

Appendix 2- Employment Site Selection summary findings

East Devon Local Plan 2020 to 2040

Preferred Options Reg. 18 Further Consultation Draft Plan Spring 2024

We consulted on a draft local plan from November 2023 to December 2024 that referred to employment sites. At that stage we suggested possible policy wording and showed some sites on maps but we have now identified some extra, new sites. These would be allocated in addition to the sites we have published previously. We are now consulting on:

- New employment site allocations

In considering these we would encourage you to look at the consultation [commonplace-reg-18-final-071122.pdf \(eastdevon.gov.uk\)](https://www.eastdevon.gov.uk/commonplace-reg-18-final-071122.pdf) as this sets out the context for the policy and also to read our background technical papers - [insert link \(the summaries, methodology and full assessments\)](#).

We propose to identify sites for employment use only, to ensure we have enough land for jobs close to where people live and work. On these sites we would allow industrial and business uses, storage and distribution. This will enable new businesses to find premises and existing businesses to have space to expand as well as encouraging investment in high value jobs that will increase skills and wages.

We propose that other types of development are only permitted within these areas if they will directly support the employment use and encourage investment.

For information, on employment sites we will apply the following policy:

Strategic Policy xx – Employment development within settlement boundaries

In order to ensure that employment is an integral part of communities, development for employment uses will be permitted within defined settlement boundaries, as shown on the Policies Map. Such development must be compatible with neighbouring developments and land uses and not give rise to adverse amenity impacts or not undermine plan strategy or specific policies directly relevant to the use of the land in question.

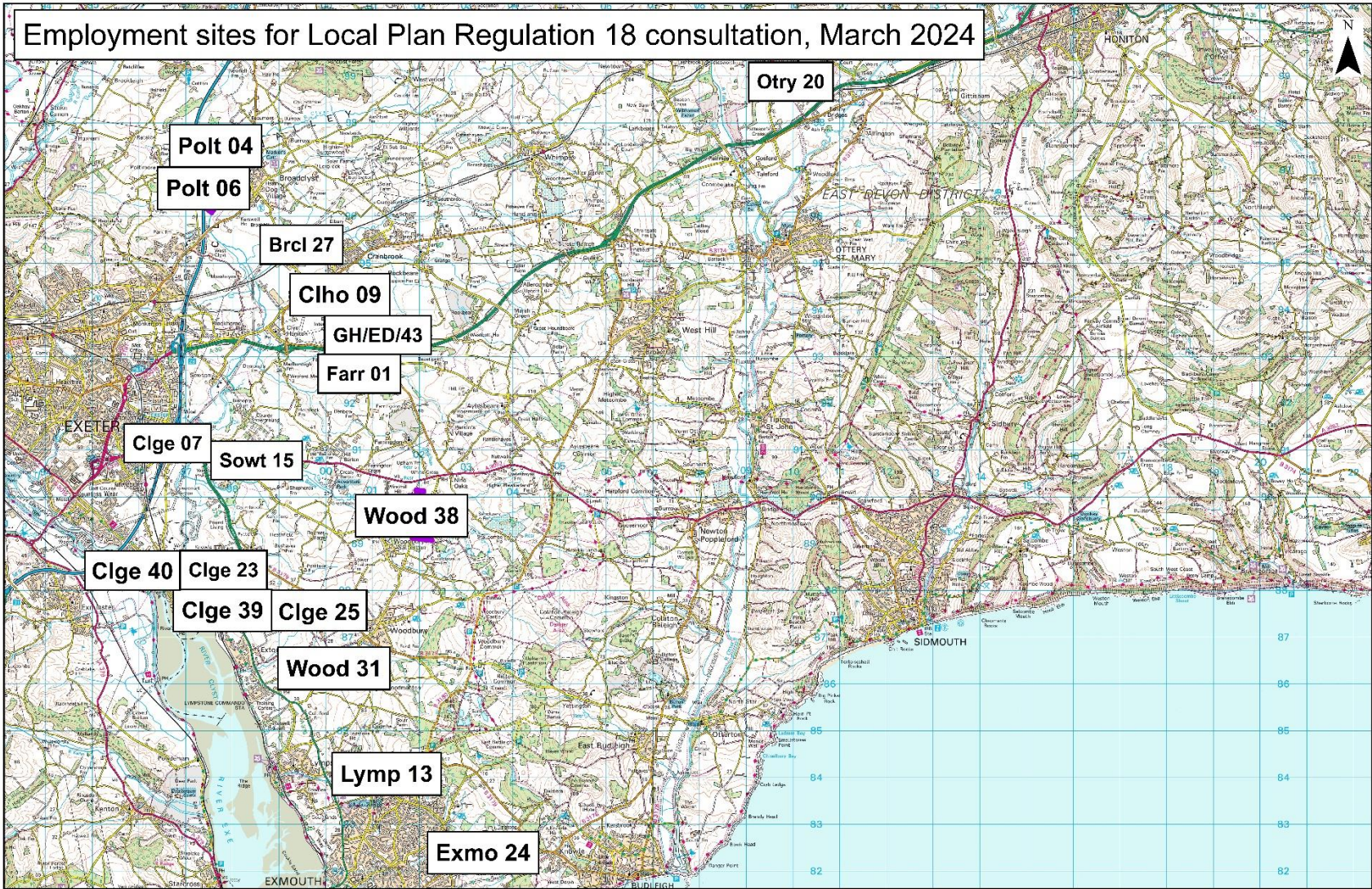
On existing employment and business parks, and on employment allocated land, uses other than those within classes E(g), B2 and B8 (offices, research and development, industrial processes and storage and distribution) will not be permitted unless they can be shown to be subordinate to, directly compatible with and complementary to the overall business use and will enhance job provision and the effective operation and business appeal of the park or site.

The maps that follow show the areas of land that we think should be designated as new employment sites, in addition to [those that we have previously consulted on](#).

We include maps and assessments of the potential employment sites in the remainder of this report and we would welcome your views on whether you think

these should be allocated and if so whether we have shown appropriate boundaries. If you think that different boundaries would be more appropriate, please tell us where they should go and why. At this stage we are not asking for new sites to be suggested.

Employment sites for Local Plan Regulation 18 consultation, March 2024



0 1.25 2.5 5 7.5 10 Kilometers



Site details

Location: Lodge Trading Estate, near Broadclyst

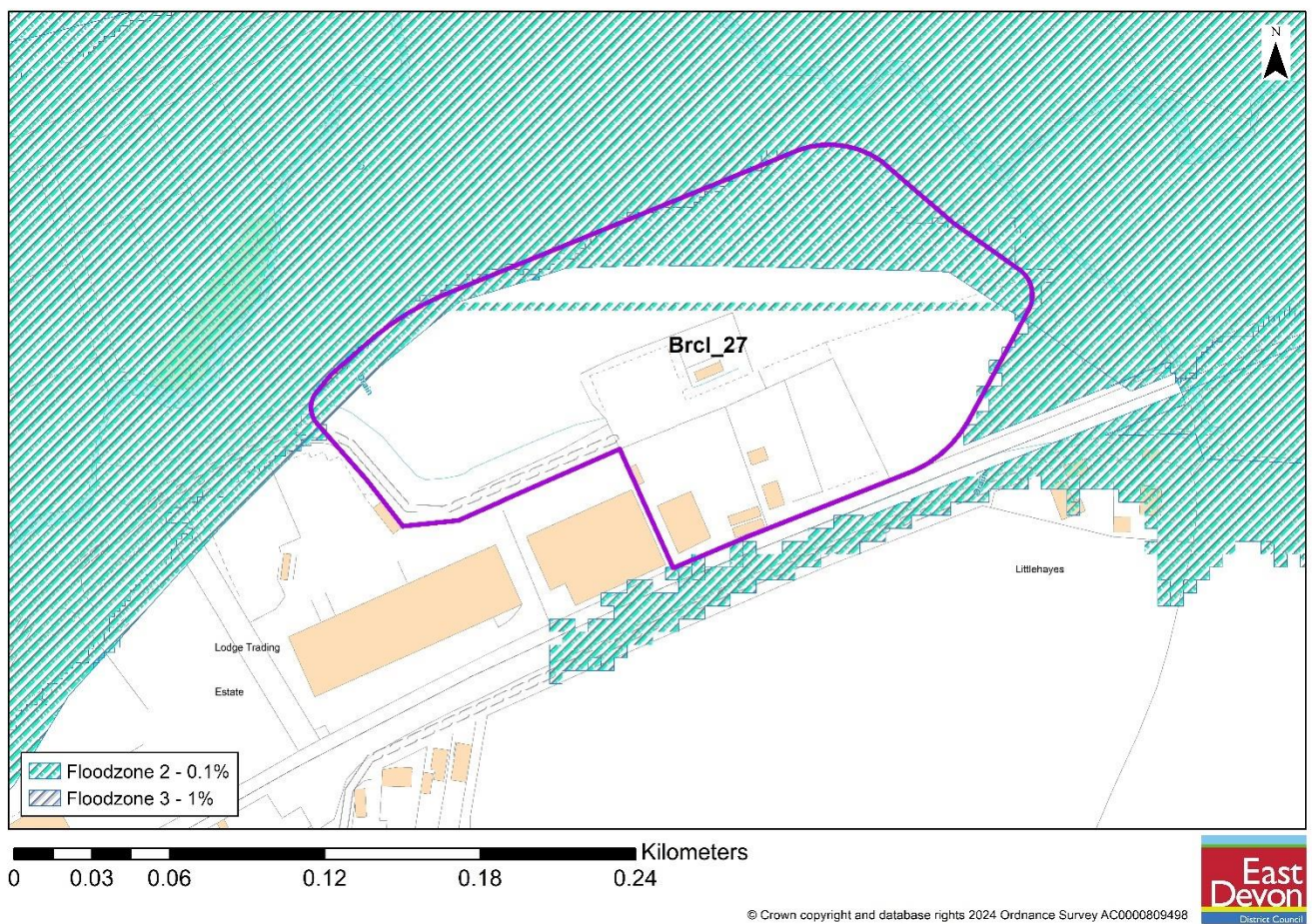
Reference number: Brcl_27

Site area (ha): 8.42

Address: Lodge Trading Estate, Broadclyst Station Road, EX5 3BS

Proposed use: Mixed use/Employment

Site map



Site Assessment Summary and Conclusion

Infrastructure

The site contains an existing business park. DCC advise that careful consideration needs to be given to Broadclyst Station, the WEA of Cranbrook, and the associated detail in the emerging Cranbrook Plan

Landscape

Low-medium sensitivity. The site is not in a designated landscape. It does feature in some medium-long range views and is relatively flat and open, but development would be seen in the context of existing development.

Historic environment

Medium-There is evidence of prehistoric enclosure and field boundaries. An archaeological survey is needed prior to development and it may be possible to design a layout to incorporate any subterranean remains.

Ecology

Minor adverse harm predicted (not significant). Site lies immediately adjacent to a unconfirmed wildlife site, priority habitat and nature recovery network. Retention of the boundary hedgerow and careful landscaping could minimise any impact on these areas

Accessibility

Site adjoins the outskirts of Cranbrook and lies approximately halfway between the A30 and Broadclyst in a small hamlet. Accessibility is reasonable and the main road is very well used, albeit prone to flooding and narrow in parts. The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.

Other constraints

Overhead high voltage electricity line with possible easement on a very small part of the northern boundary. No high pressure gas pipeline zones. Site lies adjacent to the Cranney Brook. Approx 4 ha of the total site is in Flood Zone 3. This will impact on the gross development area. An additional 0.9 ha is in Flood Zone 2, Flood zones 2 and 3 are on the northern and eastern boundaries. Area of low risk of surface water flooding in the northern part of the site. Grade 3a and 3b agricultural land.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

The site is partly developed, partly overgrown. Opportunity to reuse a brownfield site. Poorly related to Cranbrook despite proximity, due to difficulty with bridging the railway line.

Yield (number of dwellings or hectares of employment land)

1.89

Contribution to spatial strategy

Site is located in the countryside but within walking/cycling distance of Cranbrook and a tier 4 settlement. Includes existing business park.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site is reasonably well located adjacent to development (and including existing commercial development), close to facilities and public transport. It could function as an expansion to the existing business park. Development could affect subterranean heritage assets. The design would need to protect existing trees and hedgerows and an archeological assessment would be required.

If whole site is not suitable for allocation, could a smaller part be allocated?

Yes, 1.89 ha is outside the floodplain and not already in an active employment use.

Site details

Location: Land south of Sandygate Farm, M5 J30

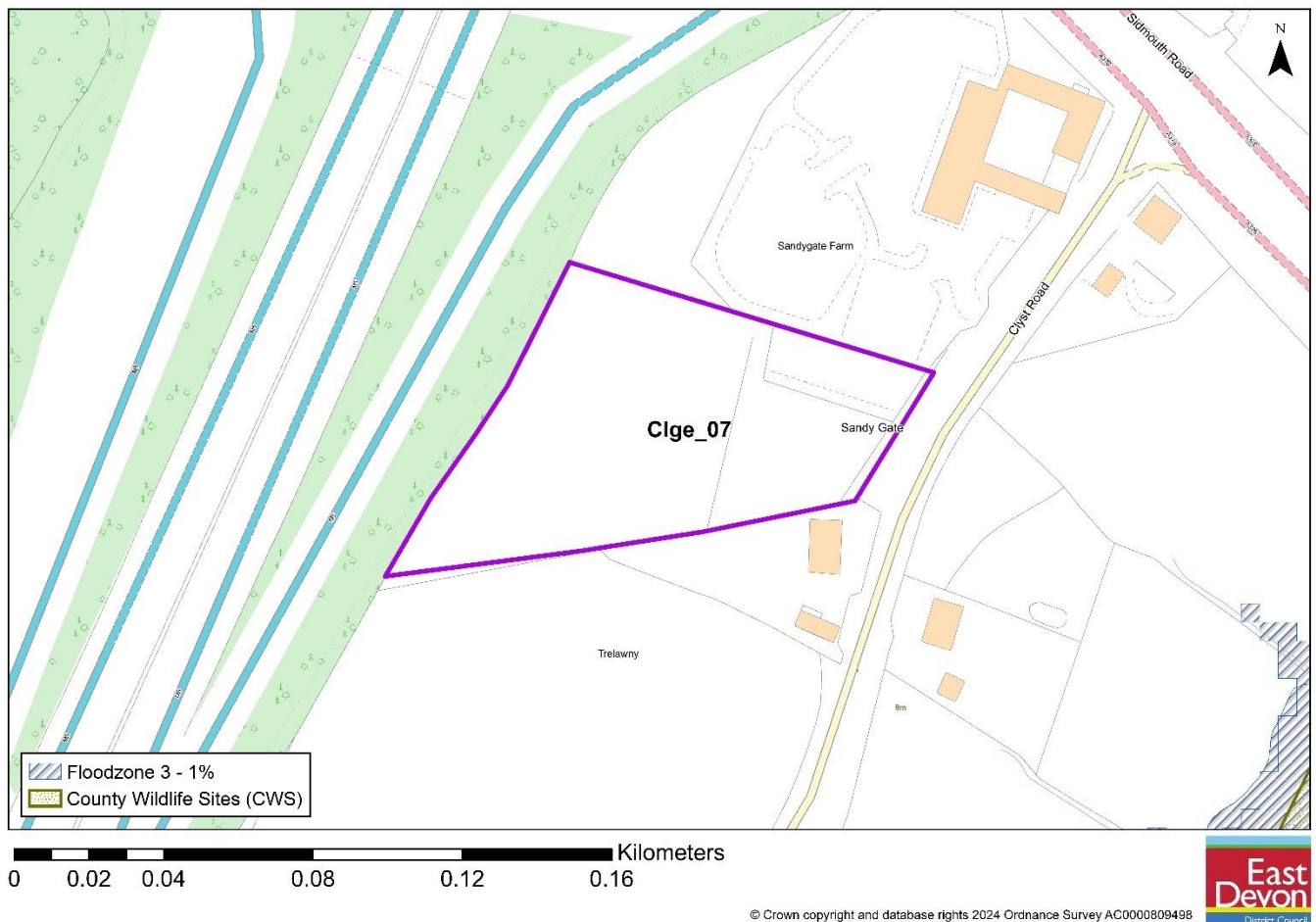
Reference number: Clge_07

Site area (ha): 0.72

Address: Land adjacent Martins of Exeter Ltd, Clyst Road, Sandygate, Exeter, EX2 7JL

Proposed use: Employment

Site map



Site Assessment Summary and Conclusion

Infrastructure

DCC Highways: Access via Martins only.

Landscape

This site sits on the border of East Devon, near the developed area of Exeter and alongside the busy M5 motorway. It is not within a designated landscape, Site could be seen in the context of caravan dealer, M5 and Sandy Park rugby ground, however the views has been minimised due to the distance and intervening vegetation and hedgerow. Due to these limitations, the overall landscape sensitivity of the site is considered low.

Historic environment

The nearest designated heritage asset is Clyst St Mary bridge ancient monument 219m east of site, however Site is not visible from this asset, due to the distance and intervening vegetation minimises views.

Ecology

The site covered by Unimproved grassland, including overgrown grass, Trees and vegetation on the edge of the site boundary, including some mature trees. Clyst Marshes CWS within 150m and Sowton - Winslade Park Marshes UWS within 200m and located in the other side of A376. Minor adverse effect predicted (not significant).

Accessibility

The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.

Other constraints

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

Yes

Opportunities

Yield (number of dwellings or hectares of employment land)

0.72

Contribution to spatial strategy

Located in the Western side of East Devon where the Local Plan focuses new development, including a new town and other major strategic developments close to Exeter.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

Positives: Good access to existing facilities and employment opportunities. The site with limited impact upon the historic environment, limited impact on the landscape and minor ecological impact. Negatives: Accessible from Clyst Road available, however extra

arrangement and work would be needed, worth to note that the land owned by Martins, a company owned by the landowner.

If whole site is not suitable for allocation, could a smaller part be allocated?

N/A

Site details

Location: Darts Farm

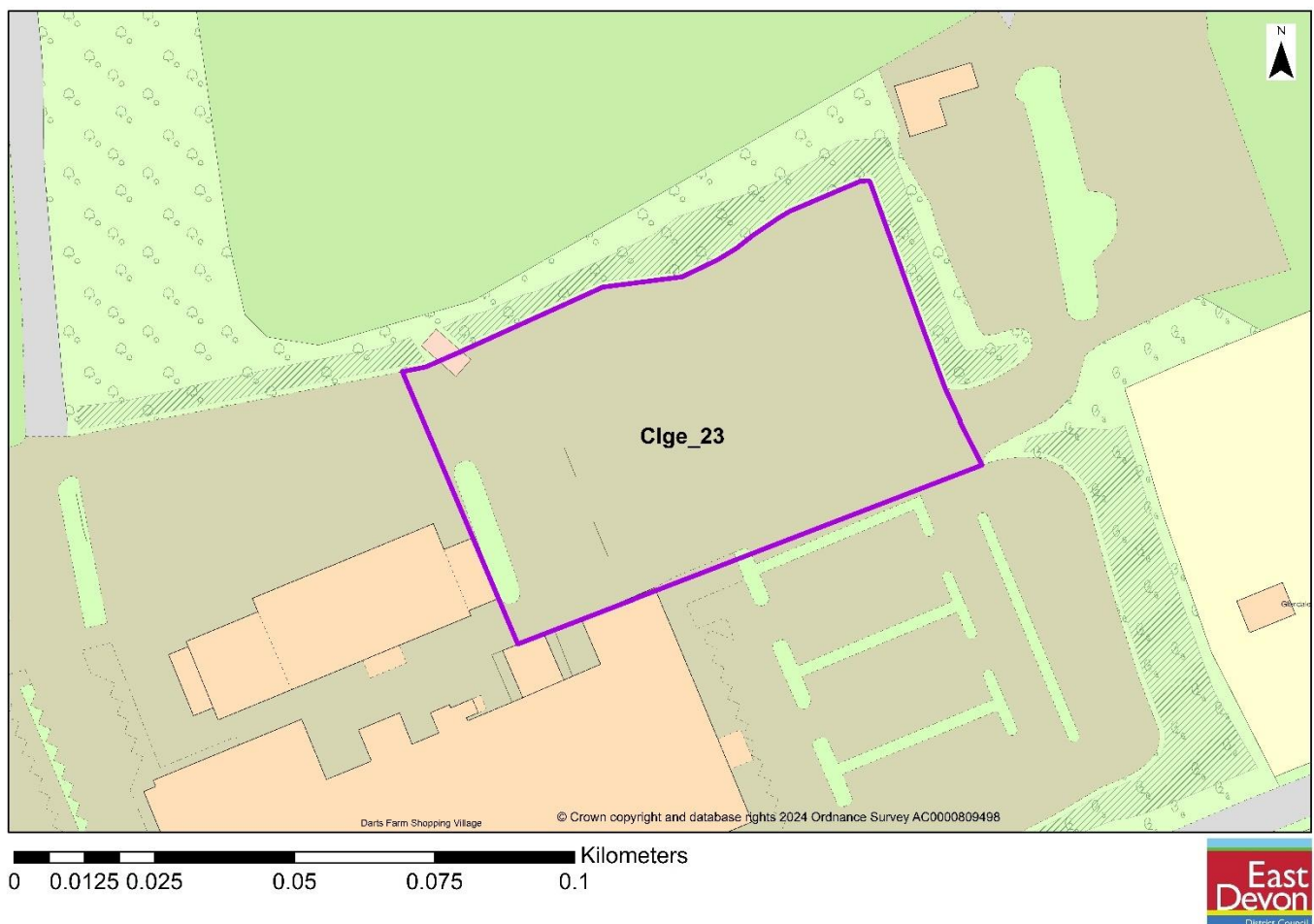
Reference number: Clge_23

Site area (ha): 3.3

Address: Darts Farm, EX30QH

Proposed use: Employment

Site map



Site Assessment Summary and Conclusion

Infrastructure

Existing developed site. Good road access

Landscape

Low-medium As a site with existing commercial development on it, in an undesignated landscape, the potential harm is limited.

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected.

Ecology

No concerns identified

Accessibility

The site includes a range of shops and there are community facilities and services within 1600m. There is a frequent bus service. The majority of these facilities are within the village centre although access from the site would be via an unlit main road.

Other constraints

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

Yes

Opportunities

Yield (number of dwellings or hectares of employment land)

0.63ha

Contribution to spatial strategy

The site is not at a tiered settlement but is previously developed and already offers local employment. As such it is suitable for a small amount of additional employment use to meet local needs.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The sites performs well in all respects. As it is largely developed already, there is limited space for further development. It is recommended that an area 0.63ha to the north east of the site be allocated for employment

If whole site is not suitable for allocation, could a smaller part be allocated?

Yes- 0.63ha to the north east could be allocated for employment

Site details

Location: Land NE of Darts Farm

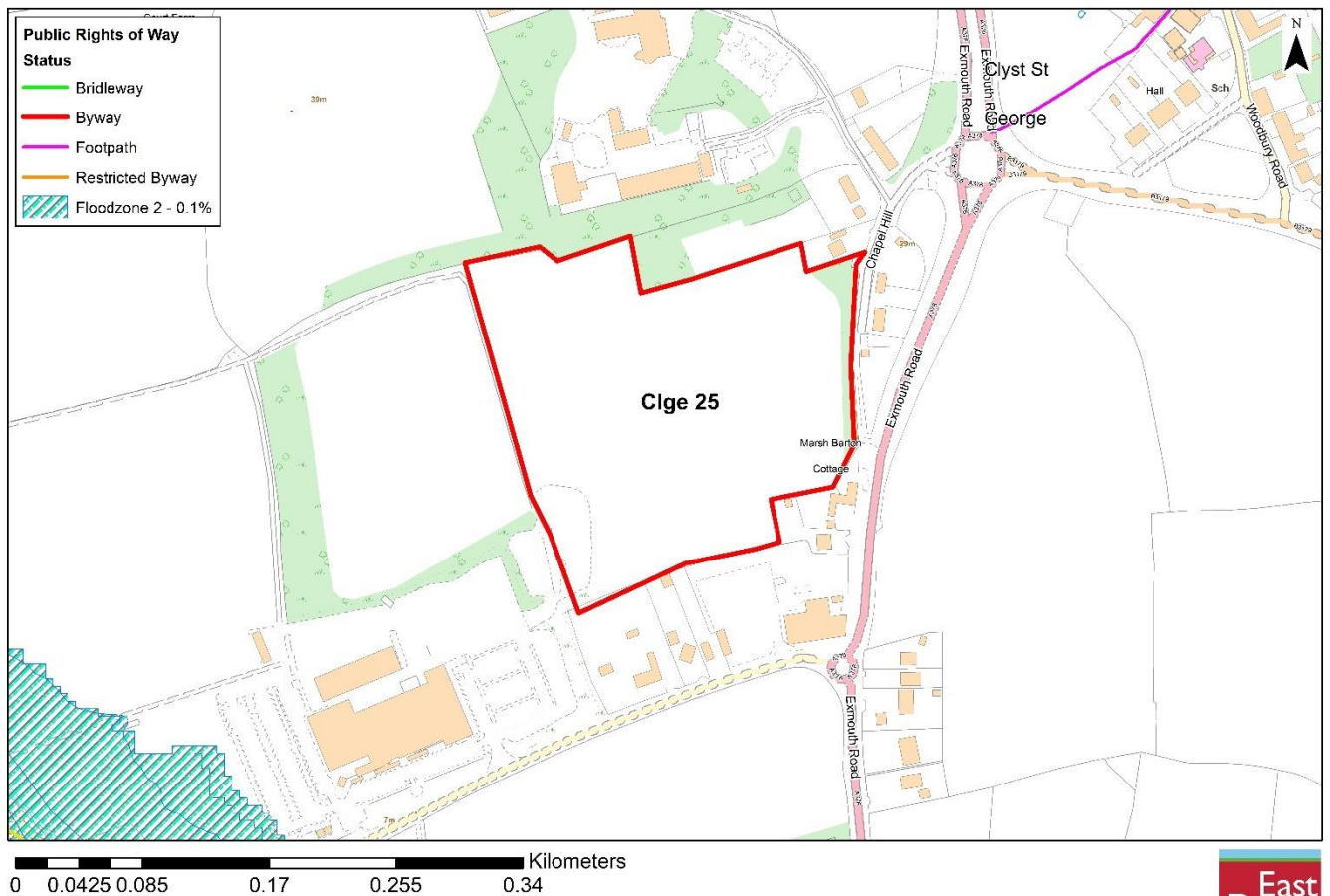
Reference number: Clge_25

Site area (ha): 4.51

Address: Land adjoining Darts Farm, EX30QH

Proposed use: Mixed Use

Site map



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Site Assessment Summary and Conclusion

Infrastructure

Would need a new access or potentially could share Dart's Farm access. Close to facilities and bus route

Landscape

Medium- The site is an undeveloped, open field with some existing development around it.

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected.

Ecology

Minor adverse effect, although a hedgerow may need to be removed to facilitate access

Accessibility

The site lies adjacent to a small range of shops and there are community facilities and services within 1600m. There is a frequent bus service. The majority of these facilities are within the village centre although access from the site would be via an unlit main road.

Other constraints

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

Yes

Opportunities

Yield (number of dwellings or hectares of employment land)

4.51

Contribution to spatial strategy

The site is not at a tiered settlement and is an undeveloped field in open countryside. Although it lies adjacent to a site which offers local employment (hence it progressing to stage 3 assessment), that site can accommodate the additional employment required to meet local needs.

Should the site be allocated?

No

Reasons for allocating or not allocating

This site performs reasonably well but it is not required as sufficient employment land to serve local needs can already be accommodated on the adjoining site.

If whole site is not suitable for allocation, could a smaller part be allocated?

No

Site details

Location: Adj. Darts Business Pk

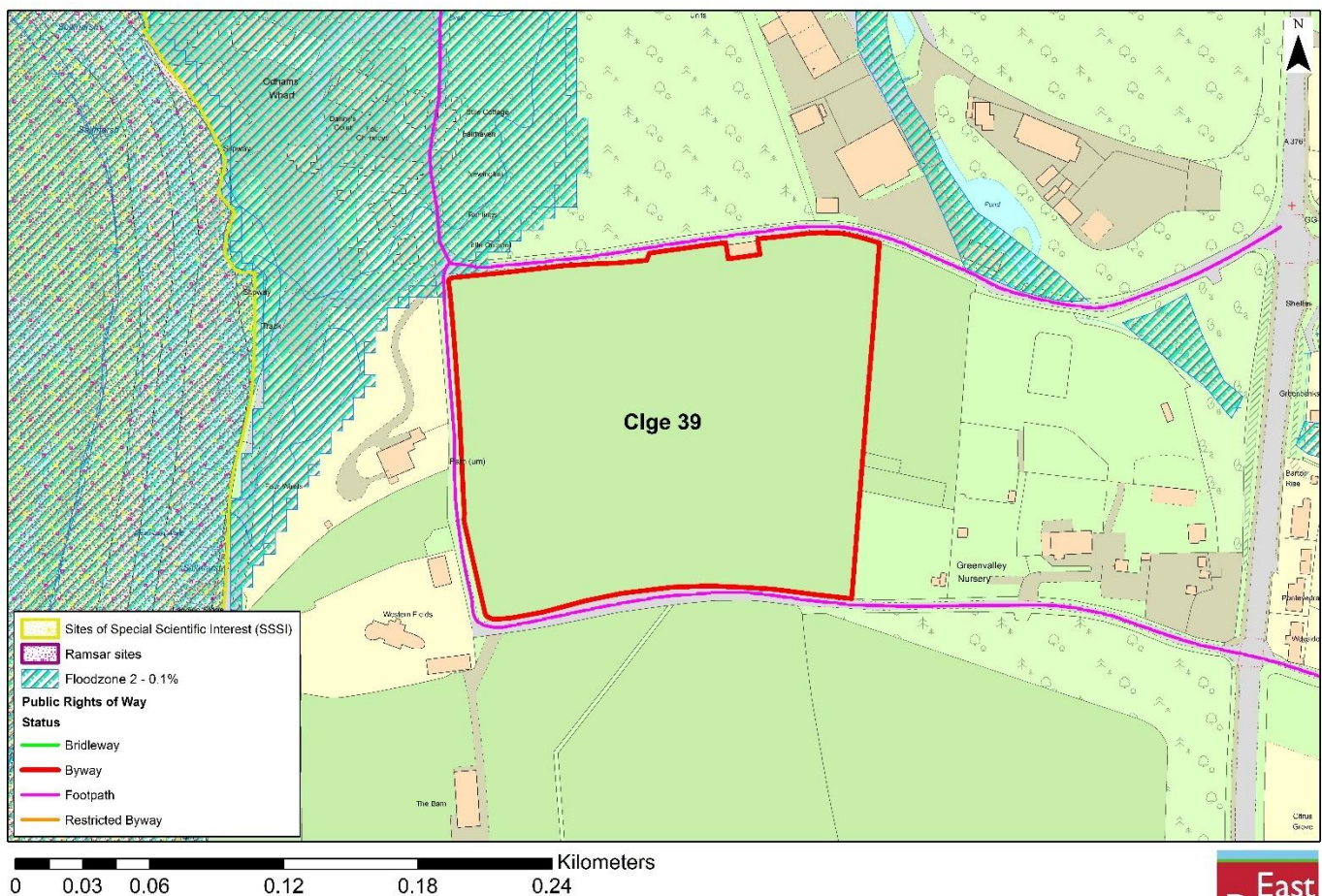
Reference number: Clge_39

Site area (ha): 2.77

Address: Land south of Old Ebford Lane, Ebford, EX3 0GA

Proposed use: Employment

Site map



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Site Assessment Summary and Conclusion

Infrastructure

Landscape

Development of any part of the site will urbanise a currently rural area. Visual impact will be significantly increased if a major access is required. Sensitivity is increased because

the site is bounded by footpaths/cycleways which access the wider footpath/cycle network along the Exe Estuary approx 100m away

Historic environment

Medium- There is evidence of medieval earthworks and field remnants. An archaeological survey is needed prior to development and it may be possible to design a layout to incorporate any subterranean remains.

Ecology

Minor adverse harm predicted (not significant). Despite proximity to the nationally important River Exe and estuary development is unlikely to have a significant impact due to intervening land uses

Accessibility

Site lies between Ebford and Clyst St George (Approx 400m and 800m respectively). There is a nearby bus service on the main road. The site is bounded by public footpaths on three sides. Access roads to the north and south are very narrow country lanes.

Other constraints

Grade 1 agricultural land (a very small area to the north west corner is Grade 2)

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

Opportunities

Yield (number of dwellings or hectares of employment land)

2.77

Contribution to spatial strategy

Site is located in the countryside but within walking/cycling distance of two tier 4 settlements. Close to existing business park.

Should the site be allocated?

No

Reasons for allocating or not allocating

Site is located in a rural position accessed along single track roads. Development, along with additional commercial traffic, would change the character to an unacceptable degree. Grade 1 agricultural land.

If whole site is not suitable for allocation, could a smaller part be allocated?

No

Site details

Location: Adj. Darts Business Pk

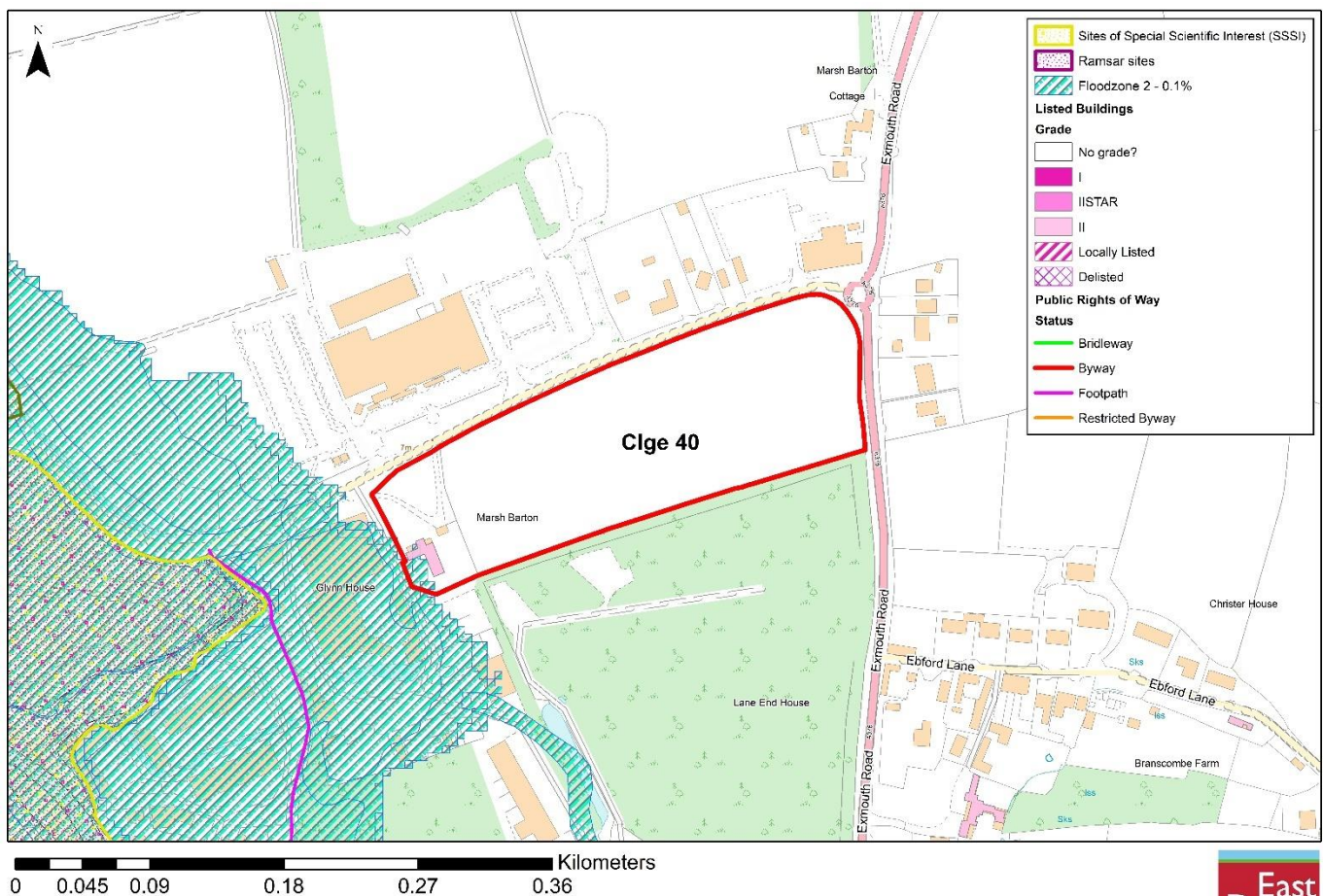
Reference number: Clge_40

Site area (ha): 3.34

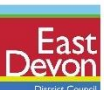
Address: Land south of Topsham Road, Clyst St George, EX3 0QH

Proposed use: Employment

Site map



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Site Assessment Summary and Conclusion

Infrastructure

Nearby highway network already has capacity issues,

Landscape

Low-medium sensitivity. The site is not in a designated landscape. It does feature in some medium-long range views and is relatively flat and open, but development of the western end would be seen in the context of existing development.

Historic environment

Moderate- A Grade 2 listed farmhouse and its garden lie within the western section of the site and there is potential for harm. It is recommended that any development be restricted to the eastern field and not encroach onto the farmhouse garden in any way. Harm could be reduced through landscaping, design, reducing density and height, and reflecting the agricultural character of the area.

Ecology

Minor adverse harm predicted (not significant). Despite proximity to the nationally important River Exe and estuary development is unlikely to have a significant impact due to intervening land uses

Accessibility

Site lies between Ebford and Clyst St George (Approx 400m from each). There is a nearby bus service. The site is opposite an existing shopping/retail park and there are several other businesses nearby.

Other constraints

Grade 1 agricultural land

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

Yes

Opportunities

Yield (number of dwellings or hectares of employment land)

2.9

Contribution to spatial strategy

Site is located in open countryside, albeit close to a tiered settlement, adjacent to a small business park and opposite a retail park

Should the site be allocated?

No

Reasons for allocating or not allocating

The site is reasonably well located but it forms the pastoral setting to the Grade 2 listed farmhouse to the west. The site is quite exposed, so development will be highly visible, and the land is Grade 1.

If whole site is not suitable for allocation, could a smaller part be allocated?

No

Site details

Location: Land to north of Exeter Airport

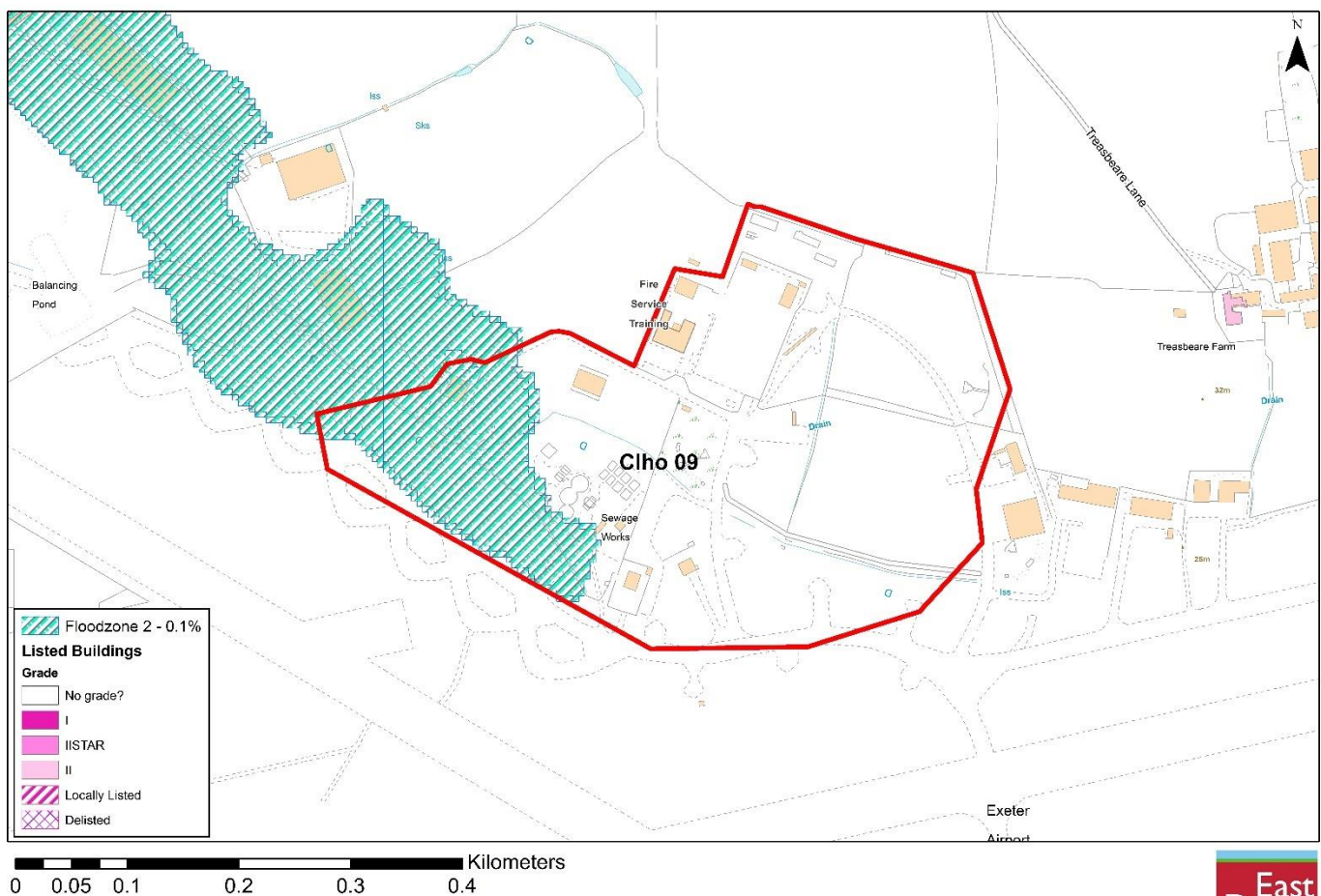
Reference number: Clho_09

Site area (ha): 15.3

Address: Land to north (Phase 1) of Exeter International Airport, Exeter, Devon (37.51 acres), EX5 2BD

Proposed use: Employment

Site map



Site Assessment Summary and Conclusion

Infrastructure

Poor access, very close to airport

Landscape

Low- the landscape is previously developed/degraded

Historic environment

Moderate - Change affecting the special character of assets, where elements which contribute to their significance and their setting are harmed. The site was formerly farmland but was built as an RAF airfield in the 1940's. The site contains infrastructure on the HER associated with the airfield use

Ecology

No concerns identified

Accessibility

The site lies close to Cranbrook and employment uses, within the airfield, although these are not easily accessible. It will adjoin the Treasbeare expansion area but that is not yet developed

Other constraints

Within the airport safeguarding and noise zones

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

Yield (number of dwellings or hectares of employment land)

15.3

Contribution to spatial strategy

The site is not at a tiered settlement, although it will be in future.

Should the site be allocated?

No

Reasons for allocating or not allocating

This site performs reasonably well but it is not required as sufficient employment land can already be accommodated on more accessible and better related sites.

If whole site is not suitable for allocation, could a smaller part be allocated?

No

Site details

Location: South of Exeter Airport Business Park

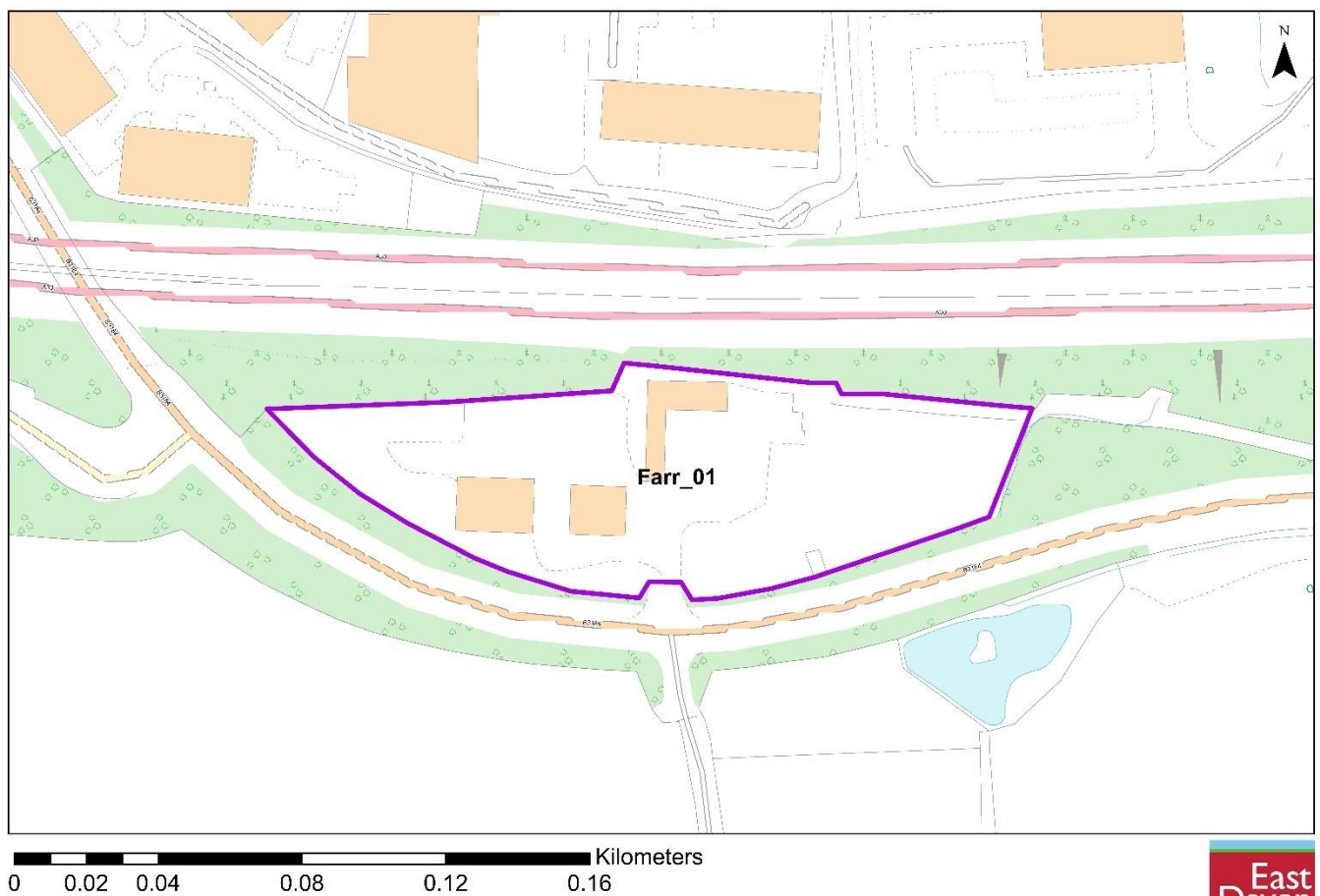
Reference number: Farr_01

Site area (ha): 0.9

Address: Wares farm, Clyst Honiton Exeter, EX5 2BL

Proposed use: Employment

Site map



Site Assessment Summary and Conclusion

Infrastructure

Close to existing employment site, albeit on opposite sides of the A30. Access may need to be upgraded

Landscape

Medium- non-designated rural landscape dominated by trunk road.

Historic environment

High-Medium- but further assessment is needed to confirm significance as little remains. The site was formerly a farmyard serving surrounding fields and potetially dating from 1452, however the A30adjoins the site and has totally severed it from the surroundings.

Ecology

Minor adverse effect predicted (not significant)

Accessibility

Close to existing employment site and bus stop

Other constraints

Grade 2 Agricultural land

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

Yield (number of dwellings or hectares of employment land)

1

Contribution to spatial strategy

The site is not at a tiered settlement, it is in open countryside, albeit very closely related to an existing employment site

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site performs well and could provide an alternative to the very high quality employment sites at the Airport

If whole site is not suitable for allocation, could a smaller part be allocated?

N/A

Site details

Location: Exmouth

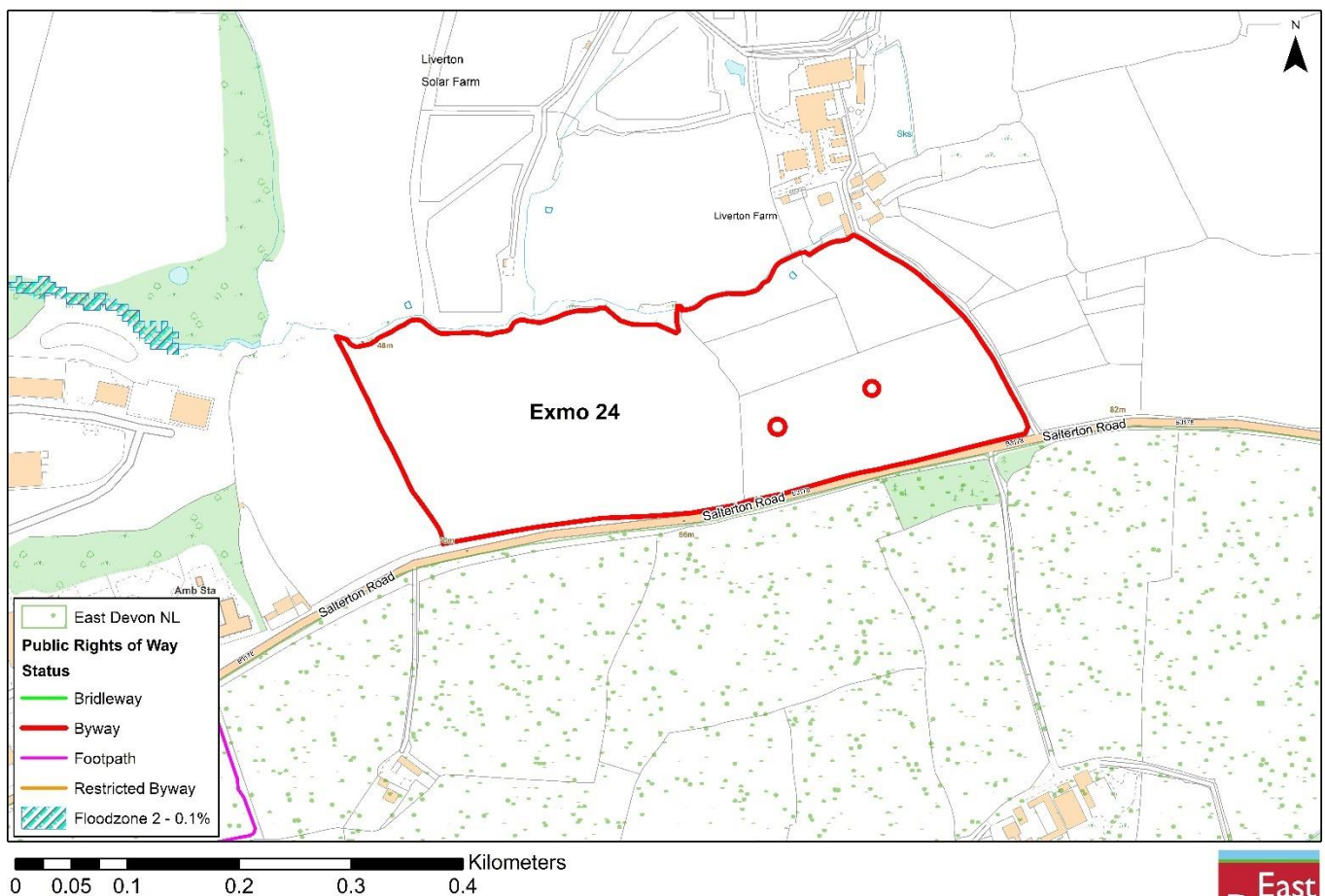
Reference number: Exmo_24

Site area (ha): 9.88

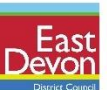
Address: Land to the north of Salterton Road, Exmouth, EX8 2NR

Proposed use: Mixed residential and employment

Site map



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Site Assessment Summary and Conclusion

Infrastructure

No specific infrastructure concerns are currently identified for this site. Road access would appear to be possible from Salterton Road.

Landscape

The site lies just to the north of the East Devon AONB, separated from it by the east-west running Salterton Road. There is, however, comparatively limited inter-visibility between the AONB to the south (at least so for westerly parts of the site) and the site itself. In views from the north the site is more open and exposed, including from longer distance AONB views. The site has a rural feel for large areas, rather than an urban edge of Exmouth feel, with higher land in western parts of the site blocking views to urban built up areas. However a solar farm to the north of the site does compromise the sense of site tranquillity to some degree.

Historic environment

There are no designated heritage assets in close proximity of the site.

Ecology

The site comprises of a series of fields of improved grassland. It has hedgerow boundaries with these supporting a number of mature trees. To much of the northern edge of the site the planting is particularly mature. The hedgerows and some trees around the site can be expected to be of some local wildlife interest.

Accessibility

Parts of the site fall within 1,600 metres of a range of facilities. However many of the facilities, even for the closer westerly parts of the site, are towards the upper end of this distance range and for easterly parts of the site walking distances to some services and facilities would be beyond this distance range.

Other constraints

There are no significant site constraints noted.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

Opportunities

There are no specific identified opportunities that site development might help deliver.

Yield (number of dwellings or hectares of employment land)

148 dwellings or 9.8768 Ha employment land

Contribution to spatial strategy

Exmouth is the Principal Centre in East Devon and should therefore see significant development to serve its own needs and that of the wider surrounding areas.

Should the site be allocated?

No

Reasons for allocating or not allocating

The site is not regarded as appropriate for allocation for development. It is quite open and exposed in landscape terms and large parts have a rural rather than urban fringe character. Easterly parts of the site, in particular, are remote from services and facilities and if the site were developed it would form a quite large 'tongue of development' projecting into open countryside with visual impacts on areas of open countryside and designated AONB. On account of potential for adverse impacts the site is not recommended as an allocation for development.

If whole site is not suitable for allocation, could a smaller part be allocated?

Not applicable.

The site comprises of an existing garden centre with around 20% of the site comprising of buildings, part forming outdoor display and retail areas and most comprising of car parking and hard surfacing. The site is reasonably flat and well screened from surrounding areas, noting also the current ongoing/planned development to the south of the site. The garden centre frontage to Hulham Road to the north is quite prominent from the road.

Historic environment

There are no designated heritage assets in close proximity of the site.

Ecology

The site is currently developed land, a garden centre, comprising mostly of car parking and hard standing and as such it has low ecological value. There are, however, some areas of local wildlife importance in relative close proximity of the site.

Accessibility

The site falls within 1,600 metres of a range of services and facilities. However, the relatively remote location of the site on the northern edge of Exmouth means that many services are toward the upper rather than lower end of this distance with busy roads also present.

Other constraints

A small section of the site to the west is at high risk of flooding from surface water runoff.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

Opportunities

No specific matters are identified.

Yield (number of dwellings or hectares of employment land)

1.1 ha employment land or 25 dwellings

Contribution to spatial strategy

Exmouth is the Principal Centre in East Devon and should therefore see significant development to serve its own needs and that of the wider surrounding areas.

Should the site be allocated?

No

Reasons for allocating or not allocating

The site is in current productive developed use and whilst redevelopment for residential or other purposes would be likely to have minimal adverse landscape, heritage or wildlife interest a redevelopment scheme for housing (or lower density

employment uses) would result in job losses. Given its current productive use it is suggested that the site should be retained for employment/job generating uses and not allocated for residential purposes. Furthermore, in assessing the site the HELAA panel advised "Probably unachievable if the site is for a net additional 2200 sqm of development i.e. additional to the existing retail floorspace. Possibly achievable if the site is for a replacement 2200sqm". Allocation for housing is not proposed as the site is in a current active employment use.

If whole site is not suitable for allocation, could a smaller part be allocated?

No

Site details

Location: Exeter Airport Business Park

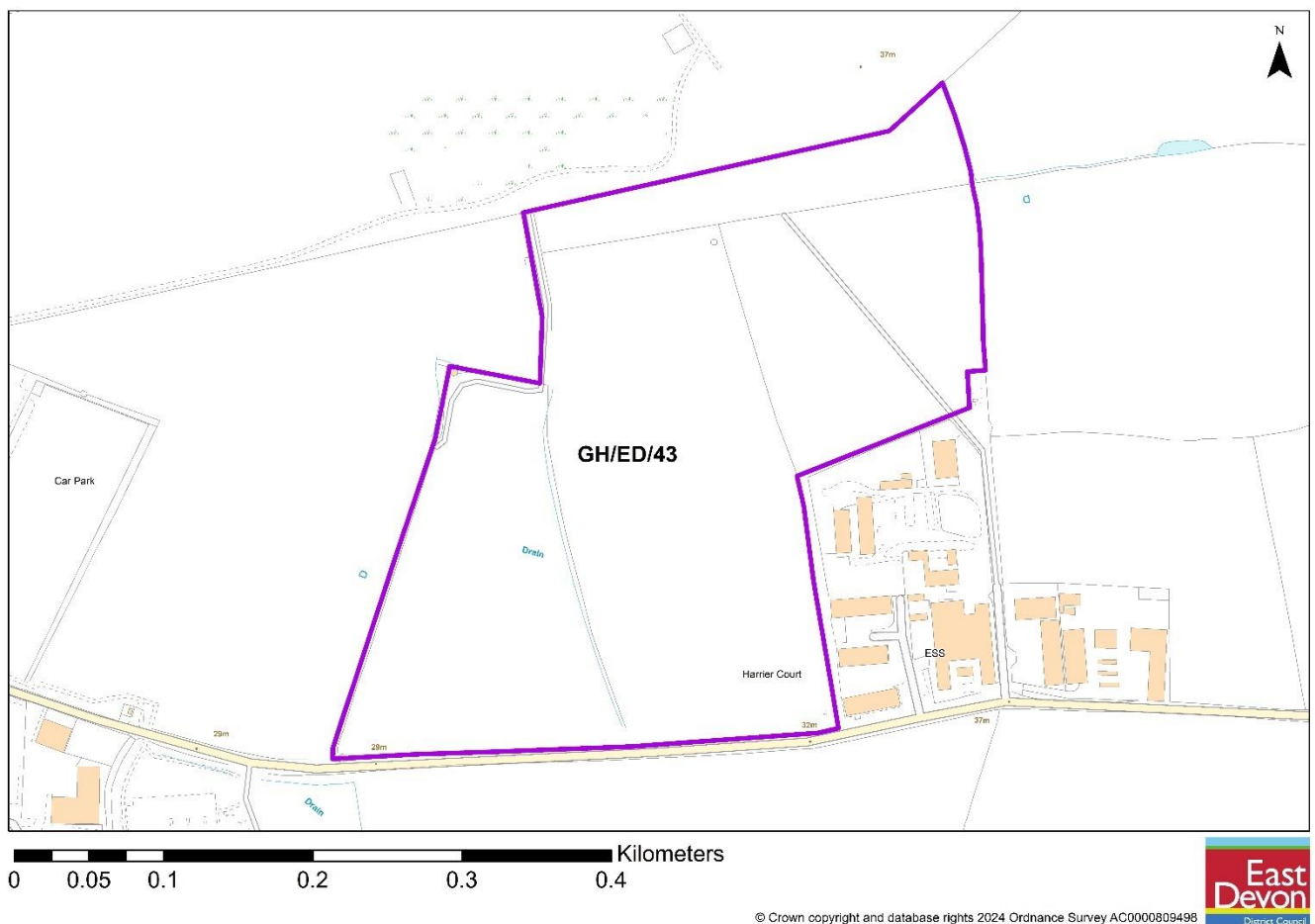
Reference number: GH/ED/43

Site area (ha): 11.8

Address: Land north of Long Lane, adjacent Exeter International Airport

Proposed use: Employment

Site map



Site Assessment Summary and Conclusion

Infrastructure

The site adjoins an existing business park. There may be access constraints but Long Lane is undergoing/has undergone improvements. Wider junction capacity constraints

Landscape

Low

Historic environment

Moderate - Change affecting the special character of assets, where elements which contribute to their significance and their setting are harmed. The site is within the RAF airfield, a non-designated heritage asset

Ecology

Minor adverse effect predicted (not significant)

Accessibility

Site lies within the West End, in close proximity to employment development.

Other constraints

Access can be achieved through existing field gate off Long Lane. Long Lane is unsuitable to serve strategic employment at present. However, widening of Long Lane from the B3184 past the airport main entrance to this site is identified in the adopted Local Plan and IDP. Bids for grant funding to bring the allocation forward have been submitted. Alternative access could potentially be achieved through provision of a new junction on the A30, to serve this allocation and surrounding sites. Development has potential to impact on Junction 29 of the M5, which suffers congestion at peak periods. The centre of the site is approx 2.3km from Cranbrook train station, although the airport's location means that the route is actually far longer. The Exmouth-Woodbury Airport-Exeter bus serves the airport terminal and the site is a short walk from here. Pedestrian/cycle access to the airport terminal and other West End sites would need to be greatly improved.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

Yield (number of dwellings or hectares of employment land)

11.8

Contribution to spatial strategy

The site is not at a tiered settlement, it is in open countryside, albeit very closely related to an existing employment site

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site is well located in the West End adjacent to an existing employment area (and forming an extension to it). Road improvements are required but these are planned for.

If whole site is not suitable for allocation, could a smaller part be allocated?

Not applicable

Site details

Location: Feniton

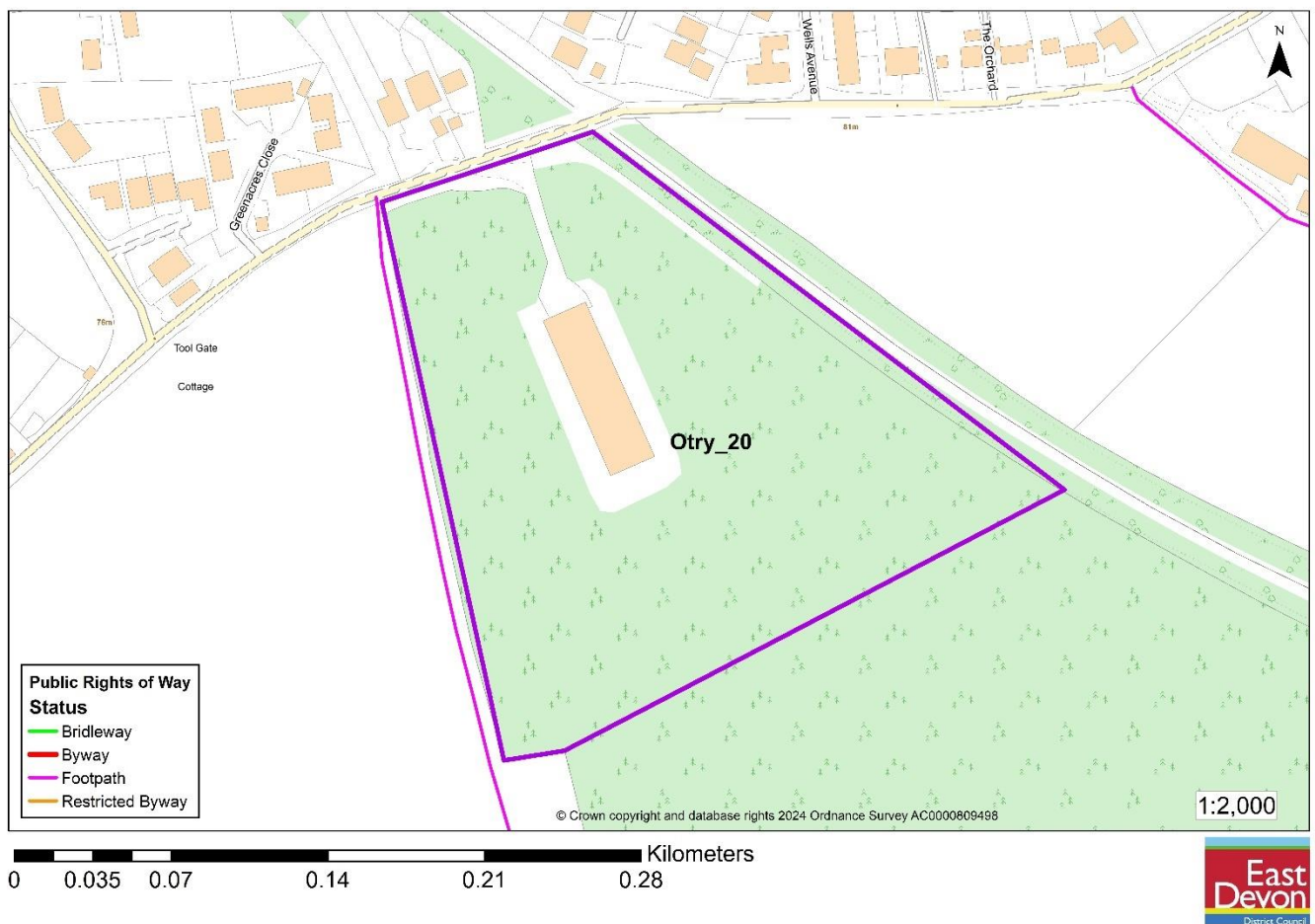
Reference number: Otry_20

Site area (ha): 4.64

Address: Land Lying To The South East Of Bridge Cottages, Feniton, EX14 3BR

Proposed use: Employment

Site map



Site Assessment Summary and Conclusion

Infrastructure

There are no infrastructure matters identified.

Landscape

The site juts out in a south easterly direction from the existing built form of Feniton and would constitute new development south of Green Lane that for the most part forms the southerly boundary of built development in/at the village. The site is, however, flat and quite low lying and with some mature planting to parts of site boundaries. The site is currently predominantly used as an orchard, though with a poultry house within. The north-easterly boundary of the site is bounded by the railway and this limits views in, however a public footpath runs along the westerly boundary and this has a more visually open aspect to the site.

Historic environment

The nearest Listed building to the site is the Grade II Metcombe Cottage which is around 200 metres to the west and at this distance, and noting existing mature vegetation, there is limited visual connectivity between the site and this property. Whilst a large scale, high, development may have some degree of adverse impact this is likely to be limited and mitigation, or more simply low level development, should address concerns.

Ecology

There are no designated wildlife sites in close proximity of the site nor other nearby features or areas of wildlife importance that development could be expected to adversely impact on. Being a site that is intensively managed for fruit production it is liable to have limited on site wildlife value. However tree coverage, with some mature trees, to boundaries are likely to be of some value.

Accessibility

The site falls within 1,600 metres of the modest range of services and facilities that are available in Feniton.

Other constraints

No identified constraints to development are noted.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

No specific opportunities are identified.

Yield (number of dwellings or hectares of employment land)

4.64

Contribution to spatial strategy

Feniton is a Service Village where there should be limited development to meet local needs.

Should the site be allocated?

It is concluded that, for employment uses only, the site would be a credible option for allocation. However, this maybe applicable to part of the site only.

Reasons for allocating or not allocating

Yes - but depending on quantified needs assessment work.

If whole site is not suitable for allocation, could a smaller part be allocated?

Not applicable.

Site details

Location: Adj. M5 near Poltimore

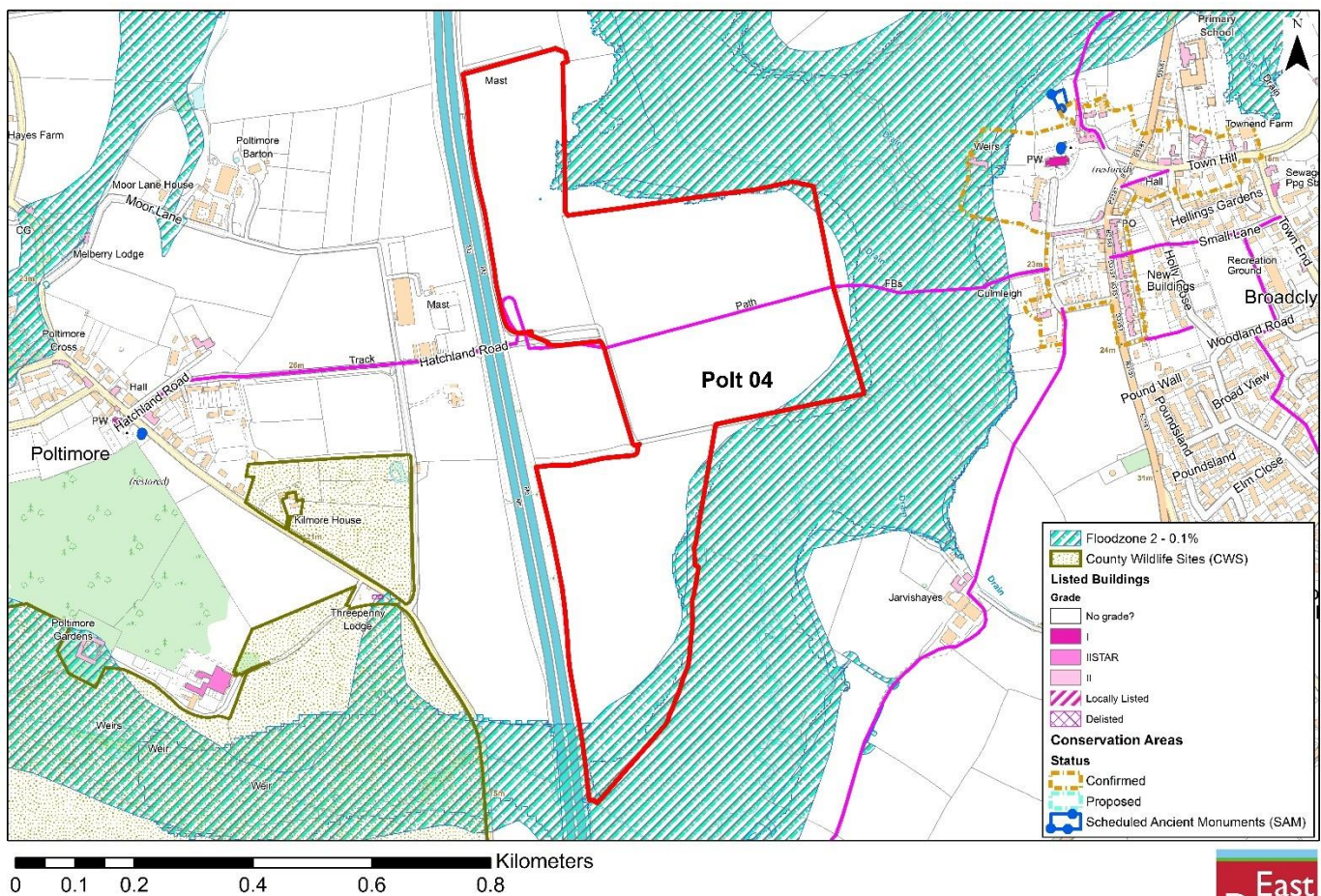
Reference number: Polt_04

Site area (ha): 34.2

Address: Land at Poltimore Barton, Poltimore, EX4 0BQ

Proposed use: Employment/Service Station

Site map



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Site Assessment Summary and Conclusion

Infrastructure

Large combination of sites. Distant from Stoke Canon Primary which has some capacity to support development - consider in relation to Pinhoe. New primary and secondary capacity required, and depending on provision, transport costs would apply for primary and secondary. Need to be considered alongside west end development and Exeter development plans. We would have no problem with self-contained services for the M5

in this location being in the next local plan as long as there is no through route to the local highway network.

Landscape

Medium- the topography is such that the development would be visible in long range views

Historic environment

High- contains several Historic Environment Record's but also impacts on the Deer Park setting of nearby Grade 2* listed Poltimore House.

Ecology

Minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service

Other constraints

Approx. 1.1 ha of the site is in Flood Zone 3. It may contain some grade 1 agricultural land.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

Yield (number of dwellings or hectares of employment land)

34.2

Contribution to spatial strategy

The site is in open countryside, however it adjoins the motorway and (if the emerging spatial strategy requires a services) this is one of a very limited locations where the development could be located

Should the site be allocated?

No

Reasons for allocating or not allocating

Probably unachievable for all employment uses, except possibly for motorway services, if there is evidence of need for these services; and subject to not linking on to the local highway network. No confirmation that a services is required. Moderate

impact on the agricultural setting of Grade 2* Poltimore House, parkland and associated Grade 2 listed buildings.

If whole site is not suitable for allocation, could a smaller part be allocated?

No

Site details

Location: Adj. M5 near Poltimore

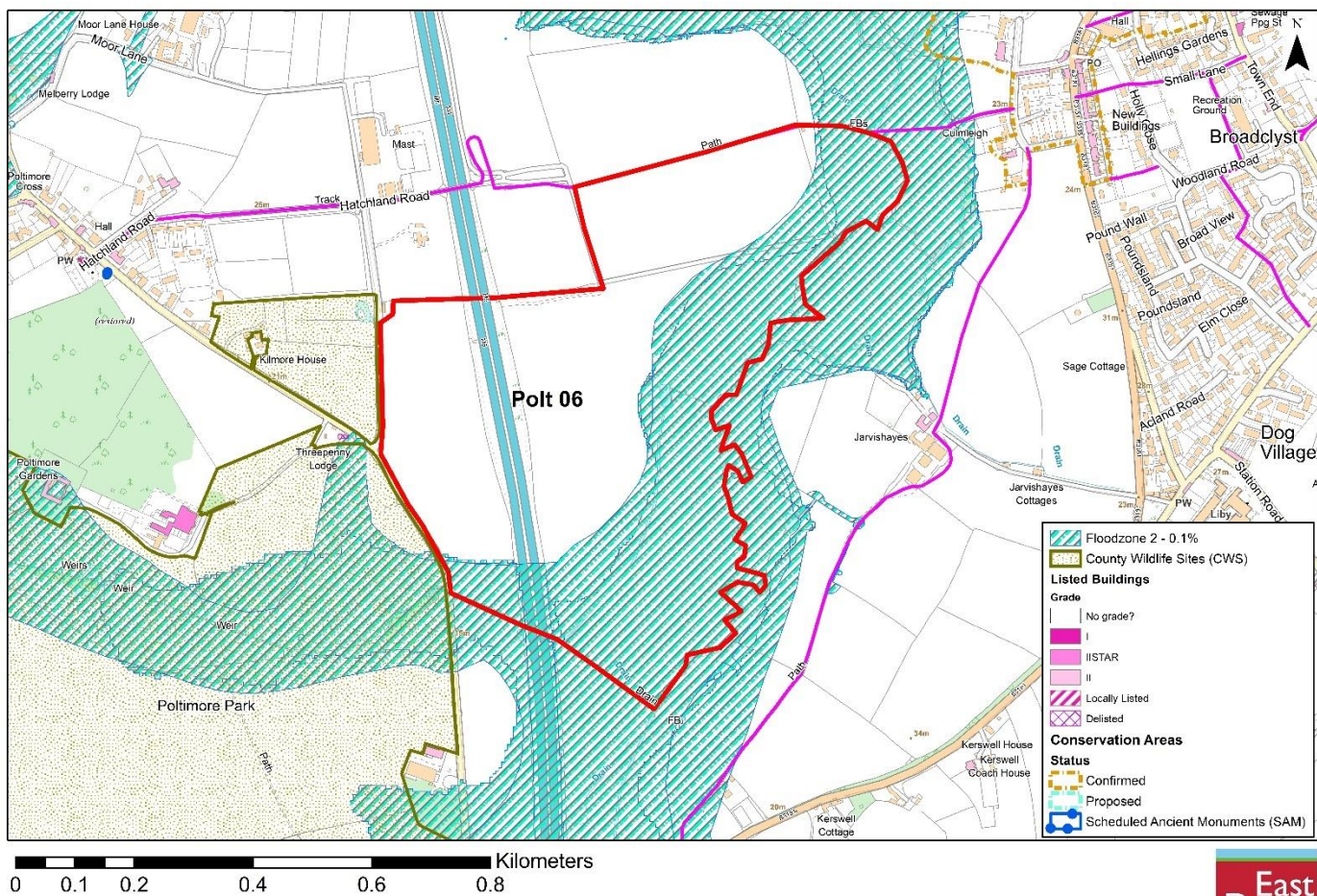
Reference number: Polt_06

Site area (ha): 45.2

Address: Land at Poltimore/Broadclyst, EX40BQ

Proposed use: Employment/Service Station

Site map



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Site Assessment Summary and Conclusion

Infrastructure

Large combination of sites. Distant from Stoke Canon Primary which has some capacity to support development - consider in relation to Pinhoe. New primary and secondary capacity required, and depending on provision, transport costs would apply for primary and secondary. Need to be considered alongside west end development and Exeter development plans. We would have no problem with self-contained services for the M5

in this location being in the next local plan as long as there is no through route to the local highway network.

Landscape

Medium- the topography is such that the development would be visible in long range views

Historic environment

High- contains several Historic Environment Record's but also impacts on the Deer Park setting of nearby Grade 2* listed Poltimore House.

Ecology

Minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service

Other constraints

Approx. 16 ha of the site is in Flood Zone 3.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

Yield (number of dwellings or hectares of employment land)

45.2

Contribution to spatial strategy

The site is in open countryside, however it adjoins the motorway and (if the emerging spatial strategy requires a services) this is one of a very limited locations where the development could be located

Should the site be allocated?

No

Reasons for allocating or not allocating

Probably unachievable for all employment uses, except possibly for motorway services, if there is evidence of need for these services; and subject to not linking on to the local highway network. No confirmation that a services is required. Moderate

impact on the agricultural setting of Grade 2* Poltimore House, parkland and associated Grade 2 listed buildings.

If whole site is not suitable for allocation, could a smaller part be allocated?

No

Site details

Location: Adj. Oil Mill Ln Ind Est

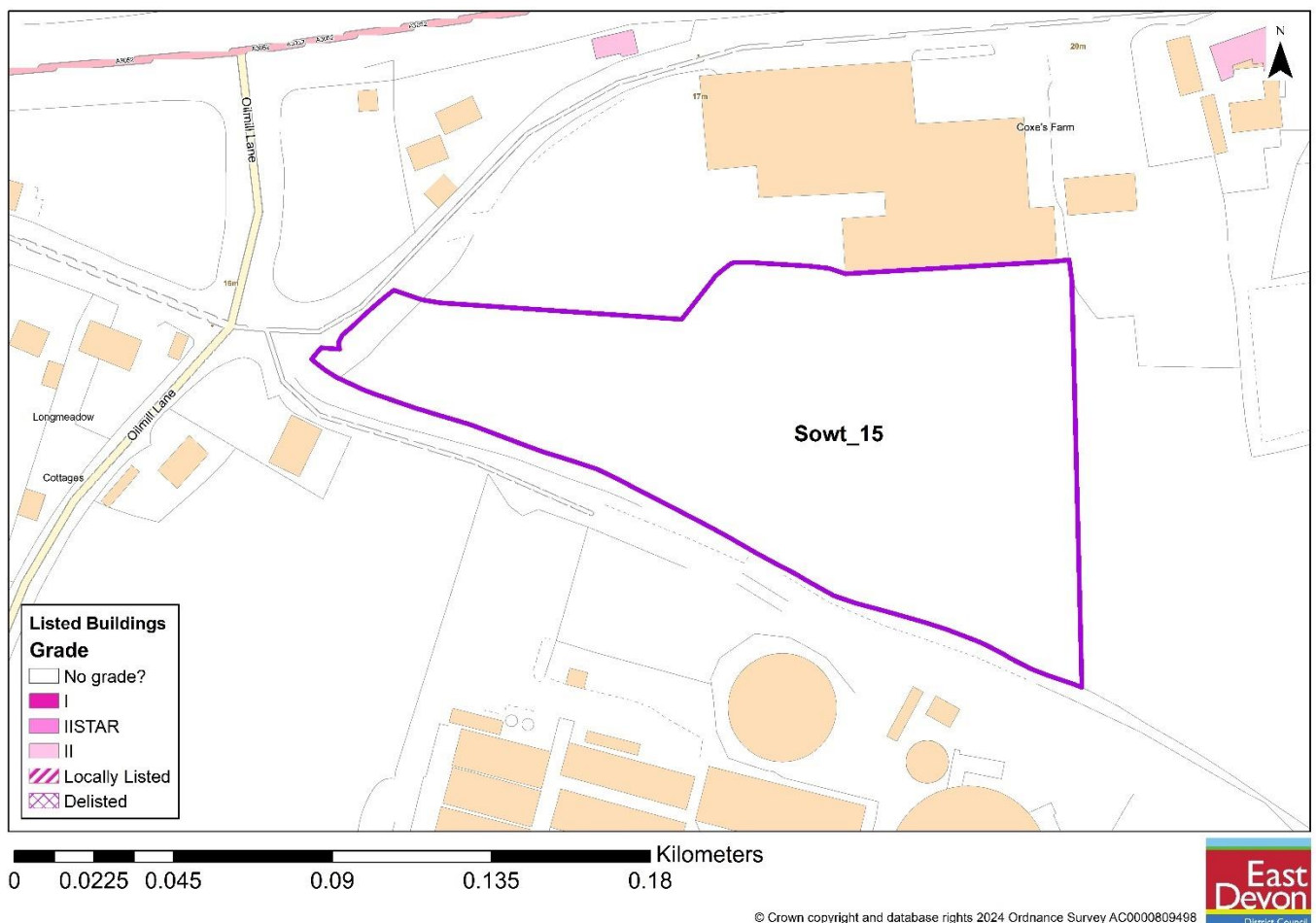
Reference number: Sowt_15

Site area (ha): 9.55

Address: Langdon Business Park Sidmouth Road, Clyst St Mary, EX5 1AF

Proposed use: Employment

Site map



Site Assessment Summary and Conclusion

Infrastructure

Existing business park with established access, limited in size, reasonable road collision record within vicinity.

Landscape

The sensitivity varies across the site and increases to the east. Any development should be restricted to the west of the site, between Langdon's Business Park and the commercial buildings to the south. Visual impact will be significantly increased if a new access onto A3052 is required. The development boundaries should be landscaped with a hedge of native species and a strip of woodland to soften the transition between the remaining field and new development.

Historic environment

Medium- no significant effects which cannot be mitigated. An impact is predicted, but would not compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished or compromised. Mitigation may make the impact acceptable, this is likely to be in the form. The overall significance of the asset would not therefore be materially changed

Ecology

Minor adverse effect predicted (not significant)

Accessibility

The site lies around 400m from Clyst St Mary, adjacent to an existing business park with established access and close to a pub, an exhibition centre and a residential caravan park. Bus stop within easy walking distance (although there is limited pavement).

Other constraints

Protected trees lie within and in the boundary of the site. These would require protection.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

The existing business park could be extended, providing an opportunity for existing businesses to expand

Yield (number of dwellings or hectares of employment land)

1

Contribution to spatial strategy

Site is located in the countryside but within walking/cycling distance of a tier 4 settlement. Adjoins existing business park.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site is reasonably well located adjacent and opposite development, close to facilities and public transport. It could function as an expansion to the existing business park. Development of the whole site would be excessive and inappropriate visually, it could also affect heritage assets. Restricting development to the western half of the site would be more appropriate, although the design would need to protect existing trees and an archeological assessment would be required.

If whole site is not suitable for allocation, could a smaller part be allocated?

Yes, approximately 1 ha to the west of the site could be allocated provided existing trees are protected and an archaeological assessment is undertaken. Landscaping should also be undertaken along the new eastern field boundary of the allocation

Site details

Location: Adjoining Woodbury Business Park

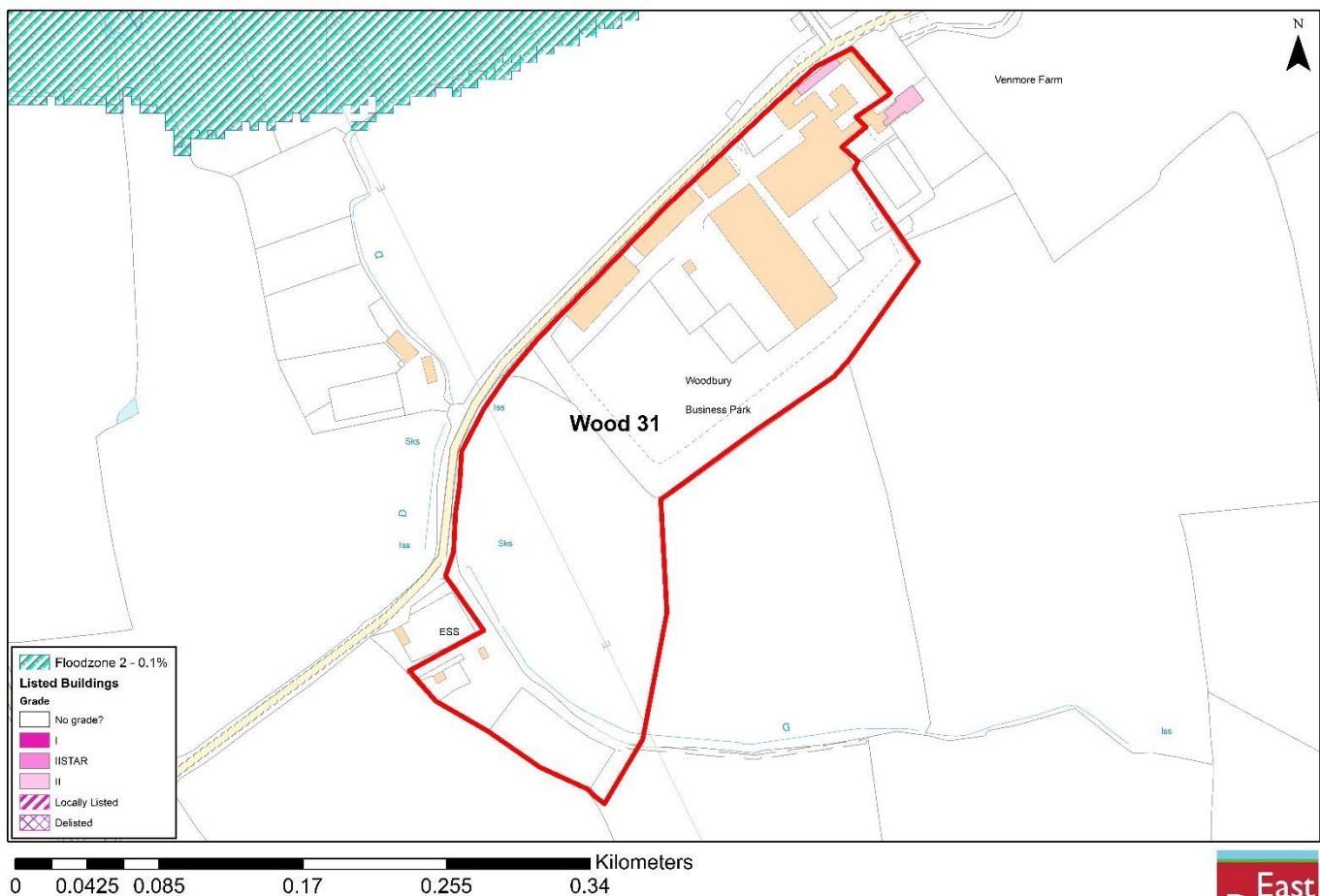
Reference number: Wood_31

Site area (ha): 5.5

Address: Land Adjoining Woodbury Business Park, Woodbury, EX5 1AY

Proposed use: Employment

Site map



Site Assessment Summary and Conclusion

Infrastructure

DCC Highways: A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. In addition the site is remote from other development and facilities with poor ped/cycle links. Middle

and outer zone of high pressure gas pipeline covers western part of site, which has been excluded from site area to end up with a yield of 2.3 ha.

Landscape

Gently rolling portion of larger field in arable cultivation. Bounded by historic hedgerow on north west, and west boundary. Woodbury Business Park is adjacent to the north, bounded by modern planting. Elsewhere, fields surround the site, with a single carriageway road adjacent to north west. On-site high voltage electricity mast and pylons, with an electricity sub station adjacent to west. Overall, medium landscape sensitivity to development.

Historic environment

Grade II listed Venmore Farm is around 110m from NE edge of the site. The intervening Woodbury Business Park, existing mature trees to the south of the Grade II listed Venmore Farm, and distance (over 100m) all limit/obscure views between the site and the listed building. There is a post-medieval to modern extraction pit in the northern part of the site close to the road. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required

Ecology

Large, arable field within Exe Estuary and Pebblebed Heaths habitat mitigation zones, but the proposed use for employment development means a limited effect compared to residential. Minor adverse effect predicted (not significant)

Accessibility

8 out of 12 facilities within 1,600m of site. However, as of October 2022, bus services are no longer stopping at the bus stops adjacent to Woodbury Business Park. With no footpath, car travel is the only realistic means of travel for people travelling to work at the site, and to access facilities elsewhere.

Other constraints

Grade 3 agricultural land. Slither of 1/30 year surface water flood risk crosses W part of site. Site includes existing business park which has been removed from final yield.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

None identified.

Yield (number of dwellings or hectares of employment land)

2.3

Contribution to spatial strategy

Extension of existing business park in a countryside location, where the emerging spatial strategy does not support development.

Should the site be allocated?

No

Reasons for allocating or not allocating

Site is of a significant scale in a countryside location that is only accessible by private car, with no public transport service or walking/cycling potential to access the site. In addition, medium landscape sensitivity to development. The relatively limited employment land need alongside these constraints means that this site should not be allocated.

If whole site is not suitable for allocation, could a smaller part be allocated?

No

Site details

Location: Adjoining Greendale Business Park

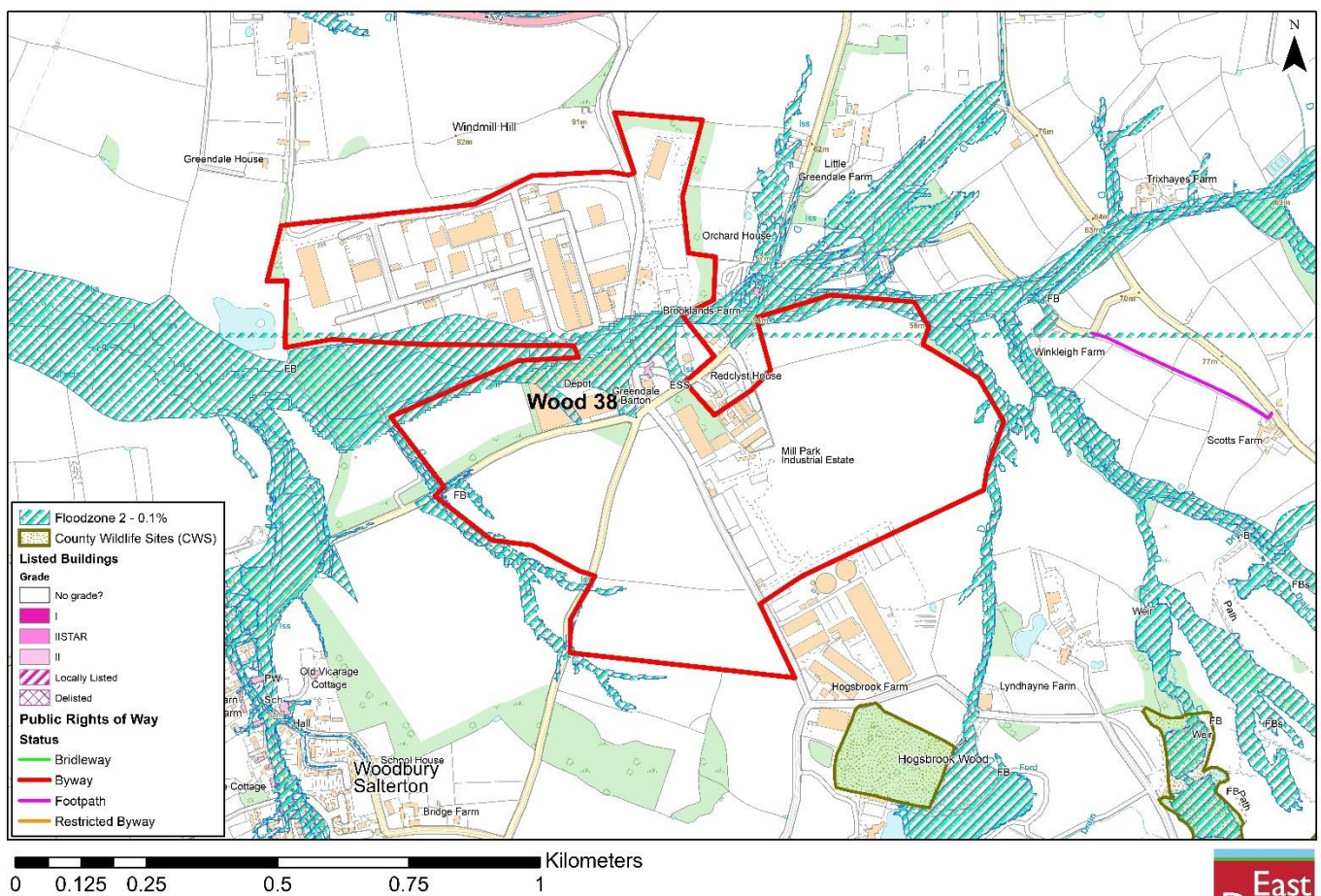
Reference number: Wood_38

Site area (ha): 72.1

Address: Greendale Business Park, Sidmouth Road, Woodbury Salterton, Exeter, EX51EX

Proposed use: Employment/Mixed use

Site map



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Site Assessment Summary and Conclusion

Infrastructure

A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy

Landscape

Medium- Limited sense of the site from the A3052 to the north, but views from the access road quickly become apparent showing the extensive existing business park in the foreground and fields beyond. There are open views of the site from lane (Warkidons Way) to the south, which show the built form of the existing business park set lower down the valley, along with Hogsbrook Farm buildings to east, surrounded by rural context of agricultural fields rising to the south. Similar findings for view along White Cross Road and Honey Lane - predominantly rural context, with the presence of existing business park in views to the north.

Historic environment

Medium- no significant effects which cannot be mitigated. An impact is predicted, but would not compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value. Grade II listed Greendale Barton is located in the centre of the site, on the southern edge of the existing business park. Grade II listed Brooklands Farm is around 30m from edge of site in north west mature trees obscure views into the site, but potential impact upon this asset.

Ecology

Minor adverse effect predicted (not significant)- Several TPOs cover parts of the site. Hogsbrook Farm County Wildlife Site located 131m to south.

Accessibility

The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service

Other constraints

Northern tip of site may contain Grade 2 agricultural land, but the remainder is Grade 3. A slither of Flood zone 3 and high surface water flood risk bisects the central part of the site, east to west. Flood risk also present on western and eastern fringes. Most of site, except southern and eastern edge, is within waste consultation zone. No overhead high voltage electricity lines. High pressure gas pipeline and related easement lies beneath 26.8 Ha of site. Also 24.5 Ha on land with existing employment development. Discount 51.3 Ha to reduce gross development area to 20.8 hectares. Southern part of site is within (outer) water protection zone.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

Yield (number of dwellings or hectares of employment land)

20.8

Contribution to spatial strategy

The site is in open countryside, however it incorporates an existing business park and some of the site therefore adjoins it

Should the site be allocated?

See notes

Reasons for allocating or not allocating

Countryside location and landscape impact is a concern. Probably unachievable on the whole site due to the position and extent of the HSE High Pressure Gas pipeline and its safeguarding zones across the central/ eastern part of the site, plus the amount of land within the Flood Zone. Sites to the west might be achievable but the areas where landscape impact is reduced are not directly related to the existing business park and therefore would not have passed stage 2 'site sifting' as stand alone sites.

If whole site is not suitable for allocation, could a smaller part be allocated?

No

