

# Westcott

**Settlement: Westcott**

**Site Reference and Name: E/WE/01 Land and buildings at Westcott Park**

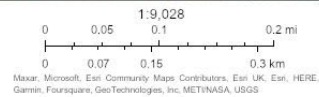
**Customer Reference Number: it14xjd**

E/WE/01



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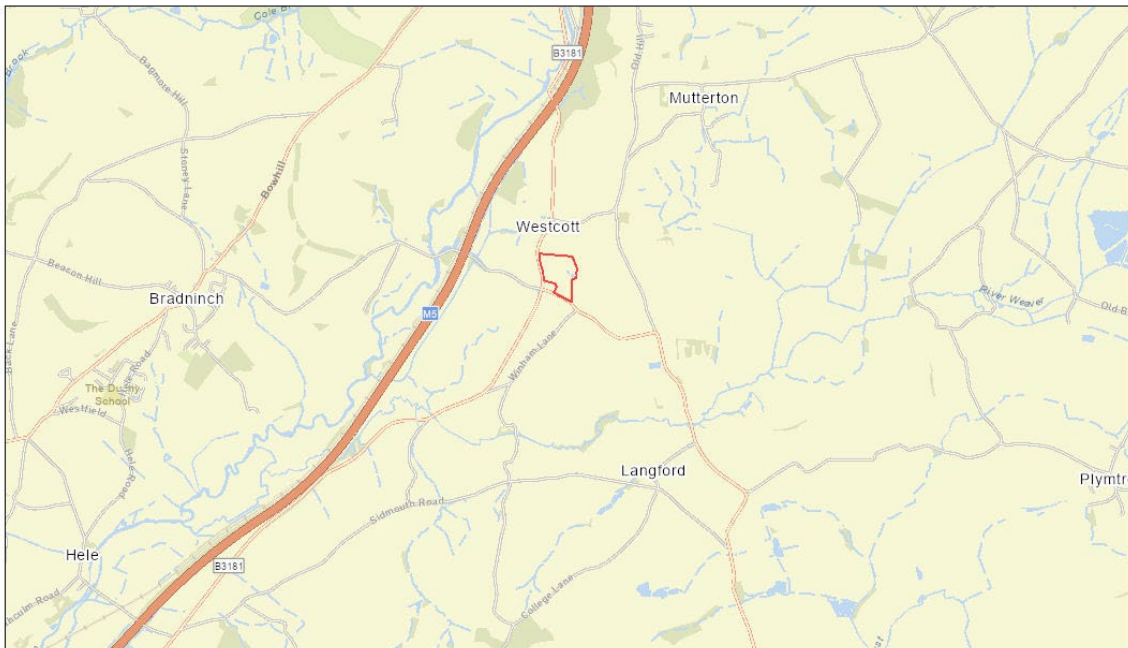
 Call For Sites Layer



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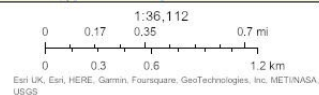
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**Parish:** Cullompton

**Site Area:** Whole 3.68ha

**Site submitted for:** E/WE/01a Homes for sale, affordable homes, custom and self-build homes, homes for older people. E/WE/01b Residential institution, office, retail, hotel, mixed use.

**Site description:** Very gently sloping brownfield, rising to the E. The site is located to the S of the settlement of Westcott. Set amidst farmland, it is bordered by the B3181 to the W, and an unnamed road to the S. A residential dwelling and a pub adjoin the SW boundary. The site is surrounded by high hedges with mature trees. Westcott Park house and stable block occupy the site to the S, connected by a driveway. Three large ponds and a number of specimen trees lie within the grounds. The site is within a Great Crested Newt Consultation Zone. A pocket of contaminated land (approx. 0.02ha) lies within the S boundary. Permission in principle has been granted for up to 6 self build dwellings on the Western portion of the site (21/00763/PIP), another 6 dwellings on the Southern portion of the site (24/00654/PIP) and a further 5 on another part of the site to the south (25/00596/TDC). Permissions were also sought for the Eastern portion of the site but were dismissed at appeal for reasons including impact on the character and appearance of the area and would be contrary to the Local Plan policies at the time with regard to location (APP/Y1138/W/22/3297653, APP/Y1138/W/22/3295785). Given the majority of the site submission has received various planning permissions the site has not been assessed further as part of the HELAA.