. This is aggravated by the lack of any suitable nearby public open space or play area.

e. Flooding

- There are existing flooding problems on the site, with surface water runoff affecting properties in Perrys Gardens and Eastfield Gardens. Further development would aggravate this situation. Currently there are holding tanks underneath the area at the end of Hawthorne Close where further development is proposed. There must be a robust system to deal with drainage issues.

f. Construction phase:

- Local residents have serious concerns over the disruption that would be caused during the construction phase. The estate roads are not suitable for HGVs and construction vehicles because they are narrow and because of on-street parking. The noise and nuisance from construction would be adverse for the elderly residents of Oak Tree Gardens and other local residents. A robust Construction Environment Management Plan must be in place.

Also, to date, few residents have contacted the Parish Council to submit their views. This is reflected in the low number of responses submitted to EDDC (6 at 15<sup>th</sup> May 2023, none in support).

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