



Agenda for Strategic Planning Committee Tuesday, 3rd September, 2024, 10.00 am

Members of Strategic Planning Committee

Councillors: B Bailey, J Bailey, K Blakey, C Brown, B Collins, O Davey, P Fernley, P Hayward, M Howe (Vice-Chair), B Ingham, G Jung, D Ledger, Y Levine, T Olive (Chair) and H Parr

Venue: Council Chamber, Blackdown House, Honiton

Contact: Wendy Harris;

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(or group number 01395 517546)

Friday, 23 August 2024; Reissued, Friday, 30 August 2024

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This meeting is being recorded for subsequent publication on the Council's website and will be streamed live to the [East Devon District Council Youtube Channel](#).

Speaking on site allocations – Item 9

Any individual wishing to speak on a site allocation listed under item 9 on this agenda, is required to pre-register in advance of the meeting. Public speaking registration for item 9 will open at 10am on Tuesday, 27 August 2024 and will close at midday on Friday, 30 August 2024. To register, email democraticservices@eastdevon.gov.uk or phone 01395 517546.

Please provide the following information:

- Name and contact number (your name only will be published on a speaker's list 24 hours before the meeting)
- Site reference number (listed in the report under item 9)
- Whether you wish to speak in support or against the site allocation (this is limited to a maximum of 2 supporters and 2 objectors, on a first come first served basis)
- Whether you are the landowner or promoter of the site for future development

Any relevant Ward Member(s) and a Town/Parish Council representative will also be required to register to speak. To register, email democraticservices@eastdevon.gov.uk or phone 01395 517546 and provide your name and contact number, and the site reference number.

All speaking on site allocations will be limited to 3 minutes.

- 1 Site Allocation Speakers Lists (Pages 4 - 16)
- 2 Minutes of the previous meeting (Pages 17 - 23)
- 3 Apologies

4 Declarations of interest

Guidance is available online to Councillors and co-opted members on making [declarations of interest](#)

5 Public speaking

Information on [public speaking](#) is available online. This only covers item 1 to 8 on the agenda. Details on public speaking on item 9 on the site allocations are detailed at the top of this agenda.

6 Matters of urgency

Information on [matters of urgency](#) is available online

7 Confidential/exempt item(s)

To agree any items to be dealt with after the public (including the Press) have been excluded. There are no items which officers recommend should be dealt with in this way.

8 Notes of the CIL Working Party 1 August 2024 (Pages 24 - 25)

9 Housing Requirement Report (Pages 26 - 30)

This report sets out the housing requirement in more detail by identifying how many homes have already been built or have planning permission in the plan period.

10 Proposed Housing Site Allocations - Exmouth and surrounding areas (Pages 31 - 48)

This report sets out recommendations for sites to be allocated for development through the new local plan for/at the settlements of:

- Exmouth,
- Lympstone,
- Woodbury,
- Exton,
- Budleigh Salterton,
- Otterton
- East Budleigh.

a) [Exmouth Site Selection Report](#) (Pages 49 - 135)

b) [Lympstone Site Selection Report](#) (Pages 136 - 165)

c) [Woodbury Site Selection Report](#) (Pages 166 - 241)

d) [Employment Sites, Greendale Barton Site Selection Report](#) (Pages 242 - 252)

e) [Exton Site Selection Report](#) (Pages 253 - 271)

These sites will not be considered before 2pm

f) [Budleigh Salterton Site Selection Report](#) (Pages 272 - 300)

g) [East Budleigh Site Selection Report](#) (Pages 301 - 310)

- h) Otterton Site Selection Report (Pages 311 - 333)
- i) Exmouth and Surrounds Local Plan Member Working Group Note of Discussions (Pages 334 - 340)
- j) Feedback on potential development sites at Exmouth and Lypstone in respect of Coastal Preservation Area and Green Wedge Designation (Pages 341 - 355)

Under the Openness of Local Government Bodies Regulations 2014, any members of the public are now allowed to take photographs, film and audio record the proceedings and report on all public meetings (including on social media). No prior notification is needed but it would be helpful if you could let the democratic services team know you plan to film or record so that any necessary arrangements can be made to provide reasonable facilities for you to report on meetings. This permission does not extend to private meetings or parts of meetings which are not open to the public. You should take all recording and photography equipment with you if a public meeting moves into a session which is not open to the public.

If you are recording the meeting, you are asked to act in a reasonable manner and not disrupt the conduct of meetings for example by using intrusive lighting, flash photography or asking people to repeat statements for the benefit of the recording. You may not make an oral commentary during the meeting. The Chair has the power to control public recording and/or reporting so it does not disrupt the meeting.

Members of the public exercising their right to speak during Public Speaking will be recorded.

[Decision making and equalities](#)

For a copy of this agenda in large print, please contact the Democratic Services Team on 01395 517546

Strategic Planning Committee, Tuesday, 3 September 2024

Speakers' list for site allocations in EXMOUTH

<p>EXMOUTH TOWN WARD Site Reference Exmo_50 – Exmouth Police Station Number of dwellings: 20 Ward Members: Councillor Olly Davey / Councillor Joe Whibley / Councillor Eileen Wragg</p>	
Objector	Andrew Tyerman on behalf of ESCAPE Exmouth

<p>EXMOUTH HALSDON WARD (IN OR ADJOINING) Site Reference Exmo_03 – Land at bottom of Bapton Lane Number of dwellings: 5 Ward Members: Councillor Tim Dumper / Councillor Andrew Toye / Councillor Daniel Wilson</p>	
No Registered Speakers	

<p>EXMOUTH HALSDON WARD (IN OR ADJOINING) Site Reference Exmo_23 – Courtlands Barn, Courtlands Lane Number of dwellings: Ward Members: Councillor Tim Dumper / Councillor Andrew Toye / Councillor Daniel Wilson</p>	
Ward Member	Councillor Tim Dumper

<p>EXMOUTH HALSDON WARD (IN OR ADJOINING) Site Reference Lymp_07 – Land at Courtlands Cross, Exeter Road, Lympstone Number of dwellings: 100 Ward Members: Councillor Ben Ingham / Councillor Geoff Jung</p>	
Objector	Susie Culhane
	Helen Dimond
Town/Parish Representative	Susan Francis, Lympstone Parish Council

<p>EXMOUTH HALSDON WARD (IN OR ADJOINING) Site Reference Lymp_12 – Land fronting A376 and Summer Lane Number of dwellings: 174 Ward Members: Councillor Ben Ingham / Councillor Geoff Jung</p>	
No Registered Speakers	

EXMOUTH HALSDON WARD (IN OR ADJOINING) Site Reference Lymp_08 – Land off Summer Lane, Exmouth Number of dwellings: 14 Ward Members: Councillor Ben Ingham / Councillor Geoff Jung	
Objector	Susie Culhane

EXMOUTH BRIXINGTON WARD (IN OR ADJOINING) Site Reference Exmo_04 – Land at Marley Drive, Lympstone Number of dwellings: 50 Ward Members: Councillor Aurora Bailey / Councillor Maddy Chapman / Councillor Cherry Nicholas	
Objector	Andrew Roberts

EXMOUTH BRIXINGTON WARD (IN OR ADJOINING) Site Reference Lymp_09 – Land fronting Hulham Road Number of dwellings: 54 Ward Members: Councillor Ben Ingham / Councillor Geoff Jung	
Objector	Andrew Roberts
	Helen Dimond, Lympstone Flood Resilience Group
Town/Parish Representative	Susan Francis, Lympstone Parish Council

EXMOUTH BRIXINGTON WARD (IN OR ADJOINING) Site Reference Lymp_10 (a&b)– Land off Hulham Road, Lympstone Number of dwellings: 100 Ward Members: Councillor Ben Ingham / Councillor Geoff Jung	
Objector	Andrew Roberts (Site Lymp_10a)
	Helen Dimond, Lympstone Flood Resilience Group
Town/Parish Representative	Susan Francis, Lympstone Parish Council

EXMOUTH BRIXINGTON WARD (IN OR ADJOINING) Site Reference Lymp_14 – Coles Field, Hulham Road Number of dwellings: 59 Ward Members: Councillor Ben Ingham / Councillor Geoff Jung	
Objector	Andrew Roberts
	Susie Culhane
Town/Parish Representative	Susan Francis, Lympstone Parish Council
Landowner or Developer	Simon Collier, Collier Planning

EXMOUTH BRIXINGTON WARD (IN OR ADJOINING) Site Reference Lymp_17 – Land at Marley House Number of dwellings: 80 Ward Members: Councillor Ben Ingham / Councillor Geoff Jung	
No Registered Speakers	

EXMOUTH BRIXINGTON WARD (IN OR ADJOINING) Site Reference Exmo_07 – Bystock Court, Old Bystock Drive Number of dwellings: Ward Members: Councillor Aurora Bailey / Councillor Maddy Chapman / Councillor Cherry Nicholas	
No Registered Speakers	

EXMOUTH BRIXINGTON WARD (IN OR ADJOINING) Site Reference Exmo_21 – Land East of Bystock Court Number of dwellings: 40 Ward Members: Councillor Aurora Bailey / Councillor Maddy Chapman / Councillor Cherry Nicholas	
No Registered Speakers	

EXMOUTH WITHYCOME WARD (IN OR ADJOINING) Site Reference Exmo_20 – Land at St Johns, Exmouth Number of dwellings: 700 Ward Members: Councillor Aurora Bailey / Councillor Maddy Chapman / Councillor Cherry Nicholas	
Landowner or Developer	Simon Collier, Collier Planning

EXMOUTH WITHYCOMBE WARD (IN OR ADJOINING) Site Reference Exm_20b – Land North of Liverton Business Park Number of dwellings: 150 Ward Members: Councillor Steve Gazzard / Councillor Matt Hall	
Town/Parish Representative	Simon Collier, Collier Planning

EXMOUTH WITHYCOME WARD (IN OR ADJOINING) Site Reference Exmo_24 – Land to the North of Salterton Road Number of dwellings: Ward Members: Councillor Steve Gazzard / Councillor Matt Hall	
Landowner or Developer	Clare James on behalf of Clinton Devon Estates

EXMOUTH WITHYCOMBE RALEIGH WARD (IN OR ADJOINING) Site Reference Exmo_18 – Land directly to the East of Liverton Business Park Number of dwellings: 2.8 hectares of employment land Ward Members: Councillor Steve Gazzard / Councillor Matt Hall	
Landowner or Developer	Clare James on behalf of Clinton Devon Estates

EXMOUTH LITTLEHAM WARD (IN OR ADJOINING)

Site Reference Exmo_17 – Land to the South of Littleham

Number of dwellings: 410

Ward Members: Councillor Brian Bailey / Councillor Anne Hall / Councillor Nick Hookway

Objector	Roger Gibson
Landowner or Developer	Clare James on behalf of Clinton Devon Estates

EXMOUTH BRIXINGTON WARD (IN OR ADJOINING)

Site Reference Exmo_06 – Douglas Gardens, Exmouth

Number of dwellings: 44

Ward Members: Councillor Brian Bailey / Councillor Anne Hall / Councillor Nick Hookway

Landowner or Developer	Clare James on behalf of Clinton Devon Estates
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EXMOUTH LITTLEHAM WARD (IN OR ADJOINING)

Site Reference Exmo_08 – Littleham Fields, Exmouth

Number of dwellings: 40

Ward Members: Councillor Brian Bailey / Councillor Anne Hall / Councillor Nick Hookway

Landowner or Developer	Clare James on behalf of Clinton Devon Estates
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EXMOUTH LITTLEHAM WARD (IN OR ADJOINING)

Site Reference Exmo_16 – Land to the rear of Elm Lane

Number of dwellings: 5

Ward Members: Councillor Brian Bailey / Councillor Anne Hall / Councillor Nick Hookway

Landowner or Developer	Clare James on behalf of Clinton Devon Estates
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EXMOUTH LITTLEHAM WARD (IN OR ADJOINING)

Site Reference Lymp_13– Kings Garden & Leisure, Higher Hulham Road

Number of dwellings: 25

Ward Members: Councillor Ben Ingham / Councillor Geoff Jung

No Registered Speakers	
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Strategic Planning Committee, Tuesday, 3 September 2024

Speakers' list for site allocations in LYMPSTONE

Site Reference Lypm_01 – Little Paddocks, 22 Underhill Crescent, Lympstone

Number of dwellings: 8

Ward Members: Councillor Ben Ingham / Councillor Geoff Jung

Objector	Susie Culhane
	Helen Dimond
Town/Parish Representative	Susan Francis, Lympstone Parish Council

Site Reference GH/ED/72 – Land at Meeting Lane, Lympstone

Number of dwellings: 131

Ward Members: Councillor Ben Ingham / Councillor Geoff Jung

Objector	Jane Moffatt
Town/Parish Representative	Representative from Woodbury Parish Council
Landowner or Developer	Steve Parks (landowner)

Site Reference GH/ED/73 – Land North West of Strawberry Hill, Lympstone

Number of dwellings: 42

Ward Members: Councillor Ben Ingham / Councillor Geoff Jung

Objector	Jane Moffatt
	Susie Culhane
Town/Parish Representative	Susan Francis, Lympstone Parish Council
Landowner or Developer	Simon Collier, Collier Planning

Site Reference GH/ED/74 – Land at Strawberry Hill, Lympstone

Number of dwellings: 141

Ward Members: Councillor Ben Ingham / Councillor Geoff Jung

Town/Parish Representative	Susan Francis, Lympstone Parish Council
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Site Reference GH/ED/75 – Land off Grange Close, Lympstone

Number of dwellings: 3

Ward Members: Councillor Ben Ingham / Councillor Geoff Jung

Town/Parish Representative	Susan Francis, Lympstone Parish Council
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Strategic Planning Committee, Tuesday, 3 September 2024

Speakers' list for site allocations in WOODBURY

Site Reference Wood_04 – Land off Globe Hill, Woodbury

Number of dwellings: 28

Ward Members: Councillor Ben Ingham / Councillor Geoff Jung

No Registered Speakers	
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Site Reference Wood_06 – Land to rear of Orchard House, Globe Hill, Woodbury

Number of dwellings: 30

Ward Members: Councillor Ben Ingham / Councillor Geoff Jung

Town/Parish Representative	Representative from Woodbury Parish Council
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Site Reference Wood_07 – Land off Globe Hill, Woodbury

Number of dwellings: 9

Ward Members: Councillor Ben Ingham / Councillor Geoff Jung

No Registered Speakers	
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Site Reference Wood_09 – Land off Globe Hill, Woodbury

Number of dwellings: 28

Ward Members: Councillor Ben Ingham / Councillor Geoff Jung

Objector	Roger Stokes
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Town/Parish Representative	Representative from Woodbury Parish Council
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Site Reference Wood_10 – Land at Gilbrook, Woodbury

Number of dwellings: 60

Ward Members: Councillor Ben Ingham / Councillor Geoff Jung

Objector	Cheryl McGauley
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	Peter Oliver
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Town/Parish Representative	Representative from Woodbury Parish Council
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Landowner or Developer	Simon Collier, Collier Planning
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Site Reference Wood_11 – Land at rear of Escot Cottages, Broadway, Woodbury

Number of dwellings: 5

Ward Members: Councillor Ben Ingham / Councillor Geoff Jung

No Registered Speakers	
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Site Reference Wood_12 – Land to the East of Higher Venmore Farm, Woodbury Number of dwellings: 141 Ward Members: Councillor Ben Ingham / Councillor Geoff Jung	
No Registered Speakers	

Site Reference Wood_14 – Land West of Pound Lane, Woodbury Number of dwellings: 18 Ward Members: Councillor Ben Ingham / Councillor Geoff Jung	
No Registered Speakers	

Site Reference Wood_16 – Land of Broadway (phase 2) Woodbury Number of dwellings: 70 Ward Members: Councillor Ben Ingham / Councillor Geoff Jung	
Town/Parish Representative	Representative from Woodbury Parish Council
Landowner or Developer	Clare James on behalf of Clinton Devon Estates

Site Reference Wood_20 – Land at Town Lane, Woodbury Number of dwellings: 28 Ward Members: Councillor Ben Ingham / Councillor Geoff Jung	
Town/Parish Representative	Representative from Woodbury Parish Council
Landowner or Developer	Clare James on behalf of Clinton Devon Estates

Site Reference Wood_23 – Ford Farm, Woodbury Number of dwellings: 18 Ward Members: Councillor Ben Ingham / Councillor Geoff Jung	
No Registered Speakers	

Site Reference Wood_24 – Land North East of Webbers Meadow, Castle Lane, Woodbury Number of dwellings: 45 Ward Members: Councillor Ben Ingham / Councillor Geoff Jung	
Landowner or Developer	Simon Stokes

Site Reference Wood_37 – Cricket Field off Town Lane, Woodbury Number of dwellings: 81 Ward Members: Councillor Ben Ingham / Councillor Geoff Jung	
Landowner or Developer	Clare James on behalf of Clinton Devon Estates

Site Reference Wood_42 – Webbers Farm, Castle Lane, Woodbury Number of dwellings: 101 Ward Members: Councillor Ben Ingham / Councillor Geoff Jung	
No Registered Speakers	

Site Reference Wood_46 – West of Wood_10 Number of dwellings: 23 Ward Members: Councillor Ben Ingham / Councillor Geoff Jung	
No Registered Speakers	

Site Reference Wood_31 – Woodbury Business Park , Woodbury Number of dwellings: 5.5 hectares of employment land Ward Members: Councillor Ben Ingham / Councillor Geoff Jung	
No Registered Speakers	

Strategic Planning Committee, Tuesday, 3 September 2024

Speakers' list for site allocations in Employment Site, Greendale Barton

Site Reference Wood_38 – Land at Greendale Barton

71.2 hectares

Ward Members: Councillor Ben Ingham / Councillor Geoff Jung

Town/Parish Representative	Representative from Woodbury Parish Council
Landowner or Developer	Colin Danks

Strategic Planning Committee, Tuesday, 3 September 2024

Speakers' list for site allocations in EXTON

Site Reference Wood_01 – Field 4583, Exmouth Road, Exton

Number of dwellings: 14

Ward Members: Councillor Ben Ingham / Councillor Geoff Jung

Town/Parish Representative	Representative from Woodbury Parish Council
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Site Reference Wood_28 – Land to the North and East of Exton Farm, Exton

Number of dwellings: 39

Ward Members: Councillor Ben Ingham / Councillor Geoff Jung

Town/Parish Representative	Representative from Woodbury Parish Council
Landowner or Developer	Clare James on behalf of Clinton Devon Estates

Site Reference Wood_41 – Land adjacent A376 Exeter Road, Exton

Number of dwellings: 225

Ward Members: Councillor Ben Ingham / Councillor Geoff Jung

No Registered Speakers	
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Strategic Planning Committee, Tuesday, 3 September 2024

Speakers' list for site allocations in BUDLEIGH SALTERTON

These sites will not be considered before 2pm

Site Reference Budl_01– Land adjacent to Clyst Hayes Farmhouse

Number of dwellings: 315

Ward Members: Councillor Charlotte Fitzgerald / Councillor Melanie Martin / Councillor Henry Riddell

Landowner or Developer

Clare James on behalf of Clinton Devon Estates

Site Reference Budl_02– Land at Barn Lane, Knowle

Number of dwellings: 25

Ward Members: Councillor Charlotte Fitzgerald / Councillor Melanie Martin / Councillor Henry Riddell

Landowner or Developer

Simon Coles, Carney Sweeney Planning Agent

Site Reference Budl_03 – Land at Barn Lane, Knowle

Number of dwellings: 40

Ward Members: Councillor Charlotte Fitzgerald / Councillor Melanie Martin / Councillor Henry Riddell

Landowner or Developer

Clare James on behalf of Clinton Devon Estates

Site Reference Budl_05– Little Knowle

Number of dwellings: 5

Ward Members: Councillor Charlotte Fitzgerald / Councillor Melanie Martin / Councillor Henry Riddell

Landowner or Developer

Clare James on behalf of Clinton Devon Estates

Site Reference Budl_06– Budleigh Salterton Community Hospital

Number of dwellings: 20

Ward Members: Councillor Charlotte Fitzgerald / Councillor Melanie Martin / Councillor Henry Riddell

No Registered Speakers

Strategic Planning Committee, Tuesday, 3 September 2024

Speakers' list for site allocations in EAST BUDLEIGH

This site will not be considered before 2pm

Site Reference EBud_01– Land off Frogmore Road, East Budleigh

Number of dwellings: 22

Ward Members: Councillor Charlotte Fitzgerald / Councillor Melanie Martin / Councillor Henry Riddell

Landowner or Developer	Clare James on behalf of Clinton Devon Estates
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Strategic Planning Committee, Tuesday, 3 September 2024

Speakers' list for site allocations in OTTERTON

These sites will not be considered before 2pm

Site Reference Otto_01– Bell Street Number of dwellings: 10 Ward Members: Councillor Charlotte Fitzgerald / Councillor Melanie Martin / Councillor Henry Riddell	
Landowner or Developer	Clare James on behalf of Clinton Devon Estates

Site Reference Otto_02– Adjacent to North Star Number of dwellings: 8 Ward Members: Councillor Charlotte Fitzgerald / Councillor Melanie Martin / Councillor Henry Riddell	
Landowner or Developer	Clare James on behalf of Clinton Devon Estates

Site Reference Otto_15– Hayes Lane Number of dwellings: 32 Ward Members: Councillor Charlotte Fitzgerald / Councillor Melanie Martin / Councillor Henry Riddell	
No Registered Speakers	

Site Reference Otto_04– Rydon Close Number of dwellings: 5 Ward Members: Councillor Charlotte Fitzgerald / Councillor Melanie Martin / Councillor Henry Riddell	
No Registered Speakers	

EAST DEVON DISTRICT COUNCIL**Minutes of the meeting of Strategic Planning Committee held at Council Chamber, Blackdown House, Honiton on 6 August 2024****Attendance list at end of document**

The meeting started at 10.00 am and ended at 12.05 pm. The meeting was briefly adjourned at 11.15 am and reconvened at 11.25 am.

119 Minutes of the previous meeting

The minutes of the Strategic Planning Committee meeting held on 15 July 2024 were confirmed as a true record.

120 Declarations of interest

Minute 124. Devon Housing Commission Report.
Councillor Paul Hayward, Affects Non-registerable Interest, Employed by Axminster Town Council as the Town Clerk.

Minute 125. Infrastructure Funding Statement.
Councillor Paul Hayward, Affects Non-registerable Interest, Employed by Axminster Town Council as the Town Clerk.

Minute 126. Implications of the proposed reforms to the National Planning Policy Framework on the Local Plan Work Programme.
Councillor Paul Hayward, Affects Non-registerable Interest, Employed by Axminster Town Council as the Town Clerk.

121 Public speaking

Mr Persey, who had previously attended a Strategic Planning Committee meeting in October about the need for affordable rural housing, urged Members to consider whether the 5,109 families on the East Devon District Council housing waiting list could be used to identify the need for rural exception sites without the requirement for parish councils to complete a housing needs survey as only 3 parishes in East Devon had completed this survey in the last two years.

To further highlight this need it was reported that the Devon Housing Commission had emphasised the need for more rural housing and since the general election the new administration has stated 'there must be more affordable housing'.

Mr Persey suggested that East Devon District Council did not want affordable housing and referred to a pre application enquiry for 12 affordable homes in Dulford that had been refused. He emphasised the importance that East Devon needed affordable housing and referred to the Rt Hon Angela Rayner MP's letter dated 30 July sent to all local authorities which stated that it was councils responsibility to deliver affordable and social housing.

The Chair thanked Mr Persey for his comments and advised that rural affordable housing would always be considered if it was in an appropriate location and appropriately evidenced. He advised Committee Members that the rural exception sites policy for the emerging Local Plan would be considered later in the Autumn.

122 **Matters of urgency**

There was one matter of urgency discussed under item 9 on the agenda (Minute 126).

123 **Confidential/exempt item(s)**

There were no confidential/exempt items.

124 **Devon Housing Commission Report**

The report presented to committee drew Members attention to the recently published report of the Devon Housing Commission which addressed the housing crisis in Devon. Members were asked to consider the findings and recommendations on the planning matters contained in the report which would be discussed in detail at a future Cabinet meeting.

The Assistant Director – Planning Strategy and Development Management provided a brief summary of the main findings. These included:

- Recommendation for local authorities be given greater discretion to call in any significant development using permitted rights.
- Recommendation that central government should permit the imposition of a stricter timetable for action where planning consent is granted but development has stalled.
- Recommendation that central government should permit local planning authorities to recover the full cost of processing planning applications from developers.
- Recommendation to explore the opportunities for a county-wide system of appointing and promoting planning staff to assist in the recruitment and retention of planning staff.

Prior to debate Members sought clarification on the following questions:

- In response to a question about whether parish councils would need to complete a Housing Needs Survey it was advised that if parish councils were wanting to achieve rural exception sites then the survey would be required under current policy.
- Clarification was sought on one of the other planning recommendations relating to the viability of land. The Assistant Director – Planning Strategy and Development Management advised that as local authorities do not have control on the price of land they could only make developers aware of the council's requirements from the offset to ensure that the provision of affordable housing is non-negotiable.
- Support was expressed for Recommendation 8.1 and clarification was sought on the staffing position of the Planning Department. The Assistant Director – Planning Strategy and Development Management confirmed the team was currently well resourced which included one apprentice and a planning graduate starting in September via the pathways to planning programme.
- Clarification was sought on the ratio figure for affordable housing and whether this was across the district. The council's planning obligations were intended to be a 70% - 30% split in favour of social rented properties but this has been skewed in recent years by first homes requirements by government. Members were advised that this would be looked at again for the new Local Plan in October.
- Clarification was sought on the difference between the housing list figures and the planning need figures. The Assistant Director – Planning Strategy and

Development Management was not able to provide a full answer to this question but said that he understood that the housing list was simply a record of those currently claiming to be in housing need whereas the planning figures are future projections of overall need.

- With regard to the proposed changes to the NPPF will there be an opportunity to revisit the hierarchy of settlements? It was advised that as this had already been looked at twice and had now been agreed it would not be revisited unless there were marked changes. This was currently being looked into and if required a report would be brought back to Members in October.
- Why is the Devon Wide Development Corporation not featured in this report. The Assistant Director – Planning Strategy and Development Management acknowledged that although this was featured in the Devon Housing Commission Report it was better suited for a wider discussion at Cabinet because it was more about the delivery.

Discussions covered:

- A concern was raised about the recommendation for a county-wide planning system as the good work achieved by East Devon's Planning Department would be lost.
- A concern was raised to the response to Recommendation 8.4. It was suggested that developers should start to pay council tax/business rates after 3 or 5 years if the development has been stalled. Developers should not be allowed to squirrel away planning permissions.
- Support for strategic planning for the whole county to achieve better infrastructure.
- This makes depressing reading for families in private rented accommodation – changes are needed in East Devon and there is a need to consider building upwards.
- More social housing is needed as there are a lot of families in temporary accommodation.
- It was suggested to write to the government and copying in the Devon Housing Commission to address the concerns raised by Members.
- It was suggested for the Devon Housing Commission Report to be published on the council's website to highlight to the public what the challenges are that the council faced.

Councillor Dan Ledger proposed the recommendation which was seconded by Councillor Mike Howe with a request to include the following recommendation in relation to Recommendation 8.4.

'Government should look to make changes to the legislation of council tax/business rates on sites that have made a start and not completed after 3 or 5 years or to allow the developer/landowner to rescind their planning application to avoid these charges and stopping the fallback position.'

In response the Assistant Director – Planning Strategy and Development Management acknowledged the concerns raised but advised it was not a planning matter but a change to the Business Rates Regulations but said he was happy for a letter to be sent to government if this is what members wished. It was highlighted that a report would be going to Cabinet on the wider Commission Report which may include further recommendations to write to government so the Assistant Director – Planning Strategy and Development Management suggested that the Leader should write to government in relation to Recommendation 8.4.

RESOLVED:

That the findings and recommendations of the Devon Housing Commission and officer's comments on them be noted and utilised as evidence for the production of the new Local Plan.

RECOMMENDATION TO CABINET:

That Strategic Planning Committee recommend to Cabinet that they ask the Government to consider making legislative changes to incentivise developers to bring forward sites with planning permission.

125 **Infrastructure Funding Statement**

The Assistant Director – Planning Strategy and Development Management presented the report outlining the annual Community Infrastructure Levy (CIL) and Section 106 income (S106) and expenditure figures for the previous financial year 2022/23. It was explained that due to staff resourcing issues it had not been possible to produce the annual statement to the required timetable and that a more detailed and helpful report would be produced for the next financial year for members consideration.

Questions and discussions included:

- A concern was raised about the £10m unspent CIL and S106 money and the need to get the money out to communities and to start the process as a matter of urgency. In response it was explained that staff resourcing issues had been the main problem which had now been resolved and that the CIL Member Working Group had recently met to discuss the spend process.
- It was suggested that a time limit should be put on successful projects.
- Clarification was sought on the bidding process. The Assistant Director – Planning Strategy and Development Management explained that bids would be invited via a bidding form from the main strategic infrastructure providers in the district which would then be reviewed by the CIL Member Working Party and a final decision of the projects to be funded would be made by Strategic Planning Committee Members by the end of this calendar year.

Councillor Jess Bailey proposed an additional recommendation as follows:

That the Strategic Planning Committee notes that EDDC hold circa £10m in CIL and S106 monies and urges the Cabinet to finalise the bidding process for these funds as soon as possible

The Chair, Councillor Todd Olive, the proposer of the written recommendations sought guidance from the Assistant Director – Planning Strategy and Development Management that he was happy with the additional recommendation. He advised that he was happy but that the CIL Member Working Party would be better suited rather than Cabinet.

Councillor Dan Ledger proposed the following further recommendation to Cabinet:

That any future interest receipts from CIL monies received is ring fenced for the purpose of infrastructure funding and it should not be put in the council's general fund.

Following a suggestion from Councillor Paul Hayward to also include Section 106 monies in the recommendation the proposer, Councillor Todd Olive proposed the following wording.

Recommend that Cabinet examine the case for ring fencing all future interest receipts from CIL and S106 monies to be spent on infrastructure within East Devon.

RESOLVED:

1. That the contents of this report and the requirement to provide an annual Infrastructure Funding Statement be noted.
2. That the publication and submission to government of the 2022/23 annual Infrastructure Funding Statement based on the information detailed in this report be approved.
3. To note that EDDC holds circa £10m CIL and S106 monies and recommends that the CIL Working Party progress the spending as a matter of urgency.

RECOMMENDED TO CABINET:

That Strategic Planning Committee recommend to Cabinet to examine the case for ring fencing all future interest receipts from CIL and S106 monies to be spent on infrastructure within East Devon.

126 **Implications of the proposed reforms to the National Planning Policy Framework on the Local Plan Work Programme**

The report presented to the committee provided a number of key changes in the government's consultation to the new National Planning Policy Framework (NPPF) which would have a direct impact on the production of East Devon's Local Plan.

These changes would include:

- the change to the calculation of the housing requirement figures which would increase the housing requirement figure for East Devon from 893 homes per annum to 1,146 homes per annum.
- reintroducing a 5% buffer for the purposes of demonstrating a 5-year housing land supply.
- The withdrawal of a 4-year land supply requirement.

The Assistant Director – Planning Strategy and Development Management advised in light of these changes Members had two options to consider with regard to progressing the Local Plan.

1. Seek to publish a publication version of the plan within 1 month of publication of the revised NPPF and ensure that the plan provides for at least 946 homes per annum plus headroom. In these circumstances the plan would be examined against the December 2023 version of the NPPF and not the new version.
2. Pursue a new Local Plan in accordance with the new NPPF and in so doing comply with the new standard method requirement of at least 1,146 homes per annum plus the required 5% buffer and any headroom. Under the consultation the plan would need to be submitted for examination no more than 18 months after the publication of the revised NPPF.

Members noted that officer's preference was for option 1 and to progress with the Local Plan as soon as possible.

Questions and discussion included:

- The Chair sought clarification from the Assistant Director – Planning Strategy and Development Management about whether options 1 and 2 were viable options. In response it was confirmed that option 1 was still an option but that it was very

unlikely that option 2 could be achieved. The Assistant Director – Planning Strategy and Development Management advised that officers were very concerned about the increase in housing numbers and that there would be significant challenges ahead to meet these numbers.

- Clarification was sought on Green Wedges and whether these will be affected with the new NPPF. Members will need to consider allocating numbers in the less sensitive areas which will be a challenge to prevent settlement coalescence.
- Support was expressed for option 1 and to get the Local Plan finished as quickly as possible.
- Clarification was sought on which NPPF the council should follow. It was advised that work should continue in line with the December publication of the NPPF unless and until any proposed reforms had been incorporated into the NPPF. Although, members should be mindful of the proposed reforms.

RESOLVED:

That Strategic Planning Committee agreed to progress plan production under the previously agreed timetable with the intention of publishing a Regulation 19 within 1 month of publication of the new NPPF. The plan to be based on a housing requirement of at least 946 homes per year in order to benefit from the transitional arrangements proposed within the 'Proposed reforms to the National Planning Policy Framework and other changes to the planning system' consultation document.

Attendance List

Councillors present:

B Bailey
J Bailey
K Blakey
C Brown
B Collins
P Fernley
P Hayward
M Howe (Vice-Chair)
G Jung
D Ledger
Y Levine
T Olive (Chair)
H Parr

Councillors also present (for some or all the meeting)

I Barlow
R Collins
P Faithfull

Officers in attendance:

Wendy Harris, Democratic Services Officer
Ed Freeman, Assistant Director Planning Strategy and Development Management
Damian Hunter, Planning Solicitor

Councillor apologies:

O Davey

B Ingham

Chairman

Date:

EAST DEVON DISTRICT COUNCIL**Minutes of the meeting of Community Infrastructure Levy Working Party held at Clyst Room, Blackdown House, Honiton on 1 August 2024****Attendance list at end of document**

The meeting started at 2.00 pm and ended at 2.54 pm

1 Minutes of the previous meeting held on 14 March 2022

The notes of the previous meeting held on 14 March 2022 were noted.

2 Declarations of Interest

None.

3 CIL current position 2024

The Planning Obligations Team leader set out the basis of the Working Party, with a background detailing:

- The criteria limiting how money levied from new development can be spent;
- History of collecting and distributing, including on habitats mitigation projects overseen by the South and East Devon Habitats Regulations Executive Committee, and town and parish projects;
- The terms of reference for the Working Party;
- The requirement to publish an Infrastructure Funding Statement which includes likely areas for future spend.

The report before the Working Party also set out the current financial position of CIL monies held.

The Working Party were asked to consider the mechanism for CIL spend going forward, making comparison between the original process established in 2017, and a subsequent informal approach in 2019 and 2021 with focus on projects already identified with the highest priority on the Infrastructure Delivery Plan (IDP) of either priority 1, or priority 2 if relating to major providers such as other authorities or NHS commissioners.

The IDP is also subject to review alongside the Local Plan.

The Working Party were also asked to consider the period of time needed to work with infrastructure providers; and if focus should be on areas with the larger scale of new development.

Debate included:

- Clarity was required on the current position for previously listed items of Dinan Way and Station Road. This would be checked and reported back to the Working Party;
- Clarity on how the funds were retained and if interest was earned. This would be checked and reported back to the Working Party;
- Open bid process to any applicant could raise expectation on what could be realistically obtained or achieved;
- The existing IDP must be considered for CIL spend as the money collected related to that;
- A middle ground between the first approach of open to all in 2017, and the informal approach of 2019/2020 needed to be found to ensure that the process was robust but

also targeted on need outside of the percentage of CIL funding already utilised for community projects through town and parish councils;

- Officers were already aware of projects through approach, including NHS Pinhoe/Topsham surgery demands, and primary school demands on west end growth area;
- Applicants needed to demonstrate clear timeframe for project delivery;
- Revised form from original approach could be utilised as shortlisting opportunity, with a degree of flexibility if required by the CIL Working Party for a presentation to explore the bid further.

RESOLVED

1. Note the current position on CIL income and expenditure to date and the funds available at the date of the meeting at just over £11 million.
2. that delegated authority be given to the Assistant Director – Planning Strategy and Development Management, in consultation with the Portfolio Holder of Strategic Planning, to finalise the bidding mechanism for CIL monies, through:
 - a. review of the original bid form and the timeframe for the CIL spend process;
 - b. creation of, and prioritisation of, invitation group based on known approaches through existing IDP;
 - c. agreement on timeframe for submission of bid;
 - d. making approaches to the agreed list, with the Planning Obligation team offering support and advice on bid submission;
 - a. potential presentations to the CIL Working Group once initial shortlisting had been completed.

Attendance List

Councillors present:

I Barlow
M Howe
M Hall
D Ledger
T Olive (Chair)

Officers in attendance:

Ed Freeman, Assistant Director Planning Strategy and Development Management
Jonathan Smith, Planning Obligations Team Leader
Debbie Meakin, Democratic Services Officer

Councillor apologies:

O Davey
T McCollum

Chair

Date:

Report to: Strategic Planning Committee



Date of Meeting Tuesday 3 September 2024

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

Local Plan Housing requirement

Report summary:

The housing requirement was discussed at the SPC meeting in August, when it was resolved that the emerging Local Plan should include a requirement of at least 946 homes per year. This report sets out the housing requirement in more detail by identifying how many homes have already been built or have planning permission in the plan period. Windfall site expectations are then added to this figure to leave a remaining number of dwellings that should be allocated as sites or broad locations for growth in the emerging Local Plan. These calculations show that the current projected housing supply across the Local Plan period is sufficient to meet the requirement of 20,812 dwellings. However, the supply figure as things stand falls short of the Officer recommended 10% headroom by a total of 1,828 dwellings, with the supply headroom currently standing at 253 dwellings, or 1.2%. This figure needs to be kept under review as work progresses. In addition, this report recommends adding two years to the plan period, to meet the National Planning Policy Framework (NPPF) requirement that plans should look ahead over a minimum of 15 years from adoption.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

1. That Strategic Planning Committee agree to extend the end date of the new Local Plan period by two years, to the year 2042.
2. That Strategic Planning Committee agree the emerging Local Plan total housing requirement is 20,812 dwellings but is currently short of the Officer recommended figure for an additional 10% of supply headroom.
3. That Strategic Planning Committee note that the emerging Local Plan housing requirement can be met, subject to agreement on site allocations at this and future meetings of the Strategic Planning Committee.

Reason for recommendation:

The extension of the plan end date is required to be consistent with the National Planning Policy Framework. The longer plan period consequently increases the housing requirement. It is noted that future SPC meetings will discuss the site allocations that are required to meet the housing requirement.

Officer: Ed Freeman – Assistant Director, Planning Strategy and Development Management,
efreeman@eastdevon.gov.uk, Tel 01395 517519

Portfolio(s) (check which apply):

Climate Action and Emergency Response

- Coast, Country and Environment
- Council and Corporate Co-ordination
- Communications and Democracy
- Economy
- Finance and Assets
- Strategic Planning
- Sustainable Homes and Communities
- Culture, Leisure, Sport and Tourism

Equalities impact Low Impact

Climate change Low Impact

Risk: High Risk; The NPPF requires strategic policies in a local plan to look ahead over a minimum 15-year period from adoption, so the plan is at high risk of being found unsound if the period is not extended to the year 2042. Similarly, the Local Plan should meet the housing requirement required by the NPPF or also be at high risk of being found unsound.

Links to background information [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/government/publications/national-planning-policy-framework)

Link to [Council Plan](#)

Priorities (check which apply)

- A supported and engaged community
- Carbon neutrality and ecological recovery
- Resilient economy that supports local business
- Financially secure and improving quality of services

Report in full

1. Introduction

- 1.1 The total housing requirement is a fundamental part of producing a Local Plan. The housing requirement was discussed at the last SPC meeting in August, when it was resolved that the emerging Local Plan should include a requirement of at least 946 homes per year. This is multiplied by the number of years in the plan period to give a total requirement figure (note the plan period is also discussed in this report).
- 1.2 This report sets out the housing requirement in more detail, by identifying how many homes have already been built and granted planning permission in East Devon so far in the plan period (since 2020). The number of homes expected to be delivered on windfall sites is then added. This leaves a residual figure that should be allocated as sites or broad locations for growth in the emerging Local Plan.

2. Local Plan period

- 2.1 As discussed at SPC on [13 February 2024](#), strategic policies in a local plan should look ahead over a minimum 15-year period from adoption (NPPF, paragraph 22). More recently, at SPC on [4 June 2024](#), it was highlighted that we may need to extend the plan end date beyond 2040.
- 2.2 The Regulation 18 Draft Local Plan, consulted on over winter 2022/23, covers the period from 2020 to 2040. The Local Development Scheme (December 2023) envisages adoption of the Local Plan in mid/late 2026. At least 15 years from adoption leads to mid/late 2041 but, as the housing monitoring runs from 1 April to 31 March on an annual basis, a plan end date of (March) 2042 is recommended.

2.3 Therefore, the new Local Plan period will cover the years 2020 to 2042. Extending the plan period obviously increases the total housing requirement, discussed further below.

3. Housing requirement

- 3.1 There are now two issues necessitating a change in the total Local Plan housing requirement. Firstly, as discussed above the additional two years of the proposed Local Plan period and secondly, following publication of the consultation draft revised NPPF (July 2024) revised annual dwelling provision targets now being imposed upon EDDC at national level.
- 3.2 Officers reported on the implications and recommendations regarding the content of the consultation draft NPPF (July 2024) to the August Strategic Planning Committee. It was recommended and agreed that to benefit from the Transitional Arrangements (Annex A) within the draft NPPF (July 2024) that the Local Plan would be progressed in accordance with the current timetable and published for Reg 19 consultation within one month of the revised NPPF being published. This would mean an annualised housing requirement of 946 dwellings.
- 3.3 The nature and significance of meeting this annualised housing target needs to be fully understood to ensure adequate importance is placed on meeting this absolute minimum figure. The revised housing requirement figure for East Devon being imposed through the NPPF consultation is 1146 dwellings per annum. However, transitional arrangements allow for adoption of the emerging Local Plan, subject to early review, if the housing supply is no more than 200 dwellings below the 1146 figure.
- 3.4 Transitional arrangements also vary as to how quickly a recently adopted plan (adopted under transitional arrangements) must be updated following adoption. If following examination the housing supply figure were to drop below 946 dwellings per annum there would be a requirement to immediately progress a review of the Local Plan within an 18 month timeframe.
- 3.5 Due to the critical nature of demonstrating the supply of 946 dwellings per annum across the plan period Officers recommend applying a 10% supply headroom. This is to give choice to the market and ensure that we have a robust supply position to help us to maintain a 5 year housing land supply position. There is no requirement within the NPPF to have such headroom. The buffers referred to in the current and draft NPPF relate to the supply position for decision making and do not relate to plan making. Application of 10% headroom would raise the annualised provision to 1,041 dwellings but would ensure supply flexibility and longevity post adoption of the emerging Local Plan. The 10% supply headroom would also allow for challenges to site deliverability and capacity to (hopefully) be accommodated without dropping the planned provision below the 946 dwelling annual requirement.
- 3.6 Table 1 below illustrates the housing requirement and supply situation taking into account completed dwellings, existing commitments, windfalls and officer recommendations regarding site allocations. Please note, that these are working draft figures and may be subject to change following conclusion of the 2023/24 monitoring and projection work.

Table 1 – Housing need and supply August 2024

Housing Requirement 2020 - 2042	Completions 2020 - 2024	Commitments	Allocations	Windfalls	Housing Supply 2020 - 2042
20,812 (+10% headroom = 22,893)	3,539	8,742	6,838	1,946	21,065

- 3.7 The table above shows that the current projected housing supply across the Local Plan period is sufficient to meet the requirement of 20,812 dwellings. This figure needs to be viewed with caution as some sites are still being reviewed in terms of their deliverability. As things stand the supply figure falls short of the 10% headroom by a total of 1,828 dwellings. Indeed, the supply currently provides a headroom of just 253 dwellings, or 1.2%.
- 3.8 With regards to the shortfall of site allocations to meet the housing requirement plus the 10% headroom, the NPPF (paragraph 69b) allows “broad locations for growth” to meet housing supply in later years of the plan period. Therefore, the recommended extension of the plan period by two years, to 2042, does not necessarily mean we have to allocate sites to meet the ‘extra’ requirement. It would however be desirable to do so to ensure that the plan is as sound as possible. Members are therefore encouraged to seek to maximise the sites for allocation through the plan when considering them and only rely on the option of identifying broad locations for growth as a fallback. Neither the NPPF nor accompanying planning practice guidance defines “broad locations for growth” and so this is open to interpretation and a risk if relied upon.
- 3.9 Draft Local Plan Strategic Policy 1 sets out a spatial strategy to focus new development on the western side of the district, deliver significant development at the Principal Centre (Exmouth) and the Main Centres, with Local Centres and Service Villages accommodating development to meet more local needs. Arguably this could be deemed ‘broad locations for growth’ but if we do need to fallback on this option then it would be good to be more precise than this if we can. We will need to keep this matter under review.

4. Further Local Plan evidence

- 4.1 The amount of development to be allocated on sites will be refined over the coming weeks and months as further Local Plan evidence is finalised. This evidence was discussed at SPC on [15 July 2024](#) and includes the Sustainability Appraisal, Habitats Regulations Assessment, Viability assessment, the Water Cycle Study, and other technical work to inform site assessment such as housing density.
- 4.2 Concerns about wastewater infrastructure are understood and are common to much of the district. Following the presentation of the initial findings of the Water Cycle Study to Members in July there has been a meeting with Southwest Water and a commitment from them to work with us to fully understand the position and to understand what actions need to be taken and how improvements are delivered in-step with developments coming forward in the area. In the meantime, these issues should not impact on where sites are to be allocated in the district. We have relatively few options in this regard and in any event planning does not have control over waste water infrastructure and can only phase the delivery of development in-line with the required enhancements being delivered by South West Water.
- 4.3 A key piece of evidence, given concerns from the public and Members, is the Infrastructure Delivery Plan (IDP). The IDP covers a wide range of infrastructure types, such as education, transport, healthcare, and wastewater. The IDP will consider whether the existing infrastructure capacity is sufficient to accommodate development proposed in the emerging Local Plan. Where infrastructure does not have capacity, the IDP will identify the improvements that are required that will be reflected as appropriate in the Local Plan. The existing IDP dates from 2017 and is being updated, in consultation with key stakeholders, and will inform the Publication Draft Local Plan.

5. Next steps

- 5.1 Officers will use the resolutions of this meeting to finalise drafting the Local Plan housing requirement in the regulation 19 Publication draft Local Plan. Site allocations to meet the housing requirement will come to this and future SPC meetings.

- 5.2 It should be noted that despite us stating that further site submissions were not sought through the further Regulation 18 consultation undertaken in Spring of this year a review of responses shows that some further sites have been submitted. We are reviewing these and will need to take a view on these and if they can be taken forward and if so how. Members will be updated on this in due course. Any further sites that can and should be considered by Members will need to come to them at the end of the site allocations process.
- 5.3 As previously discussed and agreed, the regulation 19 Publication Local Plan will come to this Committee in November 2024 with consultation scheduled to run from December 2024 to January 2025.
-

Financial implications:

There are no specific financial implications within the report.

Legal implications:

The legal implications are set out within the report. (002533/September/DH)

Report to: Strategic Planning Committee



Date of Meeting Tuesday 3 September 2024

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

Housing requirement and Site allocations – Exmouth and surrounding areas

Report summary:

This report sets out recommendations for sites to be allocated for development through the new local plan for/at the settlements of – Exmouth, Lypstone, Woodbury, Exton, Budleigh Salterton, Otterton and East Budleigh. Subject to Committee approval, and any further assessment undertaken, the sites will be included as allocations for development in the Regulation 19 draft of the local plan that is proposed to be considered at Strategic Planning Committee in November 2024.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

That Strategic Planning Committee agree to include the recommended site allocations set out in this report, for Exmouth and surrounding areas, for inclusion in the Regulation 19 draft of the plan scheduled to be considered by this Committee in November 2024.

Reason for recommendation:

To ensure that appropriate land, in Exmouth and surrounding areas, is allocated in the new local plan to provide for development needs, specifically for housing.

Officer: Ed Freeman – Assistant Director, Planning Strategy and Development Management,
efreeman@eastdevon.gov.uk, Tel 01395 517519

Portfolio(s) (check which apply):

- Climate Action and Emergency Response
- Coast, Country and Environment
- Council and Corporate Co-ordination
- Communications and Democracy
- Economy
- Finance and Assets
- Strategic Planning
- Sustainable Homes and Communities
- Culture, Leisure, Sport and Tourism

Equalities impact Low Impact

Climate change Low Impact

Risk: High Risk; To be found sound at Examination, and therefore to be in position where it can be adopted, the local plan will need to provide for sufficient and appropriate housing growth to meet levels set out by Government. This requires the allocation of land for development. Should decisions be taken to **not** allocate appropriate and sufficient land the expectation is that the local plan will not be in a position where it can be adopted. Amongst other impacts this is likely to lessen or remove controls and influence that this council will have on the type, nature and location of development, notably housing, that may be built in the future, with speculative planning applications, for example, being far more likely. In the absence of a plan we would need to anticipate far more planning appeals with the costs and other impacts that arise from these. There are powers, should a planning authority not produce a local plan, for Government intervention and imposition of a third party to produce a local plan on behalf of the authority.

Links to background information Links are contained in the body of the report.

Link to [Council Plan](#)

Priorities (check which apply)

- A supported and engaged community
 - Carbon neutrality and ecological recovery
 - Resilient economy that supports local business
 - Financially secure and improving quality of services
-

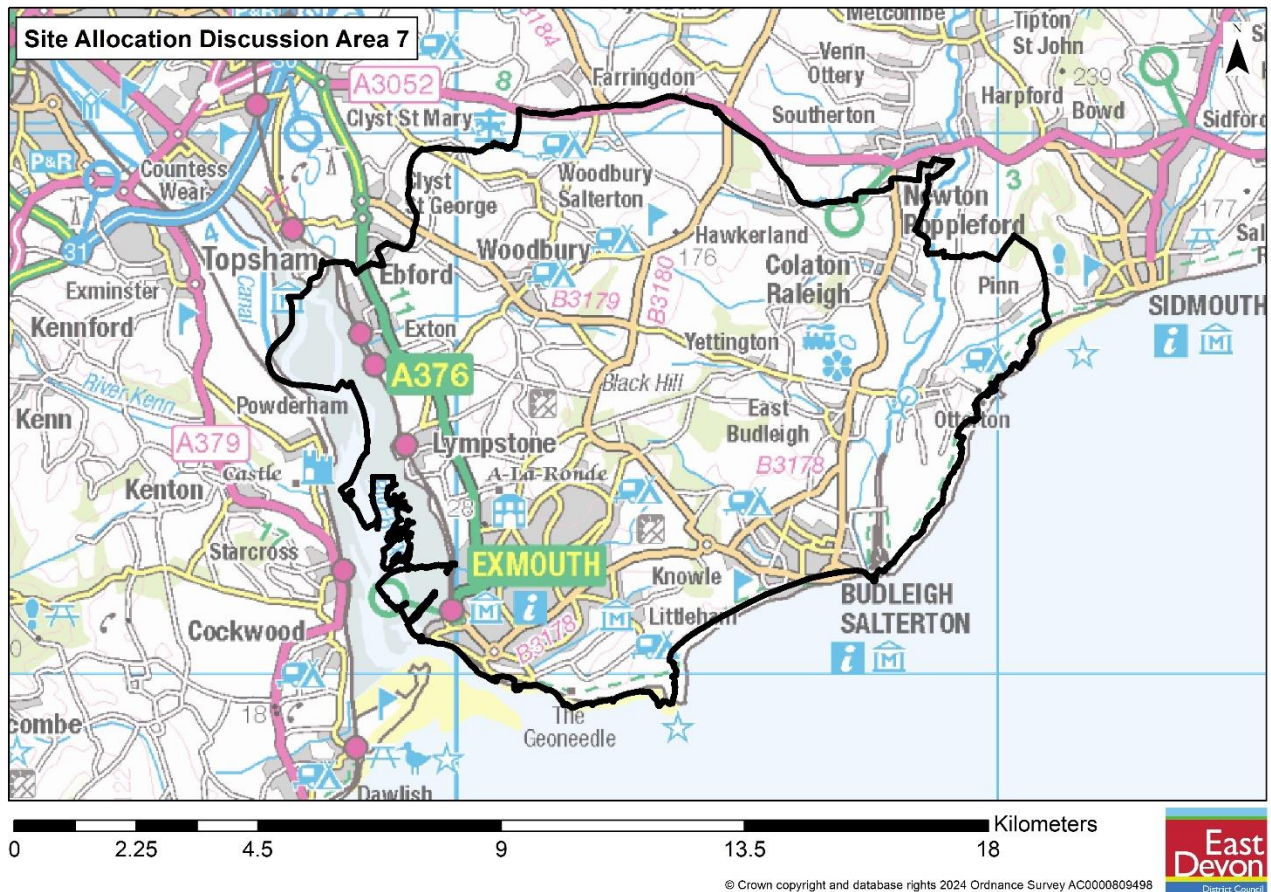
Report in full

1. Introduction

1.1 This report is specifically concerned with proposed sites for allocations for development at and around settlements close to Exmouth – these specifically are:

- Exmouth,
- Lympstone,
- Woodbury,
- Exton,
- Budleigh Salterton,
- Otterton and
- East Budleigh
- Woodbury Salterton – Greendale employment site

The area covered is shown on the map extract below, denoted by reference number 7.



1.2 It should be noted that we are only proposing to allocate sites for development that fall in/at/next to settlements in the draft local plan settlement hierarchy (see [commonplace-reg-18-final-071122.pdf](https://www.eastdevon.gov.uk/commonplace-reg-18-final-071122.pdf) ([eastdevon.gov.uk](https://www.eastdevon.gov.uk)) – Strategic Policy 1). Therefore, other smaller settlements, hamlets and rural areas that fall within the overall black line area above are not included in this report and are not identified as locations for allocation of land for development.

2. Technical assessment of sites and working party considerations

- 2.1 To support site selection work officers have produced technical assessments of site options and choices. The assessment reports for sites that are referenced in this committee report can be viewed in the appendices. These technical reports are amended redrafts of reports that went to Member Working party meetings held in July and August 2024 to reflect discussions held at those meeting and points raised. In addition, there are some amendments to correct matters of accuracy and update on relevant new information.
- 2.2 The technical reports contain summary information only and behind them there is more detailed assessment work in respect of landscape, built heritage and biodiversity considerations. Full reports, with all details (again as might be refined and adjusted in the light of new information), will accompany the local plan when presented to Strategic Planning Committee in November 2024.
- 2.3 The notes taken from the working party meeting for Exmouth and surrounding areas can be viewed at: Appendix i.

3. Summary of key site allocation recommendations by location

3.1 In this section we set out some headline commentary around recommended site allocation choices at the settlements addressed in this report. This is intended to provide an overview of some key considerations. In the next section of this report we list, on a settlement by settlement basis, and in Ward boundary order, all of the sites that have been promoted for development in various calls for sites and that were not sifted out on account of being deemed not developable or not being in accordance with the settlement hierarchy -see [1a. Role and Function of Settlements_report_v3_final draft for SPC.pdf \(eastdevon.gov.uk\)](#).

Exmouth and development options at and around the town

- 3.2 Exmouth is the largest town in East Devon, is the only Principal Centre in the settlement hierarchy, and amongst other matters has a very significant affordable housing need. Compared to its physical size, and population, there were however comparatively few sites being promoted for development (though absolute site numbers were high). The town has significant environmental constraints in respect of outward development potential and these are compounded by estuary and coastal waters abutting western and southern sides of the town.
- 3.3 Exmouth benefits from a significant levels of infrastructure and facilities though it is recognised that pressures and demands for services are great with pressure on schools, including the very large secondary school in the town. Sewage capacity constraints were particularly noted in feedback received.
- 3.4 The sites recommended for allocation at Exmouth are assessed as being credible and realistic site allocation options to provide for reasonable and appropriate growth at the town. This is specifically so given the strategic importance of the town as a major centre in East Devon, being very well supplied with services and facilities and with an underlying need for development, including affordable housing.
- 3.5 Notwithstanding good strategic grounds for higher levels of development it is recognised that constraints do exist and that there are sensitivities associated with development of a number of the recommended site allocations at and around the town.
- 3.6 We would specifically highlight that at the working party meeting the development of recommended site allocations on the northern side of the town (some falling in Lypstone Parish) came in for particular challenge. Land at and north of Courtland Lane, specifically site Lypm_12, was highlighted as a very unpopular choice for development as were a cluster of sites, proposed for a combined area allocation for about 260 houses, around Higher Marley Road and Hulham Road. A view of attendees present at the working party was that a large area of land on the western side of Exmouth, Site referenced as Exmo_20a in site assessment work and this report, would be a better option for allocation for development. A more detailed summary of consultation responses at Reg 18 stage which are relevant to the sites considered under this item is available Appendix j.
- 3.7 Site Exmo_20A was promoted for development through a past 'call for sites' but was not previously recommended as an allocation for development on account, in part, of sensitivities for parts of the site. Concerns included heritage matters associated with St

John in the Wilderness and also proximity to the Pebblebeds and the East Devon National Landscape. Though it is appreciated that these types of constraints and considerations are not unique to this Exmouth site option. Whilst initial submissions had promoted larger scale development at this location there was a lack of clear evidence of active and ongoing promotion of a large-scale strategic development at this site.

- 3.8 In response to working party considerations officers have, however, contacted and met with interested parties/developer interests associated with possible larger scale development in this location (noting the potential it offers to accommodate several hundred new homes). It should be noted that site Exmo_20b (which is part of what was the original Exmo-20 submission, i.e. it included the now sub-divided a) and b) components) is recommended as an allocation for 150 new homes.
- 3.9 An Officer concern was that without evidence of active promotion by landowners for development we would not be in a sound position to rely on delivery of this site in our overall housing totals. As such, from an officer perspective, we would not have been in a position to recommend formal allocation, though the plan could reference the potential that this land offers in respect of possible future housing supply. Such referencing could note the constraints that do apply to the site and we would also highlight potential challenges around securing vehicular access to the site. There is scope to accommodate road access, from the south up to certain levels of development, but for strategic scale growth (i.e. an option for several hundred houses) the primary road access may need to be from the B3179 on the northern site boundary. We would see this as a technically viable option from a highway perspective but it is more challenging in respect of objectives around promoting shorter car journeys and fewer vehicles on the roads. It may lead to the site being accessed from outside of the town by cars and other non-public transport vehicles with some road access and very importantly cycle and pedestrian routes and public transport into the town from the south of the site. There is, therefore, a possible danger that development would be somewhat detached from the town as a consequence, although this may equally help to promote walking and cycling and also through high quality design and development there may be scope to overcome such concerns.
- 3.10 We would regard it as appropriate to continue engagement in respect of this site, with interested parties promoting development of the land and we would inform committee in the future on updates. In summary this larger area could therefore potentially be a realistic site option for development.

Lympstone and development options at and around the village

- 3.11 Lympstone falls in the third tier, Local Centre classification, of the settlement hierarchy, as such in draft plan policy it is seen as appropriate to meet local needs and those in the immediate surroundings. There were a range of sites promoted for development at and around the village with a modest number proposed as allocations. It should be noted that some sites in Lympstone parish fall adjacent to the town of Exmouth and in recommendations for allocation for development they are considered in the context of relevance of development of the town of Exmouth (rather than Lympstone village).
- 3.12 Lympstone benefits from a railway station and a good range of services and facilities (for a settlement of its size). It is noted, however that there are flooding concerns at the village and with narrow village streets there can be some congestion problems.

Woodbury and development options at and around the village

- 3.13 Woodbury falls in the third tier, Local Centre classification, of the settlement hierarchy, as such and in draft plan policy it is seen as appropriate to meet local needs and those in the immediate surroundings. There were a considerable number of sites promoted for development at the village with a number recommended for allocation. It is noted that at the working party meeting there was particular opposition to development of Site Wood_10 primarily on highway access grounds, however there is no objection in principle from the highway authority. It is worth noting that there is a planning application for 60 dwellings pending a decision on this site (23/2166/MOUT). DCC Highways comments on this application state "...the proposed access provides a visibility splay which accords to our current best practice guidance..." DCC also note a proposed off-site footway project will improve pedestrian access over Gilbrook Bridge. Wood_09 was seen as a more favourable option by some. Though it was noted that Wood_09 would be unable to accommodate the number of houses that Wood_10 would.
- 3.14 Woodbury has a range of facilities and services commensurate with a village of its size. Main roads, however, bisect the village with safety concerns and speeding vehicle highlighted as a particular concern. Sewage capacity constraints are also a major concern at the village.

Budleigh Salterton and development options at and around the town

- 3.15 Budleigh Salterton falls in the third tier, Local Centre classification, of the settlement hierarchy, as such and in draft plan policy, it is seen as appropriate to meet local needs and those in the immediate surroundings. The East Devon National Landscape sweeps over all of the town and this forms a significant constraint to development. However, notwithstanding this consideration there are recommended site allocations, albeit these would provide for quite modest levels of development in comparison with the existing size and population of the town.
- 3.16 Budleigh Salterton has a reasonable range of facilities and services though proximity to Exmouth, and the facilities it offers, places some reliance on the nearby much bigger town. Sewage capacity constraints were a major concern that was highlighted.

East Budleigh, Otterton, Exton and development options at and around these villages

- 3.17 These villages all fall in the fourth tier of the settlement hierarchy, they are classified as Service Villages and draft plan policy provides for limited development to meet local needs. These villages have limited recommended land allocations for development.
- 3.18 These villages offer a some facilities and services to meet basic day-to-day needs.

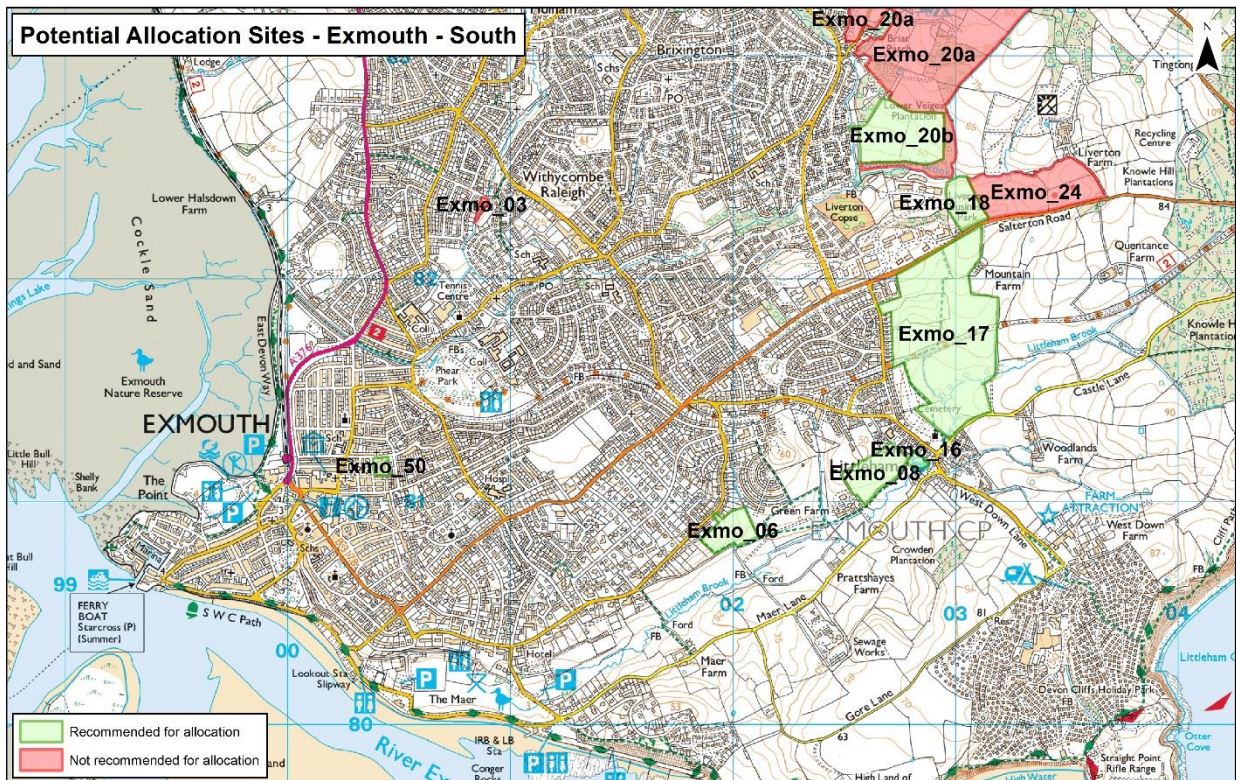
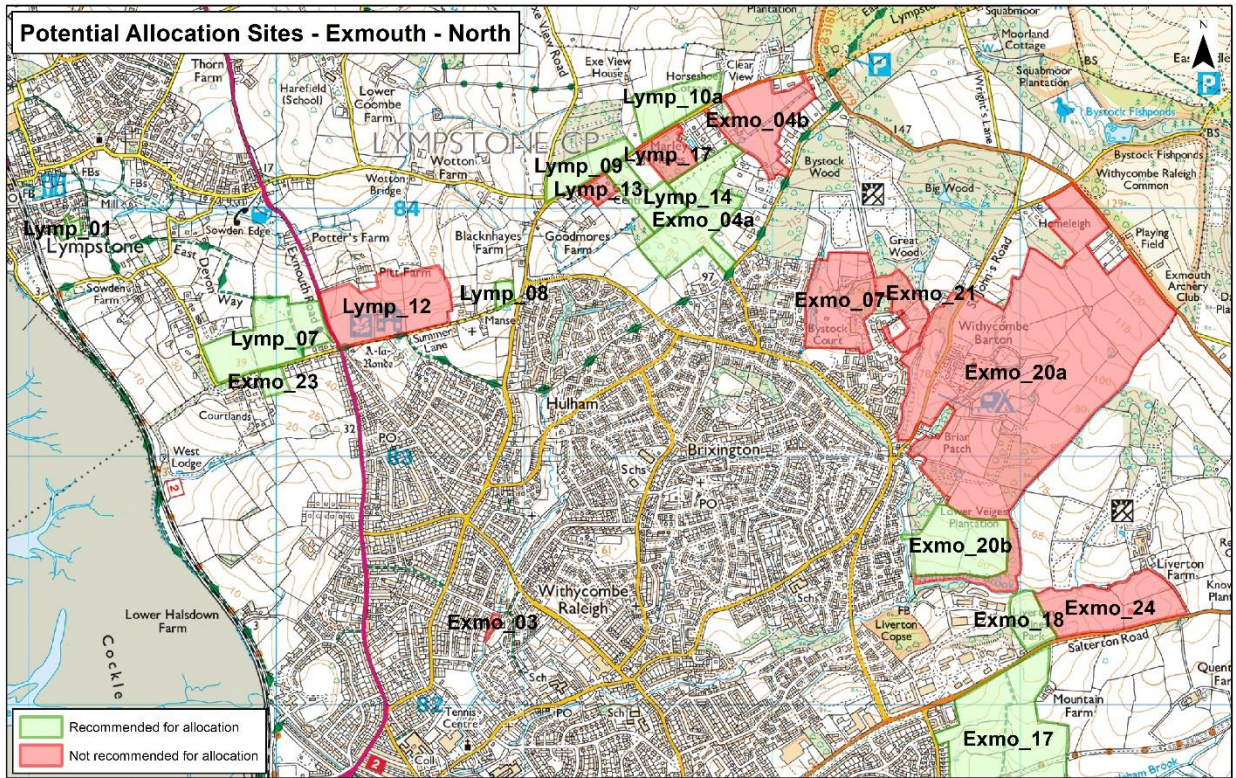
4. Sites recommended as allocations to go into the Regulation 19 plan

- 4.1 Set out below, in settlement/ward order (for settlements listed and addressed in this report) are lists of sites, as referenced and that feature in the site technical assessment documents. The tables below provides an officer recommendation on whether they should be allocated for development in the Regulation 19 draft of the local plan or not. We do not

list sites that have a planning permission for development or that were sifted out from assessment.

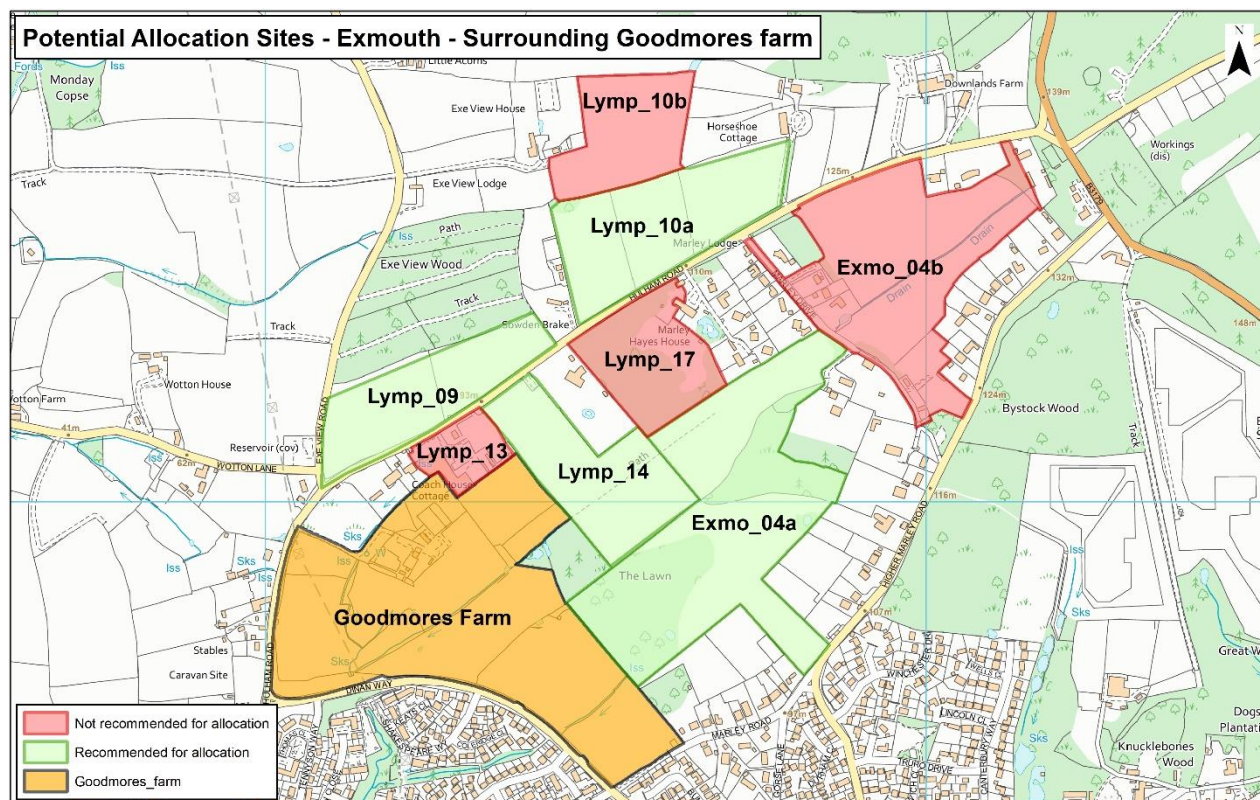
- 4.2 For feedback that relates to the sites listed in this section at the draft plan stage of consultation see: [accessible-reg-18-consultation-feedback-report-spring-2023.pdf \(eastdevon.gov.uk\)](https://www.eastdevon.gov.uk/accessible-reg-18-consultation-feedback-report-spring-2023.pdf) Feedback highlights a range of concerns associated with nearly all sites referenced in this report, whether proposed for allocation or not. There were, however, some favourable comments raised for some sites from a range of respondents and not just the site owners/promoters of those sites.
- 4.3 In the early summer of 2024 we undertook further consultation on proposed boundaries for Green Wedges and Coastal Preservation Areas (both being restrictive policies on development) as well as some other local plan matters. In some cases proposed allocations sites fell within the protective policy areas being consulted on. Full analysis of the feedback received has not yet been undertaken, a report is in production and will come to this committee. However, we would highlight that many respondents attached great weight to the protection that policies afford and were concerned about adverse impacts from development. Suggestions of environmental and wildlife losses featured heavily in feedback received as did landscape concerns. In respect of the Green Wedges there were particular concerns around settlements merging into one another in comments received and there were more general concerns expressed about impacts of development on infrastructure and its availability. Not all comments were, however, negative with some support for allocations expressed. There were also some responses that questioned the extent of designated areas and the process and methodology for defining areas included under the policies. There were also some questioning the rationale and logic for designation.
- 4.4 A spreadsheet showing these allocations will be presented at this Committee, for Members to discuss and endorse (or not), and to show a 'running total' of the number of homes being allocated. This will enable Members to see in real time the impact of decisions to allocate or not allocate sites, in terms of the overall district-wide housing requirement.

Sites at Exmouth



Site reference	Number of dwellings	Recommend allocating?	Succinct officer commentary – if relevant (see technical report for full assessment)
Exmouth Town Ward			
Exmo_50	20	Yes	This is a site that could potentially accommodate more than 20 dwellings. Further work is ideally needed.
Exmouth Halsdon Ward (in or adjoining)			
Exmo_03	5	No	This site falls in proposed Valley Park.
Exmo_23	12	Yes	
Lymp_07	100	Yes	This site falls in the Green Wedge area that was consulted on.
Lymp_12	174	No	This site falls in the Green Wedge area that was consulted on.
Lymp_08	14	Yes	This site falls in the Green Wedge area that was consulted on.
Exmouth Brixington Ward (in or adjoining)			
Exmo_04 – note that Exmo-12 and Exmo_45 overlap with Exmo_04	50	Yes	The credible option is that these sites, combined, will form a single allocation. Current work, at very minor variance from the draft local plan, indicates a capacity of around 263 dwellings. However, further capacity assessment work will be needed. It should be noted that there was a complex pattern of overlying sites assessed in this part of Exmouth - we show a plan at the end of this table that outlines the proposed extent of the allocation.
Lymp_09	54	Yes	
Lymp_10a – note that Lymp_15 overlaps with Lymp_10/Lymp_10a	100	Yes	
Lymp_14	59	Yes	
Lymp_17	80	No	
Exmo_07	40	No	
Exmo_21	40	No	
Exmouth Withycombe Ward (in or adjoining)			
Exmo_20a	550	No	We may need to revisit this site in response to ongoing investigations in respect of potential for development. It could have potential to accommodate several hundred houses.
Exmo_20b	150	Yes	

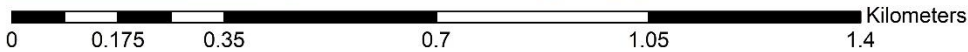
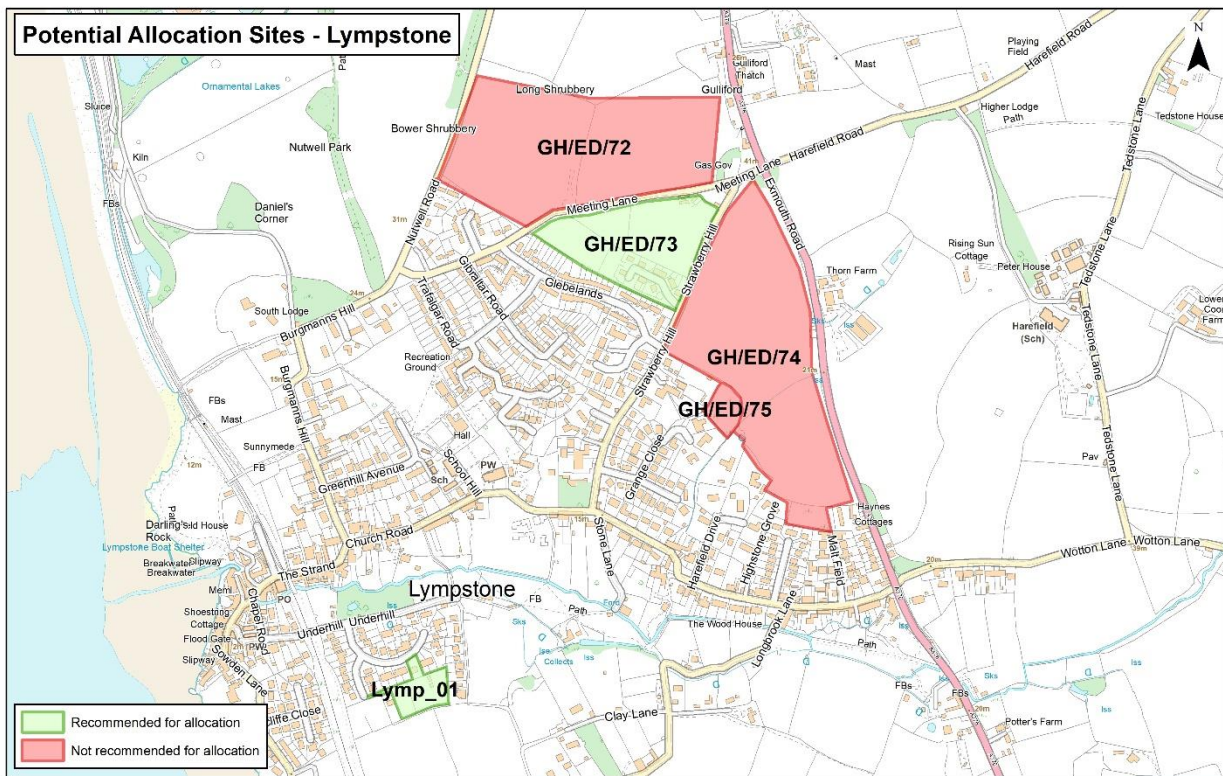
Site reference	Number of dwellings	Recommend allocating?	Succinct officer commentary – if relevant (see technical report for full assessment)
Exmo_24	Mixed use	No	This site was promoted as offering scope for a mixed range of uses - including employment and housing. However, numbers/areas are not quantified.
Exmo_18	2.8 hectares of employment land	Yes for employment uses	This land is allocated for employment uses in the existing local plan and is proposed for allocation in the new plan
Exmouth Littleham Ward (in or adjoining)			
Exmo_09			
Exmo_17	410	Yes	This site falls in the East Devon National Landscape. It should be regarded as 'major' in terms of the NPPF and there will need to be further assessment work.
Exmo_08	40	Yes	
Exmo_16	5	Yes	
Lymp_13	25	No	
Lymp_17	80	No	



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Sites at Lymestone

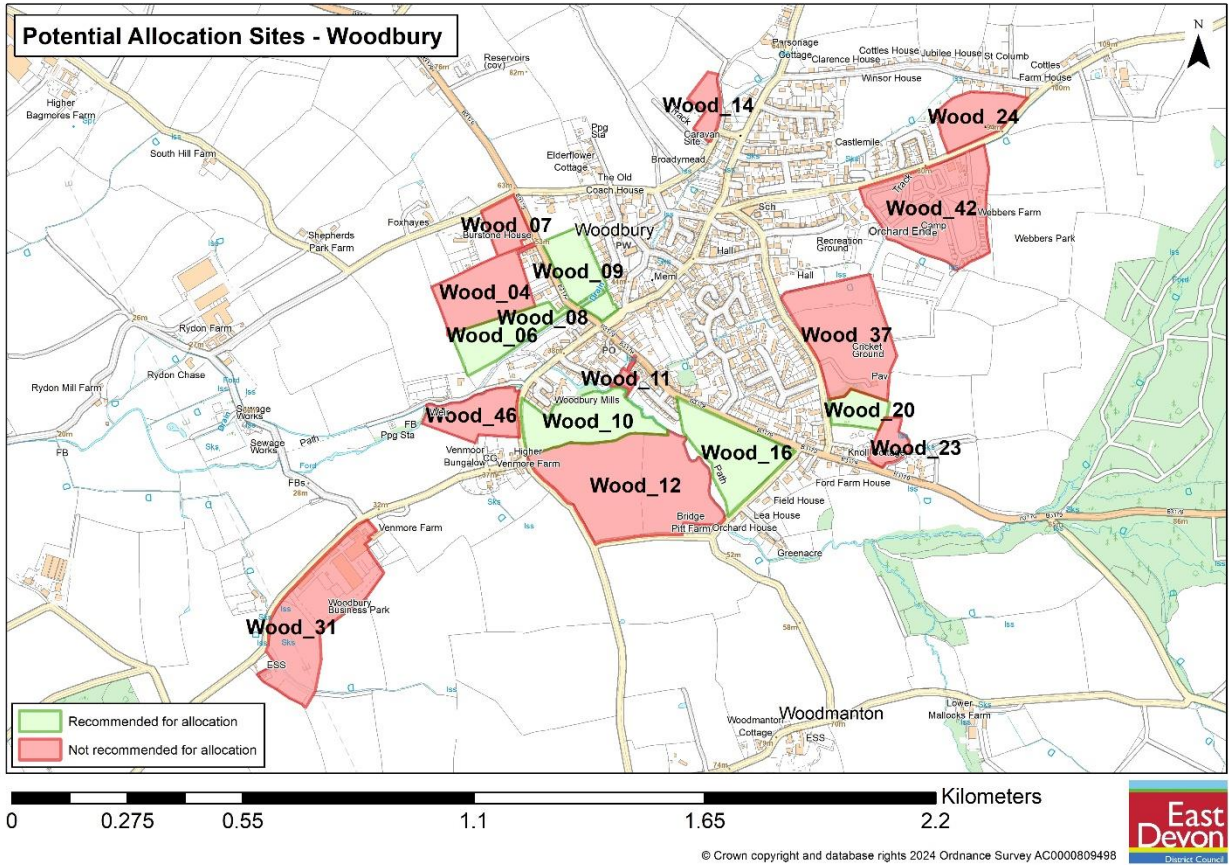


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Site reference	Number of dwellings	Recommend allocating?	Succinct officer commentary – if relevant (see technical report for full assessment)
Woodbury & Lymestone Ward			
Lymp_01	14	Yes	
GH/ED/72	131	No	
GH/ED/73	46	Yes	
GH/ED/74	141	No	
GH/ED/75	6	No	

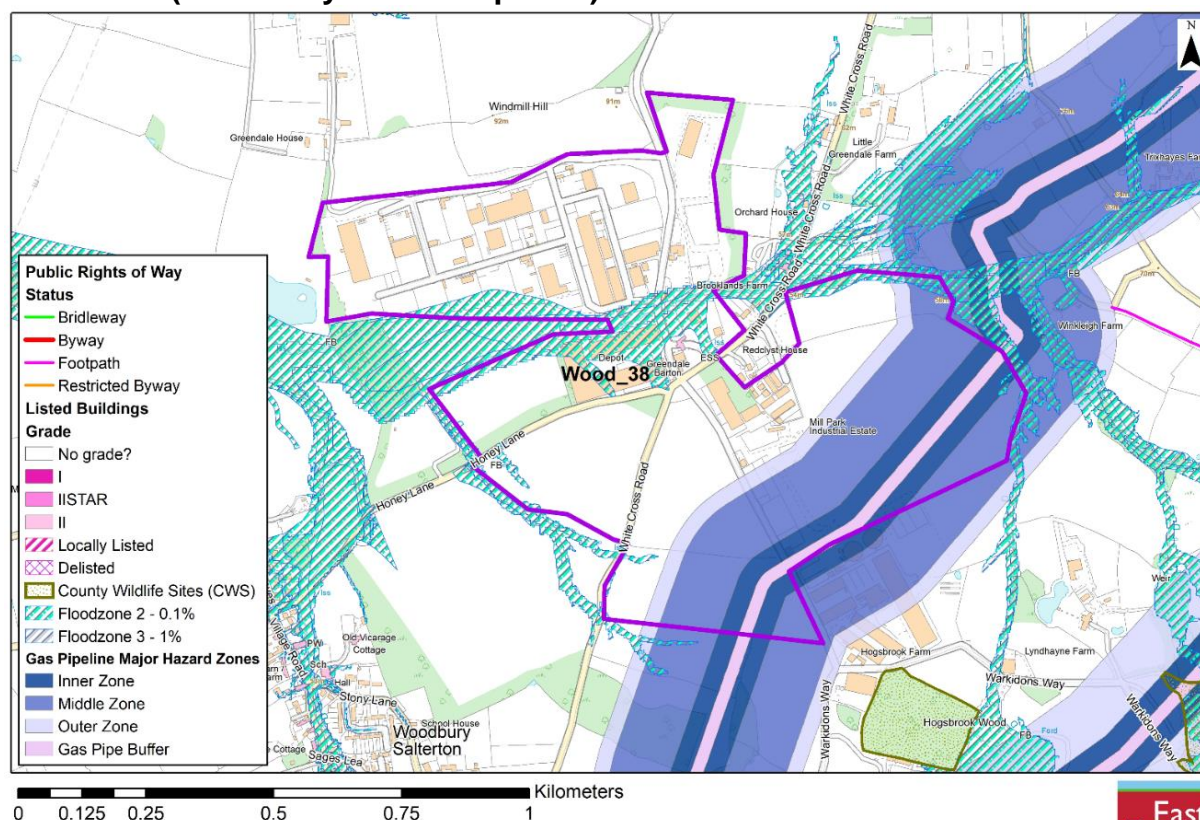
Sites at Woodbury



Site reference	Number of dwellings	Recommend allocating?	Succinct officer commentary – if relevant (see technical report for full assessment)
Woodbury & Lympstone Ward			
Wood_04	28	No	
Wood_06 – note that Wood_08 overlaps with Wood_06	30	Yes	
Wood_07	9	No	
Wood_09	28	Yes	At the working party meeting there was some enthusiasm for allocation of this site. Noted as well that there is a current planning application pending consideration at this site.
Wood_10	60	Yes	At the Working party meeting there was particular concern about the suitability of this site for allocation. Concerns were raised about highway access, in particular, though Devon County Council, as highway authority, have not raised objection.
Wood_11	5	No	
Wood_12	141	No	

Site reference	Number of dwellings	Recommend allocating?	Succinct officer commentary – if relevant (see technical report for full assessment)
Wood_14	18	No	
Wood_16	67	Yes	
Wood_20	28	Yes	
Wood_23	18	No	
Wood_24	45	No	
Wood_37	81	No	
Wood_42	101	No	
Wood_46	23	No	
Wood_31	5.5 hectares of employment land	No	

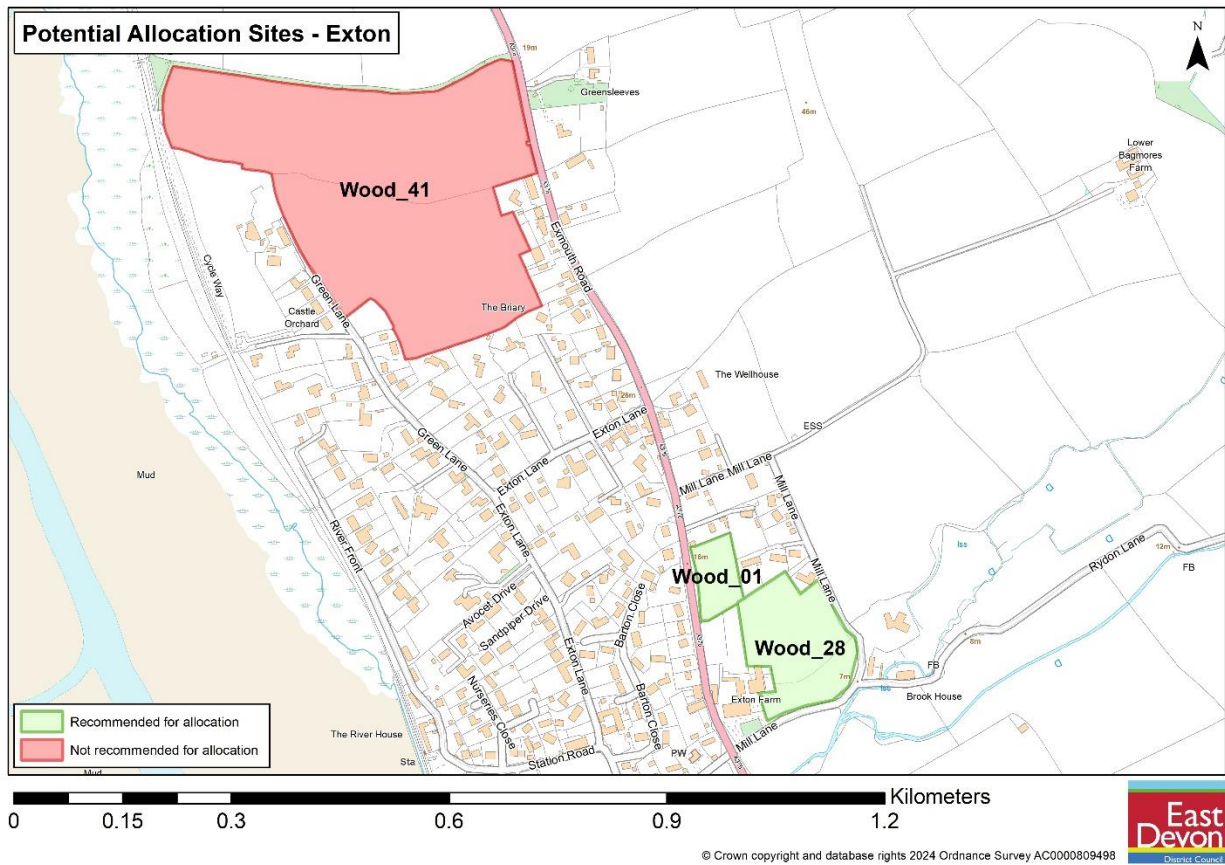
Greendale (Woodbury Salterton parish)



Site reference	Hectares of employment land	Recommended allocating?
Wood_38	71.2 hectares	No

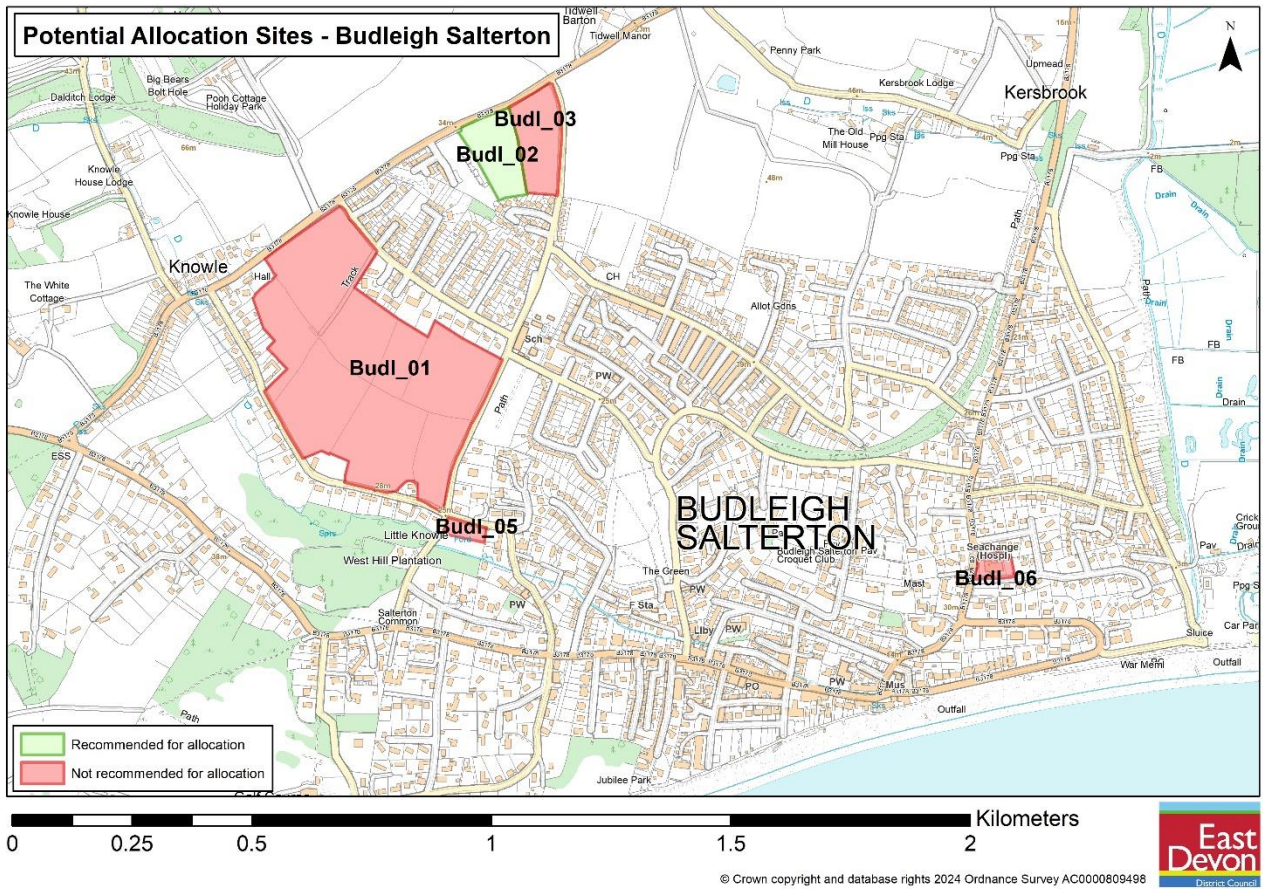
It should be noted that a further proposed allocation for a new community at Greendale/land at Crealy is also under consideration and will be presented at the meeting on the 23rd September alongside other new community proposals in the West End of the district.

Sites at Exton



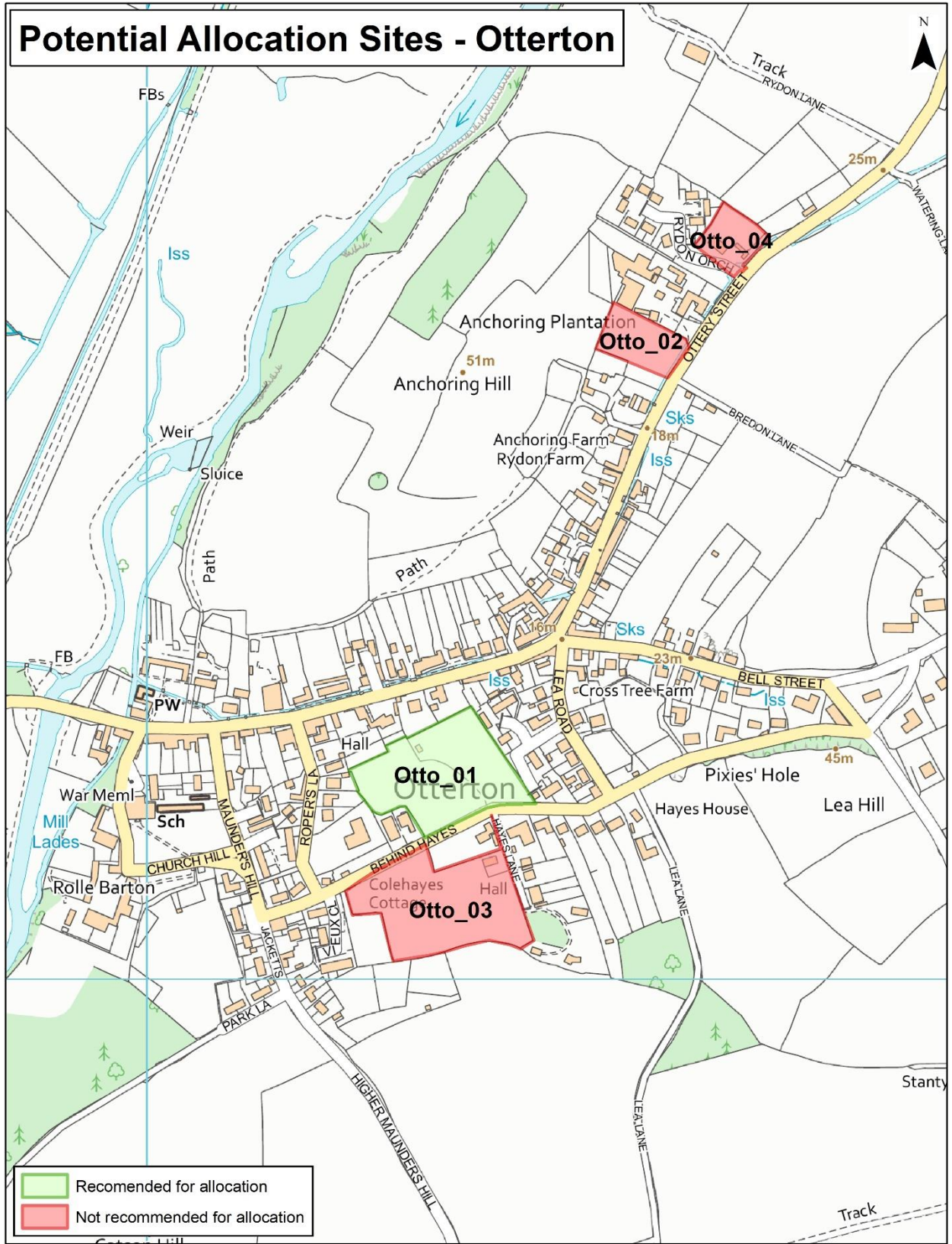
Site reference	Number of dwellings	Recommend allocating?	Succinct officer commentary – if relevant (see technical report for full assessment)
Woodbury & Lymptstone Ward			
Wood_01	14	Yes	
Wood_28	39	Yes	
Wood_41	225	No	

Sites at Budleigh Salterton



Site reference	Number of dwellings	Recommend allocating?	Succinct officer commentary – if relevant (see technical report for full assessment)
Budleigh & Raleigh Ward			
Budl_01	315	No	
Budl_01a	50	No	
Budl_02	25	Yes	
Budl_03	40	No	This site is not recommended as an allocation for development. But at the working party meeting there was some support for potential allocation.
Budl_05	5	No	
Budl_06	20	No	

Sites at Otterton

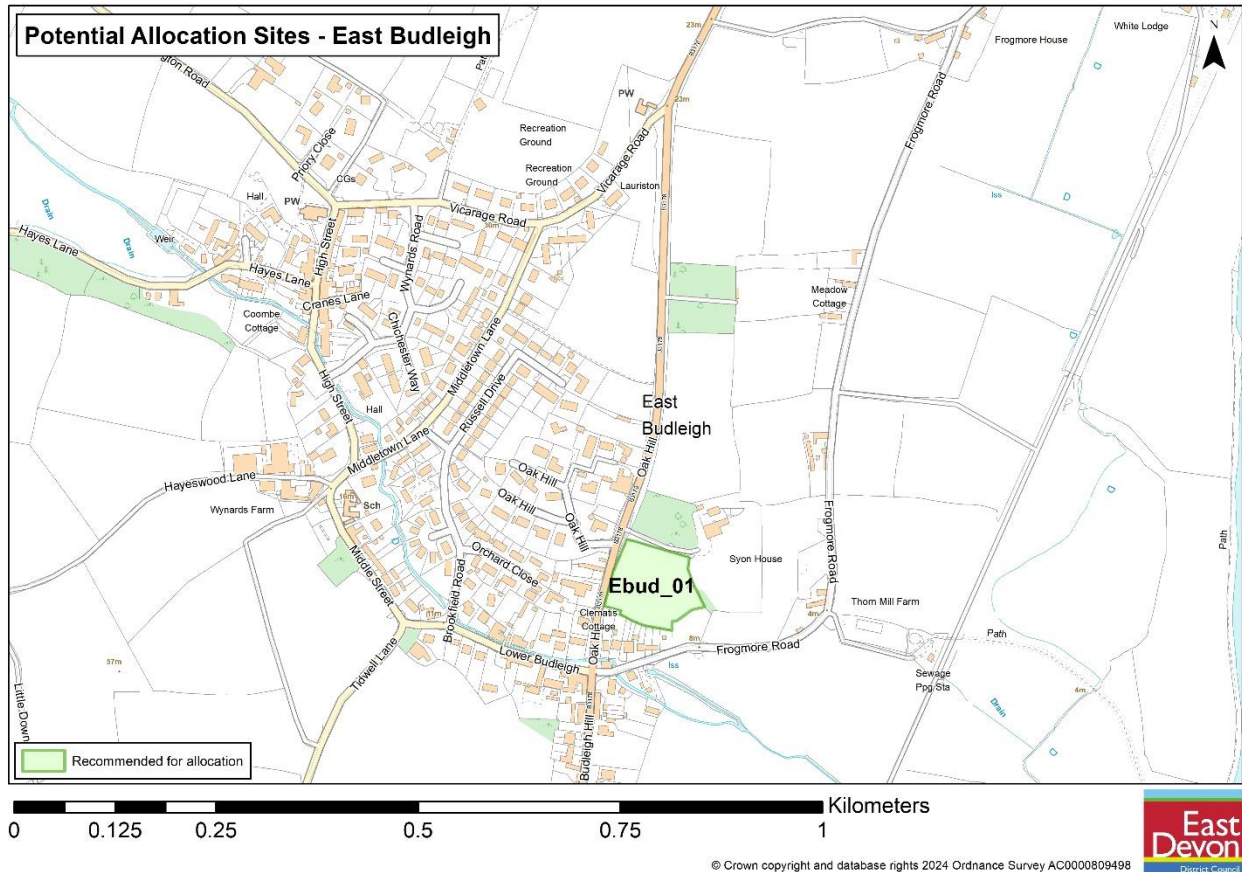


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Site reference	Number of dwellings	Recommend allocating?	Succinct officer commentary – if relevant (see technical report for full assessment)
Budleigh & Raleigh Ward			
Otto_01	10	Yes	
Otto_02	8	No	
Otto_03	32	No	
Otto_04	5	No	

East Budleigh



Site reference	Number of dwellings	Recommend allocating?	Succinct officer commentary – if relevant (see technical report for full assessment)
Ebud_01	22	Yes	

5. Next steps

- 5.1 Officers will use the resolutions of this meeting to finalise drafting the Local Plan housing requirement, and the allocation of sites to meet this requirement, in the Regulation 19 Publication Local Plan. Depending on outcomes of other committee meetings, that consider other settlements and sites, there may however be a need to revisit site choices. This maybe so if total land allocations recommended for inclusion in the plan, and the dwellings they may accommodate, fall short of the levels of provision that are required to meet Government housing requirements.
- 5.2 There will, however, also need to be further refinement and testing work on sites, projected delivery rates and constraints (and opportunities) before final conclusions can be drawn.
- 5.3 As previously discussed and agreed, the Regulation 19 Publication Local Plan will come to this Committee in November 2024 with consultation scheduled to run from December 2024 to January 2025.

Financial implications:

There are no specific financial implications within the report.

Legal implications:

The legal implications are set out within the report. (002533/September/DH)



East Devon Local Plan 2020-2040

Site Selection report

Exmouth



Aug 2024. Report for Strategic Planning Committee.

Contact details

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To request this information in an
alternative format or language
please phone 01404 515616 or
email csc@eastdevon.gov.uk

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1. Introduction

- 1.1. East Devon District Council is preparing a Local Plan covering the period 2020 to 2040 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not.¹ The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2. For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites or not.²
- 1.3. For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site, or not. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4. This report contains the assessment and selection of sites at Exmouth. A map of all the sites which have been assessed is below, followed by a table which highlights the site selection findings.
- 1.5. Exmouth is a substantial seaside town, the largest town in East Devon, with long established historic roots. From early port/fishing town origins, following the arrival of the railway, the town rapidly expanded in Victorian times to become an important tourist destination with a significant number of grand hotels in waterfront locations. Associated with tourism growth was more general expansion and development of the town through Victorian times and into the 20th century. The substantial historic core of the town, with many fine building at around the town centre and at waterfront locations, is located in the south western edges of the Exmouth. This is also where the port of Exmouth, with a history in fishing and commercial activities, but now days dominated by recreational craft, is also located. Whilst there are many fine historic buildings in this core area they are interspersed with areas or more modern development. The outward expansion of Exmouth, stretching up to three to four kilometres eastward and northward, has predominantly occurred in the later part of the 20 century and into the 21 century.
- 1.6. In addition to the sites which have been subject to assessment, other sites were not assessed because they did not pass 'site sifting'. This stage of the process rules out sites that are not 'reasonable alternatives' and therefore not considered as potential allocations in the Local Plan. In summary, to pass site sifting and therefore be considered as a potential

¹ [Link to be inserted in final version.](#)

² Following the approach advocated by the Planning Advisory Service – see Topic 5 – Site Selection Process: [Future Proofing the Plan Making Process | Local Government Association](#)

allocation, the site should be identified as suitable, available, achievable in the HELAA (for HELAA papers see [Evidence Base and Supporting Documents - Spatial Strategy, Housing and Economy - East Devon](#)); in a suitable location; not already allocated in a 'made' Neighbourhood Plan; and not already have planning permission. For obvious reasons, overlapping sites will only be assessed once. Further detail is contained in the Site Selection methodology.

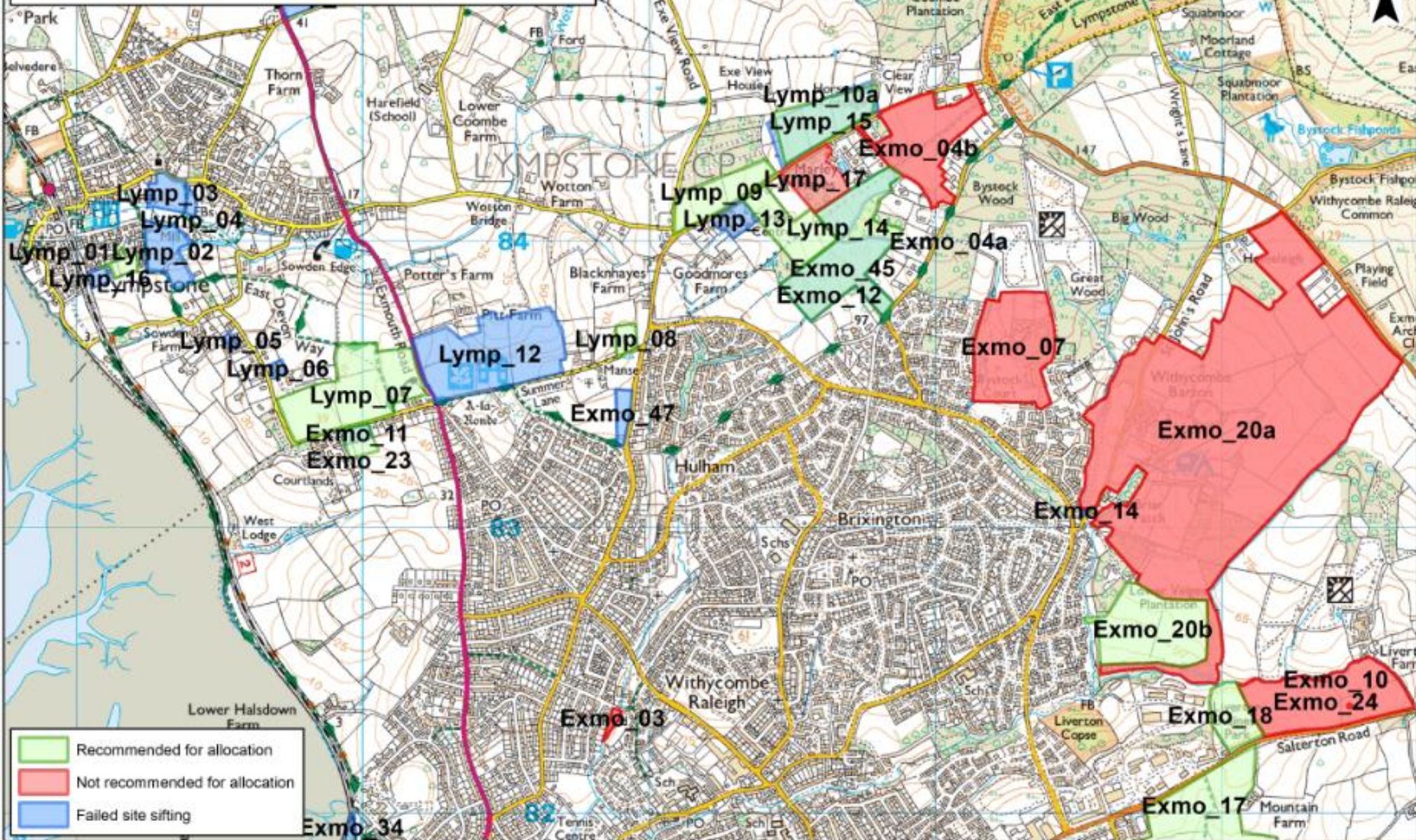
1.7. The following sites did not pass site sifting at Exmouth:

- Exmo_01 (Public car park, Royal Avenue) - is probably unachievable in the HELAA because of location within flood zone 3.
- Exmo_02 (Queens Drive) - although assessed in HELAA as 'Potential achievable subject to passing Sequential and Exceptions test', fail site sifting as housing is a more vulnerable use and because only 0.2 Ha is not in Flood Zone 3 and that 0.2 Ha is wholly surrounded by a very wide area of Flood Zone 3.
- Exmo_05 (Buildings and land at Maer Farm) - is not within or adjacent, or otherwise well-related, to Exmouth.
- Exmo_09 (Land to east of Capel Lane) - overlaps with Exmo_17 (note that Exmo_09 is referenced in assessment of Exmo_17)
- Exmo_10 (Land to north of Salterton Road) - overlaps with Exmo_24.
- Exmo_11 (Land to south of Courtland Lane) - overlaps with Exmo_23.
- Exmo_12 (Land off Marley Road) - overlaps with Exmo_45.
- Exmo_13 (Green Farm Buildings) - overlaps with Exmo_05 – not within or adjacent, or otherwise well-related, to Exmouth.
- Exmo_14 (Land at South Lodge St Johns Road) - not suitable in HELAA as below site size threshold.
- Exmo_15 (Land off Capel Lane) - overlaps with Exmo_17 (note that Exmo_15 is referenced in assessment of Exmo_17).
- Exmo_19 (Land adjacent to Upper Deck, Gore Lane, Sandy Bay) - is not within or adjacent, or otherwise well-related, to Exmouth.
- Exmo_22 (Land adjacent to 14 Bampton Lane) - not suitable in HELAA as below site size threshold (although the site also overlaps Exmo_03 that was assessed).
- Exmo_25 (family Amusements Queens Drive) - not suitable in HELAA as within Flood Zone 3 (this site falls within boundaries of Exmo_02).
- Exmo_26 (Beach Gardens Car Park) - not suitable in HELAA as below site size threshold (this site falls close to and to the south west of site Exmo_31).
- Exmo_27 (Harbour View Café) - not suitable in HELAA as within Flood Zone 3.
- Exmo_28 (Foxholes Car Park) - not suitable in HELAA as submitter did not indicate use.
- Exmo_29 (Queens Drive Car Park) - not suitable in HELAA as within Flood Zone 3.

-
- Exmo_30 (The Octagon, The Pavilion) - not suitable in HELAA as within Flood Zone 3 and below site size threshold (this site falls close to and to the north of site Exmo_31).
 - Exmo_31 (The Pavilion, The Esplanade) - not suitable in HELAA as below site size threshold.
 - Exmo_32 (Camperdown Car Park) - not suitable in HELAA as within Flood Zone 3.
 - Exmo_33 (Camperdown Depot) - not suitable in HELAA as within Flood Zone 3.
 - Exmo_34 (Old Coal Depot, The Royal Avenue) - not suitable in HELAA as within Flood Zone 3.
 - Exmo_35 (Estuary Car and Lorry Park) - not suitable in HELAA as within Flood Zone 3.
 - Exmo_36 (Exmouth Sports Centre) - not suitable in HELAA as below site size threshold.
 - Exmo_37 (GWRSA Social Club) - not suitable in HELAA as below site size threshold.
 - Exmo_38 (Imperial Road Rec and Car Park) - not suitable in HELAA as within Flood Zone 3.
 - Exmo_39 (Jarvis Close Car Park) - not suitable in HELAA as below site size threshold.
 - Exmo_40 (London Inn Car Park) - not suitable in HELAA as submitter did not indicate use.
 - Exmo_41 (Maer Road Car Park) - not suitable in HELAA as submitter did not indicate use.
 - Exmo_42 (Marlpool Workshops) - not suitable in HELAA as below site size threshold.
 - Exmo_43 (Phear Park Depot) - not suitable in HELAA as below site size threshold.
 - Exmo_44 (Exmouth Station Public Convenience) - not suitable in HELAA as below site size threshold.
 - Exmo_45 (land off Marley Road) - overlaps with Exmo_04
 - Exmo_46 (Veiges Farm St Johns Road) - overlaps with Exmo_20.
 - Exmo_47 (Land to the south west of Hulham Road) - not suitable in HELAA due to unacceptable environmental impact on designated heritage assets – falls in designation park/garden.
 - Exmo_48 (Camperdown Creek) - suggested by third party in Draft Local Plan consultation. Located within Flood Zone 3, overlap with Exmo_32, 33.
 - Exmo_49 (Former Post Office) - suggested by third party in Draft Local Plan consultation, but no evidence of land availability. Appears to be in active use as Royal Mail delivery centre.

-
- Exmo_51 (Land east of Liverton Business Park) - overlaps with Exmo_18
 - Exmo_52 (land at St Johns Road) - overlaps with Exmo_20.
 - GH/ED/76 (land at St Johns Road) - overlaps with Exmo_20.

Potential Allocation Sites - Exmouth - North



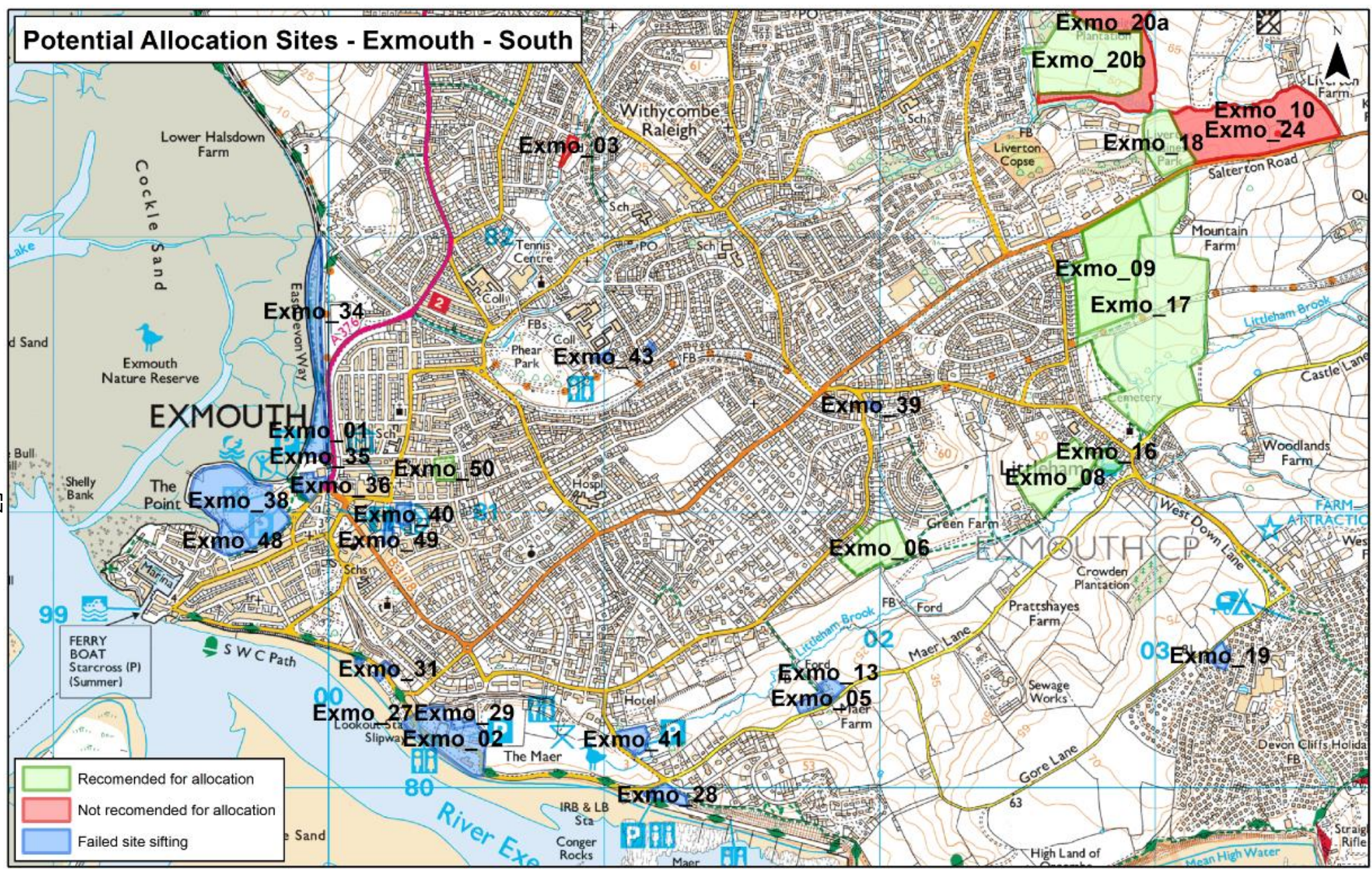
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Potential Allocation Sites - Exmouth - South



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Figure 1.1: Overview of Site Selection findings at Exmouth

Site reference	Number of dwellings / hectares of employment land	Allocate?
Exmouth Town		
Exmo_50 - Exmouth Police Station	20 dwellings	Yes
Exmouth Halsdon (in or adjoining)		
Exmo_03 - Land at bottom of Bapton Lane	5 dwellings	No
Exmo_23 - Courtlands Barn, Courtlands Lane	12 dwellings	Yes
Lymp_07 - Land at Courtland Cross, Exeter Road, Lympstone	100 dwellings	Yes
Lymp_12 – land fronting A376 and Summer Lane	174 dwellings	No
Lymp_08 - Land off Summer Lane, Exmouth	14 dwellings	Yes
Exmouth Brixington (in or adjoining)		
Exmo_04 - Land at Marley Drive, Lympstone	50 dwellings	Yes (southern parts of the site only - area shown as 04a allocated but 04b not)
Lymp_09 – Land fronting Hulham Road	54 Dwellings	Yes
Lymp_10 - Land off Hulham Road, Lympstone	100 dwellings	Yes – southern part of the site labelled Lymp 10a on the map (also shown as Lymp_15) but not the northern part shown as Lymp_10b
Lymp_14 - Coles Field, Hulham Road	59 dwellings	Yes
Lymp_17 – Land at Marley House	80 dwellings	No

Site reference	Number of dwellings / hectares of employment land	Allocate?
Exmo_07 - Bystock Court, Old Bystock Drive	40 dwellings	No
Exmo_21 – land east of Bystock court	40 dwellings	No
Exmouth Withycombe (in or adjoining)		
Exmo_20 - Land at St. John's, Exmouth	700 dwellings (but if developed other uses could be expected)	No (but see separate reference to Exmo_20b)
Exmo_20b – Land north of Liverton Business Park	150 dwellings	Yes
Exmo_24 - Land to the north of Salterton Road	Potential range of uses – including employment and housing	No
Exmo_18 - Land directly to the east of Liverton Business Park	2.8 hectares of employment land	Yes
Exmouth Littleham (in or adjoining)		
Exmo_17 - Land to the South of Littleham	410 dwellings	Yes
Exmo_06 - Douglas Gardens, Exmouth	44 dwellings	Yes
Exmo_08 - Littleham Fields, Exmouth	40 Dwellings	Yes
Exmo_16 - Land to the rear of Elm Lane	5 Dwellings	Yes
Lymp_13 - Kings Garden & Leisure, Higher Hulham Rd	25 dwellings	No

2. Site Reference Exmo_50 - Exmouth Police Station

Site details

Settlement: Exmouth

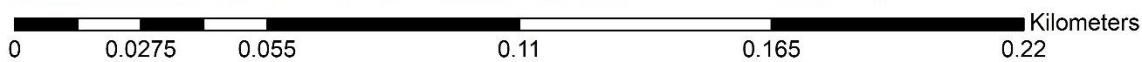
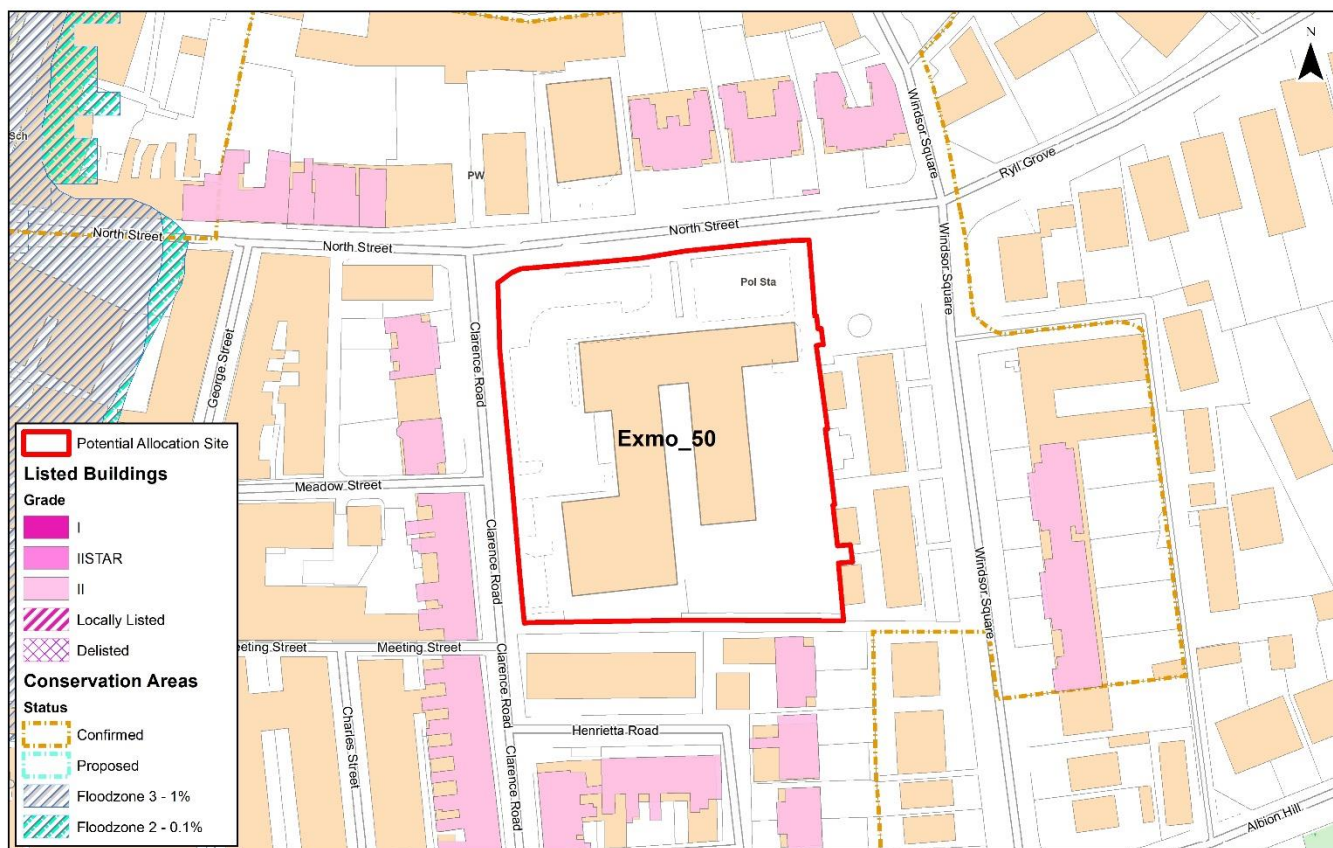
Reference number: Exmo_50

Site area (ha): 0.55

Address: Exmouth Police Station

Proposed use: Housing and a new/redeveloped police station

Site map



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Photos

Photo's to be inserted.

Site Assessment Summary and Conclusion

Infrastructure

This site has been promoted for redevelopment but not yet gone through the HELAA process. It has not, therefore, been assessed by the Panel. From officer assessment, however, there is no evidence to suggest that there are no technical constraints that would inhibit re-development for housing.

Landscape

This site sits in an urban area of Exmouth, close to the town centre and surrounded by built development, predominantly in residential use. Landscape sensitive is considered low and potential for adverse landscape impacts has been screened out.

Historic environment

The land around the police station site forms one of the core historic areas of development of Exmouth. Late 19th Century Ordinance Survey mapping shows an already built-up residential urban fabric in this part of the town and the site itself, referenced as Branswick Square on historic mapping, can be assumed to have been a formal green urban square to what were, and predominantly remain, substantial residences (a few split into flats) fronting on to, and near to, the site/the square. The existing police station building (understood to become redundant in its current form) is a post second world war Modernist informed development of some 20th Century historic interest. There are a significant number of Grade II listed residential properties, mostly dating from the early/mid 19th Century, that are at and around the site boundaries. The site past use and history plus the relevance of surrounding assets can form a positive cue to inform a well designed and implemented scheme that will offers scope for enhancement of the setting of the assets. Overall, medium: no significant effects which cannot be mitigated.

Ecology

There are no designated wildlife sites at or in close proximity of the site. The site is currently occupied by a police station building built in later half of the 20th century. There are limited formal green spaces around the existing building and a small number of existing trees on site. Overall, minor adverse effect predicted (not significant).

Accessibility

The site falls within 1,600 metres of a range of services and facilities, it is close to Exmouth town centre and has good access to public transport.

Other constraints

No additional constraints are noted.

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

No

3. Site Reference Exmo_03 - Land at bottom of Bapton Lane

Site details

Settlement: Exmouth

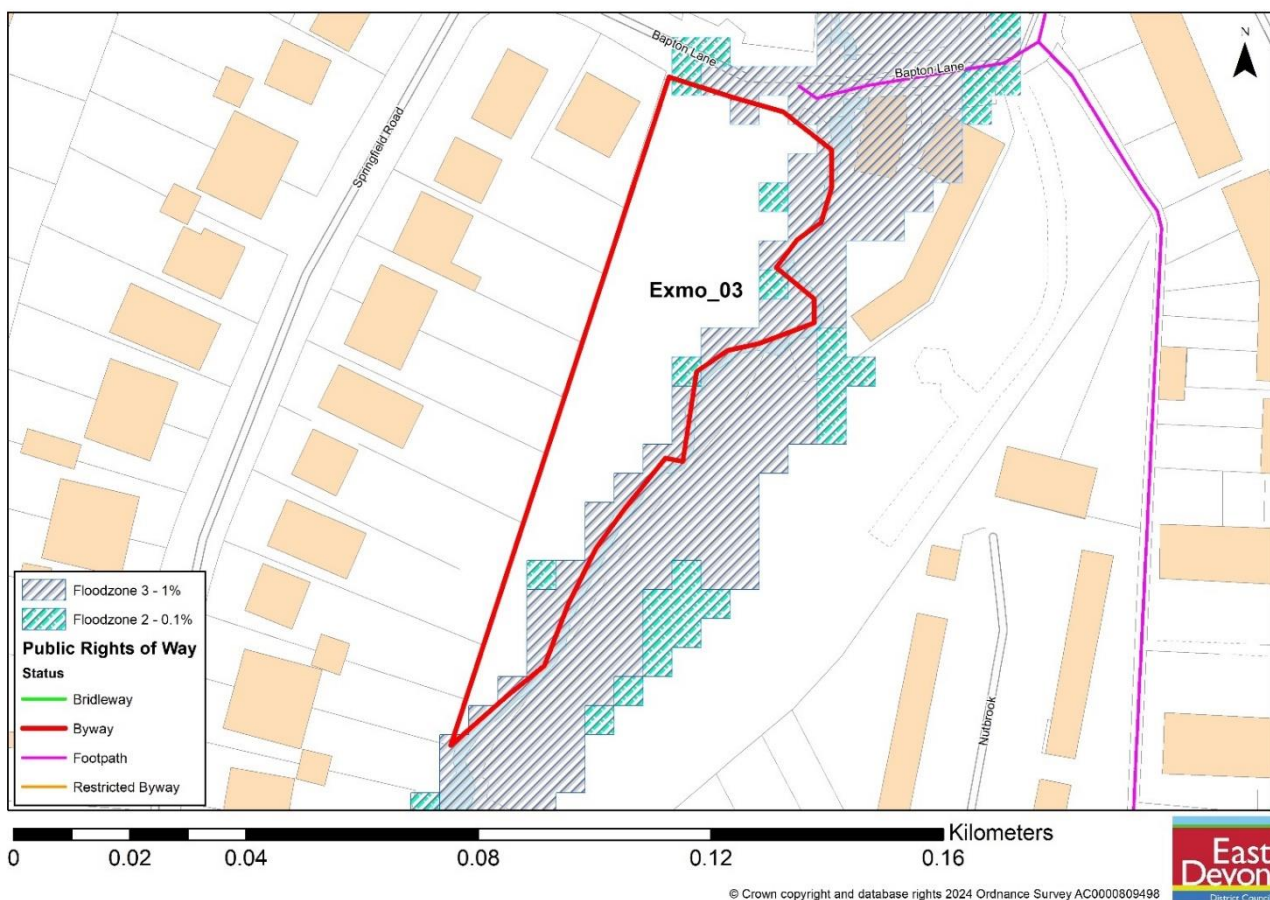
Reference number: Exmo_03

Site area (ha): 0.24

Address: Land at bottom of Bapton Lane, Exmouth between 14 Bapton Lane EX8 3JT and Cats Motel Bapton Farm EX8 3JT

Proposed use: Housing

Site map



Photos



The site frontage from Bapton Lane – the image show one of the limited public viewpoint (through the double metal gates on the right-hand side – centre of the photograph) into the site - Image from Google StreetView.

Site Assessment Summary and Conclusion

Infrastructure

No infrastructure concerns are identified at this site.

Landscape

This is a green space site within the urban setting of Exmouth. The site is undeveloped, bar what would appear to be some sheds or lightweight structures within it, and it is or at least appears to be, a non publically accessible space. The green space of the site provides an attractive contrast with the largely 20th century housing development within which it sits. The site needs to be seen within a wider policy context where it is proposed as part of the Valley Parks in Exmouth and is specifically addressed by Policy EN2 of the adopted East Devon Local Plan and referenced in the Exmouth Neighbourhood Plan.

Historic environment

There are no designated heritage assets in close proximity of the site so no scope for adverse heritage impacts from development are identified.

Ecology

There are Mature trees within the site and the Bapton Brook runs along the eastern site boundary. So whilst the site is remote from designated wildlife sites there are features locally that could be expected to be of some wildlife importance.

Accessibility

The site is within 1,600 metres of a range of services and facilities.

Other constraints

No other constraints are identified or noted.

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

No

Opportunities

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

Yield (number of dwellings or hectares of employment land)

5

Contribution to spatial strategy

As a Tier 1 settlement in the emerging local plan Exmouth is identified as offering significant potential for accommodating growth and development.

Should the site be allocated?

No

Reasons for allocating or not allocating

The site is not regarded as appropriate for residential development as it is contrary to Valley Park aspirations, explicitly identified as a suggested area of Land of Local Amenity Importance that is proposed for protection from development. However, should Valley Park considerations change (should the land be deemed not appropriate to include in the park) then their could be grounds to revisit assessment of potential for housing development.

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

No.

4. Site Reference Exmo_23 - Courtlands Barn, Courtlands Lane

Site details

Settlement: Exmouth

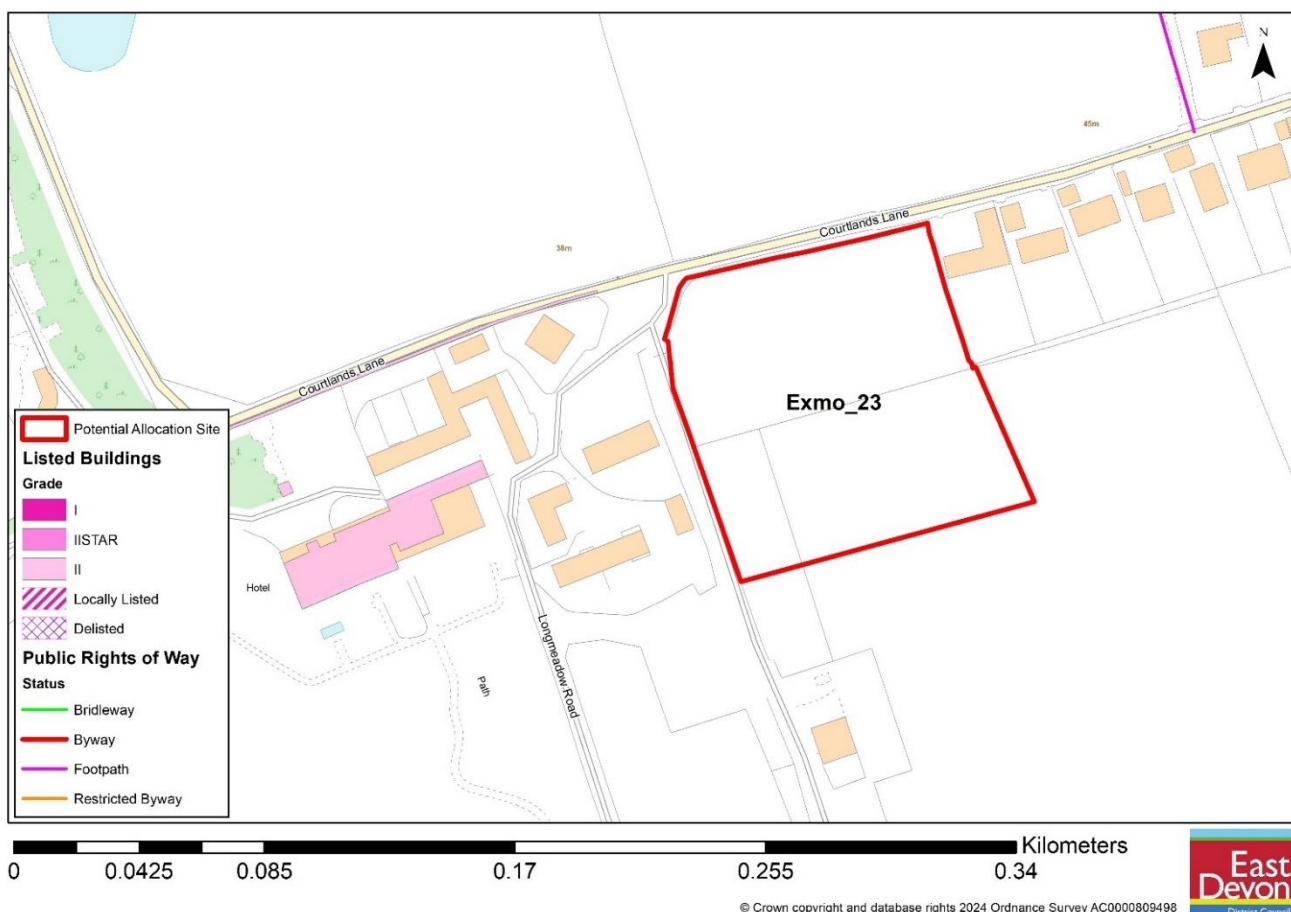
Reference number: Exmo_23 (it should be noted that this site overlays an earlier smaller submission of Exmo_11.

Site area (ha): 0.9876

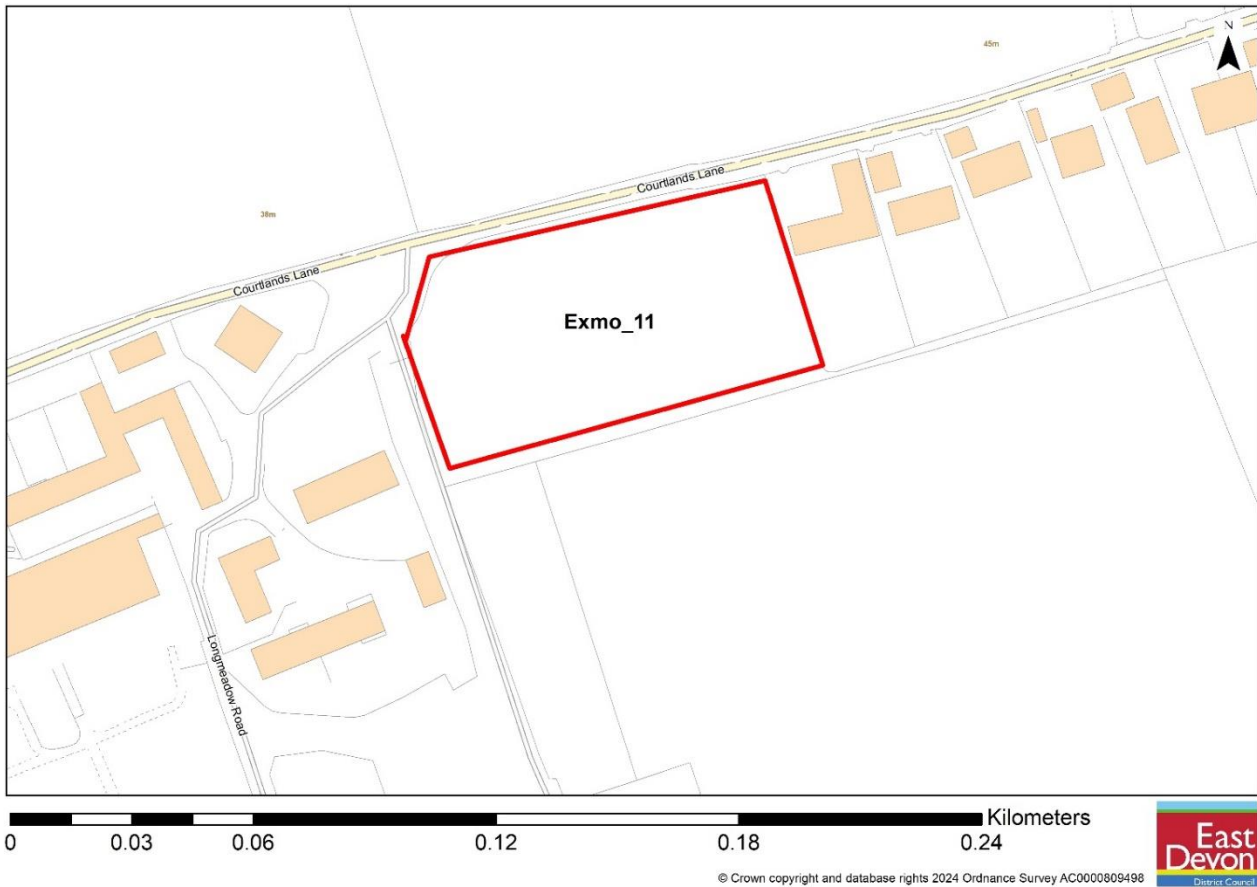
Address: Courtlands Barn, Courtlands Lane, Exmouth, EX8 3NZ

Proposed use: Housing

Site map



It should be noted that this site overlays an earlier smaller submission of Exmo_11 shown below.



Photos

Photo to be inserted

Site Assessment Summary and Conclusion

Infrastructure

No direct infrastructure concerns are specifically noted for this site.

Landscape

The site is elevated, on a ridgeline, and of some visual prominence when viewed specifically from the south. However, visibility concerns need to be seen in the context of the site abutting and falling between existing development to the east and west.

Historic environment

The Grade II listed Courtlands House lies around 70 metres to the west of the site, at its closest point. Between the listed building and the site there are, however, a number buildings, some older

and some more modern. These, and trees and vegetation present, limit intervisibility between the site and the listed building. It is also noted that the 'Garden Wall Between Courtlands Lane and Courtlands' also to the east of the site and much closer is also listed Grade II.

Ecology

The site is assumed to be of low ecological importance though hedgerows and trees around and running through the site may be of more value and should be protected if development were to go ahead.

Accessibility

The site falls within 1,600 metres of a range of facilities and close to a frequent bus service.

Other constraints

There are no other known constraints at the site, though it is noted that Courtland Lane, although a quiet road that fronts the site does not have a pavement.

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

No

Opportunities

There are no particular extra opportunities that development at this site might be expected to deliver.

Yield (number of dwellings or hectares of employment land)

12

Contribution to spatial strategy

As a Tier 1 settlement in the emerging local plan Exmouth is identified as offering significant potential for accommodating growth and development.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site provides a reasonable opportunity for development. Some care will be needed to avoid and limit possible adverse landscape and heritage impacts.

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

No - not applicable.

5. Site Reference Lymp_07 - Land at Courtland Cross, Exeter Road, Lympstone

Site details

Settlement: Exmouth

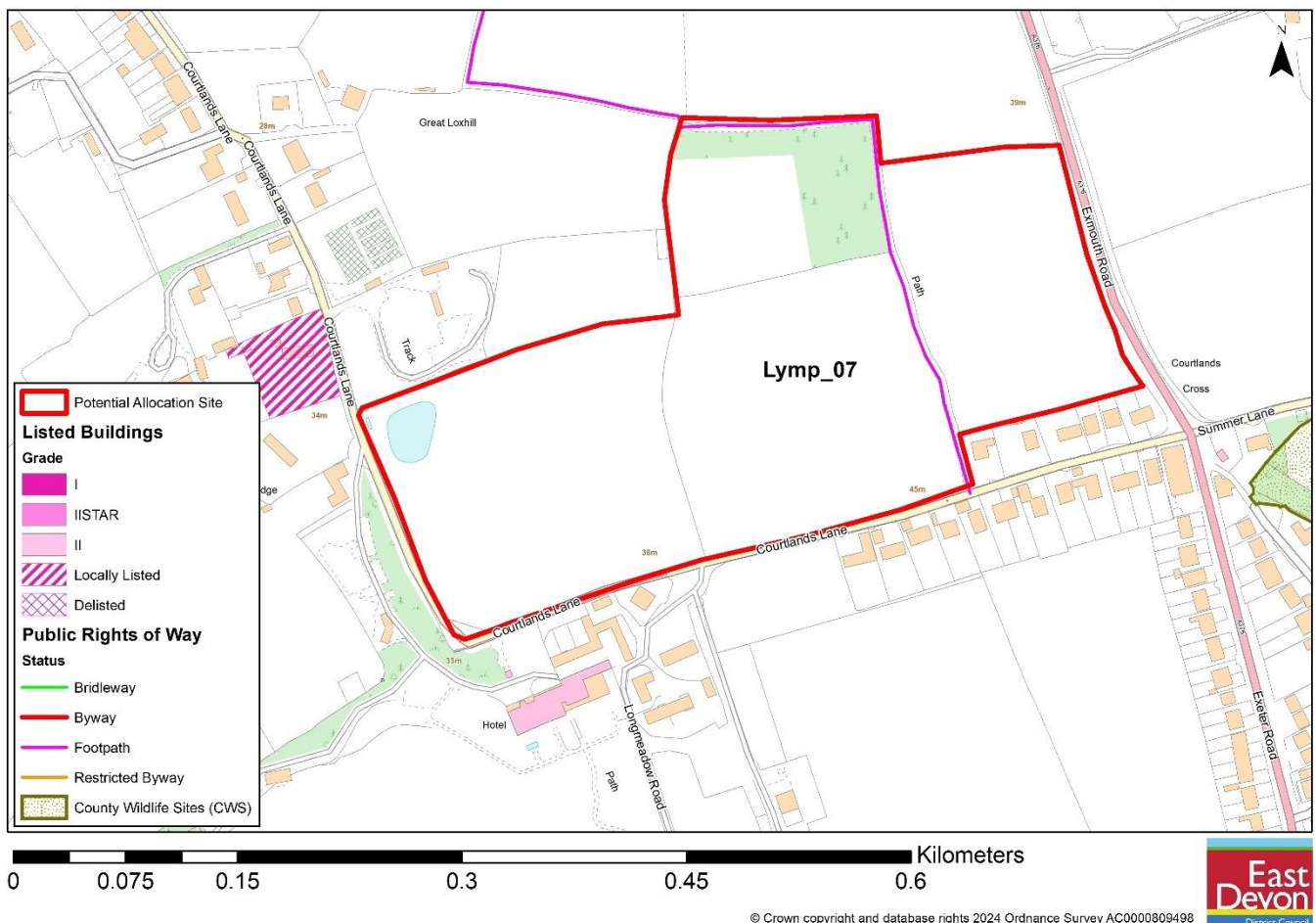
Reference number: Lymp_07

Site area (ha): 10

Address: Land at Courtland Cross, Exeter Road, Lympstone, Exmouth, EX8 3NS

Proposed use: Housing

Site map



Photos

To be inserted

Site Assessment Summary and Conclusion

Infrastructure

The HELAA work advises that the site is dependent on a new junction onto Exeter Road. This new layout would have to allow sufficient space for the Dinan Way Roundabout scheme to be built.

Landscape

The site comprises of four agricultural fields on the north eastern side of Exmouth between the town and Lypmstone village. The site is nearly flat gently sloping down in an east to west direction. The site has an open character comprising of large fields that are particularly visible in views from the north and west. It is notable that the site is located within the existing green wedge in the current East Devon Local Plan and any development would erode the physical separation between Exmouth and Lypmstone. The site itself has a mixture of an urban fringe and countryside feel with development to southern and western boundaries. The development of the site would extend the built form of Exmouth into open countryside areas.

Historic environment

To the south west of the site and close by (around 50 metres to the southern side boundary) is the Grade II listed Courtlands House. Inter-visibility between the house and the site is, however, compromised to some degree by more recent development and also by the lie of the land with Courtland Lane, which runs along the southern edge of the site, sitting on a minor ridgeline. Much closer to the site, on the southern side of Courtlands Lane, is the Grade II listed Garden Wall to Courtlands House. There is a clear visual interconnection between this wall and western parts of the site and the listed Chaterpark also lies close by and to the west of the site. In submission the prospective developer has shown open space uses on the western parts of the site. The Grade I listed A la Ronde is further from the site, to the east, with no apparent direct inter-visibility from the building itself.

Ecology

The site comprises of improved agricultural fields with some mature hedgerow boundaries and areas of scrub vegetation. There can be expected to be some local wildlife interest associated with the site though there are no designated sites on or in the immediate vicinity 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. Although it is being assessed as a site at Exmouth, because it

abuts a part of the town, it is closer to many of the facilities of Lympstone village, even though it is separated from the village by green fields.

Other constraints

No other constraints are identified.

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

Opportunities

No specific opportunities are identified.

Yield (number of dwellings or hectares of employment land)

Yes

Contribution to spatial strategy - As a Tier 1 settlement in the emerging local plan Exmouth is identified as offering significant potential for accommodating growth and development.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

On account of matters to include landscape and heritage constraints the site is not identified as appropriate for allocation for development.

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

No

6. Site Reference Lymp_12 – land fronting A376 and Summer Lane

Site details

Settlement: Exmouth

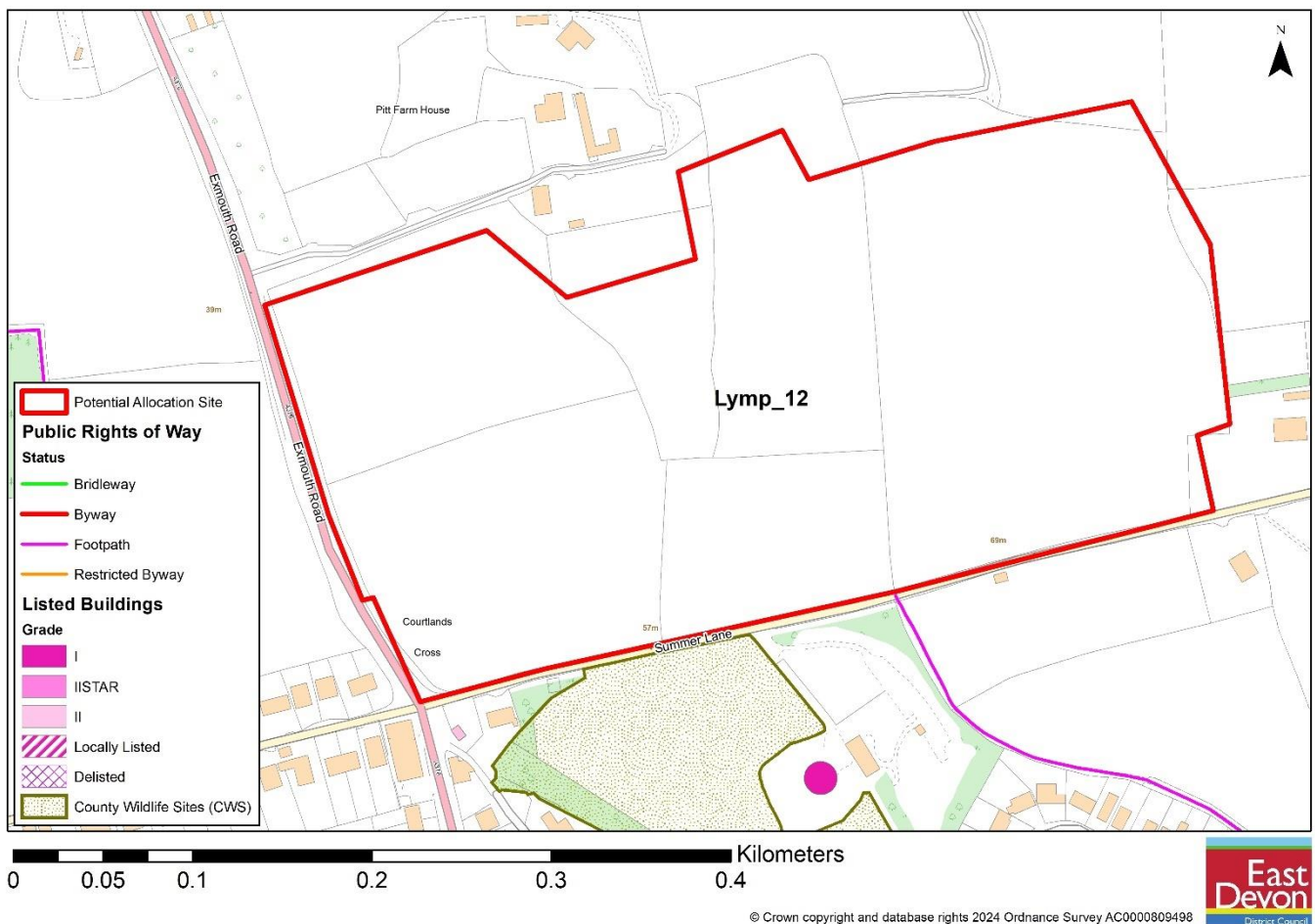
Reference number: Lymp_12

Site area (ha): 11.6

Address: approximately 30.5 acres fronting A376 and Summer Lane, Exmouth,

Proposed use: Housing

Site map



Photos

Photos to be inserted

Site Assessment Summary and Conclusion

Infrastructure

The Dinan Way link between Hulham Road and Exmouth Road the A376 passes through this site and has planning permission. Should the development of this site go ahead then it should do so in the context of this section of the road scheme.

Landscape

This site comprises of six open and mostly large fields on the northern side of Exmouth. The southern and western parts of the site are comparatively flat, however, in the north eastern part of the site there are more pronounced southerly slopes. Overall the site has an open countryside character and a feel and a sense of separation from the built form of Exmouth development to the south, a separation emphasised by open green spaces between the site and the built form of the town. There are some close up views from public vantage points into the site from the south but more significant longer distance open views of and into the site are seen from the north and west where the site is not seen within the urban context of Exmouth.

Historic environment

There are significant heritage interests in close proximity of the site. The Grade I listed property, A la Ronde and the Grade II historic park, lie to the south of the site. To the south-east of the site is the Grade I listed Point in View and the Manse properties. Heritage considerations associated with the potential development of this site are, therefore, significant and were a major concern in respect of the planning application, now approved, for the extension and completion of Dinan Way, from Hulham Road to Exmouth Road. For the Dinan Way scheme an officer report noted inevitable (adverse) impacts resulting in some harm. Impacts from housing and/or other forms of development at this site can also be expected to have similar and quite possibly more adverse impacts.

Ecology

The site comprises of agriculturally improved grass fields and there are no designated wildlife areas on the site itself though a County Wildlife Site lies around the A la Ronde property that lies directly to the south of the site. Within and on the edges of the site there are a number of hedgerows of varying scales of maturity and within these there are some larger trees. There can, therefore, be expected to be some but probably limited local wildlife interest at 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

No other constraints to development are identified.

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

Np

Opportunities

No specific additional opportunities are identified.

Yield (number of dwellings or hectares of employment land)

174

Contribution to spatial strategy - As a Tier 1 settlement in the emerging local plan Exmouth is identified as offering significant potential for accommodating growth and development.

Should the site be allocated?

No

Reasons for allocating or not allocating

Potential for adverse heritage impacts at this site, should development go ahead, can be expected to be significant and this is a major consideration. Allied to this are concerns around adverse landscape impacts from development. Adverse impacts from development are identified as a major concern in respect of development of this site.

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

No - not applicable.

7. Site Reference Lymp_08 - Land off Summer Lane, Exmouth

Site details

Settlement: Exmouth

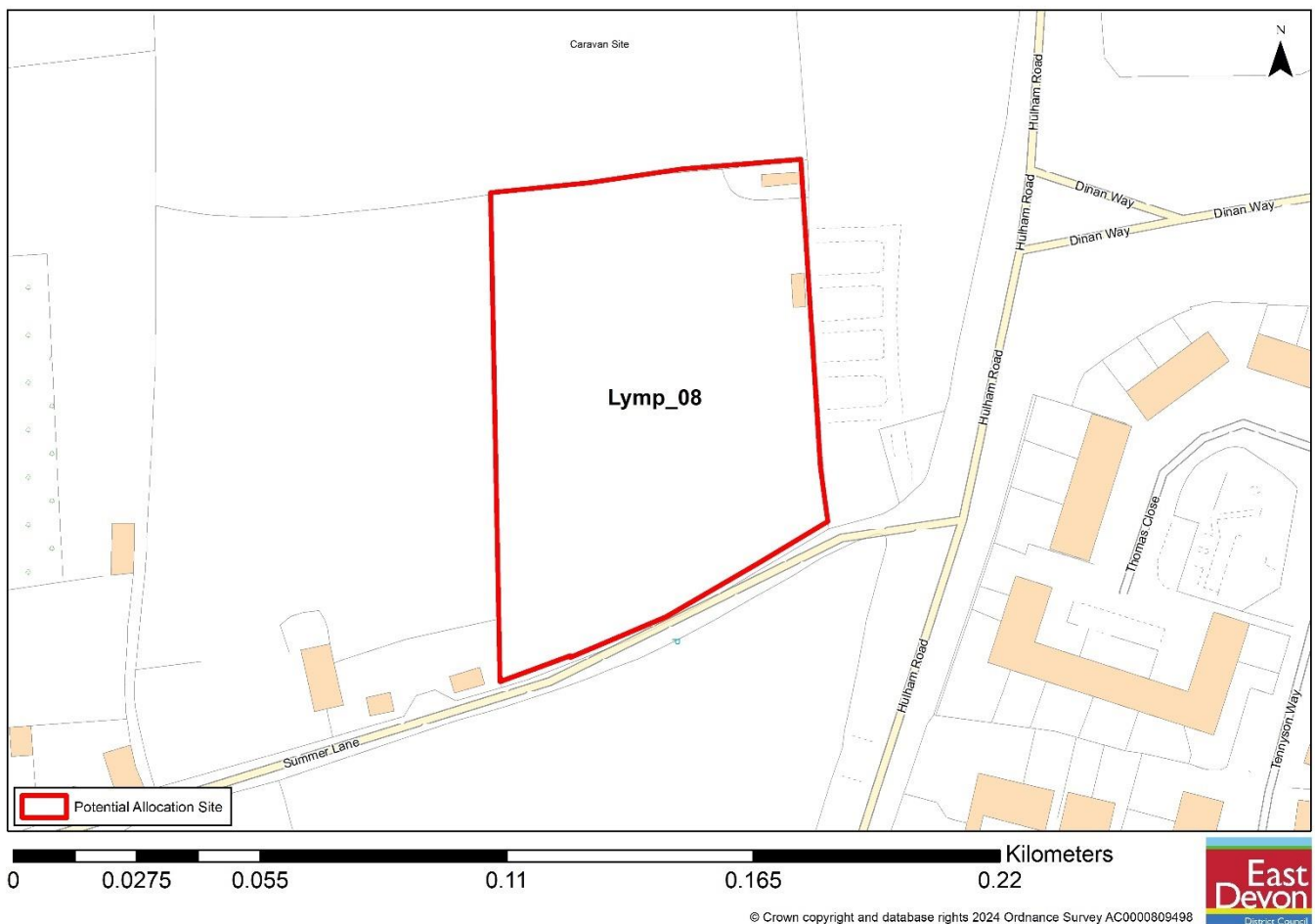
Reference number: Lymp_08

Site area (ha): 0.7

Address: Land off Summer Lane, Exmouth, EX8 5SL

Proposed use: Housing

Site map



Photos

Photos to be inserted.

Site Assessment Summary and Conclusion

Infrastructure

The proposed route of the Dinan Way extension lies to the north of the site and this could impact on highway access options to the site.

Landscape

The site currently forms part of a small paddock complex used for grazing horses. The site is elevated, towards the top of localised high spot, and slopes gently from its higher southern side towards its lower northern side. There are though mature hedgerows and a number of larger trees close by but beyond site boundaries that limit views into the site. The exception is, however, in respect of views from the north of the site where the site is more open and is not seen against the backdrop of the built-up urban edges of the town. In this respect, despite the proximity of some Exmouth related urban development, the site has a countryside feel though one that is somewhat compromised by the close by main road.

Historic environment

The closest listed building to the site, around 80 metres to the south west, is the Grade I listed Manse and 40 Metres beyond this (and roughly in a straight line beyond) is the Grade I listed Point in View. Despite relative proximity there is, however, limited obvious inter-visibility between the site and its direct setting and these heritage assets, though their Grade I listing does highlight their overall importance.

Ecology

There are no designated wildlife sites at or in close proximity of the site. The site itself is grazed land that is not likely to be of direct wildlife importance but trees and hedgerows to some site boundaries may be of some localised wildlife benefit.

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

No other constraints to development are known.

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

Opportunities

None are specifically identified.

Yield (number of dwellings or hectares of employment land)

14

Contribution to spatial strategy - As a Tier 1 settlement in the emerging local plan Exmouth is identified as offering significant potential for accommodating growth and development.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site is comparatively remote from facilities and something of a countryside feel and character. However, it is well screened and would make an acceptable allocation for development. This would be even more so in the context of the implementation of the Dinan Way proposals.

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

No

8. Site Reference Exmo_04 - Land at Marley Drive, Lympstone

Site details

Settlement: Exmouth

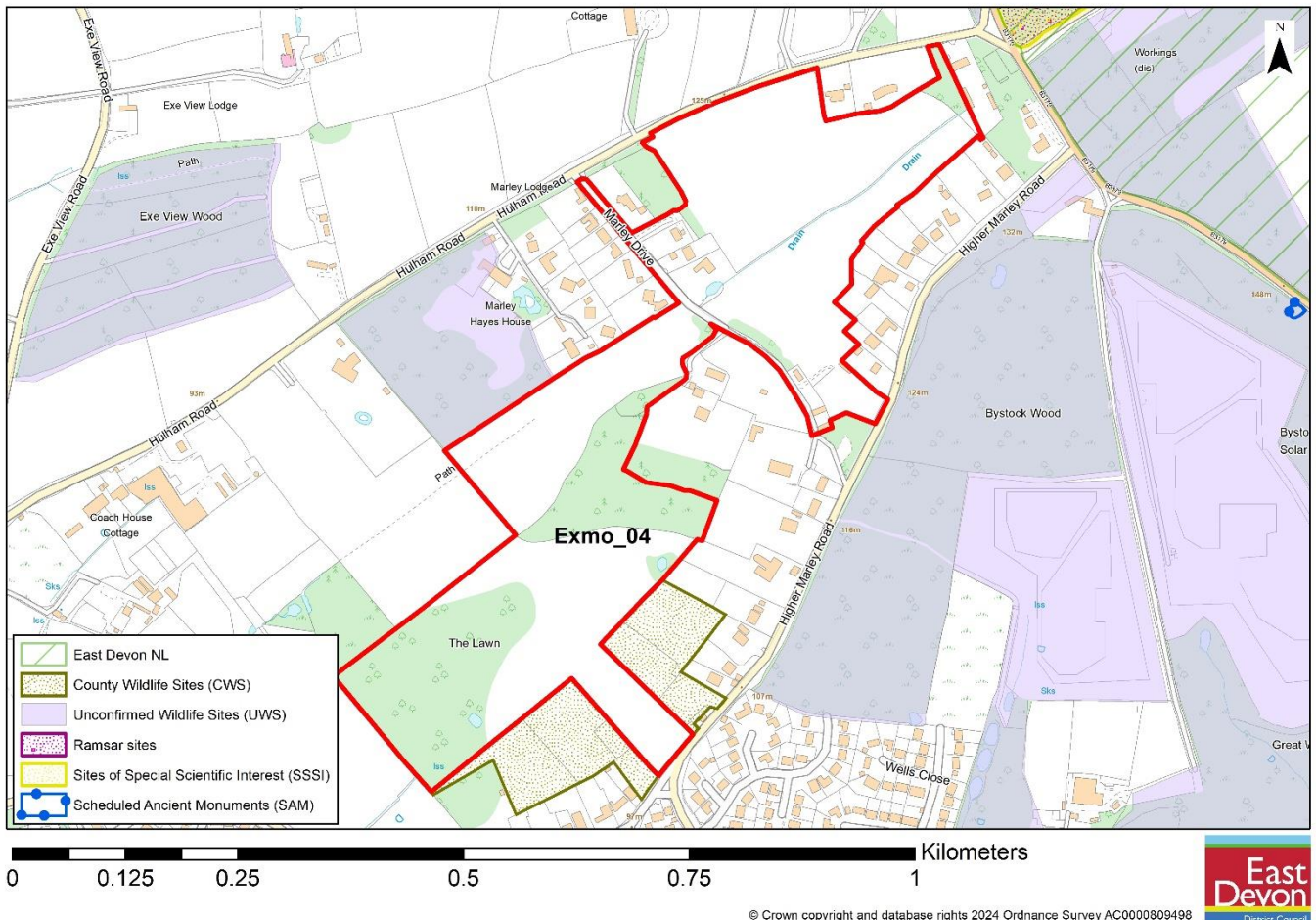
Reference number: Exmo_04

Site area (ha): 18.16

Address: Land at Marley Drive, Lympstone, Exmouth,

Proposed use: Housing

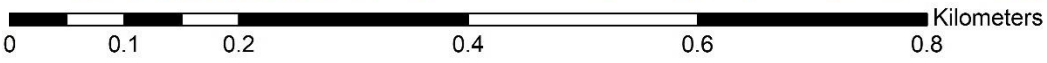
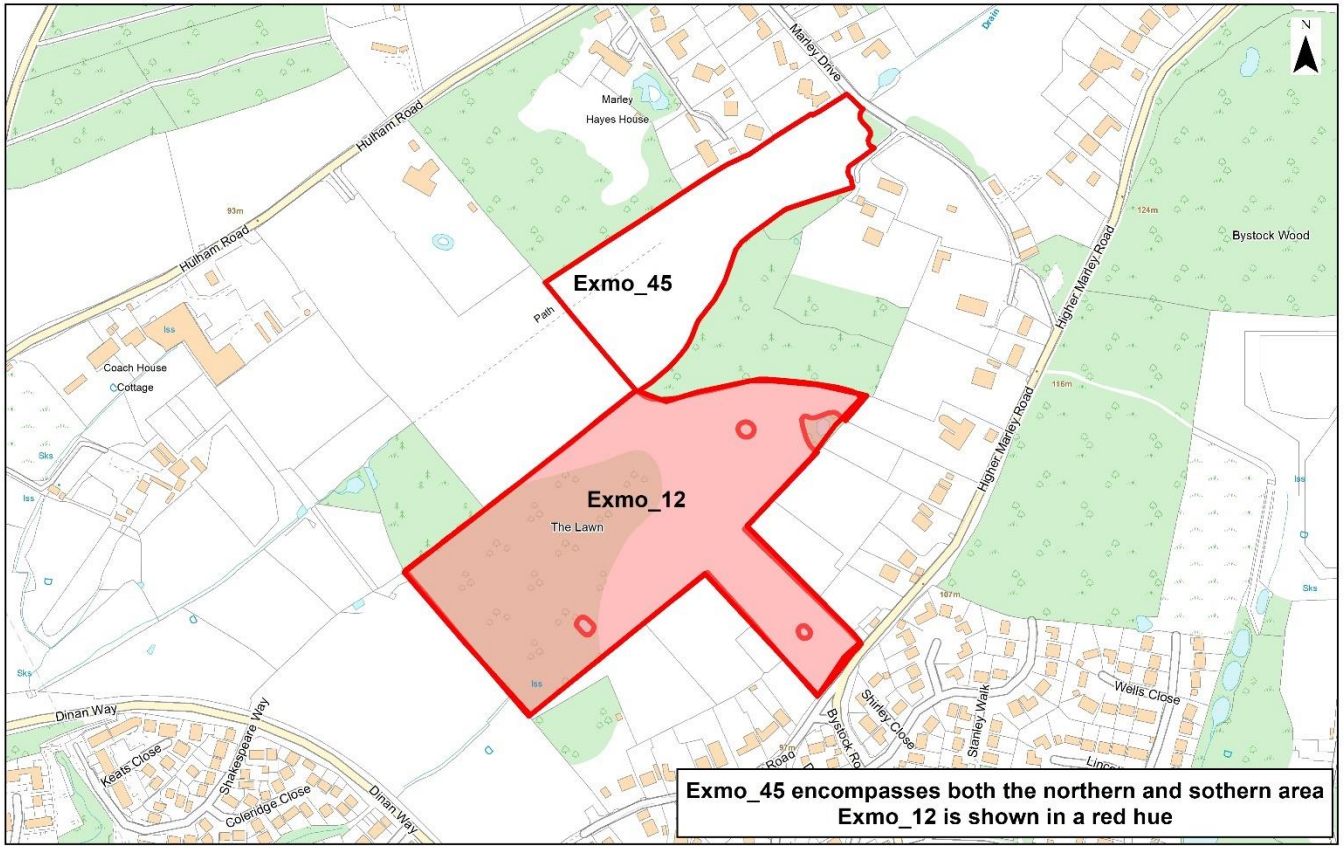
Site map



It should be noted that Site Exmo_04 is one of a number of abutting land areas that were put forward for development in this part of Exmouth. Draft local plan policy provides a collective allocation for some of these sites (and parts of them).

This assessment is written specifically in respect of Exmo_04 but there have been separate submissions for land areas that fall within parts of Exmo_04, these are shown on the plans below and they are by intent covered in this assessment and are not separately addressed in this Exmouth site report. The sites are:

- Exmo_12; and
- Exmou_45



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Photos



View from Higher Marley Road looking in a north westerly direction into site Exmo_04. From Google StreetView.

Site Assessment Summary and Conclusion

Infrastructure

No specific infrastructure constraints are identified.

Landscape

This extensive greenfield site, which incorporates farmed fields and wooded areas, lies on the northern edge of Exmouth. It slopes gently upwards from the south east to the north west, with slightly flatter land to the north west. Taken as a whole the site has an enclosed character, parts are intimate in nature and feel. There are few viewpoints from publicly accessible land or paths/roads into the site or outward to the wider countryside. There are mature hedgerows and trees to site boundaries as well a number of residential properties, mostly set in large mature gardens, that border the site and front roads around the site. The site sits on the northern urban edge of Exmouth and it exhibits an urban fringe character, all be it one with a low density residential character that blends into the more open countryside.

Historic environment

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

Ecology

The 400 metre Pebblebed Heaths exclusion zone covers most of the two fields that make up the north easterly part of the site. This exclusion zone, given predation patterns of domestic cats (assuming the predation zone policy is carried forward) and wider ecological concerns in respect of proximity matters would rule out development in this part of the site and as such this would have a significant impact in overall housing development capacity. Some limited development could potentially be secured on the north side of Marley Drive, with dwellings/gardens running up to the exclusion zone boundary, but this is a private road and it is not known if access could be secured. In the absence of another route in Marley Drive may therefore be seen as the northern limits to development at site Exmo_04. Within the net remaining area of land that makes up the site there are areas of wooded/tree planted land that offer limited or nil scope for development on account of the biodiversity interests as well as amenity and screening value of trees. This reduces further the net levels of residual development land and it is important to note that two county wildlife sites abut southerly site boundaries and more generally there are mature hedgerows within the site and further additional veteran and ancient trees along site boundaries. Taking these constraints into account reduces developable capacity down to around 6.6 hectares of land. It should be noted that this reduced area is roughly similar, though a little smaller than, a submission made in the 2022 call for sites. This Exmo_04 site also sweeps over much of a further call for sites submission Exmo_12.

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

No other significant constraints 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)

As a large single site the capacity could potentially be large, up to 273 dwellings, but discounting northern parts of the site from development, and noting other constraints, a yield of around 50 dwellings is seen as appropriate (forming part of a larger area to be allocated with adjoining land for around 258 dwellings).

Contribution to spatial strategy

As a Tier 1 settlement in the emerging local plan Exmouth is identified as offering significant potential for accommodating growth and development.

Should the site be allocated?

Yes in part

Reasons for allocating or not allocating

Site Exmo_04 is of a significant scale though substantial parts are excluded from areas that offer reasonable scope for development on account of ecological value and worth. The residual areas that show reasonable scope for development are also constrained by features and assets of biodiversity value. However the extensive planting at and around the site limits views in and out, but does make for a quite intimate landscape quality. There are no designated heritage assets close by. Although there are clear and significant constraints there are developable areas within the site that form a reasonable choice for allocation for development.

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

Yes it is suggested that partial site development only should go ahead, as set out in commentary.

9. Site Reference Lymp_09 – Land fronting Hulham Road

Site details

Settlement: Exmouth

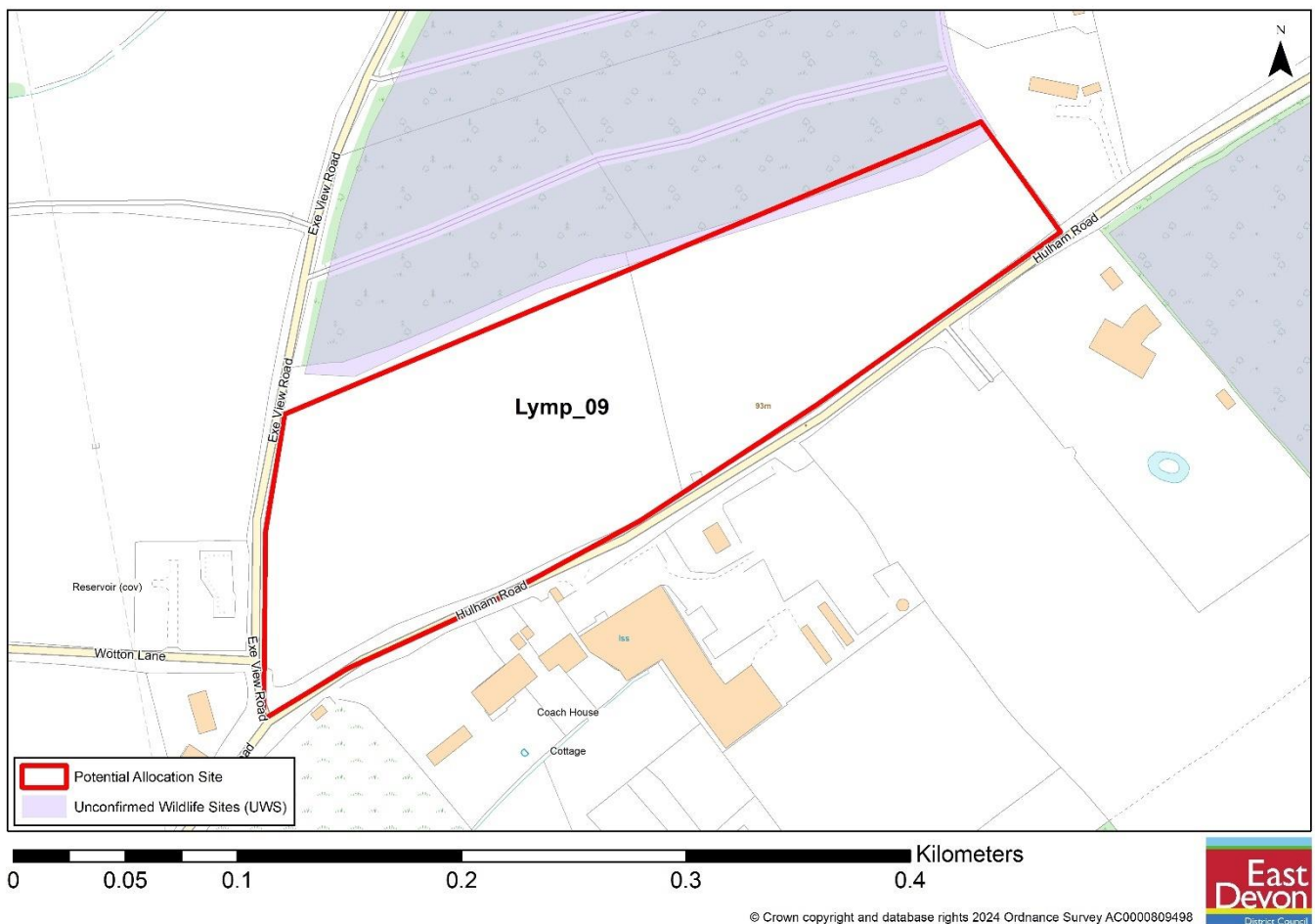
Reference number: Lymp_09

Site area (ha): 3.61

Address: 9.2 acres fronting Hulham Road, Exmouth,

Proposed use: Housing

Site map



Photos

Photos to be inserted

Site Assessment Summary and Conclusion

Infrastructure

No direct infrastructure concerns are noted although highway access will need some consideration given the busy Hulham Road on the southern site boundary.

Landscape

The site comprises of two large gently sloping (from east, higher, to west, lower) fields that are currently in agricultural use. There are mature hedgerow boundaries, with a number of trees within, which provides a relatively enclosed character to the site, an enclosure which is emphasised by the dense area of woodland to the north of the site. There are some more open views to the west, though with relatively little inter-visibility between most of the site and surrounding countryside. The busy Hulham Road with some development along it to the south, including a busy garden centre, gives the rural site an element of an urban fringe feel.

Historic environment

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

Ecology

There are no designated wildlife sites within the site though the large block of woodland forming a boundary and to the north of the site is an Unconfirmed County Wildlife site and it will be of local nature conservation importance. The existing mature hedgerow vegetation around and within the site will also be of some local wildlife value. The fields that make up the site are, however, improved grassland. There is clearly some wildlife sensitivity that will need to be taken into account should development go ahead. Impacts on the adjacent deciduous woodland would need to be avoided through sensitive site design, e.g., leaving a suitable buffer between the development and the woodland.

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

There are no other significant constraints identified.

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

No

Opportunities

The site would appear most credible as an allocation for development if land to the south was also developed (and done so before this site).

Yield (number of dwellings or hectares of employment land)

54

Contribution to spatial strategy - As a Tier 1 settlement in the emerging local plan Exmouth is identified as offering significant potential for accommodating growth and development.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

Whilst there is site sensitivity associated with the site, specifically given local wildlife interest and some possible landscape impact concerns, the site is identified as a reasonable location to accommodate development.

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

Not applicable.

10. Site Reference Lymp_10 - Land off Hulham Road, Lympstone

Site details

Settlement: Exmouth

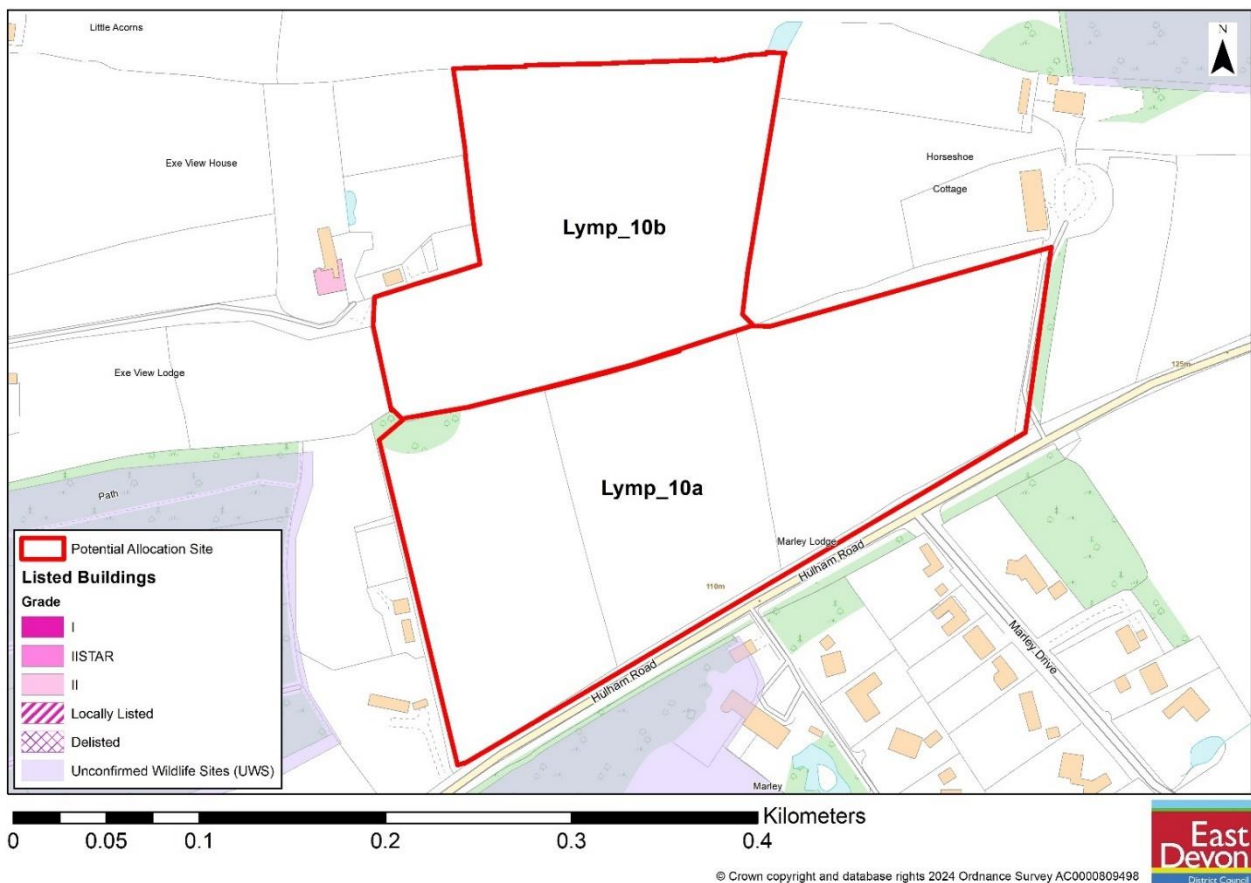
Reference number: Lymp_10

Site area (ha): 7.57

Address: Land off Hulham Road, Lympstone, EX8 5DZ

Proposed use: Housing

Site map



Photos

Photos to be inserted

Site Assessment Summary and Conclusion

Infrastructure

There would need to be a new access road to get into this site. The road would result in the loss of one or more trees that are on the southern site boundary that fronts onto Hulham Road. The trees are subject to a Tree Preservation Order.

Landscape

The site comprises of four gently sloping (from east, higher, to west, lower) fields that are currently in agricultural use. Mature hedgerow boundaries, with a number of trees within, provide an enclosed character to the site and the sense of enclosure is further emphasised by wooded area beyond the site boundaries. There is relatively little inter-visibility between most of the site and surrounding countryside. As seen at present the site feels relatively remote from the more densely developed edges of Exmouth, though the busy Hulham Road with some development along it, and nearby, does provide a degree of an urban fringe feel.

Historic environment

The only designated heritage asset in close proximity if the site is the Grade II listed Exe View House which lies to the north west of the site at its closest point around 25 metres away. There are some buildings and mature vegetation between this listed property and the site but the open countryside setting of the property would be adversely impacted on by close by development.

Ecology

There are no designated wildlife sites within the site though the 400 metre buffer around the Pebblebed Heaths just touches the eastern side of the site. The existing mature hedgerow vegetation in the site will be of some local wildlife value and areas of close by woodland to the south and west of the site are Unconfirmed County Wildlife Sites. The fields that make up the site are, however, improved grassland. There is clearly some wildlife sensitivity that will need to be taken into account should development go ahead.

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

There are no other significant constraints identified.

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

No

Opportunities

The site would only appear credible as an allocation for development if land to the south was also developed (and done so before this site).

Yield (number of dwellings or hectares of employment land)

150 (but a lower number would be appropriate with partial site allocation – see below).

Contribution to spatial strategy - As a Tier 1 settlement in the emerging local plan Exmouth is identified as offering significant potential for accommodating growth and development.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site is clearly of some sensitivity but large parts are well screened. It is suggested that the southerly three fields at the site are allocated for development but the more open northern field, the one closest to the listed building but most remote from Exmouth is not. It should be noted that this assessment applies to the whole of the HELAA site Lymp_10. However a smaller HELAA site, Lymp_15, lies within the larger site and it excludes the northerly field of Lymp_15. The land area proposed for allocation coincides with Lymp_15. The site, southern three fields only, would form a logical allocation for development. But this would only be so if fields to the south were also developed. It is highlighted, however, that the HELAA panel recorded that the site is "Probably unachievable due to TPO coverage limiting necessary improvement to Hulham Road – to provide improved pedestrian access to this site". The recommendation for allocation is written on the strength that HELAA identified constraints can be overcome but matters raised will warrant further investigation.

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

Yes it is suggested that partial site development only should go ahead.

11. Site Reference Lymp_14 - Coles Field, Hulham Road

Site details

Settlement: Exmouth

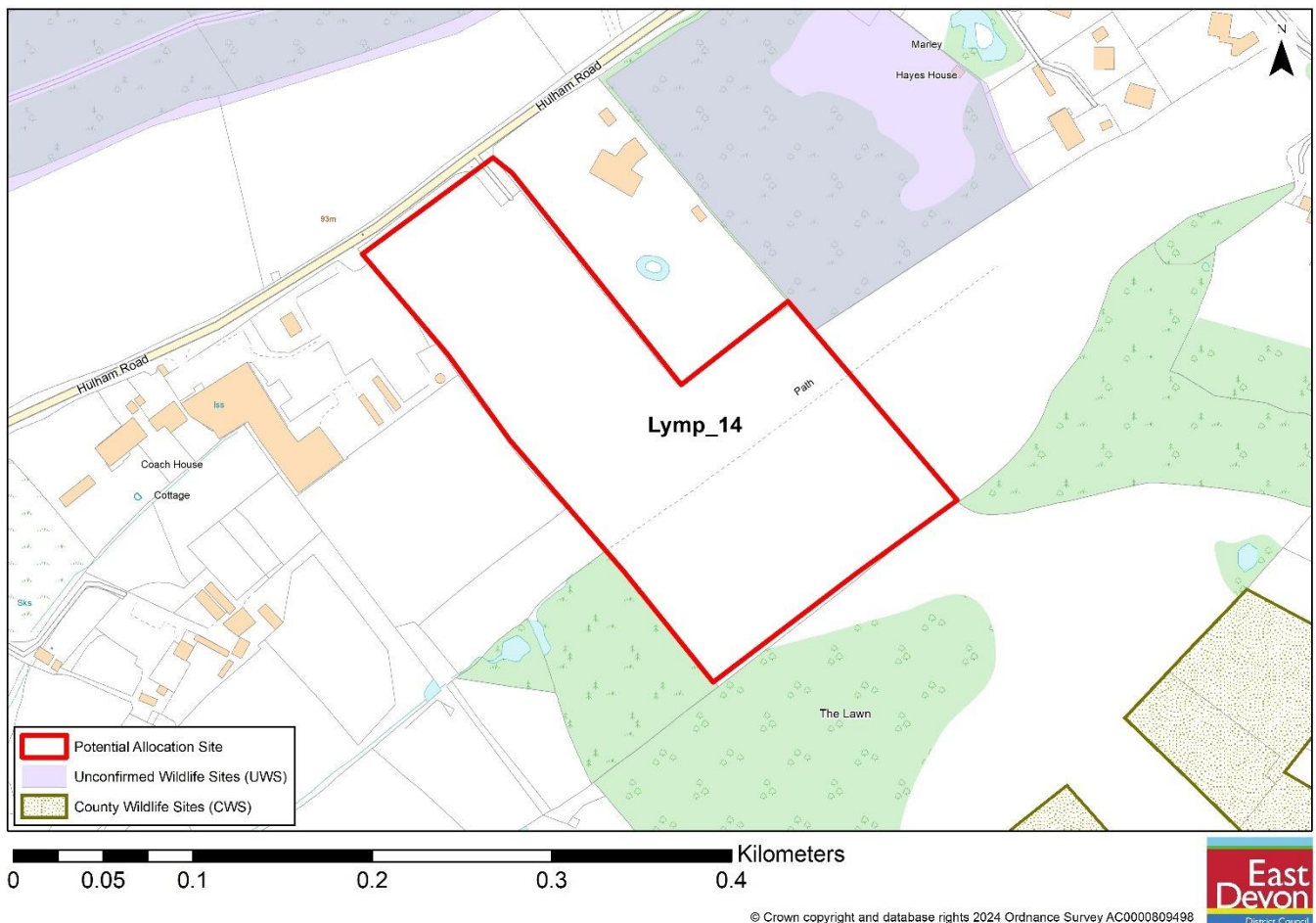
Reference number: Lymp_14

Site area (ha): 3.93

Address: Coles Field, Hulham Road, Exmouth, EX8

Proposed use: Housing

Site map



Photos

Insert photos here

Site Assessment Summary and Conclusion

Infrastructure

No specific infrastructure concerns are noted.

Landscape

The site comprises of an attractive enclosed area of grassland that is well screened, in respect of visual connectedness, from surrounding areas. The site has a quiet and quite remote countryside feel, in part because of maturity of surrounding vegetation, despite relative proximity to some built development on the northern edge of Exmouth. Most notable in this respect is the garden centre to the west of the site. There are a number of fine specimen trees standing within the site which would need to be retained and adequately buffered should development go ahead.

Historic environment

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

Ecology

The site comprises of a large field of what would appear to be non-improved grassland. As such there is likely to be some local wildlife value directly associated with the site, noting as well that there are mature trees within the site boundary. The actual boundary of the site is made up of mature hedgerows supporting a number of large trees and to and beyond site boundaries are a number of wooded areas with an Unconfirmed County Wildlife Site touching one part of the site boundary.

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

No significant constraints are identified though HELAA panel work noted "A small strip of the site through its centre is at low risk of flooding from surface water runoff. It may contain some grade 3 agricultural land."

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

No

Opportunities

No specific matters are identified.

Yield (number of dwellings or hectares of employment land)

59 (though given constraints a realistic yield may well be lower).

Contribution to spatial strategy - As a Tier 1 settlement in the emerging local plan Exmouth is identified as offering significant potential for accommodating growth and development.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

Whilst the site has some nature conservation constraints and has an enclosed attractive feel in landscape terms it is seen as a reasonable site for allocation for development though noting there are some site sensitivities.

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

No applicable

12. Site Reference Lym_17 – Land at Marley House

Site details

Settlement: Exmouth

Reference number: Lym_17

Site area (ha): 2.95

Address: Land at Marley House

Proposed use: Housing

Site map



Photos

To be inserted.

Site Assessment Summary and Conclusion

Infrastructure

This site has been promoted for development but not yet gone through the HELAA process. It has not, therefore, been assessed by the Panel and specifically not by Devon County Council in respect of highway access considerations. The site is being promoted with an access over a private road via a narrow junction onto Marley Road. Without significant upgrading, involving substantial vegetation loss, it is suggested that it is highly unlikely that this junction could support anything more than minimal new development (perhaps nil development) and there would also be a likely need for widening of a narrow private lane. If allocated the assumption is that access would need to be achieved via other proposed allocated land in this north-eastern part of Exmouth or perhaps a new access off Marley Road would be possible.

Landscape

The site is well screened with mature trees and vegetation to boundaries and within. The site has a quiet and quite remote countryside feel, in part because of maturity of surrounding vegetation, despite relative proximity to built development on its north-eastern edge. There are many mature trees within the site that would need to be retained and adequately buffered - this would place significant limits on development potential. Overall, medium-high landscape sensitivity.

Historic environment

There are no listed buildings in close proximity of the site and nil or limited potential for adverse heritage impacts would be expected from development. Overall, low: no concerns on current evidence, although archaeological mitigation measures may be required.

Ecology

The site comprises of what would appear to be non-improved grassland with a substantial number of mature trees within the site and to its boundaries. A number of these trees are subject to Tree Preservation Orders. As such there can be expected to be significant local wildlife value at the site. The site is an Unconfirmed County Wildlife site. Overall, significant moderate adverse effect predicted.

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

No additional constraints are noted.

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

No

Opportunities

No specific matters are identified.

Yield (number of dwellings or hectares of employment land)

The submissions advises 80 dwellings. But extensive tree coverage over most of the site suggests a net development area, if development were deemed credible, of far less. Perhaps around 20 new homes may be more realistic.

Contribution to spatial strategy - As a Tier 1 settlement in the emerging local plan Exmouth is identified as offering significant potential for accommodating growth and development.

Should the site be allocated?

No

Reasons for allocating or not allocating

Based specifically on wildlife value of the site and concerns around acceptability of highway access the site should not be allocated for development.

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

Not applicable

13. Site Reference Exmo_07 - Bystock Court, Old Bystock Drive

Site details

Settlement: Exmouth

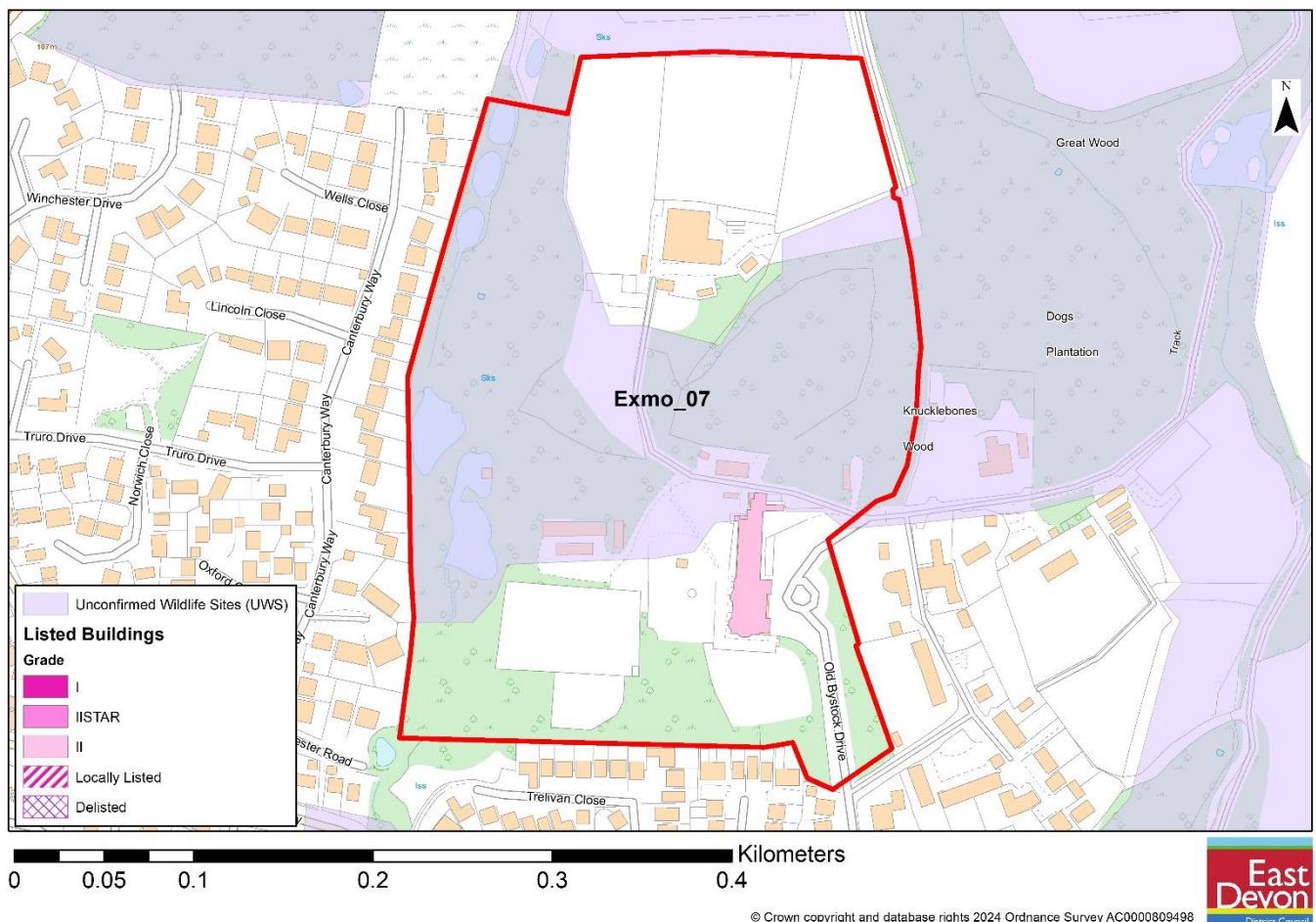
Reference number: Exmo_07

Site area (ha): 9.7

Address: Bystock Court, Old Bystock Drive, Exmouth, EX8 5EQ

Proposed use: Housing

Site map



Photos



Highway access into the site looking northward up Old Bystock Drive. Photo Google Streetview.

Site Assessment Summary and Conclusion

Infrastructure

No direct infrastructure concerns are specifically noted for this site, though it is accessed via a private road that is accessed through a residential housing area. The private drive could impact on (reduce) potential yield.

Landscape

The site contains a large number of mature trees and extensive vegetation cover. This planting and extensive blocks of tree cover at and beyond site boundaries ensures that there is very little inter-visibility between the site and surrounding areas. The planting at the site ensures that it has an intimate feel and for large parts of the site a sense of separation from physically close by urban edges of Exmouth. The only moderately substantial part of the site that is not mostly coverage by trees/tree canopies lies in the northern part of the site. On assumption that tree cover should remain this modest northern site part might (in theory at least) have capacity for a small number of dwellings

Historic environment

The Grade II listed Bystock Court falls within the southern part of the site and it forms a significant heritage asset that has a direct impact on potential scope for accommodating residential development. The formal grounds and setting of the house are identified as ruling out potential for new development in the southern part of the site. Northern parts of the site perhaps offer more potential given that tree cover reduces inter-visibility between potentially developable land and open grassed areas of the site. However, any development of land to the north of the listed house would serve to intensify urban activity and vehicle movements which in its own right could adversely impact on heritage value as could other aspects of urbanisation.

Ecology

An Unconfirmed County Wildlife site covers most of the site and also extends to cover adjoining areas of land. Within the site and beyond this designation there is also further extensive tree coverage. Taken overall the site can be seen to be of wildlife importance and value. Some land in the northern part of the site is, however, open grassland that in its own right is likely to be of lesser wildlife value.

Accessibility

The site falls within 1,600 metres of a range of facilities and close to a frequent bus service.

Other constraints

No additional constraints are noted.

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

No

Opportunities

There are no particular extra opportunities that development at this site might be expected to deliver.

Yield (number of dwellings or hectares of employment land)

35

Contribution to spatial strategy

As a Tier 1 settlement in the emerging local plan Exmouth is identified as offering significant potential for accommodating growth and development.

Should the site be allocated?

No

Reasons for allocating or not allocating

The site is very sensitive in respect of heritage and nature conservation considerations and as such is not proposed as an allocation for development. The less sensitive part of the site is in a northern area though in this position it is somewhat divorced from built-up areas of the town and further from services and facilities. Significant concerns identified in respect of potential adverse heritage and nature conservation impacts.

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

Whilst there is a less sensitive northern part of the site, compared with very sensitive parts, it is not proposed to allocate for development.

14. Site Reference Exmo_21 – land east of Bystock court

Site details

Settlement: Exmouth

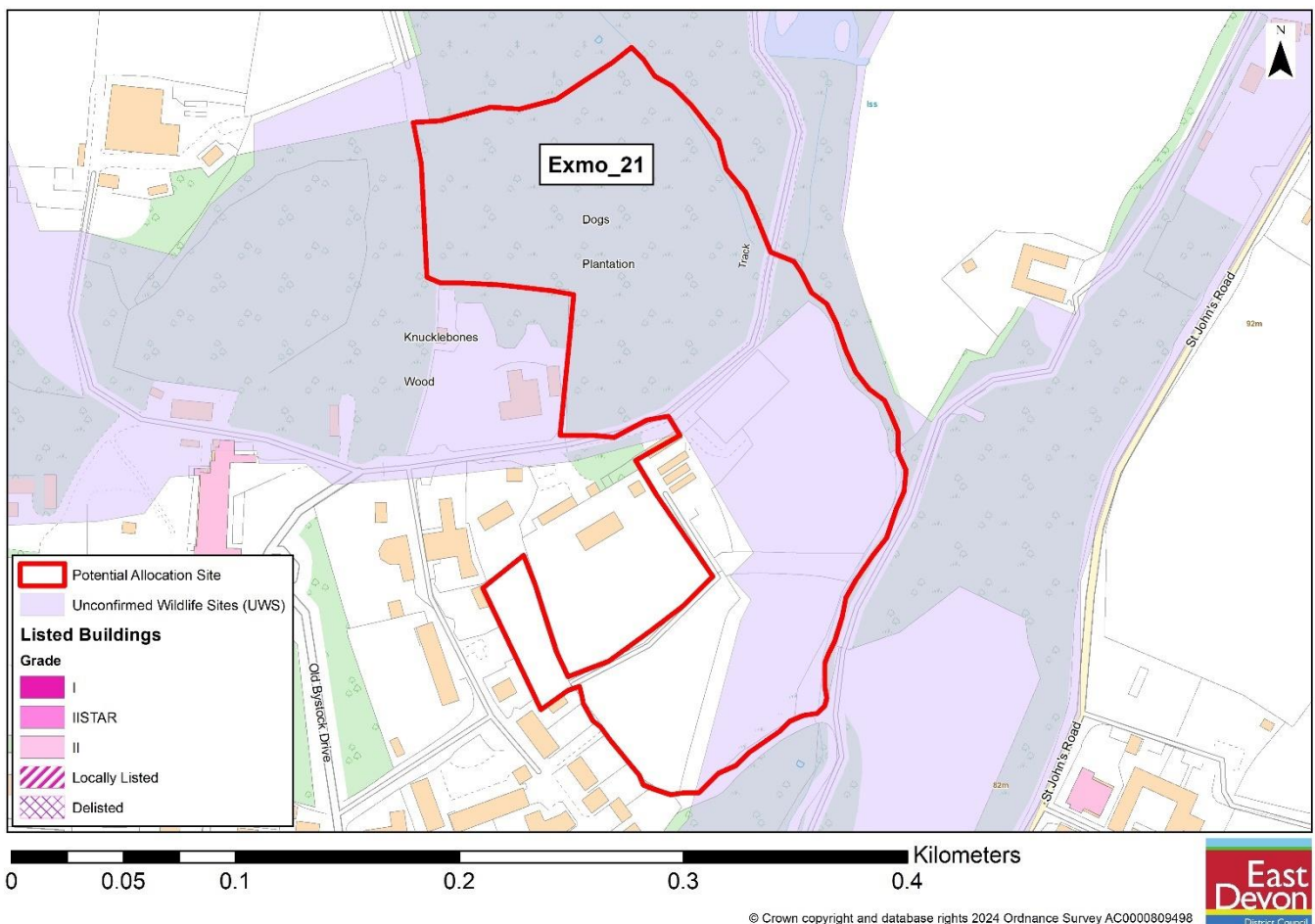
Reference number: Exmo_21

Site area (ha): 3.58

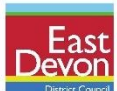
Address: land east of Bystock court

Proposed use: housing

Site map



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Photos

Photos to be inserted

Site Assessment Summary and Conclusion

Infrastructure

Highway access to the site would need to be from a narrow private road.

Landscape

The site is well contained surrounded by mature tree coverage and a large northerly part of the site comprises of a woodland area (Dogs Plantation). Views into and out of the site are limited.

Historic environment

There are heritage assets close to the site, specifically including the Grade II Listed Bystock Court to the west. But there are dwellings and mature trees between the site and this building which limit intervisibility. This also applies to listed buildings to the east - Barton House on St Johns Road and further away the listed Church Of St John In The Wilderness

Ecology

An unconfirmed County Wildlife Site covers much of Exmo_21. The areas not afforded this status amount to smaller parts of the site including some open grassed areas and what is assumed to be the garden, containing mature trees, of a domestic property. There is mature vegetation to site boundaries (and some within). The site can be taken to have local wildlife importance.

Accessibility

The site lies close to a range of services and facilities.

Other constraints

None identified.

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)

40 is a suggested number, however taking constraints into account, if the site were developed, a lower number would be more realistic.

Contribution to spatial strategy - As a Tier 1 settlement in the emerging local plan Exmouth is identified as offering significant potential for accommodating growth and development.

Should the site be allocated?

No

Reasons for allocating or not allocating

Specifically taking wildlife value into account the site would be a poor choice for allocation for development.

15. Site Reference Exmo_20 - Land at St.John's, Exmouth

Site details

Settlement: Exmouth

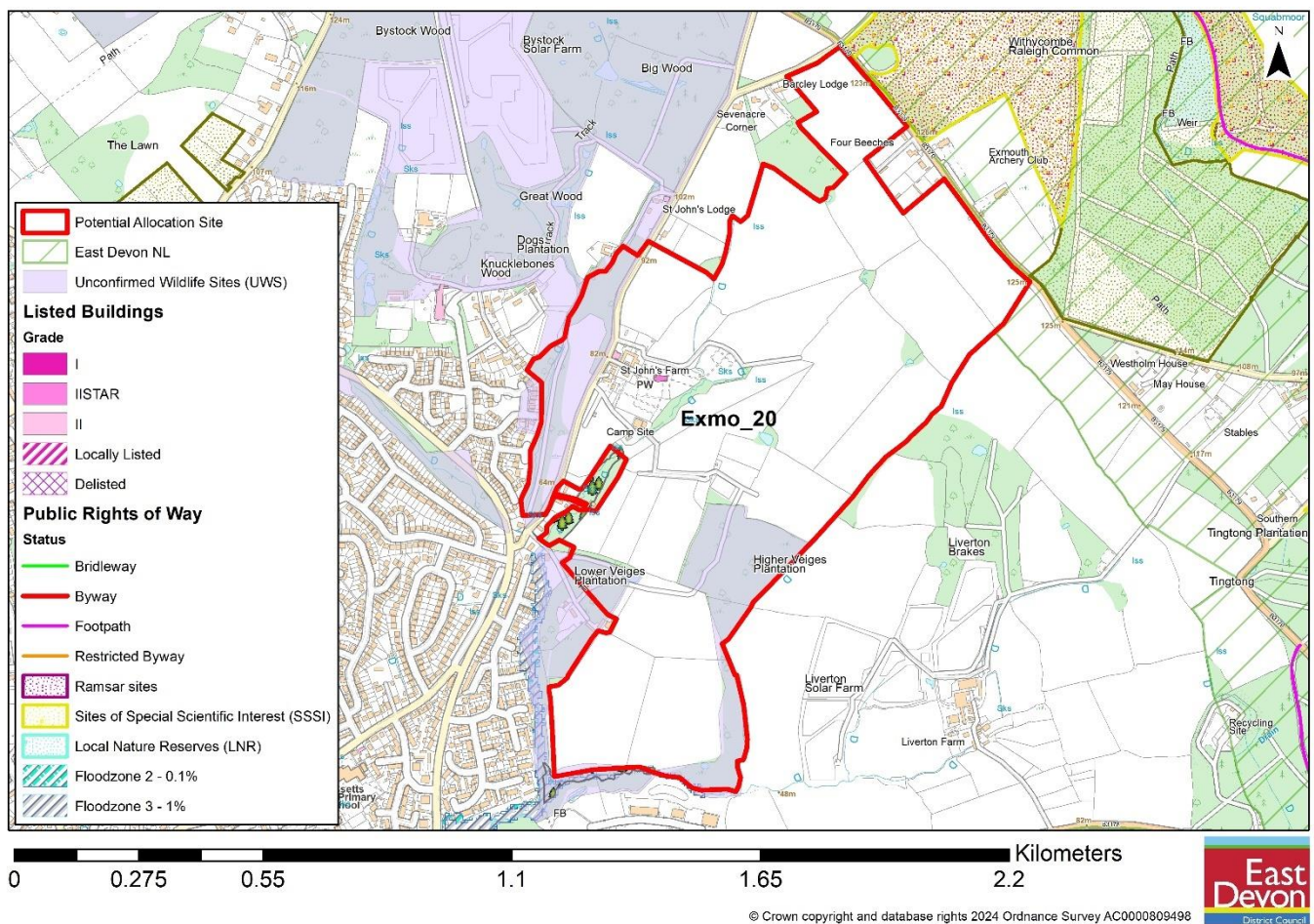
Reference number: Exmo_20

Site area (ha): 85.46

Address: Land at St.John's, Exmouth,

Proposed use: Housing with supporting mixed use development.

Site map



It should be noted that Exmo_20 shares the same boundaries as a separate submission site of GH/ED/76 (duplicate assessment is not made of GH/ED/76). In addition two further sites, Exmo_46 and Exmo_52 lie in a southerly part of Exmo_20. Further on in this report a new site, Exmo_20b has been established, it is made up of fields in the south of Exmo_20 and it also incorporates/coincides with submission site Exmo_52 and includes a field submitted under reference Exmo_46.

Photos

Site photographs are not supplied for this site.

Site Assessment Summary and Conclusion

Infrastructure

If developed there would be large scale infrastructure needs on site and there may be challenges in respect to securing adequate road access to the site. Indicative masterplans show new highway access through an existing residential area and through an Unconfirmed County wildlife site.

Landscape

Given its overall size the site is well screened with comparatively limited views in or out of the site on a local scale. More northerly parts of the site are however higher and more prominent and visually open, but in indicative plans for development other than an access road is kept clear of these areas.

Historic environment

There are a small number of heritage assets in and around the site. Of most importance is the Grade II Star St John in the Wilderness church. Any possible site development would need to fully take into account the setting, specifically including sense of remoteness, of the church and the sensitivities associated with other assets. However, it is recognised that given the large site size there is scope to consider overall layouts and to potentially leave appropriate buffers undeveloped.

Ecology

The site has a number of areas of extensive woodland to and within southern and western boundaries. Most of the wooded areas have Unconfirmed County Wildlife Site status and a such will be of local wildlife importance. Indicative master plans show that development is predominantly proposed on improved farmland but there is some loss of woodland forming an Unconfirmed County Wildlife site to secure highway access and the close proximity of new development to sensitive sites and features could have adverse impacts. The Pebblebed Heaths, which are of international nature conservation importance, lie close by and to the north of the site.

Accessibility

Large parts of the site, especially southerly parts, are within 1,600 metres of good range of services and facilities. Though few facilities are within very easy reach of the actual site boundary areas. It

should be noted, however, that with a site of this size on-site provision of facilities would be expected and the agents for the site show provision on indicative master planning work.

Other constraints

There are no other known constraints at the site but detailed assessment work by Council officers has not been undertaken at what could be expected to be a site with some challenges.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan? No

Opportunities

There are no particular extra opportunities that development at this site might be expected to deliver. However, as a large site, should development be seen as a possible credible option, the potential should be looked at in more detail.

Yield (number of dwellings or hectares of employment land)

Potentially could be for up to 1,000 dwellings.

Contribution to spatial strategy - As a Tier 1 settlement in the emerging local plan Exmouth is identified as offering significant potential for accommodating growth and development.

Should the site be allocated?

The whole site may have potential for allocation that is subject to on-going assessment.

Reasons for allocating or not allocating

The site is large scale and as such could meet a lot of the overall housing needs. It is also well screened and so long as development was predominantly in central and southerly site parts building work could be comparatively unobtrusive (especially noting the overall scale of what could be accommodated). However, there are built heritage sensitivities associated with the site and more significantly there are significant local levels of biodiversity interest at the site that could be adversely affected by development. The site promoter for a southern part of the site shows highway access to the south of the site coming through a length of Unconfirmed County Wildlife Site, which would clearly cause damage. In addition this access road would use existing residential roads that from non-technical assessment already appeared to show localised congestion.

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

Yes. An area labelled in the draft local plan as Exmo_20b (also coinciding with Exmo_52) lies within a southern part of Exmo_20 and is assessed separately in this report. Potential for the larger scale allocation is being assessed.

16. Site Reference Exmo_20b – Land north of Liverton Business Park

This site has been given reference number Exmo_20b and it just a small southerly part of Exmo_20 (which is assessed separately) It should also be noted that there was a further submission for a site reference as Exmo_46 that lies within Exmo_20 and Exmo_20b and which occupies an area roughly half the size of Exmo_20b.

Site details

Settlement: Exmouth

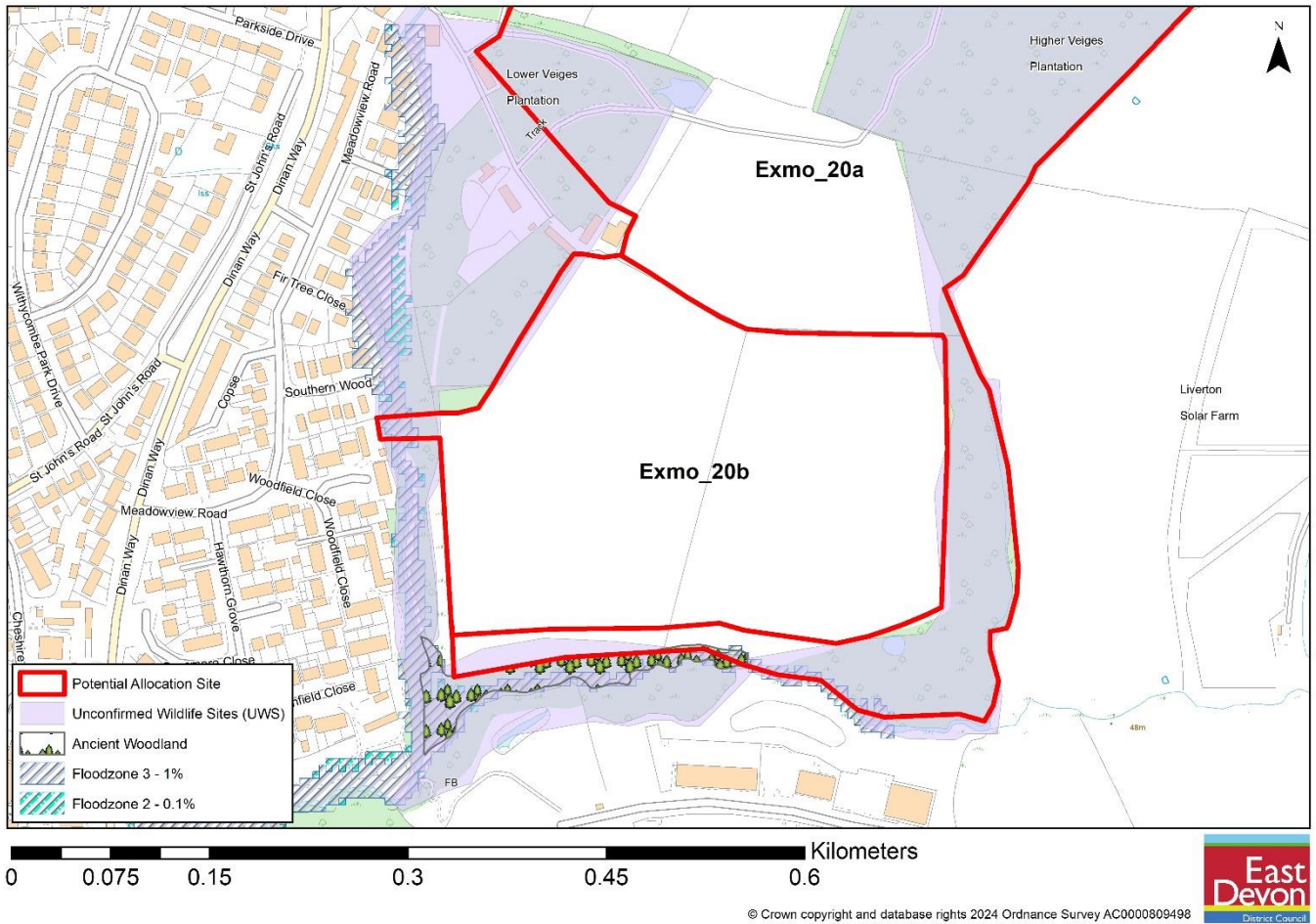
Reference number: Exmo_20b

Site area (ha): 9.5

Address: Land north of Liverton Business Park

Proposed use: Housing

Site map



Photos



View looking in an easterly direction along/down Southern Wood road along which, and through the belt of extensive tree planting, road access may need to be gained. Image from Google StreetView.

Site Assessment Summary and Conclusion

Infrastructure

It is understood, from assessment to date, that highway access could be achieved into the site via residential estate roads to the west of the site – potentially via Southern Wood road. This will require further assessment work in respect to loss of trees and cutting through an unconfirmed County Wildlife Site and bridging a stream/floodplain.

Landscape

The site is surrounded by mature trees. Views are blocked and there is minimal visual connectivity with other areas

Historic environment

There are no listed buildings in close proximity of the site.

Ecology

The site itself comprises of unimproved farmland, but it has hedgerows and extensive blocks of woodland to site boundaries including unconformed County Wildlife Sites. There is, therefore, potential for considerable (edge of site) potential local wildlife interest.

Accessibility

The site falls within 1,600 metres of a range of services and facilities and next to a main bus route.

Other constraints

Highway and public access constraints to the site may exist, though HELAA work reports accessibility.

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

No

Opportunities

None specifically identified.

Yield (number of dwellings or hectares of employment land)

150

Contribution to spatial strategy - As a Tier 1 settlement in the emerging local plan Exmouth is identified as offering significant potential for accommodating growth and development.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site is contained within a belt of existing planting and as such potential for adverse landscape impacts are limited. Heritage impacts are likely to be minimal. However, flooding considerations will need to be assessed and highway access considerations would benefit from review. There would also be benefit from more careful nature conservation assessment scrutiny. At this stage, however, the site is seen as a likely credible allocation choice.

17. Site Reference Exmo_24 - Land to the north of Salterton Road

Site details

Settlement: Exmouth

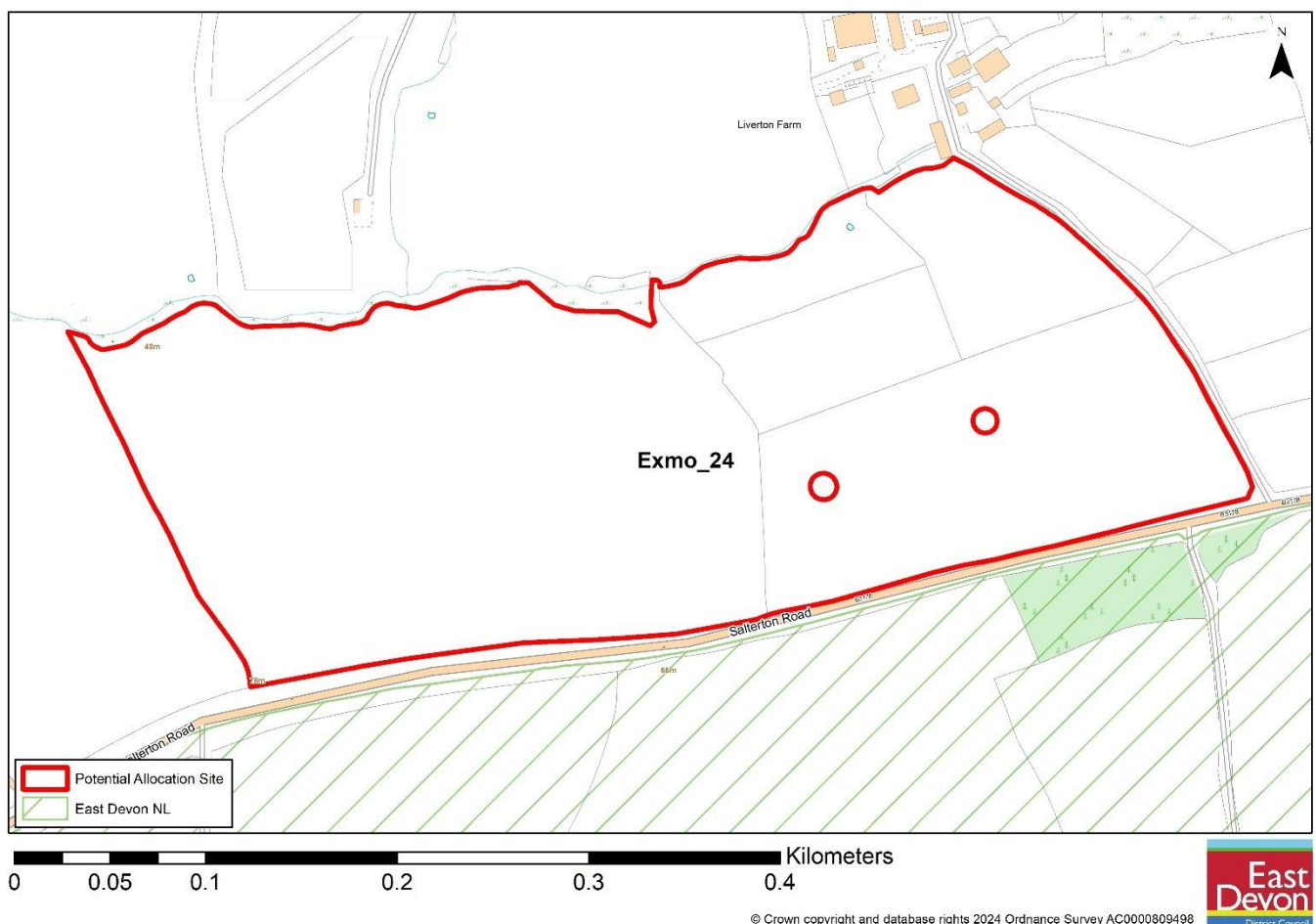
Reference number: Exmo_24

Site area (ha): 9.8768

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

Proposed use: Housing

Site map



Photos

Photos to be inserted.

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 national landscape, separated from it by the east-west running Salterton Road. There is, however, comparatively limited inter-visibility between the national landscape 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 national landscape 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 and remoteness 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?

No

Opportunities

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

Yield (number of dwellings or hectares of employment land)

The submission of site Exmo_24 advised of a yield of 124 dwellings, however in a previous submission, Exmo_10, that Exmo_24 overlays, reference was made to capacity of 250 dwellings (whilst detailed assessment has not been undertaken 124 looks closer to a reasonable capacity than 250).

Contribution to spatial strategy - As a Tier 1 settlement in the emerging local plan Exmouth is identified as offering significant potential for accommodating growth and development.

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 national landscape. 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.

18. Site Reference Exmo_18 - Land directly to the east of Liverton Business Park

Site details

Settlement: Exmouth

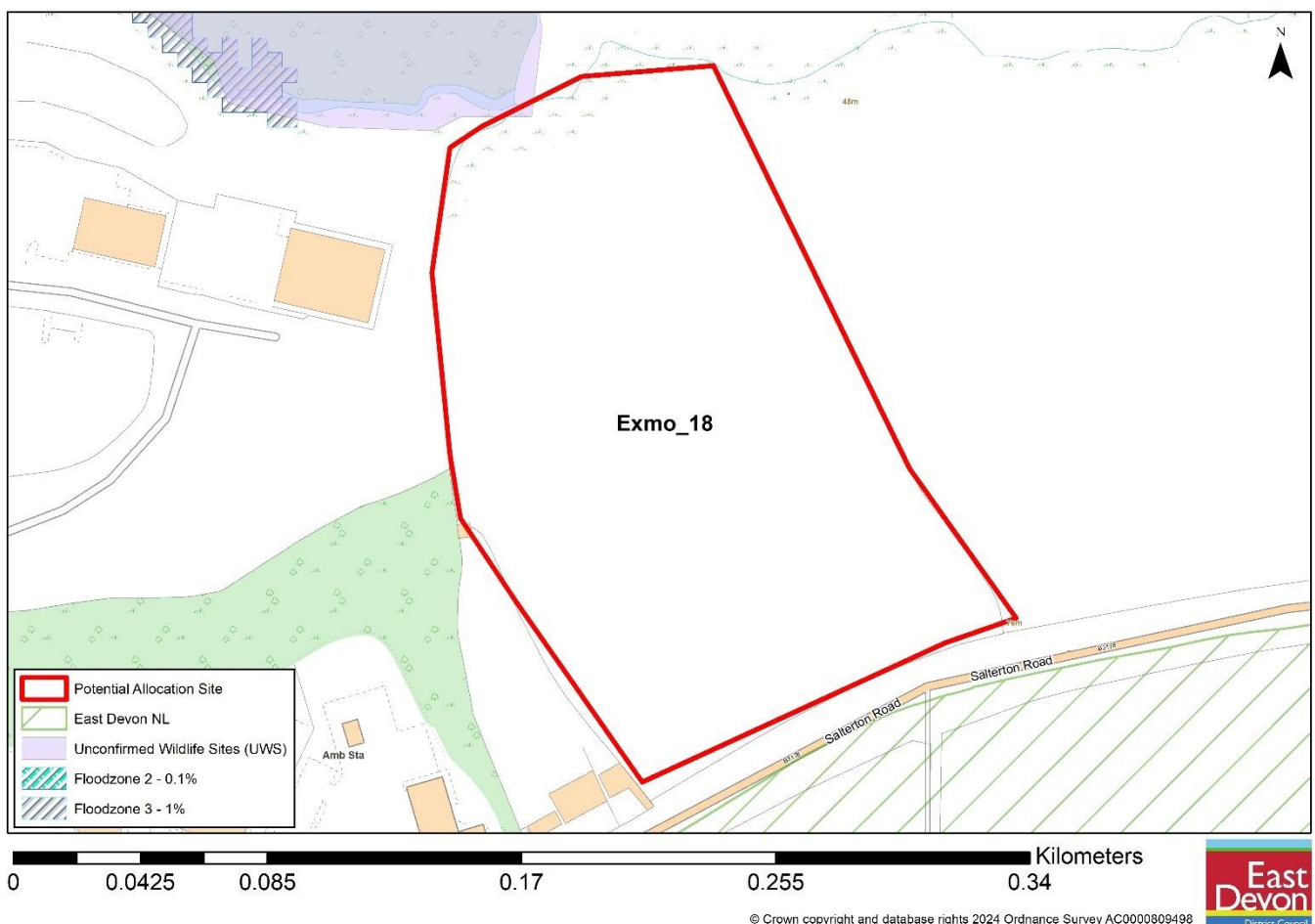
Reference number: Exmo_18

Site area (ha): 2.8

Address: Land directly to the east of Liverton Business Park, Exmouth,

Proposed use: The HELAA submission advises of use for "Office, Industrial / warehouse, Retail, Hotel, Renewable energy, Mixed uses". The site itself already forms a land allocation for employment uses in the currently adopted local plan.

Site map



Photos



Photograph, from Google StreetView, looking eastward into the site from the existing Liverton Business Park (from the new northerly business park section). The site comprises of the field that lies beyond the hedgerow with the mature trees (beyond the security fencing) in the middle distance of the photograph.

Site Assessment Summary and Conclusion

Infrastructure

No specific infrastructure concerns are currently identified for this site. Road access would appear to be viable from Salterton Road and/or from within the northern part of the existing Liverton Business Park (where a spur has been left in-situ).

Landscape

The site lies just to the north of the East Devon national landscape, separated from it by the east-west running Salterton Road. There is, however, comparatively limited inter-visibility between the national landscape to the south and the site. In views from the north the site is more open and exposed, including from longer distance national landscape views.

Historic environment

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

Ecology

The site comprises of a rectangular shaped field of improved grassland. It has hedgerow boundaries on all sides with these being quite mature and densely planted on the northern and western boundaries, merging into wooded areas. The hedgerows can be expected to be of some local wildlife interest as can wooded areas at and beyond the site boundaries to the north and west.

Accessibility

The site fall within 1,600 metres of a range of facilities, though this consideration is more relevant to housing sites rather than for employment uses that this site is being promoted for.

Other constraints

There are no significant site constraints noted.

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

No

Opportunities

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

Yield (number of dwellings or hectares of employment land)

2.8 hectares of employment land

Contribution to spatial strategy - As a Tier 1 settlement in the emerging local plan Exmouth is identified as offering significant potential for accommodating growth and development.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site is allocated in the existing local plan for employment uses and rolling this allocation over into the new plan would be appropriate. The site lies adjacent to an existing successful business and employment park and benefits from good road access. Build out of phase 2 of the business park is understood to have delayed delivery of this allocation. There is some sensitivity in landscape terms and local biodiversity interests to site boundaries. These considerations will need to be taken into account should development proposals be carried forward. The site forms an appropriate employment land use allocation.

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

Not applicable.

19. Site Reference Exmo_17 - Land to the South of Littleham

Site details

Settlement: Exmouth

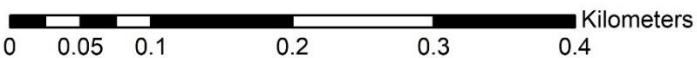
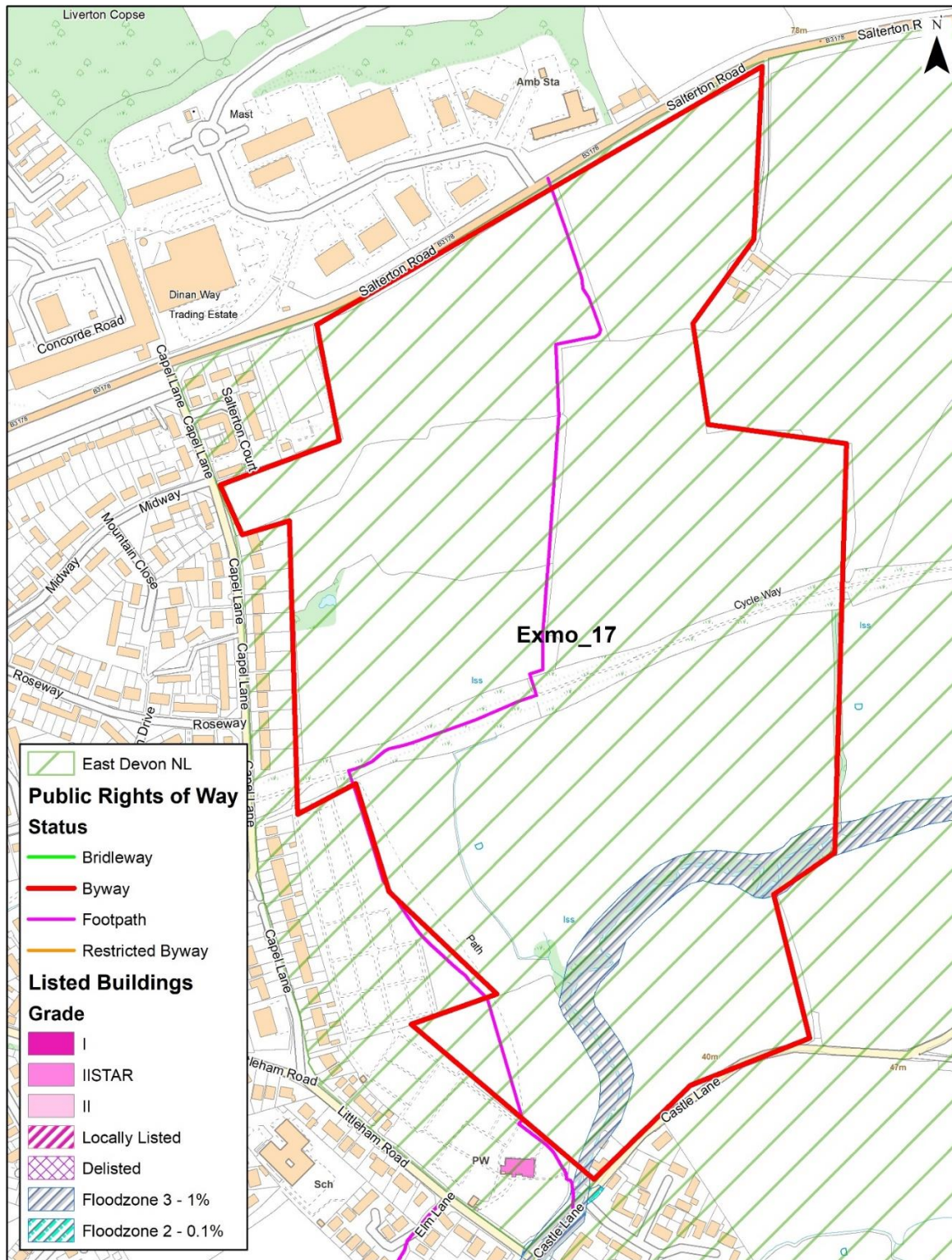
Reference number: Exmo_17

Site area (ha): 30.7

Address: Land to the South of Littleham, Exmouth,

Proposed use: If developed as a whole large site mixed use development would most likely be appropriate.

Site map

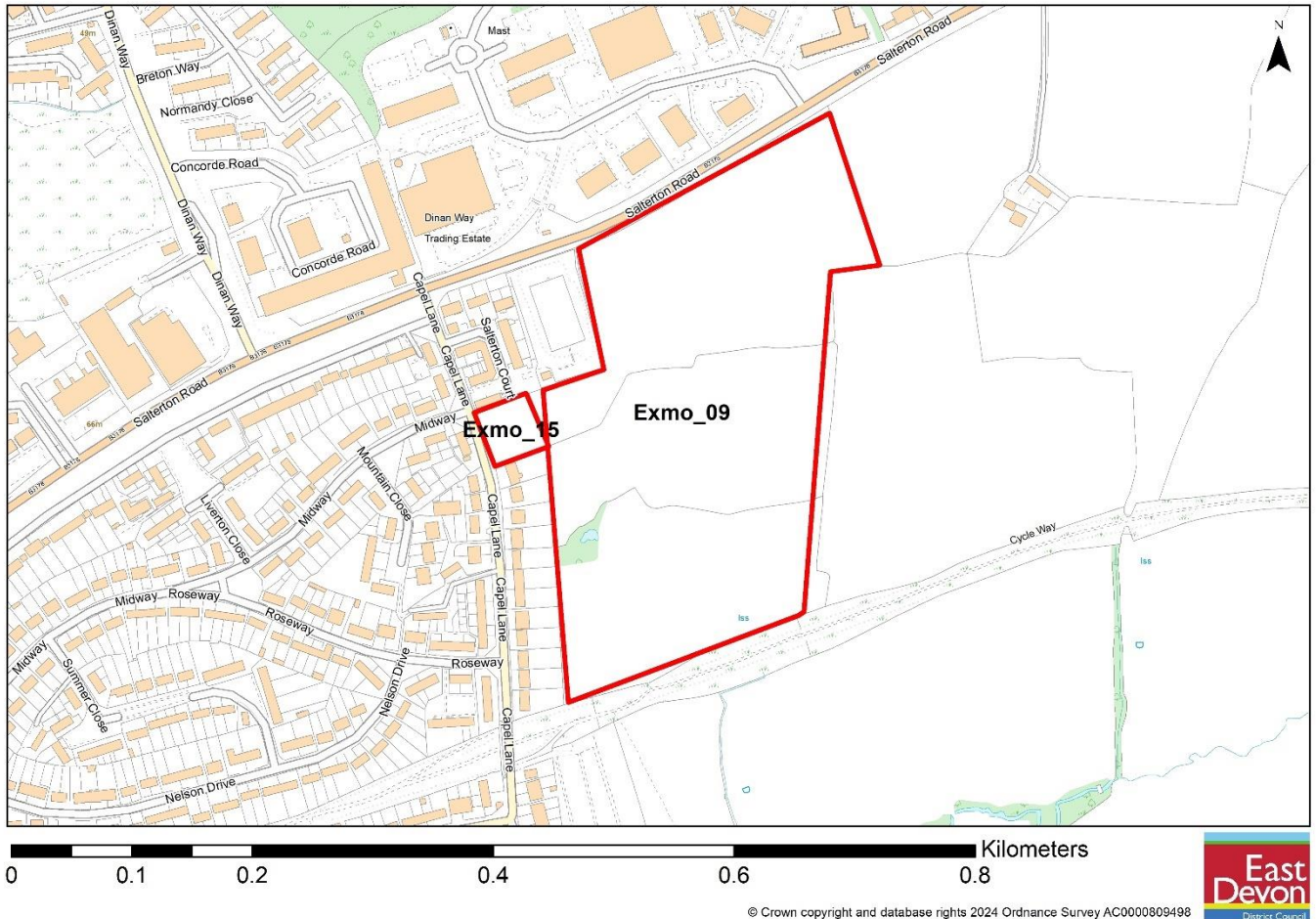


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This assessment is written specifically in respect of Exmo_17 but there have been separate submissions for land areas that fall within parts of Exmo_17, these are shown on the plans below and they are by intent covered in this assessment and are not separately addressed in this Exmouth site report. The sites are:

- Exmo_09; and
- Exmou_15



Photos



The photograph is taken from the South West Coast Path mid-way between Budleigh Salterton and Sandy Park caravan park just below the trig. point at West Down Beacon. The site, occupying several fields, falls between Liverton Business Park (to the north/right) and Littleham Church (St Margaret and St Andrews Church) (to the south/left).



This photomontage shows one of the fields in the southern part of the site. Photograph(s) taken from the wall adjoining St Margaret and St Andrews Church, close to the southern tip of the site and looking in a northerly direction.



This photomontage is taken from the east-west cycle track that bisects the site and is looking northward towards Salterton Road. The photograph shows a number of the fields that make up the northerly portion of the site.

Site Assessment Summary and Conclusion

Infrastructure

No direct infrastructure concerns are specifically noted for this site. But if developed there would be large scale infrastructure needs.

Landscape

The site, especially taken as a whole, is sensitive in landscape terms. The whole site is in an AONB and there are extensive views into and out of the site, including from/to AONB areas. The south of the site has a particular tranquillity quality whereas the higher northerly parts are more stark.

Historic environment

The listed church to the south west of the site is of prominence in views and setting for southerly parts of the site. Much of the site is, however remote from the church. There are no other identified designated heritage features that would impact on the site.

Ecology

Whilst significant designated features do not fall on the site there are many local features of interest, notably many mature hedgerows which will be of importance to and support wildlife interests. The site is favourable from an ecological perspective, with predicted minimal ecological impacts due to the presence of large field parcels containing habitats of low ecological value.

Accessibility

Parts of the site fall within 1,600 metres of a range of facilities and parts of the site are close to a frequent bus service. Littleham village is to the south of the site and an industrial/ business/ retail estate to the north, though it is across a busy main road.

Other constraints

There are no significant site constraints noted. Though given the overall site size there would be expected to be localised constraining considerations within the site.

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

No

Opportunities

Being a large scale site, if allocated for development as a whole (or even just large parts), it would be expected that mixed use development could deliver a range of positive outcomes.

Yield (number of dwellings or hectares of employment land)

410

Contribution to spatial strategy - As a Tier 1 settlement in the emerging local plan Exmouth is identified as offering significant potential for accommodating growth and development.

Should the site be allocated?

Yes - Around 410 dwellings is suggested – with scope, however, for additional and other supporting uses.

Reasons for allocating or not allocating

Taken as a whole and if assessed in plan strategy neutral manner the site would be a comparatively poor choice for allocation for development. It should be noted, however, that within the site are two smaller site areas. In a north-easterly part of the site is Exmo_09, occupying around 30% of the overall site Exmo_17, which is also a comparatively poor site choice. But a much smaller site, Exmo_15, falls within Exmo_17, and would be a better choice for allocation but with capacity for just around about 10 dwellings.

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

The small part referenced as Exmo_15 would make a reasonable infill allocation for development. But in the context of plan strategy directing larger scale growth to Exmouth, on balance (despite site limitation considerations) allocation is seen as appropriate.

20. Site Reference Exmo_06 - Douglas Gardens, Exmouth

Site details

Settlement: Exmouth

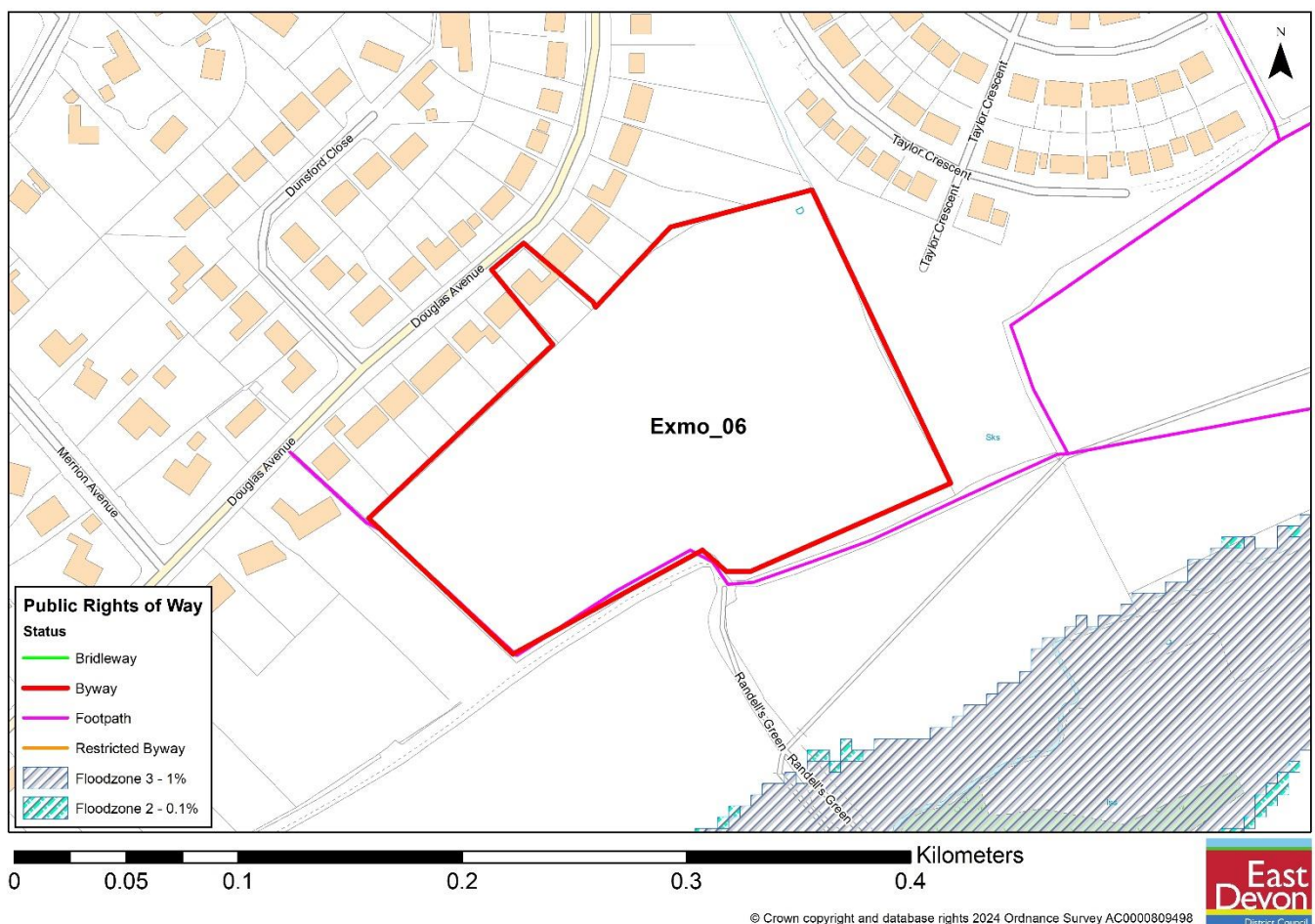
Reference number: Exmo_06

Site area (ha): 2.92

Address: Douglas Gardens, Exmouth

Proposed use: Housing development

Site map



Photos



Longer distance view, from Gore Lane and looking northwards, toward the site which occupies the green field (the central band of the photograph) below the row of houses on the ridgeline above. Picture from StreetView.

Site Assessment Summary and Conclusion

Infrastructure

No direct infrastructure concerns are specifically noted for this site.

Landscape

The site is of some visual prominence when viewed from the south and there are views outward from the site (and in to it) from parts of the East Devon AONB. However, visibility concerns need to be seen in the context of the site abutting and sitting below built up parts of Exmouth.

Historic environment

There are very few assets of historic heritage importance in this part of Exmouth and no significant concerns are identified.

Ecology

The site is assumed to be of low ecological importance though hedgerows and tress around the site may be of more value and should be protected if development were to go ahead.

Accessibility

The site falls within 1,600 metres of a range of facilities and close to a frequent bus service.

Other constraints

There are no other known constraints at the site though the site was subject to a past planning application for residential development that was refused at appeal - 15/0753/MOUT. More recently, however, the site has been granted planning permission subject to agreement of a Section 106 agreement.

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

No

Opportunities

There are no particular extra opportunities that development at this site might be expected to deliver.

Yield (number of dwellings or hectares of employment land)

44

Contribution to spatial strategy

As a Tier 1 settlement in the emerging local plan Exmouth is identified as offering significant potential for accommodating growth and development.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site provides a good opportunity for development. Some care will be needed to avoid and limit possible adverse landscape impacts and to protect boundary hedges. There are limited biodiversity or heritage concerns in respect of site development.

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

No - not applicable.

21. Site Reference Exmo_08 - Littleham Fields, Exmouth

Site details

Settlement: Exmouth

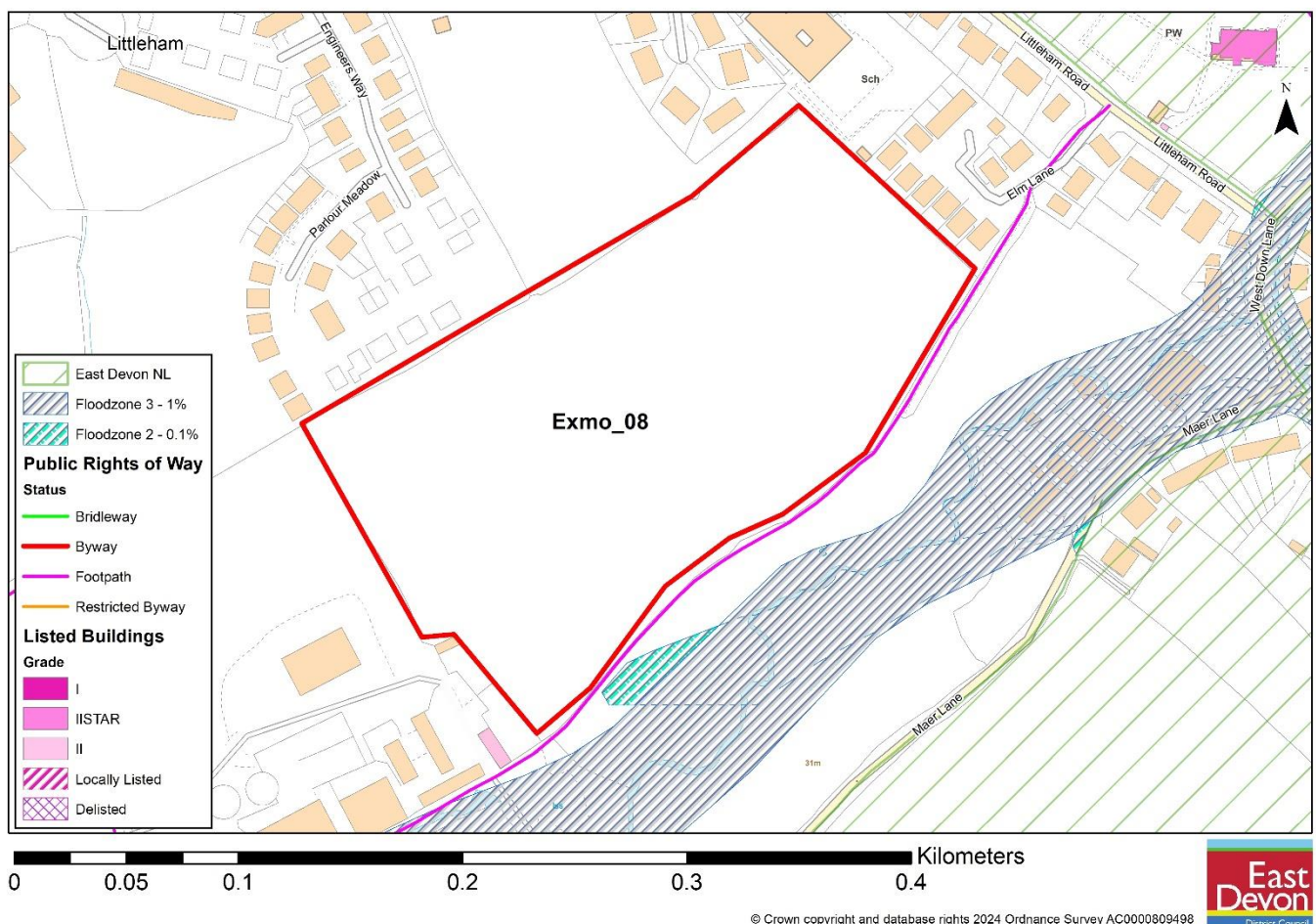
Reference number: Exmo_08

Site area (ha): 3.99

Address: Littleham Fields, Exmouth,

Proposed use: Housing development

Site map



Photos



Photograph of the site, looking in a northerly direction from the footpath near to the most southerly tip of site. The site comprises of the field beyond the hedgerow in the foreground and below the houses on the ridgeline.

Site Assessment Summary and Conclusion

Infrastructure

No direct infrastructure concerns are specifically noted for this site

Landscape

The site is of some visual prominence in longer distance views from the south and west including inter visibility with an area of the East Devon AONB. However visibility concerns need to be seen in the context of the site abutting built up parts of Exmouth with new housing sitting above the site.

Historic environment

A listed farmhouse lies immediately to the south west of the site. Development could adversely impact on the setting and as such should development go ahead it would need to be sensitively

undertaken in this area and ideally open space would be retained on land to the east of the farmhouse and/or very sensitive design work would need to ensure potential for adverse impacts was removed.

Ecology

The site is likely to be of low ecological importance though hedgerows around the site, especially on the south-east edge may be of more value and should be protected if development were to go ahead.

Accessibility

The site falls within 1,600 metres of a range of facilities and close to a frequent bus service. Littleham village is close to the site.

Other constraints

There are no other known constraints at the site though a floodplain falls beyond and to the south east of the site.

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

No

Opportunities

There are no particular extra opportunities that development at this site might be expected to deliver.

Yield (number of dwellings or hectares of employment land)

40

Contribution to spatial strategy - As a Tier 1 settlement in the emerging local plan Exmouth is identified as offering significant potential for accommodating growth and development.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site provides a reasonable opportunity for development. Some care will be needed to avoid and limit possible adverse landscape impacts and to protect boundary hedges. More importantly particular care will be needed to avoid adverse impacts on the listed farmhouse to the south west of the site. Whilst noting concerns raised the site is a reasonable choice for allocation for development.

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

No - not applicable.

22. Site Reference Exmo_16 - Land to the rear of Elm Lane

Site details

Settlement: Exmouth

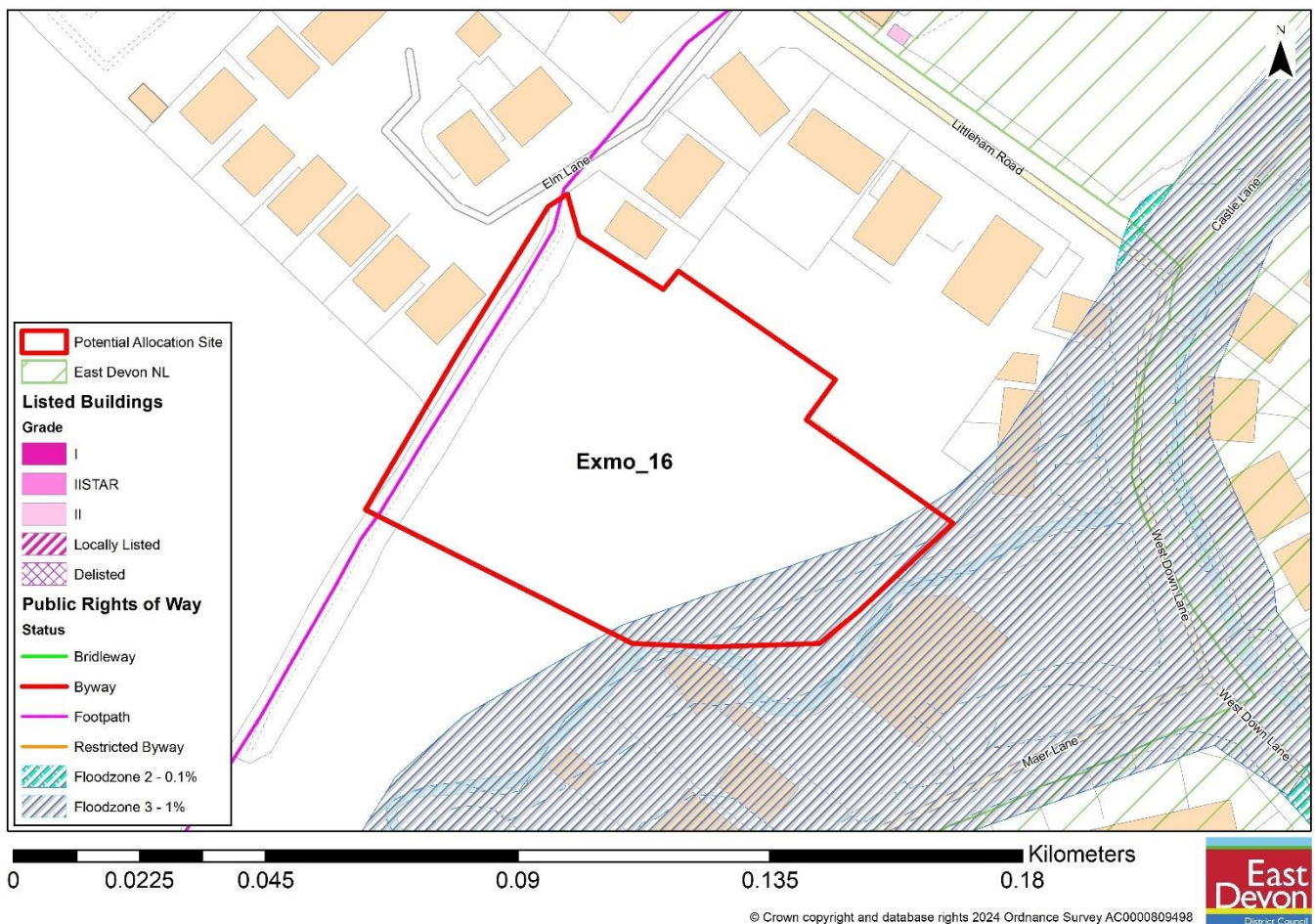
Reference number: Exmo_16

Site area (ha): 0.47

Address: Land to the rear of Elm Lane, Exmouth,

Proposed use: Housing development

Site map



Photos



The site comprises of most of the ploughed field shown in the photograph and runs up to the houses/field boundary in the background. There is no existing boundary feature on the ground, i.e. the photograph foreground, that defines the south-western boundary. The photograph is taken from the footpath along the north-western boundary of the site looking in a north-easterly direction.

Site Assessment Summary and Conclusion

Infrastructure

No direct infrastructure concerns are specifically noted for this site. However securing a workable highway access may cause some challenges.

Landscape

The site is of little visual prominence despite proximity to the AONB.

Historic environment

There are listed assets relatively close to the site though there is very little visual connectivity and as such there is the likelihood of nil or minimal adverse impacts.

Ecology

The site itself is of low ecological importance though hedgerows around parts of the site and the stream to the south are likely to be of more value and should be protected if development were to go ahead. The footpath to the northern site boundary is flanked by mature hedgerows on either side

and these will be of local wildlife importance (and the path and hedgerows are visually attractive). If site Exmo_16 were developed it would be desirable for road access to be secured from Site Exmo_08 to the north-west, should Exmo_08 also be allocated for development. Road access from the north, via Elm Lane may be technically acceptable from a highway perspective but would result in loss of a greater amount of hedgerow and as such would be ecologically more destructive (and visually/aesthetically negative as well).

Accessibility

The site falls within 1,600 metres of a range of facilities and close to a frequent bus service. Littleham village is close to the site.

Other constraints

There are no other known constraints at the site other than a small part falling in a floodplain.

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

No

Opportunities

There are no particular extra opportunities that development at this site might be expected to deliver.

Yield (number of dwellings or hectares of employment land)

5

Contribution to spatial strategy

As a Tier 1 settlement in the emerging local plan Exmouth is identified as offering significant potential for accommodating growth and development.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site provides a good opportunity for development, though this would be particularly so if highway access were achieved from land to the north-west of the site, Site Exmo_08, should it also be allocated for development. The site forms a reasonable area of land to accommodate development.

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

No - not applicable.

23. Site Reference Lymp_13 - Kings Garden & Leisure, Higher Hulham Rd

Site details

Settlement: Exmouth

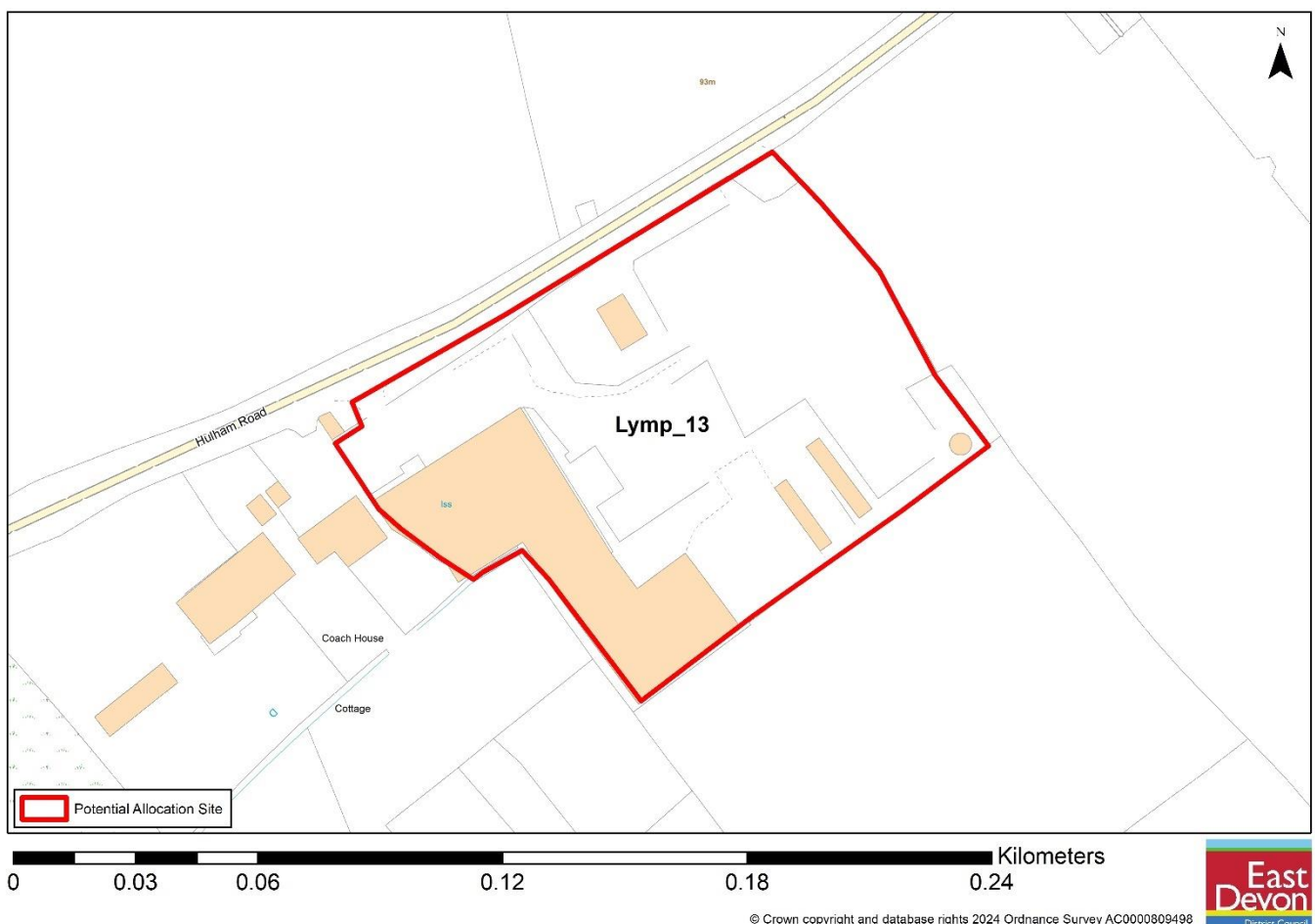
Reference number: Lymp_13

Site area (ha): 1.1

Address: Kings Garden & Leisure, Higher Hulham Road, Exmouth, EX8 5DZ

Proposed use: Site is understood to be promoted for employment development though it may contain scope for some housing.

Site map



Photos

Photos to be inserted.

Site Assessment Summary and Conclusion

Infrastructure

No specific infrastructure concerns are noted.

Landscape

The site comprises of an existing garden centre with around 20% of the site comprising of buildings, part forming outdoor display and retail areas but most of the site 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 in views 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?

No

Opportunities

No specific matters are identified.

Yield (number of dwellings or hectares of employment land)

A notional figure of up to a maximum of 25 dwellings is suggested, but this would depend on employment use/status of the site.

Contribution to spatial strategy - As a Tier 1 settlement in the emerging local plan Exmouth is identified as offering significant potential for accommodating growth and development.

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 net additional 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



East Devon Local Plan 2020-2040

Site Selection report

Lympstone



Report for Strategic Planning Committee, Sept 2024

East Devon – an outstanding place

Contact details

Planning Policy
East Devon District Council
Blackdown House, Border Road, Heathpark Industrial Estate, HONITON,
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alternative format or language
please phone 01404 515616 or
email csc@eastdevon.gov.uk

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1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2040 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not. □ The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites or not. □
- 1.3 For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of sites at Lympstone. A map of all the sites which have been assessed is below, followed by a table which highlights the site selection findings.
- 1.5 In addition to the sites which have been subject to assessment, other sites were not assessed because they failed 'site sifting'. This stage of the process rules out sites that are not 'reasonable alternatives' and therefore not considered as potential allocations in the Local Plan. In summary, to pass site sifting and therefore be considered as a potential allocation, the site should be identified as suitable, available, achievable in the HELAA; in a suitable location; not already allocated in a 'made' Neighbourhood Plan; and not already have planning permission. For obvious reasons, overlapping sites will only be assessed once. Further detail is contained in the Site Selection methodology.
- 1.6 The following sites did not pass site sifting at Lympstone:
 - Lymp_02 is probably unachievable in the HELAA due to poor access.
 - Lymp_03 already has planning permission.
 - Lymp_04 is probably unachievable in the HELAA due to poor access.
 - Lymp_11 is not within or adjacent, or otherwise well-related, to Lympstone.
 - Lymp_16 is below site size threshold so not suitable in the HELAA.

□ **INSERT WEB LINK TO UPDATED VERSION OF METHODOLOGY, ALSO INCL. ECOLOGY, LANDSCAPE, HESA SPECIFIC METHODOLOGIES**

□ Following the approach advocated by the Planning Advisory Service – see Topic □ – Site Selection Process: [Future Proofing the Plan Making Process | Local Government Association](#)

- GH/ED/71 is not within or adjacent, or otherwise well-related, to Lymestone.

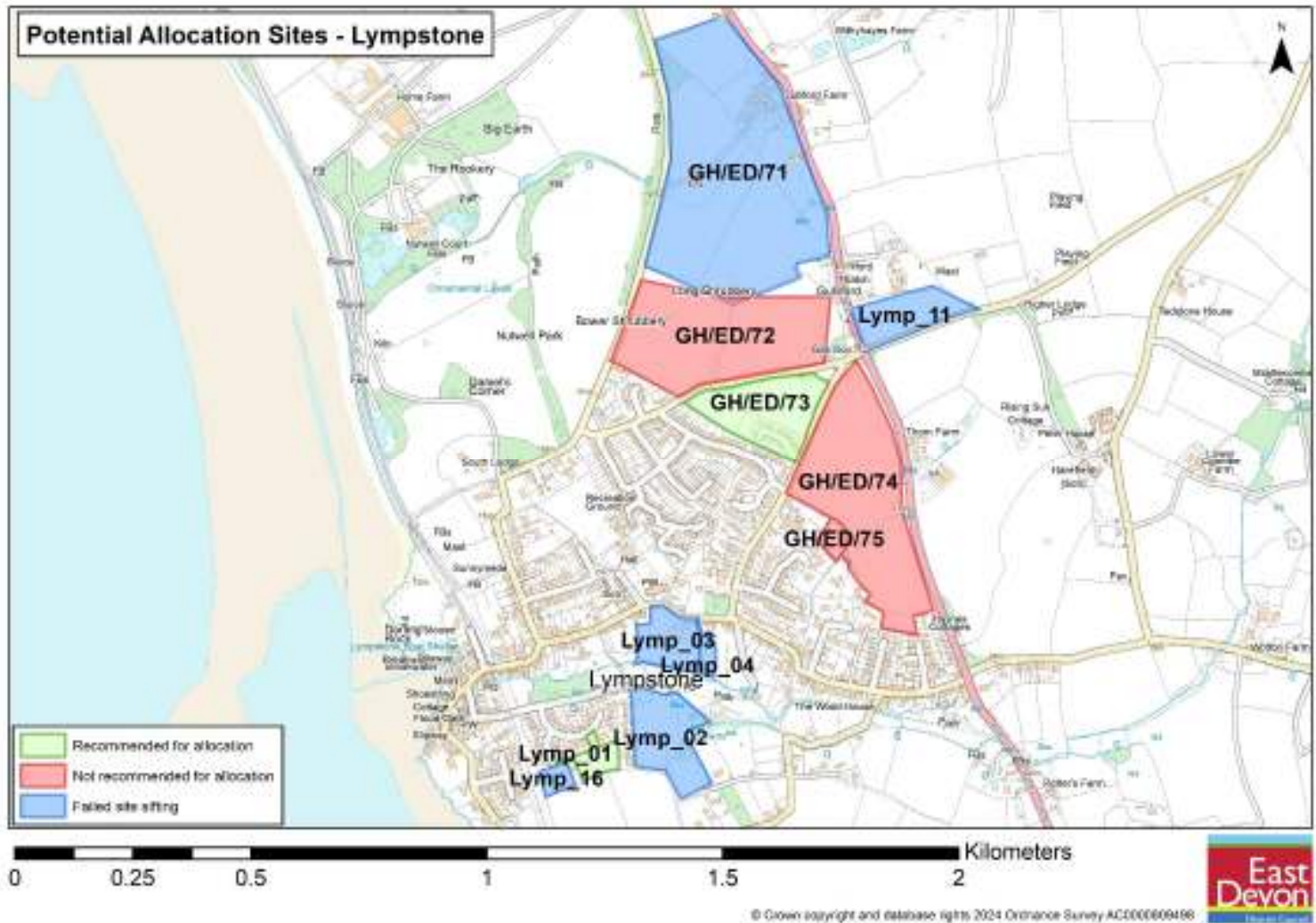


Figure 1.1: Overview of Site Selection findings at Lymestone

Site reference	Number of dwellings / hectares of employment land	Allocate?
Lymp_01	8 dwellings	Yes
GH/ED/72	131 dwellings	No
GH/ED/73	42 dwellings	Yes
GH/ED/74	141 dwellings	No
GH/ED/75	3 dwellings	No

2 Site Reference Lymp_01

Site details

Settlement: Lympstone

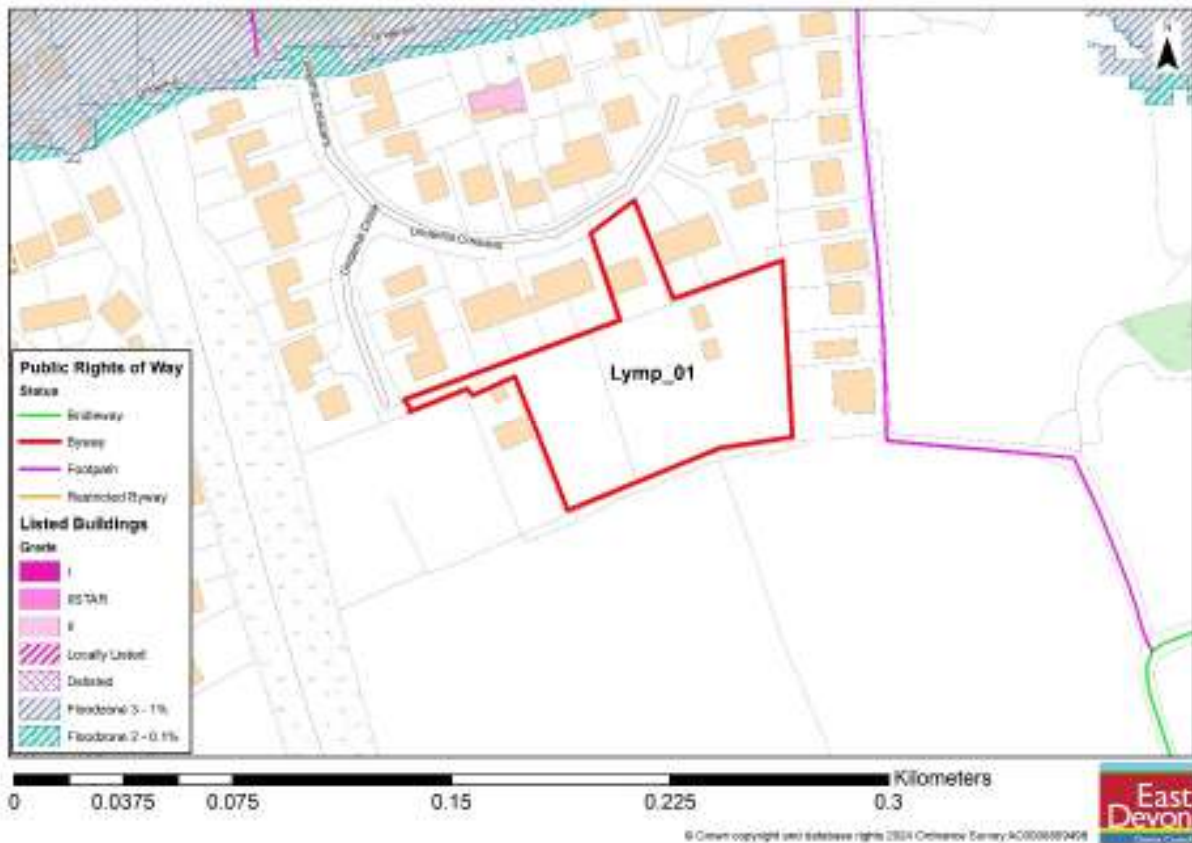
Reference number: Lymp_01

Site area (ha): 0.58

Address: Little Paddocks, 22 Underhill Crescent, Lympstone, Devon, EX8 5JF

Proposed use: Residential

Site map



Photos



View from Underhill Crescent, looking south towards the site



View from Underhill Close, looking at western edge of site



Overhead photo of Lymp_01

Site Assessment Summary and Conclusion

Infrastructure

Access: Site seems to access off Underhill Crescent, involving the demolition of number 22. The necessary visibility will be required but potentially ok as on the outside of a bend. DCC Education: 50+ha development proposed some closer in towards Exmouth. Lympstone Primary and Exmouth primary schools have some capacity to support development - but safe walking routes would be required. A site for new primary school has already been allocated at Goodmoores Farm which is in close proximity to some of the proposed sites. Any additional capacity would require developer funding. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded by CIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.

Landscape

Fairly level garden and field adjacent to Lympstone. Site adjacent to Coastal Preservation Area and features multiple small parcels of land with some garden areas. Mature trees across site, mature hedgerows throughout. Nevertheless, small scale site with existing dwellings around provide a built context, and overall, low landscape sensitivity to new development.

Historic environment

Grade II listed Sanctuary (47m) is well screened from the site by residential property. Overall, low impact.

Ecology

Nature Recovery Network (75m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (75.6m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, minor adverse effect predicted (not significant).

Accessibility

8 out of 12 facilities within 1,600m of site.

Other constraints

High cumulative flood risk in Strategic Flood Risk Assessment. Grade 3 agricultural land in strategic assessment. Planning application 24/0674/FUL for two dwellings in western field is pending a decision.

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

Yes

Opportunities

Connect to existing footpath on Underhill Crescent/Close.

Yield (number of dwellings or hectares of employment land)

8. Applying the HELAA methodology results in 14 dwellings, but this is reduced to reflect the character of the area of large detached and semi-detached dwellings.

Contribution to spatial strategy

Consistent with spatial strategy at Local Centres to support development that meets local needs and those of immediate surrounds.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

Scale of development assists in meeting housing requirement in a manner that is consistent with the spatial strategy. Accessible location with a low impact on the landscape and historic environment, with minor adverse ecological impact that can be mitigated with relative ease through the planning application process.

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

n/a

3 Site Reference GH/ED/72

Site details

Settlement: Lymestone

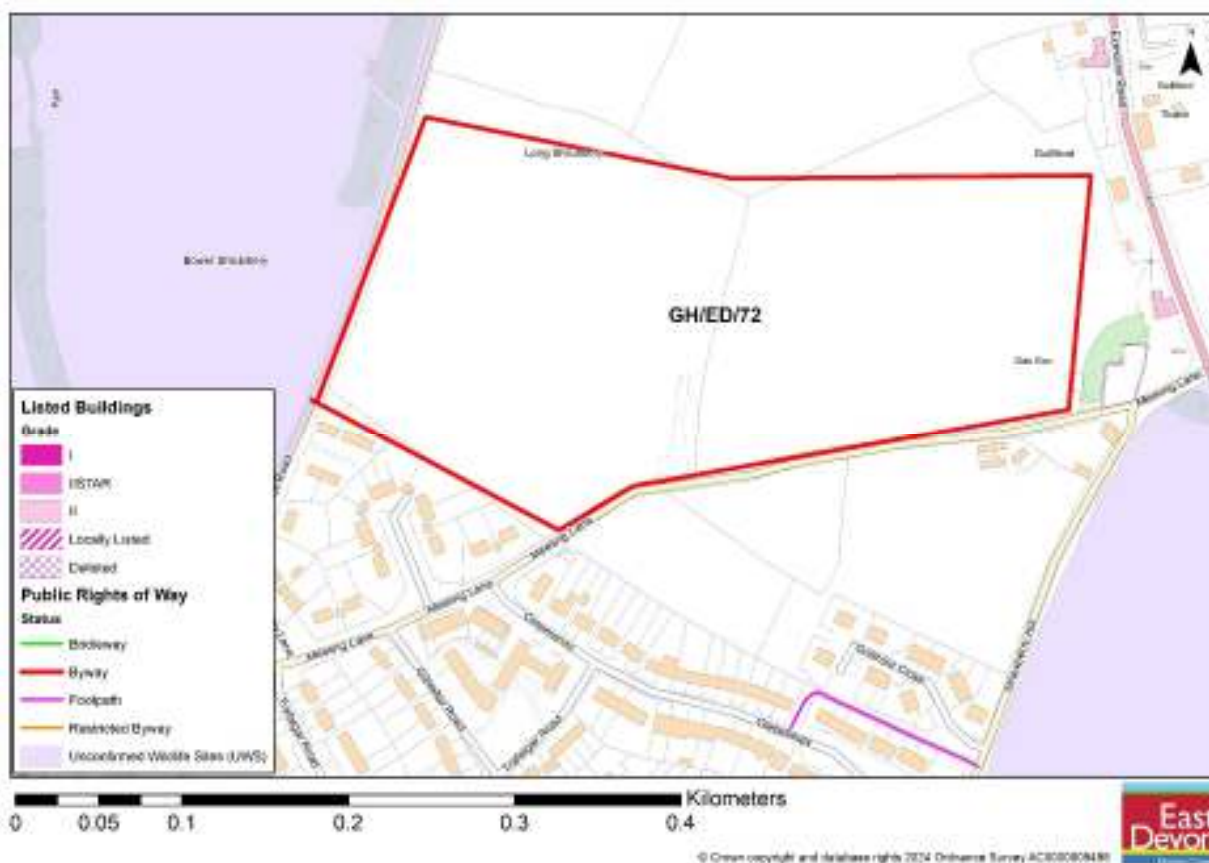
Reference number: GH/ED/72

Site area (ha): 7.77

Address: Land at Meeting Lane, Lymestone

Proposed use: Residential

Site map



Photos



View across the western part of the site, from Nutwell Road, looking towards existing homes



Looking north from Meeting Lane, across the western part of the site



View from south east edge of site on Meeting Lane. The two large grey agricultural buildings are visible, located in the centre of the site



View from centre of site, looking west. Grade II* listed Nutwell Court is visible behind trees in the centre of the photo, and the Exe Estuary beyond

Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Lympstone Primary has limited capacity to support housing development and cannot be expanded further. The school would not be able to support an allocation of 500 dwellings. Small scale development would support the sustainability of the school. Exmouth Community College is at capacity and has very limited opportunities for expansion over and above what has been planned. The secondary solution for Exmouth CC needs to be seen in the wider context of the GESp plan i.e. development in Exmouth itself is likely to see changes in the school's catchment area and therefore the need for additional secondary capacity elsewhere in the area, to potentially include changes to the catchment area. DCC Highways: Access to this site could be gained from Nutwell Road to the west or Meeting Lane to the south. The site is 100m away from an existing bus route with a 15 minute service to Exeter City Centre. The nearest public train station is located approximately 700m away in Lympstone Village. Site would need to provide improved road infrastructure.

Landscape

Two fields with modern development on SW edge of site, a few cottages and A376 to east, with countryside on remaining sides. Whilst the west field is slightly contained within a 'bowl' with a ridge to north, the east field is open and more exposed. Views of site generally show an undeveloped,

wooded skyline, but lightly settled on SW edge where there are existing dwellings. Within Coastal Preservation Area. Overall, a high/medium landscape sensitivity to new development.

Historic environment

Assets Present within 100m: Grade II listed Boundary Cottage (53m), Grade II Listed Burial Ground (18m), Grade II listed Gulliford Cottages (83m). Site is however well screened to/from the most significant assets. Also Nutwell Court, an attractive parkland around a Grade II* country house is adjacent to west boundary. Overall, medium: no significant effects which cannot be mitigated.

Ecology

Nature Recovery Network, Unconfirmed Wildlife Site, S.41 habitat all just beyond site boundary. Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, minor adverse effect predicted (not significant).

Accessibility

8 out of 12 facilities within 1,600m of site. Both Nutwell Road and Meeting Lane lack footpaths along site boundary, but Meeting Lane footpath begins on southern edge where there is an existing housing estate.

Other constraints

Small area of 1/100 yr surface water flood risk in SW part of site. High cumulative flood risk in Strategic Flood Risk Assessment. West field is Grade 1 agricultural land, east field is Grade 3.

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

No

Opportunities

DCC Draft LP response notes a culverted unmapped ordinary watercourse appears to cross centrally across this site, and opportunities to daylight and enhance this watercourse should be sought.

Yield (number of dwellings or hectares of employment land)

131

Contribution to spatial strategy

Site in isolation is consistent with spatial strategy at Local Centres to support development that meets local needs and those of immediate surrounds, but if this site is allocated for 131 dw, consider whether the allocation of other sites would be too high for the strategy for Lympstone.

Should the site be allocated?

No

Reasons for allocating or not allocating

Medium/high landscape sensitivity. Medium impact on historic environment with 3x Grade II listed assets within 100m, with potential harm to Nutwell Court, an attractive parkland around a Grade II* country house adjacent to west boundary. Part (west field) Grade 1 agricultural land.

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

No

4 Site Reference GH/ED/73

Site details

Settlement: Lympstone

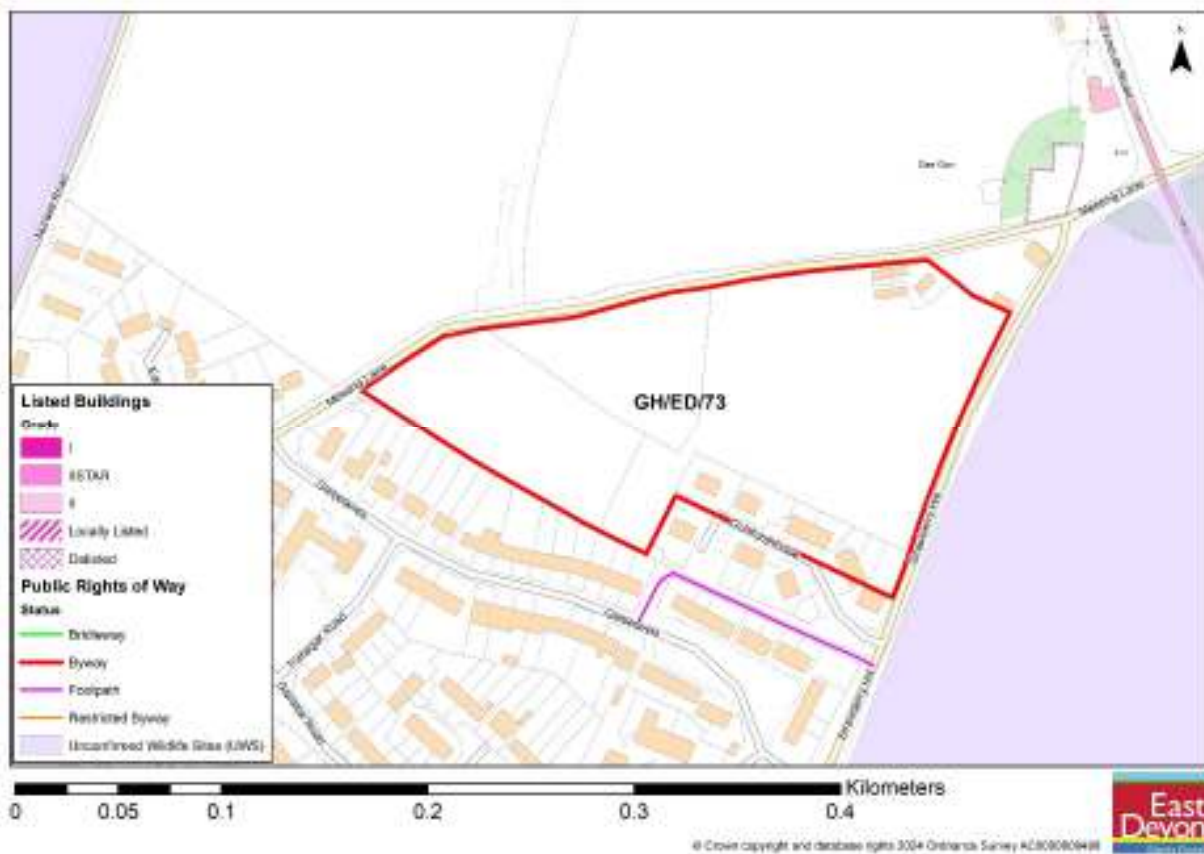
Reference number: GH/ED/73

Site area (ha): 3.15

Address: Land north west of Strawberry Hill, Lympstone

Proposed use: Residential

Site map



Photos



View from western edge of site, on Meeting Lane, with existing houses on Gulliford Close visible on the right



View from north east edge of site, on Meeting Lane. Existing homes on Gulliford Close and Glebelands overlook the site



View across the western part of the site, from Meeting Lane

Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Lympstone Primary has limited capacity to support housing development and cannot be expanded further. The school would not be able to support an allocation of 500 dwellings. Small scale development would support the sustainability of the school. Exmouth Community College is at capacity and has very limited opportunities for expansion over and above what has been planned. The secondary solution for Exmouth CC needs to be seen in the wider context of the GESP plan i.e. development in Exmouth itself is likely to see changes in the school's catchment area and therefore the need for additional secondary capacity elsewhere in the area, to potentially include changes to the catchment area. Access could be gained from Meeting Lane to the north or Strawberry Hill to the southeast. The site is 100m away from an existing bus route with a 15 minute service to Exeter City Centre. The nearest public train station is located approximately 700m away in Lympstone Village. There is a PROW adjacent to the southern boundary of the site. Site would need to provide improved road infrastructure.

Landscape

Three level irregularly shaped fields bounded by hedgerows and mature trees. Enclosed by two lanes on the NE edge of Lympstone, with existing dwellings along southern boundary and to NE. Historic character with lost orchard and ridge and furrow in central part of site. Bounded by historic hedgerow, with many trees in western part that enclose the site. Within Coastal Preservation Area. Overall, medium landscape sensitivity to new development.

Historic environment

Assets Present within 100m: Grade II listed Boundary Cottage (100m), Grade II Listed Burial Ground (45m), but this heritage is physically and contextually separate from the site. Overall, medium: no significant effects which cannot be mitigated.

Ecology

Unconfirmed Wildlife Site (1m), Nature Recovery Network (25m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, minor adverse effect predicted (not significant).

Accessibility

8 out of 12 facilities within 1,600m of site. Both Strawberry Hill and Meeting Lane lack footpaths along site boundary, but Meeting Lane footpath begins on NW edge where there is an existing housing estate.

Other constraints

Agricultural land classification: Regional mapping indicates that the site is a mix of grade 1 (covering W part of site) and grade 3. High cumulative flood risk in Strategic Flood Risk Assessment. Planning application 23/1269/MFUL for 42 dwellings is pending a decision, but recommended for approval subject to a legal agreement and conditions at Planning Committee 20.08.24.

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

No

Opportunities

DCC Draft LP response notes a culverted unmapped ordinary watercourse appears to cross centrally across this site, and opportunities to daylight and enhance this watercourse should be sought.

Yield (number of dwellings or hectares of employment land)

42. Applying the HELAA methodology results in 46 dwellings, but this is reduced slightly to reflect the rural character of the area.

Contribution to spatial strategy

Consistent with spatial strategy at Local Centres to support development that meets local needs and those of immediate surrounds.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

Scale of development assists in meeting housing requirement in a manner that is consistent with the spatial strategy. Accessible location with medium landscape sensitivity and minor adverse ecological impact that can be mitigated with relative ease through the planning application process.

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

N/A.

5 Site Reference GH/ED/74

Site details

Settlement: Lympstone

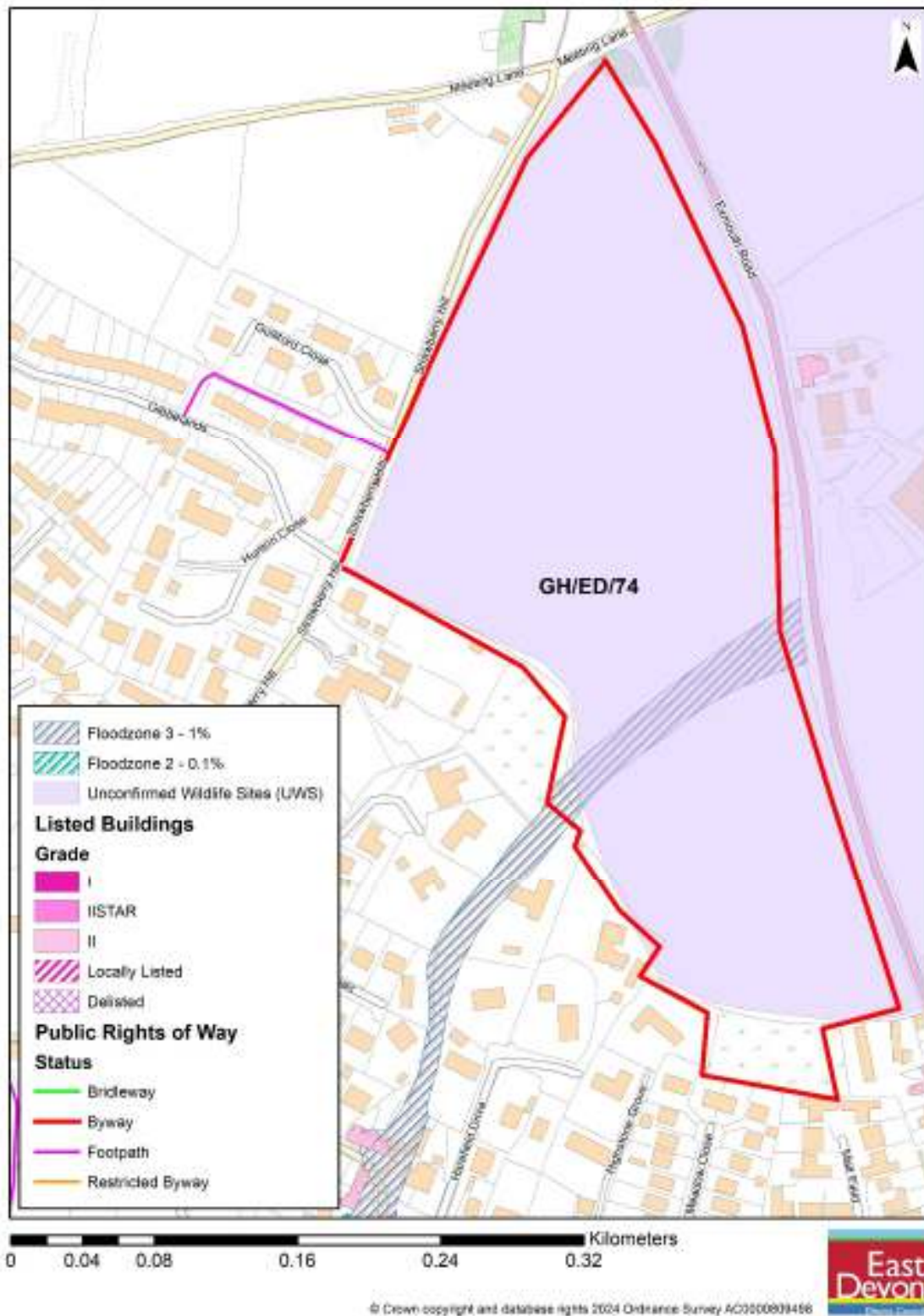
Reference number: GH/ED/74

Site area (ha): 8.28

Address: Land at Strawberry Hill, Lympstone

Proposed use: Residential

Site map



Photos



View of site from junction of A376 and Meeting Lane, looking south



View from northern edge of site, at junction of A376 and Meeting Lane



Overhead photo of GH/ED/74

Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Education: Lypstone Primary has limited capacity to support housing development and cannot be expanded further. The school would not be able to support an allocation of 500 dwellings. Small scale development would support the sustainability of the school. Exmouth Community College is at capacity and has very limited opportunities for expansion over and above what has been planned. The secondary solution for Exmouth CC needs to be seen in the wider context of the GESP plan i.e. development in Exmouth itself is likely to see changes in the school's catchment area and therefore the need for additional secondary capacity elsewhere in the area, to potentially include changes to the catchment area. DCC Highways: Access could be gained from the A376 Exmouth Road to the east or from Strawberry Hill to the northwest. The site is 300m away from an existing bus route with a 15 minute service to Exeter City Centre. The nearest public train station is located approximately 1km away in Lypstone Village. Site would need to provide improved road infrastructure.

Landscape

Two large and highly exposed agricultural fields sloping down to a watercourse running through the centre of the site. Parkland with field trees landcover. Little context of existing built form, despite being located on the edge of the settlement. Experiential character degraded in part by human disturbance from A376 along E boundary. Within Coastal Preservation Area. Overall, a high/medium landscape sensitivity to new development.

Historic environment

Assets Present within 100m: Grade II listed Boundary Cottage (51m), Grade II Listed Burial Ground (25m), Grade II listed Thorn Farm (27m), Grade II listed Crooks Court (34m). Overall, medium: no significant effects which cannot be mitigated.

Ecology

Site is shown as an Unconfirmed Wildlife Site, other key issues are Nature Recovery Network (25m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (23m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

Accessibility

8 out of 12 facilities within 1,600m of site. Likely access routes, either/or the A376 and Strawberry Hill, lack footpaths, so uncertain whether suitable pedestrian access can be obtained.

Other constraints

Grade 3 agricultural land. Noise from traffic along the A376 on eastern boundary. High cumulative flood risk in Strategic Flood Risk Assessment.

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)

141

Contribution to spatial strategy

Site in isolation is consistent with spatial strategy at Local Centres to support development that meets local needs and those of immediate surrounds, but if this site is allocated for 131 dw, consider whether the allocation of other sites would be too high for the strategy for Lympstone.

Should the site be allocated?

No

Reasons for allocating or not allocating

High/ medium landscape sensitivity to new development. Medium impact on historic environment with 3x Grade II listed buildings within 100m. An Unconfirmed Wildlife Site with a significant moderate adverse effect on ecology. Poor pedestrian accessibility. Whilst the site in

isolation accords with the spatial strategy, when combined with other (more preferable) sites, the level of growth is too high and would not be consistent with the spatial strategy.

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

No.

6 Site Reference GH/ED/75

Site details

Settlement: Lympstone

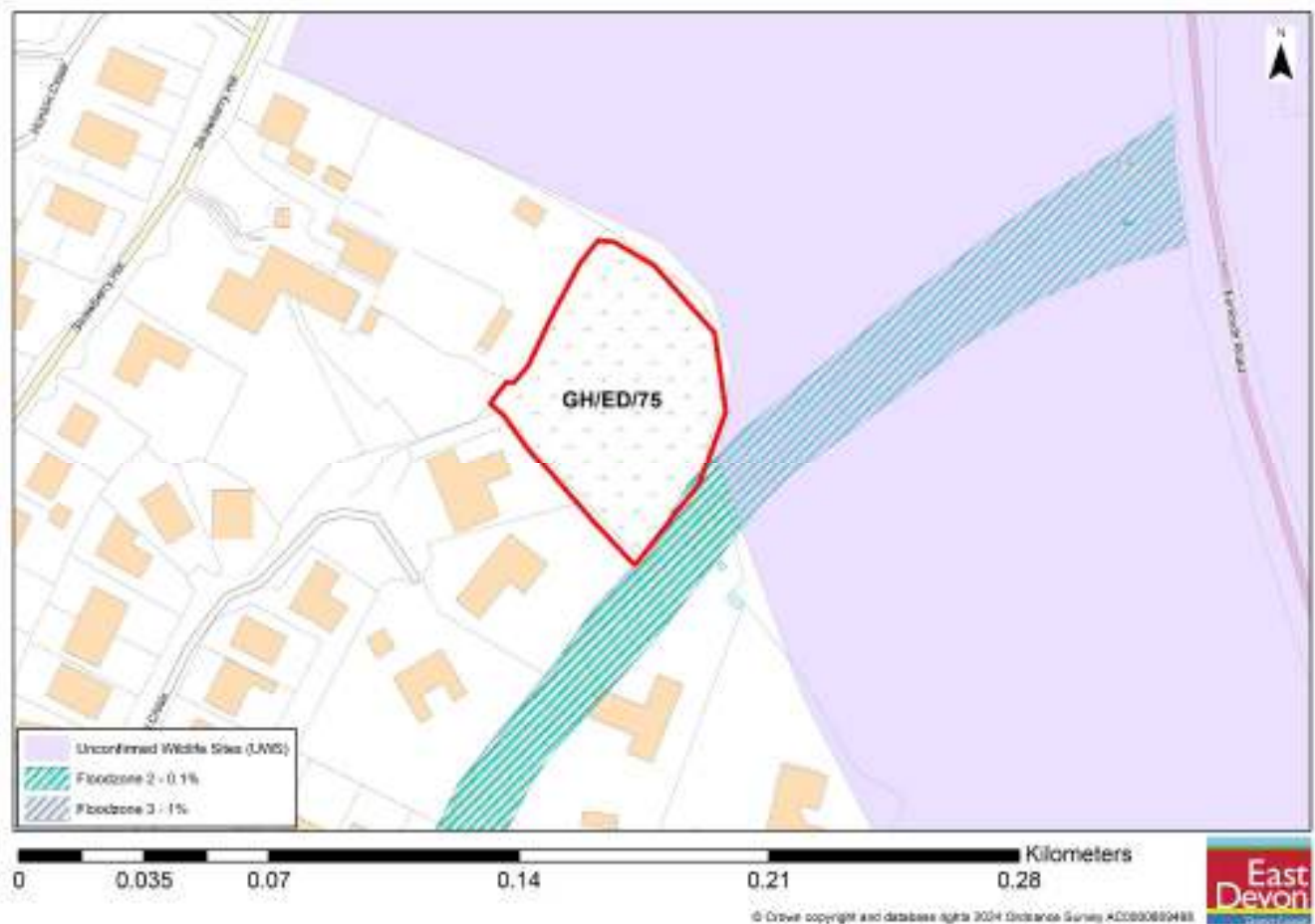
Reference number: GH/ED/75

Site area (ha): 0.35

Address: Land off Grange Close, Lympstone

Proposed use: Residential

Site map



Photos



View from Grange Close looking north east towards the site (image from Google Streetview)



Overhead photo of GH/ED/75

Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Lymptstone Primary has limited capacity to support housing development and cannot be expanded further. The school would not be able to support an allocation of 500 dwellings. Small scale development would support the sustainability of the school. Exmouth Community College is at capacity and has very limited opportunities for expansion over and above what has been planned. The secondary solution for Exmouth CC needs to be seen in the wider context of the GESP plan i.e. development in Exmouth itself is likely to see changes in the school's catchment area and therefore the need for additional secondary capacity elsewhere in the area, to potentially include

changes to the catchment area. DCC Highways: Access to the county highway may be possible to the site from Grange Close. However, the restricted nature of this access will limit the number of dwellings that can be achieved. The site is 1km away from an existing bus route with a 15 minute service to Exeter City Centre. The nearest public train station is located approximately 1km away in Lypstone Village. Site would need to provide improved road infrastructure.

Landscape

Site is enclosed by low density development to W and mature trees to E with limited public views. Existing landcover appears to scrub. Historic hedgerow with trees along E boundary. Well related to existing settlement edge. Within the Coastal Preservation Area. Overall, the site has a low landscape sensitivity to new development.

Historic environment

Assets Present: No assets within 175m of site. Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

Ecology

Unconfirmed Wildlife Site (1m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, minor adverse effect predicted.

Accessibility

8 out of 12 facilities within 1,600m of site. Likely access of Grange Close, where there is an existing footpath that can be used by pedestrians, although Strawberry Hill and Church Road beyond lack footpaths.

Other constraints

Flood zone 3 and 1/30 yr surface water flood risk runs along SE boundary. High cumulative flood risk in Strategic Flood Risk Assessment. Grade 3 agricultural land quality.

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)

3. Applying the HELAA methodology results in 6 dwellings, but this is reduced as it would be much greater density than adjacent suburban development. Also, mature trees to eastern and western site boundary may be vulnerable to development/ post occupation damage.

Contribution to spatial strategy

Consistent with spatial strategy at Local Centres to support development that meets local needs and those of immediate surrounds.

Should the site be allocated?

No.

Reasons for allocating or not allocating

Scale of development assists in meeting housing requirement in a manner that is consistent with the spatial strategy. Accessible location; with low landscape sensitivity and minor adverse ecological impact that can be mitigated with relative ease through the planning application process. However, following further assessment, the local characteristics of low density, urban fringe, development means that the standard HELAA yield of 6 dwellings should be reduced to 3 – below the threshold of 5 dwellings to be considered for allocation in the Local Plan.

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

No.



East Devon Local Plan 2020-2040

Site Selection report

Woodbury



Report for Strategic Planning Committee, Sept 2024

East Devon – an outstanding place

Contact details

Planning Policy
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Blackdown House, Border Road, Heathpark Industrial Estate, HONITON,
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To request this information in an
alternative format or language
please phone 01404 515616 or
email csc@eastdevon.gov.uk

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1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2040 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not. □ The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites. □
- 1.3 For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of sites at Woodbury, including a site at Woodbury Business Park approximately 500m from the western edge of the settlement. A map of all the sites which have been assessed is below, followed by a table which highlights the site selection findings.
- 1.5 In addition to the sites which have been subject to assessment, other sites were not assessed because they failed 'site sifting'. This stage of the process rules out sites that are not 'reasonable alternatives' and therefore not considered as potential

□ **INSERT WEB LINK TO UPDATED VERSION OF METHODOLOGY, ALSO INCL. ECOLOGY, LANDSCAPE, HESA SPECIFIC METHODOLOGIES**

□ Following the approach advocated by the Planning Advisory Service – see Topic □ – Site Selection Process: [Future Proofing the Plan Making Process | Local Government Association](#)

allocations in the Local Plan. In summary, to pass site sifting and therefore be considered as a potential allocation, the site should be identified as suitable, available, achievable in the HELAA; in a suitable location; not already allocated in a 'made' Neighbourhood Plan; and not already have planning permission. For obvious reasons, overlapping sites will only be assessed once. Further detail is contained in the Site Selection methodology.

1.6 The following sites did not pass site sifting at Woodbury:

- Wood_05 is not within or adjacent, or otherwise well-related, to Woodbury (overlaps with Wood_33).
- Wood_08 overlaps with Wood_06.
- Wood_13 is below site size threshold so not suitable in the HELAA.
- Wood_15 is below site size threshold so not suitable in the HELAA.
- Wood_19 not suitable in the HELAA due to high pressure gas pipeline zone underneath the site.
- Wood_21 already has planning permission.
- Wood_30 is not within or adjacent, or otherwise well-related, to Woodbury.
- Wood_40 is not within or adjacent, or otherwise well-related, to Woodbury.
- Wood_33 is not within or adjacent, or otherwise well-related, to Woodbury (overlaps with Wood_05).
- GH/ED/70 overlaps Wood_31.

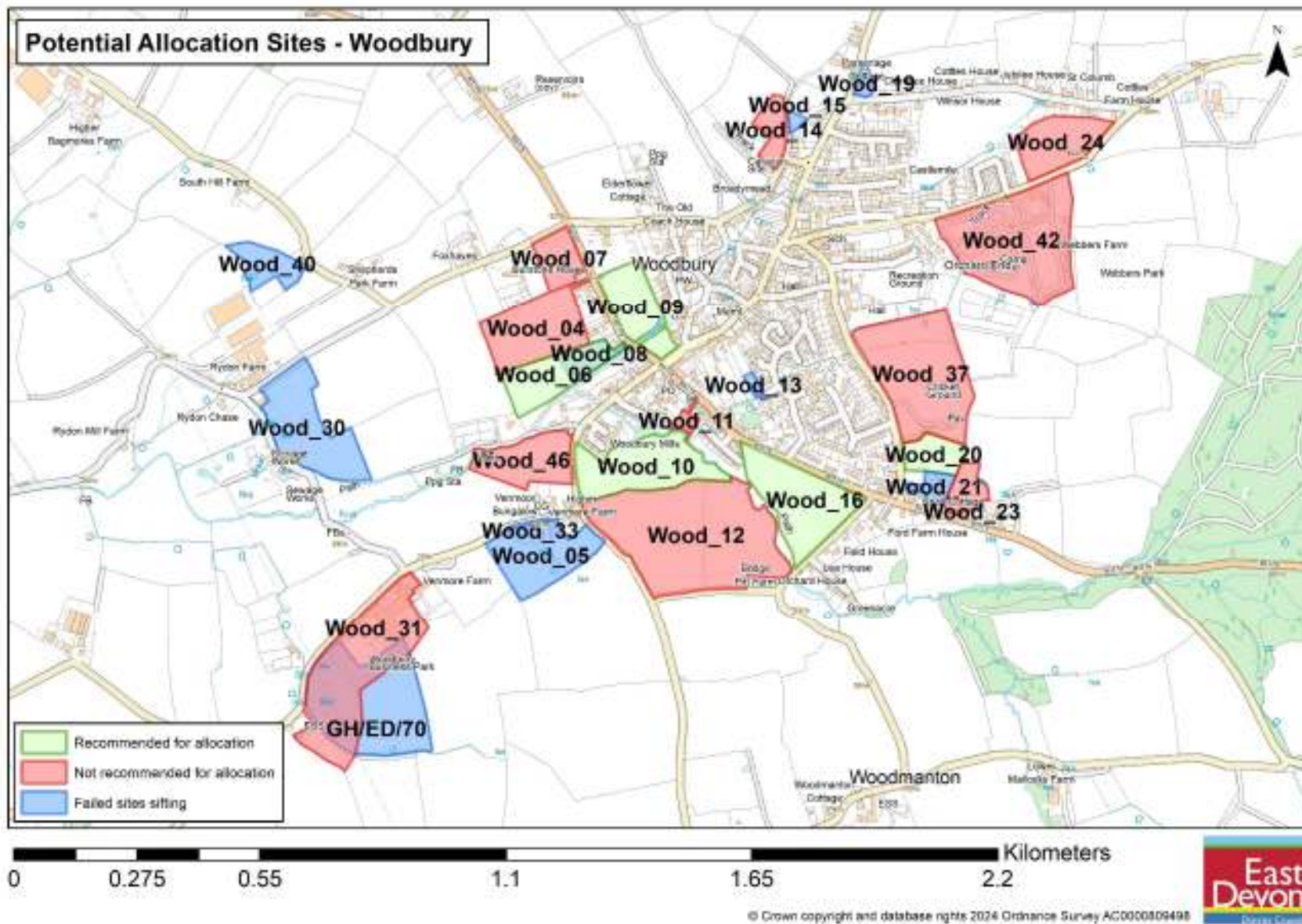


Figure 1.1: Overview of Site Selection findings at Woodbury

Site reference	Number of dwellings / hectares of employment land	Allocate?
Wood_04	28 dwellings	No
Wood_06	30 dwellings	Yes
Wood_07	9 dwellings	No
Wood_09	28 dwellings	Yes
Wood_10	60 dwellings	Yes
Wood_11	5 dwellings	No
Wood_12	141 dwellings	No
Wood_14	18 dwellings	No
Wood_16	70 dwellings	Yes
Wood_20	28 dwellings	Yes
Wood_23	18 dwellings	No
Wood_24	45 dwellings	No
Wood_37	81 dwellings	No
Wood_42	101 dwellings	No
Wood_46	23 dwellings	No
Wood_31	5.5 hectares of employment land	No

2 Site Reference Wood_04

Site details

Settlement: Woodbury

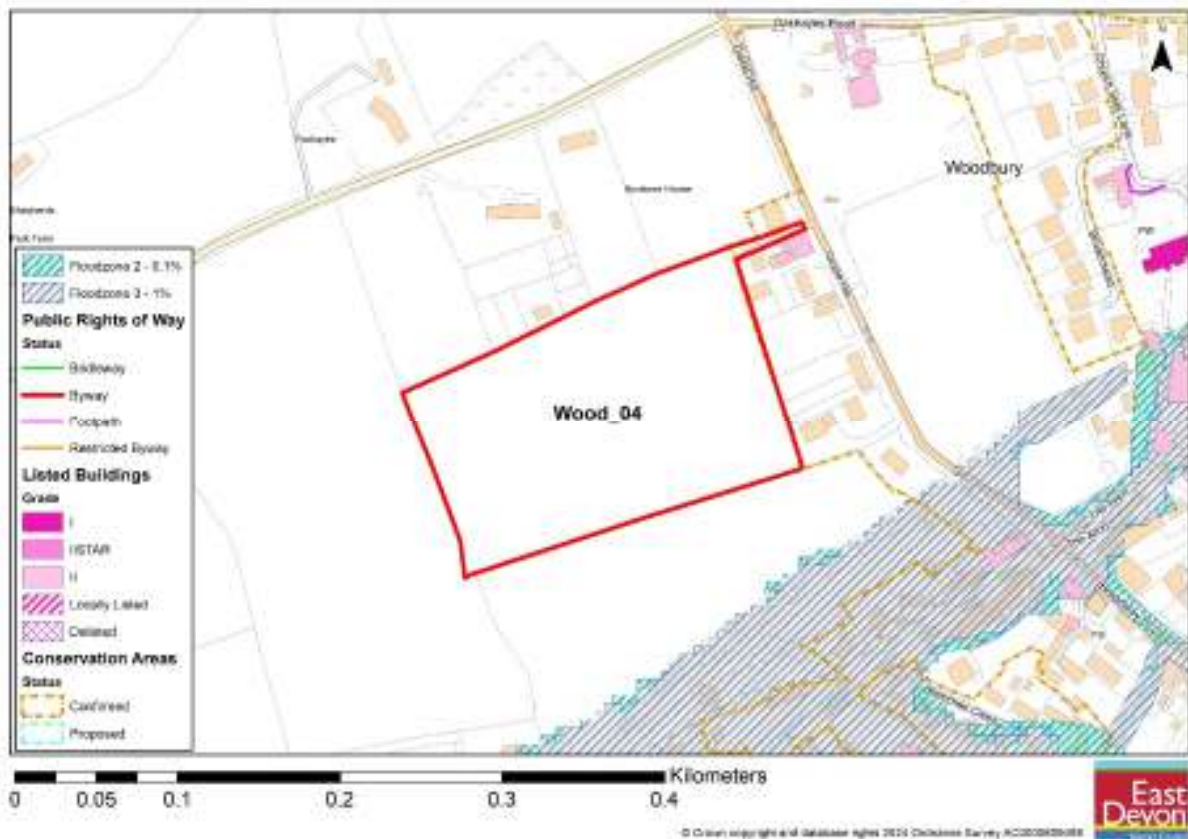
Reference number: Wood_04

Site area (ha): 2.93

Address: Land off Globe Hill, Woodbury.

Proposed use: Residential

Site map



Photos



Access to site, from Globe Hill (B3179)



View from Woodbury Footpath 4 – site is beyond hedgerow in the mid-distance



Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. 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. This site will need to be considered in that context, but as per the submitter comments, would appear to need adjoining land to achieve access. Western half of site is within the middle and outer zone associated with the high pressure gas pipeline.

Landscape

Rectangular agricultural field located behind a group of dwellings on the western edge of Woodbury. Surrounded by countryside on three sides, moderately sloping to the south, so open views and relationship with countryside, including PROW to south. Bounded by historic hedgerow. Overall, medium/high landscape sensitivity.

Historic environment

Development could affect the setting of the Conservation Area that runs along the eastern edge of the site, with a small portion of the site within this designation. Grade II listed Old Court House adjacent to north east edge of site, but intervening buildings mean limited affect on this asset. Medium: no significant effects which cannot be mitigated.

Ecology

Single field of agriculturally improved grassland. NRN 200m away. Minor adverse effect predicted (not significant)

Accessibility

10 out of 12 facilities within 1,600m of site. Pavement along B3179 Globe Hill offers pedestrian access into the settlement centre around 100m away where there are shops and pubs, although the pavement is narrow at approx 1m wide. Primary school is slightly further at 500m. Bus stop in the centre offers hourly service to Exmouth/Exeter.

Other constraints

Grade 2 agricultural land. Low risk of surface water flooding (1/100 year) along eastern boundary of site. High cumulative flood risk in Strategic Flood Risk Assessment.

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)

28

Contribution to spatial strategy

Consistent with the spatial strategy for Woodbury as a Local Centre to meet local development needs and those of immediate surrounds.

Should the site be allocated?

No

Reasons for allocating or not allocating

Medium/high landscape sensitivity to new development. Harm to heritage assets. Best and most versatile agricultural land (Grade 2). West part within high pressure gas pipeline zones. Whilst the site is close to facilities in settlement centre and in isolation accords with the spatial strategy, when combined with other (more preferable) sites, the level of growth is too high and would not be consistent with the spatial strategy.

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

No

3 Site Reference Wood_06

Site details

Settlement: Woodbury

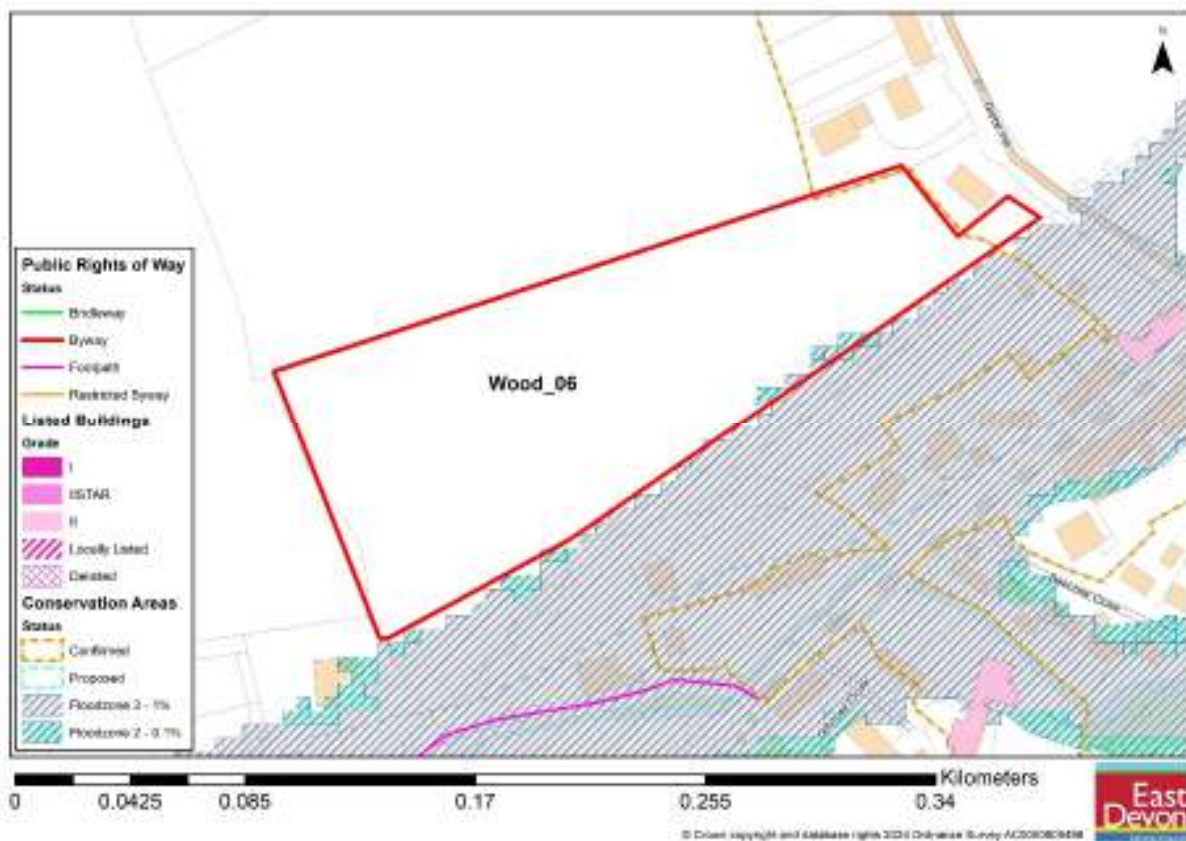
Reference number: Wood_06

Site area (ha): 2

Address: Land to rear of Orchard House, Globe Hill, Woodbury, EX5 1JP

Proposed use: Residential

Site map



Photos



View from Woodbury Footpath 4, at south west edge of site, looking north



View from Woodbury Footpath 4, south west of the site, looking north east



View from the east at Globe Hill, the likely access. The site is behind the wooden post and rail fence

Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. 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. The previously consented access for a single dwelling would be inadequate for a larger scale development and would require adequate width and visibility. 0.6 hectares in west part of site is within high pressure gas pipeline middle and outer consultation zone.

Landscape

Site gently slopes to south. Glimpsed views into site available from B3179 to east. Existing dwellings adjoin to north and south east, which are low density with large plots. Fields adjoin to north west, west, and south west, so the site has a generally rural context. PROW to south west offers views into the site. Overall, medium landscape sensitivity.

Historic environment

Small portion in east of site is within Woodbury Conservation Area, which also runs along boundary to north east and south east of site. Grade II listed cottages 54m to south east - large, intervening trees mean potential for obscured views of the site from these assets but site is not within their setting. Overall, medium: no significant effects which cannot be mitigated.

Ecology

Single field of agriculturally improved grassland. Draft NRN 240m away. Minor adverse effect predicted (not significant)

Accessibility

10 out of 12 facilities within 1,600m of site. Pavement along B3179 Globe Hill offers pedestrian access into the settlement centre less than 100m away where there are shops and a pub, although the pavement is narrow at approx 1m wide. Primary school is slightly further at just less than 500m. Bus stop in the centre offers hourly service to Exeter, less frequent to Exmouth.

Other constraints

Grade 2 agricultural land. Flood Zone 3 runs along southern boundary, where there is also high surface water flood risk (1/30 yr). High cumulative flood risk in Strategic Flood Risk Assessment. An application for 24 dw was dismissed at appeal in 2016 (14/2574/MOUT) because of harmful effect on the character and appearance of the area (landscape and historic assets), lack of contributions towards infrastructure, insufficient affordable housing provision (40% rather than 50%). Application 23/1258/MOUT for 31 dwellings (subsequently increased to 35 dw) including land to west is pending a decision.

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

No

Opportunities

In Draft Local Plan response, Woodbury Parish Council identify opportunity to provide parking provision.

Yield (number of dwellings or hectares of employment land)

30

Contribution to spatial strategy

Consistent with the spatial strategy for Woodbury as a Local Centre to meet local development needs and those of immediate surrounds.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

Close to shops and facilities in the settlement centre, as well as primary school slightly further but still within walking distance. Limited ecological impact. Acceptable landscape impact.

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

N/A.

4 Site Reference Wood_07

Site details

Settlement: Woodbury

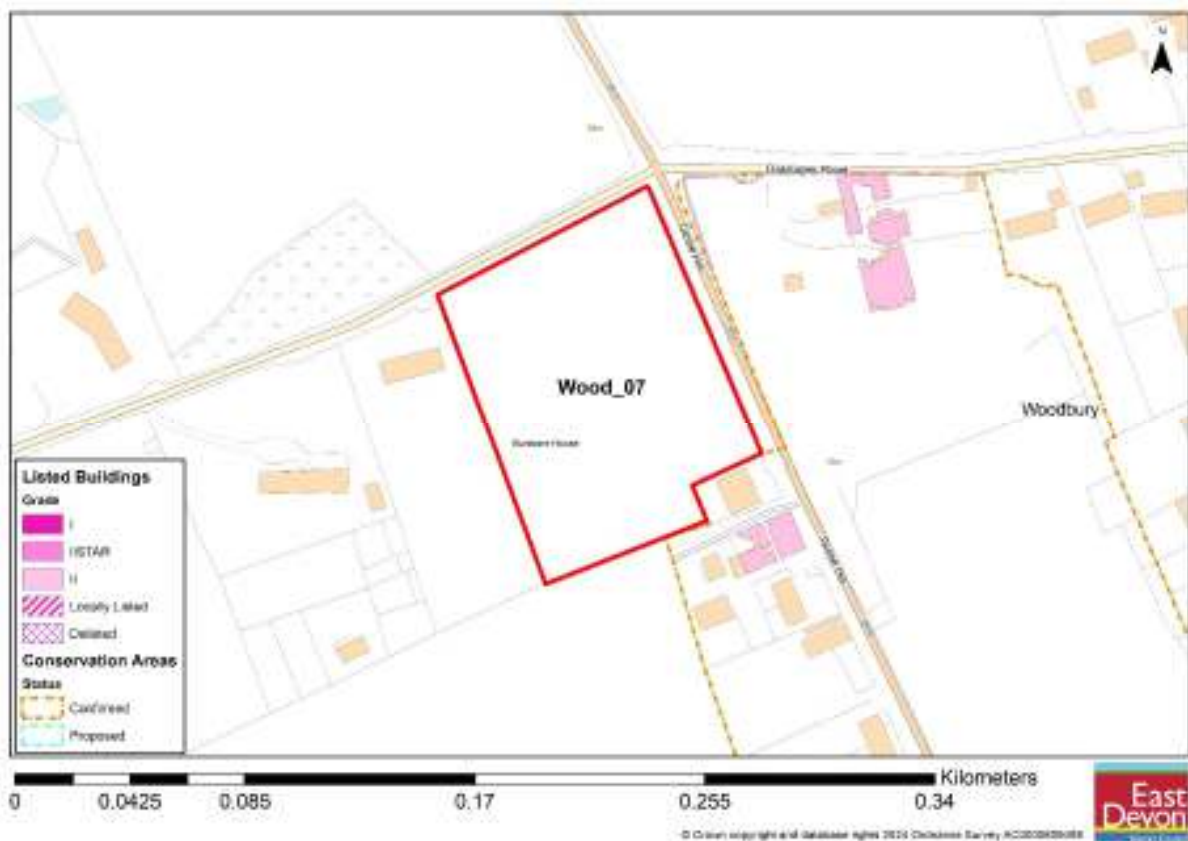
Reference number: Wood_07

Site area (ha): 1.02

Address: Land off Globe Hill, Woodbury, Devon, EX5 1JZ

Proposed use: Residential

Site map



Photos



View from Globe Hill, on north east edge of site (image from Google Streetview)



Overhead photo of Wood_07

Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. 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. See also previous 2010 comments. North west tip of the site is within the outer zone associated with the high pressure gas pipeline.

Landscape

Square field in prominent location on northern entrance to Woodbury along B3179, sloping north to south. Open short distance views to site. Long distance views from countryside to the south. There is little presence of built form when viewing the site, the context for views is the surrounding agricultural fields. Overall, medium/high landscape sensitivity.

Historic environment

Grade II listed Old Court House 8m to south - views potentially available from this asset to the site, albeit obscured by intervening trees and a dwelling immediately north. Listed boundary wall to Oakhayes across road to east. Woodbury Conservation Area adjoins to south east and across the road to east and views widely available from this asset. Overall, medium: no significant effects which cannot be mitigated.

Ecology

Single field of agriculturally improved grassland. Several mature trees along western boundary. NRN 200m away. Minor adverse effect predicted (not significant)

Accessibility

10 out of 12 facilities within 1,600m of site. Pavement along B3179 Globe Hill offers pedestrian access into the settlement centre around 250m away where there are shops and pubs, although the pavement is narrow at approx 1m wide. Primary school is slightly further at just over 500m. Bus stop in the centre offers hourly service to Exmouth/Exeter.

Other constraints

Grade 2 agricultural land. Low risk of surface water flooding (1/100 year) along adjacent B3179 (Woodbury Road). High cumulative flood risk in Strategic Flood Risk Assessment. Application for 4 dw refused in 2016 (15/2737/OUT) due to location outside built-up area boundary, adverse landscape and heritage impact, insufficient ecological information, loss of best and most versatile agricultural land.

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

No

Opportunities

High quality development that reflects the location at the 'entrance' to the settlement, and the adjacent conservation area.

Yield (number of dwellings or hectares of employment land)

9

Contribution to spatial strategy

Consistent with the spatial strategy for Woodbury as a Local Centre to meet local development needs and those of immediate surrounds.

Should the site be allocated?

No

Reasons for allocating or not allocating

Close to facilities in the settlement centre, as well as primary school slightly further but still within walking distance. Limited ecological impact. However, medium/high landscape impact, adverse heritage impact, and loss of best and most versatile agricultural land (Grade 2) mean this site should not be allocated.

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

No

5 Site Reference Wood_09

Site details

Settlement: Woodbury

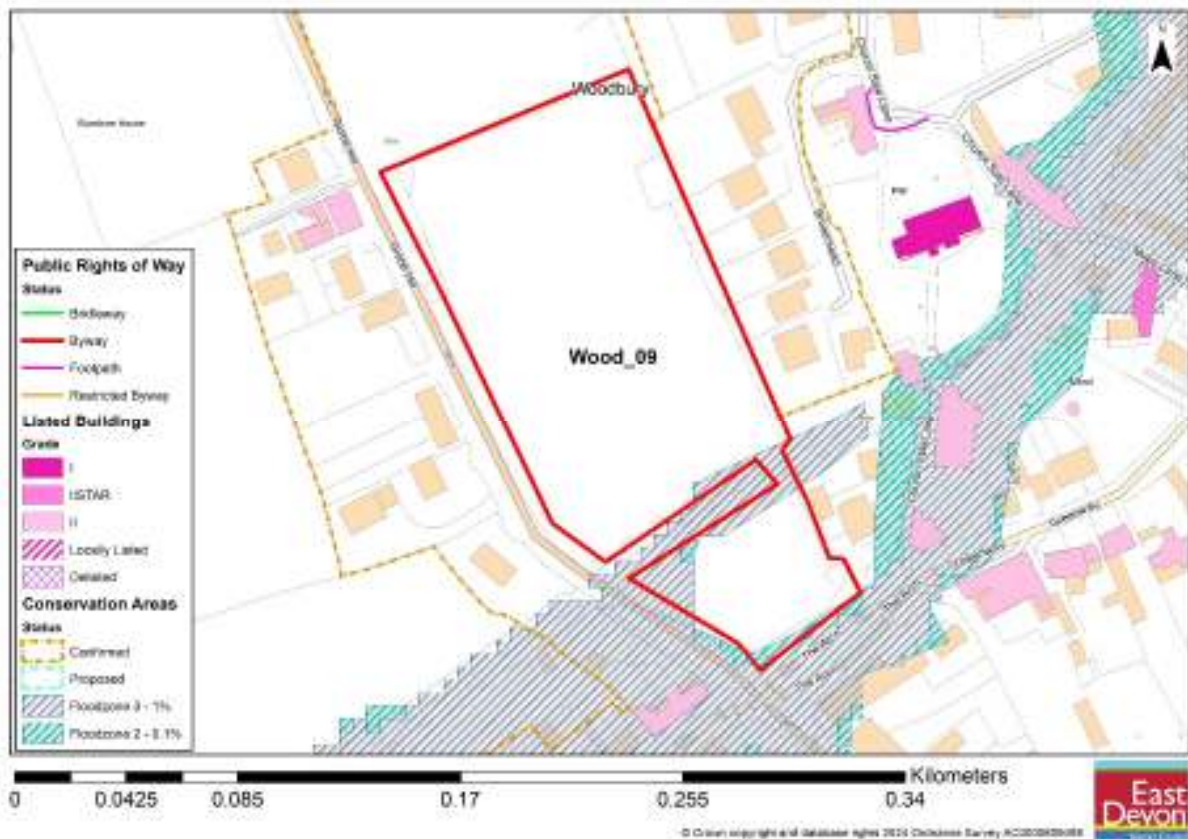
Reference number: Wood_09

Site area (ha): 1.93

Address: Land Off Globe Hill, Woodbury, EX5 1LL

Proposed use: Residential

Site map



Photos



View from Globe Hill, looking across the northern part of the site



View from Globe Hill, looking across the southern part of the site



View from western edge of site, at Globe Hill (B3179)

Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. 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. See 2010 comments.

Landscape

Two fields, separated by flood alleviation channel, with the northern field sloping north to south and southern field relatively level. Attractive 'park land' with several mature trees on site. Entire site is covered by TPO. Public views into site are obscured by existing wall and vegetation, and existing dwellings which surround site. Long distance views to site from south (road to Bridge Pitt Farm). Views of site have context of built form being close to the centre of the settlement. Historic context as part of setting for Grade II listed Oakhayes, within Conservation Area, and Grade I listed church overlooking site to east. Overall, medium landscape sensitivity.

Historic environment

Part of setting for Grade II listed Oakhayes. Grade I listed church overlooks site 65m to east. Although views into site are obscured by existing wall and vegetation, Grade II listed cottage across road to south west have views into site. Site is entirely within Conservation Area. Overall, high: significant adverse effect.

Ecology

Field with several trees across the site, akin to 'park land'. Cluster of mature trees in north east of site, with others scattered around the boundary and the centre of the site. Appears to be an ancient tree in eastern boundary, potential veteran tree in north east of site. NRN 50m to east. Minor adverse effect predicted (not significant)

Accessibility

10 out of 12 facilities within 1,600m of site. Southern edge of site adjoins settlement centre which offers shops, pubs and an hourly bus service to Exeter/Exmouth. Primary school is slightly further at 400m away.

Other constraints

Grade 2 agricultural land in strategic assessment. Low risk of surface water flooding (1/100yr) runs across southern part of site. High cumulative flood risk in Strategic Flood Risk Assessment. Planning application 23/1600/MOUT for 28 dwellings is pending a decision.

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

No

Opportunities

Retain mature trees which are dotted across the site.

Yield (number of dwellings or hectares of employment land)

28, reflecting the planning application.

Contribution to spatial strategy

Consistent with the spatial strategy for Woodbury as a Local Centre to meet local development needs and those of immediate surrounds.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

Adverse heritage impact given location with Conservation Area, impact upon Grade II listed Oakhayes, proximity to Grade I listed church, and entire site covered by TPO. However, the provision of housing in an accessible location close to facilities in the settlement centre and the primary school, and medium landscape sensitivity with context of built form in village centre – these benefits outweigh the negative heritage impact.

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

N/A.

6 Site Reference Wood_10

Site details

Settlement: Woodbury

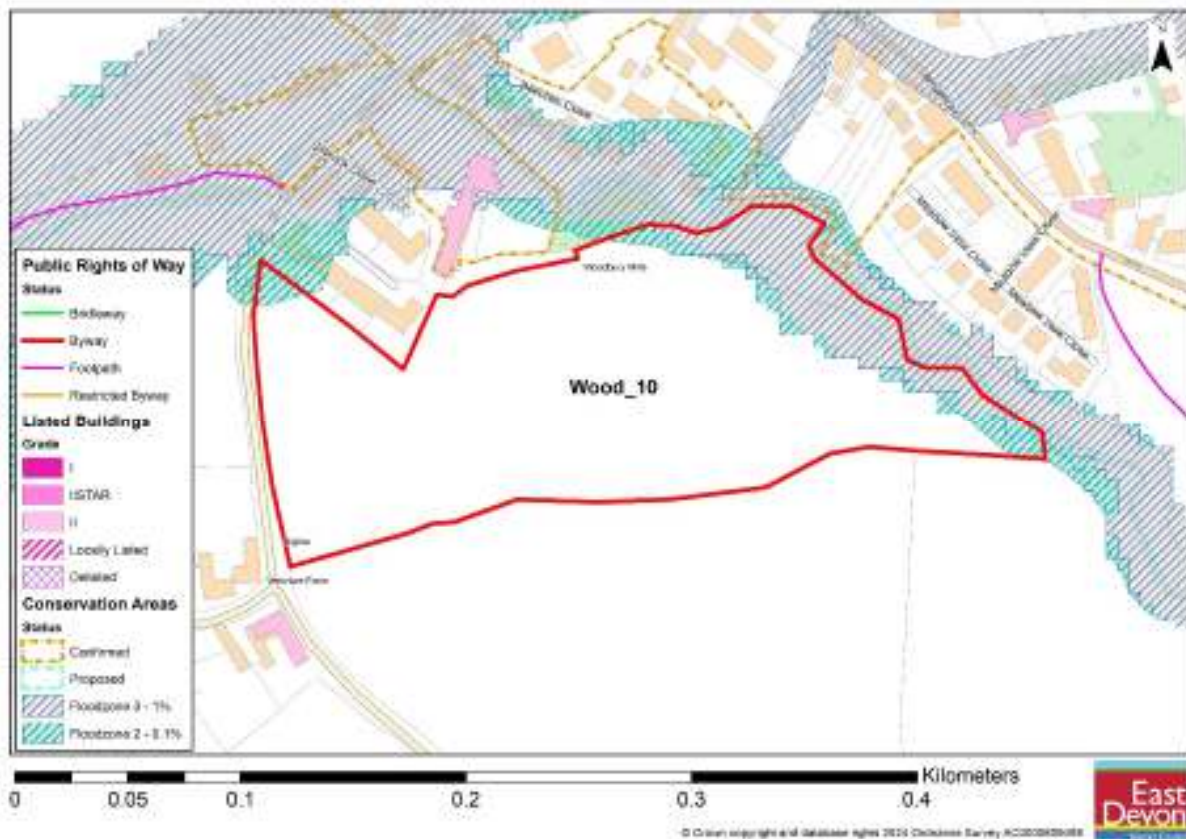
Reference number: Wood_10

Site area (ha): 3.1

Address: Land at Gilbrook, Woodbury,

Proposed use: Residential

Site map



Photos



View from road on south west edge of site (image from Google Streetview)



View from road on north west edge of site (image from Google Streetview)



Overhead photo of Wood_10

Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. 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. A continuous footway to connect to the adjoining site would be required along with extension of the 30mph limit. DCC Highways comments on application 23/2166/MOUT state "...the proposed access provides a visibility splay which accords to our current best practice guidance..." DCC also note a proposed off-site footway project will improve pedestrian access over Gilbrook Bridge.

Landscape

Large, generally level, arable field. Short distance views into site from road running along western edge of site and to south. The presence of existing dwellings to north and east of the site provides some built form as a context for these views, but adjacent field to south and several large trees provide rural character. 1888-90 map shows woodland across much of site which has been lost. Overall, medium landscape sensitivity.

Historic environment

Grade II listed Gilbrook House overlooks site 8m to north. Conservation area adjoins site to north. Overall, medium: no significant effects which cannot be mitigated.

Ecology

Single arable field. Eastern boundary comprises mature trees, with an ancient tree in southern boundary. Minor adverse effect predicted (not significant)

Accessibility

10 out of 12 facilities within 1,600m of site. Whilst the centre of Woodbury is only 100m to the north as the crow flies, there is currently no pedestrian access, and the road adjoining to the west is too busy and narrow to walk safely and accommodate a pavement. Therefore, pedestrian access through Gilbrook Close and/or Beeches Close to north is a prerequisite of developing the site.

Other constraints

Grade 3 agricultural land. Flood Zone 3 cover north east of site so yield reduced accordingly; the same area also has high surface water flood risk (1/30 yr). High cumulative flood risk in Strategic Flood Risk Assessment. Planning application 23/2166/MOUT for 60 dwellings is pending a decision.

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

No

Opportunities

Incorporate pedestrian/cycle links into Gilbrook House and/or Beeches Close to the north, which would offer direct access to the settlement centre.

Yield (number of dwellings or hectares of employment land)

60

Contribution to spatial strategy

Consistent with the spatial strategy for Woodbury as a Local Centre to meet local development needs and those of immediate surrounds.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

Potential for adverse impact upon Grade II listed building and Conservation Area to north. North east part of site is located within Flood Zone 3 and also has high surface water flood risk. However, the scale of development on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy with good access to facilities (assuming pedestrian/cycle link can be created through development adjoining to the north) and relatively low landscape sensitivity and should therefore be allocated.

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

N/A.

7 Site Reference Wood_11

Site details

Settlement: Woodbury

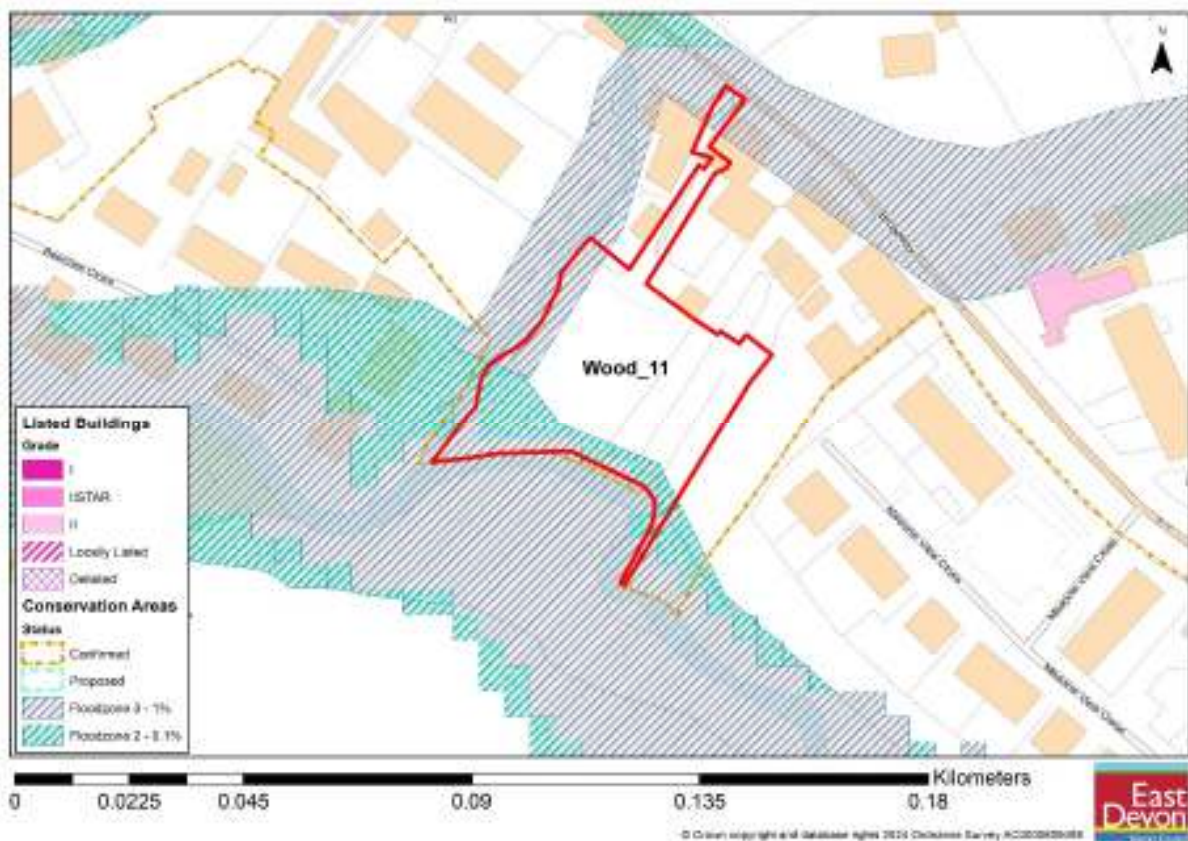
Reference number: Wood_11

Site area (ha): 0.19

Address: Land at the Rear of Escot Cottages, Broadway, Woodbury, EX5 1NS

Proposed use: Residential

Site map



Photos



Site access from Broadway, north east of site



Overhead photo of Wood_11

Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: Completely unsuitable access in isolation. Could be considered in conjunction with Wood_10.

Landscape

Level site located near the centre of Woodbury within existing urban area. Set behind several cottages on the B3179, with limited views of site. Includes parts of rear gardens and land with tree cover. River/stream adjoins western and southern boundary. Open fields to south but screened by trees. Numerous large trees currently on site provide landscape character. Overall, low landscape sensitivity to new development.

Historic environment

Entire site is within conservation area. Views from Grade II listed Gilbrook House, 120m to west, not likely to be possible due to intervening buildings and vegetation. Overall, medium: no significant effects which cannot be mitigated.

Ecology

'Back land' site comprised of hardstanding used for car parking, rear gardens, grass and trees. Several mature trees in southern part of site. Minor adverse effect predicted (not significant)

Accessibility

10 out of 12 facilities within 1,600m of site. Just 50m from the shops, pubs and hourly bus service in the settlement centre, although accessed along a narrow pavement on the B3179. Primary school 450m to the north.

Other constraints

Grade 3 agricultural land. Flood zone 3 along western and southern edge, also high surface water flood risk (1/30 yr) in these areas.

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

No

Opportunities

Redevelop previously developed land.

Yield (number of dwellings or hectares of employment land)

5

Contribution to spatial strategy

The spatial strategy identifies Woodbury as a Local Centre to meet local development needs and those of immediate surrounds.

Should the site be allocated?

No

Reasons for allocating or not allocating

Very close to facilities in the settlement centre, as well as primary school slightly further but still within walking distance. Context of built limits landscape sensitivity. However, unsuitable highway access and potential heritage impact given location within the Conservation Area means this site should not be allocated.

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

No

8 Site Reference Wood_12

Settlement: Woodbury

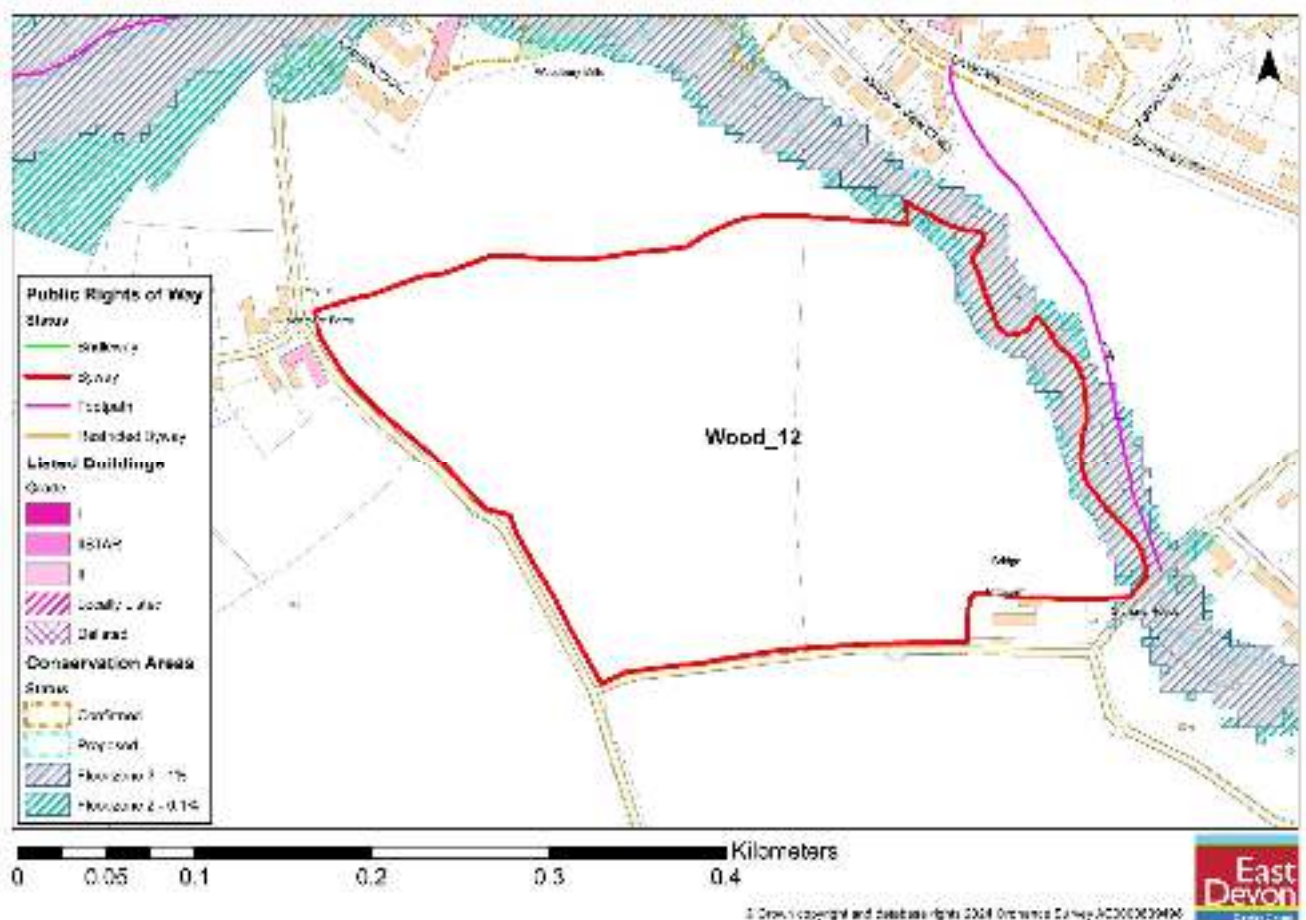
Reference number: Wood_12

Site area (ha): 8.1

Address: Land to the East of Higher Venmore Farm, Woodbury, EX5 1LD

Proposed use: Residential

Site map



Photos



View from the lane on southern boundary of site, looking across the eastern part of site



View from the lane on southern boundary of site, looking north east



View from north west edge of site (image from Google Streetview)

Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. 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. Would need to be developed with, or after, Wood_10 to enable footway connection.

Landscape

Two large arable fields. Prominent location on rising land means long distance views of site are available, including from B3179 to east, and also from B3179 to the north of Woodbury. The site is surrounded by fields with limited context of built form, so such views show the site as being in a rural area. Overall, high/medium landscape sensitivity to new development.

Historic environment

Close proximity to Grade II listed building across road in north west means development could affect this heritage asset. Also could affect Conservation Area (75m away) and Gilbrook House (100m), given there are views of the site from these assets. Overall, medium: no significant effects which cannot be mitigated.

Ecology

Two large arable fields. Several mature trees along eastern boundary, with an ancient tree on western boundary. Minor adverse effect predicted (not significant)

Accessibility

10 out of 12 facilities within 1,600m of site. Whilst the centre of Woodbury is only 250m to the north as the crow flies, there is currently no pedestrian access, and the road adjoining to the north west is too busy and narrow to walk safely and accommodate a pavement.

Other constraints

Grade 3 agricultural land. Flood Zone 3 covers east edge of site, so yield has been reduced accordingly; the same area also has high surface water flood risk (1/30 yr). High cumulative flood risk in Strategic Flood Risk Assessment.

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

No

Opportunities

Should incorporate pedestrian/cycle links through Wood_10 and/or Wood_16 to the north, which would offer direct access to the settlement centre.

Yield (number of dwellings or hectares of employment land)

141

Contribution to spatial strategy

The spatial strategy identifies Woodbury as a Local Centre to meet local development needs and those of immediate surrounds. Whilst the site in isolation accords with this strategy, when combined with other (more preferable) sites, the level of growth would not be consistent with the spatial strategy.

Should the site be allocated?

No

Reasons for allocating or not allocating

Scale of development is inconsistent with the spatial strategy when combined with other preferable sites at Woodbury. Medium/high landscape sensitivity given prominent location on rising land, largely surrounded by fields, means this site should not be allocated.

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

No

9 Site Reference Wood_14

Site details

Settlement: Woodbury

Reference number: Wood_14

Site area (ha): 0.76

Address: Land West of Pound Lane, Woodbury,

Proposed use: Residential

Site map



Photos



Northern part of site, beyond the cemetery



South eastern part of site

Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements that

others. Safe walking routes are always required. DCC Highways: Poor ped/cycle links to facilities, although lightly trafficked. Some limited development acceptable.

Landscape

Portion of a larger field, adjoining the cemetery to its south west. Relatively level. Open short distance views of site from Pound Lane to east and south, but surrounding topography limits long distance views of site. The presence of existing dwellings to east provides some context of built form, but generally fields, mature trees and hedgerow surround the site. Overall, high/medium landscape sensitivity to new development.

Historic environment

Intervening dwellings and relatively level topography mean limited views to Conservation Area and listed building 60m to south. Existing mature trees limit intervening views to Parsonage House, 125m to north east. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

Ecology

Small part of a larger arable field. NRN adjoins to south and south west, comprising the cemetery. Approx 3x mature trees, on southern and northern boundary. Minor adverse effect predicted (not significant)

Accessibility

10 out of 12 facilities within 1,600m of site. Primary school 180m to the south east, with the settlement centre beyond at 400m to south. Bus stop offering an hourly service to Exeter/Exmouth located 130m away on Parsonage Way. Initial part of journey is along narrow country lane, which could deter pedestrians.

Other constraints

Grade 2 agricultural land. Flood Zone 2 adjacent to south east of site, whilst low surface water flood risk runs along the eastern boundary. High cumulative flood risk in Strategic Flood Risk Assessment.

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

No

Opportunities

Create pedestrian link along Pound Lane and Parsonage Cross to link to existing provision on Parsonage Way.

Yield (number of dwellings or hectares of employment land)

18

Contribution to spatial strategy

Consistent with the spatial strategy for Woodbury as a Local Centre to meet local development needs and those of immediate surrounds.

Should the site be allocated?

No

Reasons for allocating or not allocating

Close to facilities (particularly primary school and bus stop), although initial part of journey along narrow country lane. However, adverse landscape impact. Loss of best and most versatile agricultural land (Grade 2). Whilst the site in isolation accords with the spatial strategy, when combined with other (more preferable) sites, the level of growth is too high and would not be consistent with the spatial strategy.

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

No

10 Site Reference Wood_16

Site details

Settlement: Woodbury

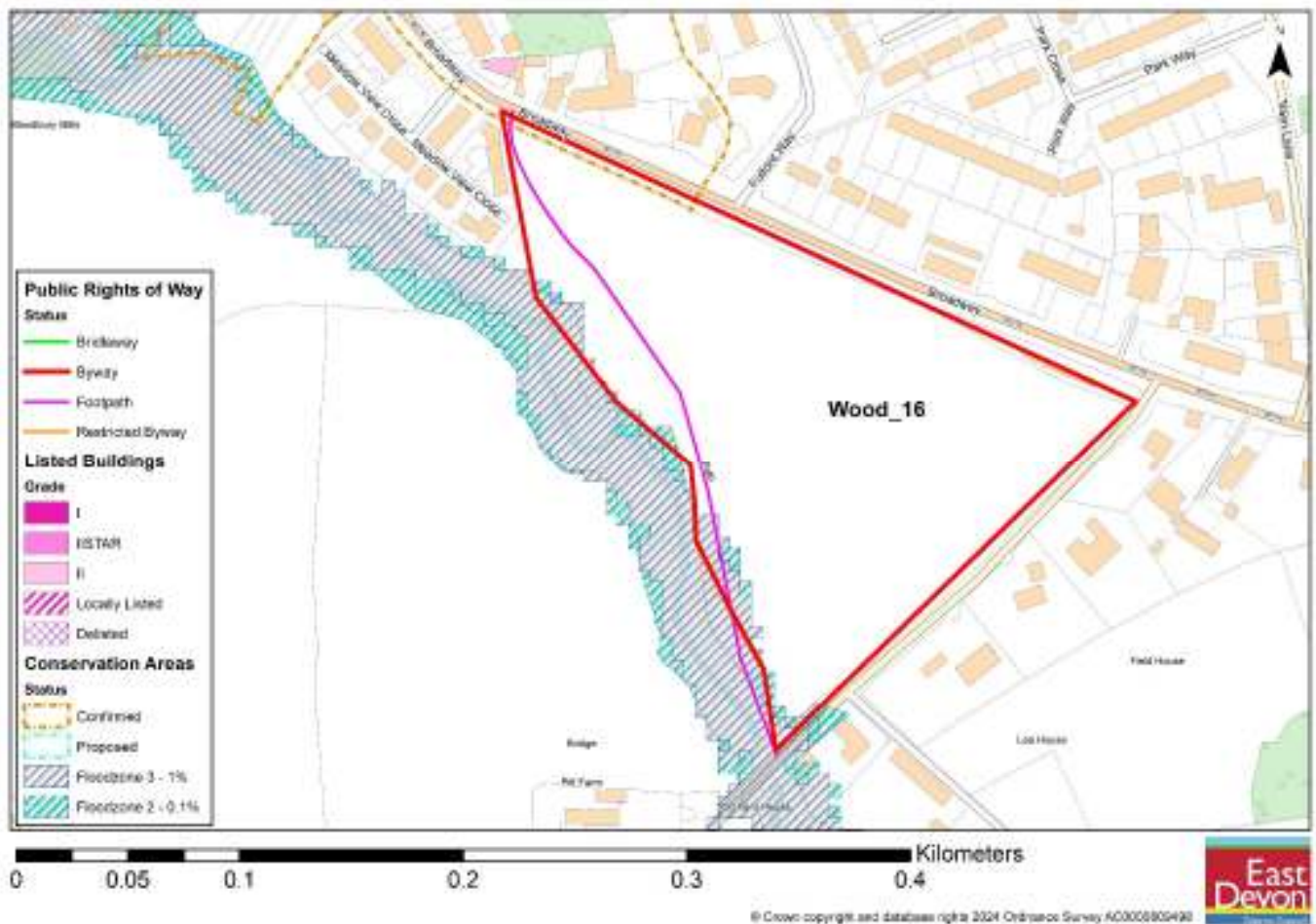
Reference number: Wood_16

Site area (ha): 3.28

Address: Land of Broadway (Phase 2), Woodbury,

Proposed use: Residential

Site map



Photos



View across northern part of site, housing at Meadow View Close on the right (Wood_12 is land rising left of housing)



View from north west edge, looking east across the site. Housing along Broadway is visible along the left



View from south west corner of site, housing along Broadway is visible overlooking the site

Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. 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.

Landscape

Field that slopes down from the B3179 along its northern edge to the river that runs along its south western edge. Adjoined by existing dwellings to north west, north on the B3179 which overlook the site. Also low density housing to east, so many views are seen in the context of this built form. Open fields to south provide rural character. Open views into site from the PROW that runs across the western part of the site. Overall, medium landscape sensitivity to new development.

Historic environment

the north west, both the Conservation Area and listed building (16m away) have views of site. Therefore, development, particularly in the north west part of the site, could affect these assets. The listed building is adjoined by another dwelling to the east and directly overlooks the new estate at Meadow View Close, reducing the contribution of Wood_16 to its setting. Overall, medium: no significant effects that cannot be mitigated.

Ecology

Single, large arable field. NRN 80m to north west. S.41 90m to north. Several mature trees along southern boundary, adjoining the stream. Veteran tree on western edge. Minor adverse effect predicted (not significant)

Accessibility

10 out of 12 facilities within 1,600m of site. Settlement centre 250m to north west offering shops, pubs, and hourly bus service to Exeter/Exmouth. Pedestrian access along footpath that runs along the north of the B3179, which is narrow in places. Primary school around 750m to north.

Other constraints

Grade 3 agricultural land. Flood zone 3 runs along south west edge, associated with the river and extends into a small part of the site. High surface water flood risk also to south west and along lane to east of site. High cumulative flood risk in Strategic Flood Risk Assessment. Application 22/2838/MOUT for 70 dw approved subject to s.106 at Planning Ctte 21.11.23.

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

No

Opportunities

Construct a pedestrian crossing from the site across the B3179 to access pavement that runs to the settlement centre.

Yield (number of dwellings or hectares of employment land)

70, reflecting the approved planning application (subject to s.106).

Contribution to spatial strategy

Consistent with the spatial strategy for Woodbury as a Local Centre to meet local development needs and those of immediate surrounds.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The scale of development on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. Good access to facilities. Relatively low landscape sensitivity

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

N/A.

11 Site Reference Wood_20

Site details

Settlement: Woodbury

Reference number: Wood_20

Site area (ha): 3.7

Address: Land at Town Lane, Woodbury.

Proposed use: Residential

Site map



Photos



Looking east across the site



The north western part of the site, looking towards the small area of woodland lying beyond the site boundary



Access point from Town Lane, on the western boundary of the site

Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. 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. Also needs to be considered in conjunction with adjoining sites.

Landscape

Single field that rises from west to east. New dwellings adjacent to south, and existing dwellings to west provide some built form as context. Cricket ground and small woodland to north, with countryside to the east. Mature hedgerow helps to screen the site from surrounding views. Medium/low landscape sensitivity to new development.

Historic environment

Intervening dwellings mean site will not affect Grade II listed Knoll Cottage, 60m to south. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

Ecology

Single field, comprised of overgrown grass. NRN adjacent to north - a small woodland of mature trees. S.41 20m to north. Minor adverse effect predicted (not significant)

Accessibility

10 out of 12 facilities within 1,600m of site. School is 500m to north, but Town Lane is narrow and lacks pavements which will deter pedestrians/cyclists. Settlement centre around 400m to west, but the 75m section along Town Lane to the B3179 lacks pavement.

Other constraints

Grade 3 agricultural land. High risk of surface water flooding identified in group of trees that adjoin northern part of site. High cumulative flood risk in Strategic Flood Risk Assessment.

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

No

Opportunities

Consider how to improve pedestrian access along Town Lane. DCCs Draft LP response states there is an ordinary watercourse that impacts upon this site and opportunities to enhance this should be sought.

Yield (number of dwellings or hectares of employment land)

28

Contribution to spatial strategy

Consistent with the spatial strategy for Woodbury as a Local Centre to meet local development needs and those of immediate surrounds.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

Although within walkable distance of facilities, Town Lane is narrow and lacks pavement for most of its length, making pedestrian access difficult - only a short walk to pavement along B3179 to south, but a further distance north to access the primary school. However, the scale of development on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy which is close to a range of facilities with limited harm to landscape, ecology, historic environment, so should be allocated.

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

N/A.

12 Site Reference Wood_23

Site details

Settlement: Woodbury

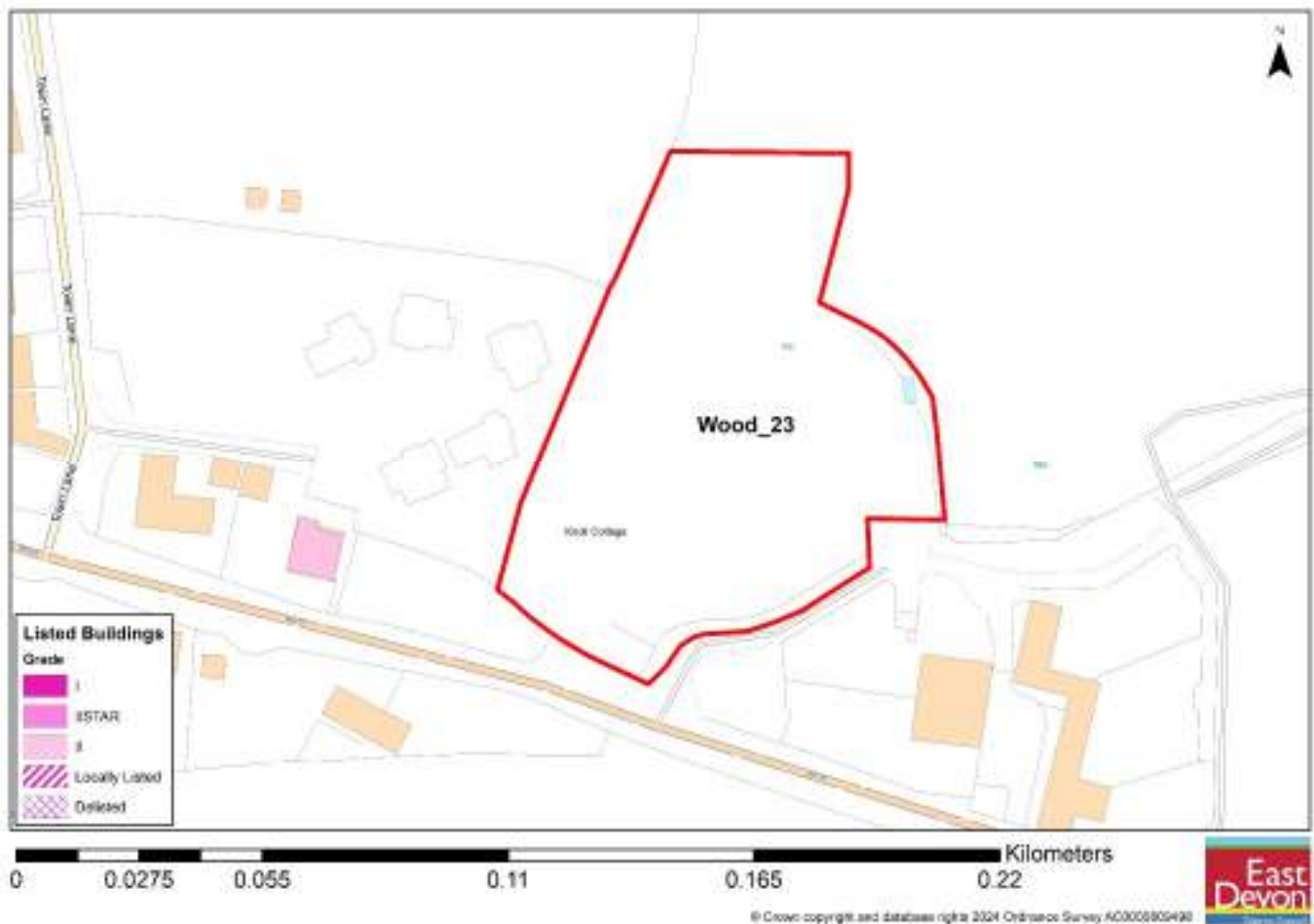
Reference number: Wood_23

Site area (ha): 0.74

Address: Ford Farm, Woodbury, EX5 1NJ

Proposed use: Residential

Site map



Photos



View from the B3179, looking north across the site (image from Google Streetview)



Overhead photo of Wood_23

Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: This site would need to be developed in conjunction with Wood_20 and 21.

Landscape

Irregular shaped field, just beyond eastern entrance to Woodbury. Open views of the site are available from the B3179 to south. Modern dwellings beyond mature hedgerow/trees to the west. With countryside surrounding the remaining sides, apart from the farm house to south east, the site appears as a rural landscape albeit with some intrusive human activity from dwellings and B3179. Overall, medium-high landscape sensitivity to new development.

Historic environment

The views from Grade II listed Knoll Cottage 36m west of the site are obscured by trees and hedgerow, but development could affect its setting. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

Ecology

Doesn't appear to be in agricultural use, possibly a paddock or similar. NRN 40m to north; S.41 habitat 150m to north. Minor adverse effect predicted (not significant)

Accessibility

10 out of 12 facilities within 1,600m of site. Settlement centre around 700m to west, but lacking pavement for 80m on the section of the busy B3179 between the site and Knoll Cottage. Primary school is 600m to north, but access along narrow Town Lane which lacks pavements and would deter pedestrians/cyclists.

Other constraints

Grade 3 agricultural land. Low risk of surface water flooding along B3179 just beyond southern boundary. High cumulative flood risk in Strategic Flood Risk Assessment. Application for 3x self build dw refused in 2021 (21/0299/OUT) due to location outside built-up area boundary and lack of suitable footpath links and distance to essential services and facilities; and detrimental impact upon the semi-rural character and appearance of the area.

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

No

Opportunities

Consider how to improve pedestrian access along Town Lane. If possible, create pavement between site and Knoll Cottage and/or create a pedestrian/cycle link through Wood_20 to the north west, to enable a continuous pedestrian link to the settlement centre. DCCs Draft LP response states there is an ordinary watercourse that impacts upon this site and opportunities to enhance this should be sought.

Yield (number of dwellings or hectares of employment land)

18

Contribution to spatial strategy

Consistent with the spatial strategy for Woodbury as a Local Centre to meet local development needs and those of immediate surrounds.

Should the site be allocated?

No

Reasons for allocating or not allocating

The scale of development on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. Access to a range of facilities, but the site lacks footpaths to the school and facilities in the settlement centre (missing an 80m section between the site and Knoll Cottage on the busy B3179). Limited harm to ecology, historic environment, but medium-high landscape impact due to semi-rural character.

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

No.

13 Site Reference Wood_24

Site details

Settlement: Woodbury

Reference number: Wood_24

Site area (ha): 1.9

Address: Land North East of Webbers' Meadow, Castle Lane, Woodbury, EX5 1EE

Proposed use: Residential

Site map



Photos



View from eastern edge of site



From western edge of site



Access track from Webbers Meadow, site is beyond the fence

Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: The site is relative remote without the ability to link to the footway along Castle Lane. Castle Lane would require widening and visibility splays would necessitate loss of hedgerow. Note – the site promoter states that access can be taken from an existing track that links with Webbers Meadow, which could address DCC concerns.

Landscape

Sloping field from east to west. Limited context of built form is provided by modern dwellings adjoining the western edge and low density dwellings along north east of the site. The promontory location with regards to the existing settlement means that the main context is a rural landscape character. Long distance views to Grade I listed church and Exe Estuary beyond to the west. Overall, high/medium landscape sensitivity to development.

Historic environment

There are potential views of the site from Grade II listed Cottles Farm to the north east, but distance (111m) and intervening field, road, and dwellings means development of the site not likely to affect this asset. The tower of Grade I listed church, approx 800m to west, is visible from the site. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

Ecology

Single field of agriculturally improved grassland. Mature trees in hedgerow along northern and southern boundary. Minor adverse effect predicted (not significant)

Accessibility

10 out of 12 facilities within 1,600m of site. Primary school is 500m to the west and this journey benefits from a continuous pavement via Webbers Meadow. The settlement centre is further, at around 900m, with some sections of narrow and missing pavement. Hourly bus service to Exeter/Exmouth available from Greenway/Parsonage Way 600m to west.

Other constraints

Grade 3 agricultural land. Low surface water flood risk along Castle Lane adjoining to the south. High cumulative flood risk in Strategic Flood Risk Assessment.

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

No

Opportunities

Provide access via Webbers Meadow to west to ensure suitable vehicle and pedestrian/cycle access can be achieved from the site.

Yield (number of dwellings or hectares of employment land)

45

Contribution to spatial strategy

Consistent with the spatial strategy for Woodbury as a Local Centre to meet local development needs and those of immediate surrounds.

Should the site be allocated?

No

Reasons for allocating or not allocating

Good access to facilities but high/medium landscape sensitivity and other, more preferable sites at Woodbury mean that allocating this site in addition would lead to a level of development that is too high for the spatial strategy for Woodbury.

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

No

14 Site Reference Wood_37

Site details

Settlement: Woodbury

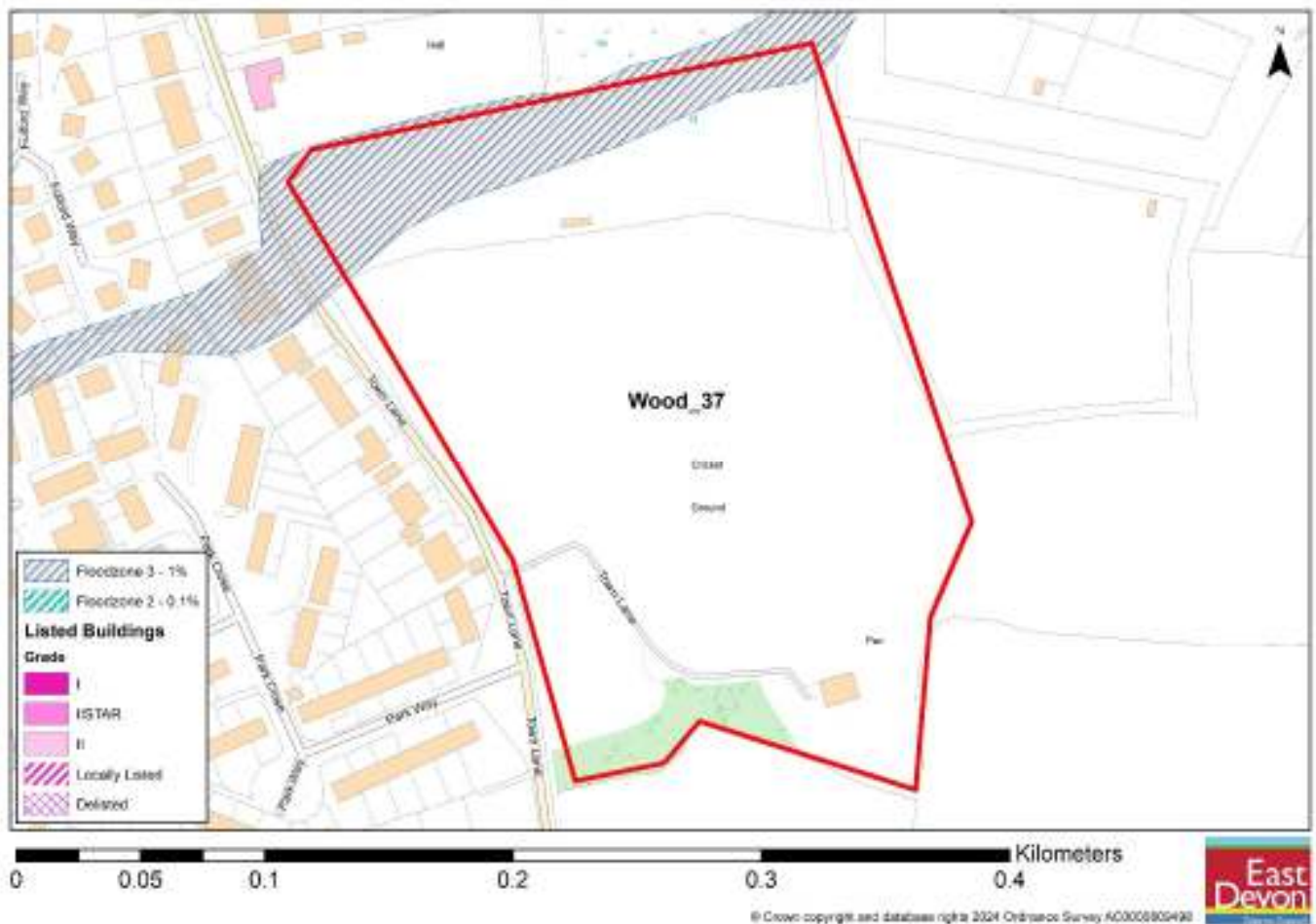
Reference number: Wood_37

Site area (ha): 5.2

Address: Cricket Field off Town Lane, Woodbury,

Proposed use: Residential

Site map



Photos



Existing access to cricket field, off Town Lane



Southern part of site



North west part of site, with existing houses on Town Lane

Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Lady Swards primary has some capacity to support development - but need to assess in conjunction with proposed sites nearby and in west end. Secondary capacity required. Transport costs would apply for both primary and secondary. 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. Also, the junction with the A376 is unsuitable for significant development.

Landscape

Site is comprised of a rectangular field to the north, and cricket ground to the south, located on the eastern edge of Woodbury. Site slopes gently down from west to east. Mature hedgerow helps to screen the northern field, but open views from the east into the southern section (the cricket ground). Existing dwellings along Town Lane to west provide some built form as context. Site is well contained by existing trees and hedgerow from views to the north and south, but site itself has an open, rural character. Overall, high/medium landscape sensitivity to development.

Historic environment

Intervening mature trees and hedgerow between the site and Grade II listed dwelling to north west limit intervisibility, but close proximity (23m) means development could affect its setting. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required

Ecology

Northern field appears to be in agriculturally improved grassland, but southern field is a cricket pitch with a community orchard on north east edge. NRN within site. S.41 within site and s.41 also adjacent to north. Mature trees along northern and southern boundary. Veteran tree in north east edge of central field. Significant moderate adverse effect predicted.

Accessibility

10 out of 12 facilities within 1,600m of site. Although school is only 220m to north, Town Lane is narrow and lacks pavements which will deter pedestrians/cyclists. Settlement centre around 400m to west, but a short section along Town Lane lacks pavement.

Other constraints

Grade 3 agricultural land. Flood zone 3 covers around half of the northern field. Also high surface water flood risk along northern edge of site and within the woodland in southern part. High cumulative flood risk in Strategic Flood Risk Assessment. Developing the southern field for housing would mean loss of the cricket ground, an important community facility. Application for church and sports hall in northern field refused in 1997.

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

No

Opportunities

Consider how to improve pedestrian access along Town Lane.

Yield (number of dwellings or hectares of employment land)

81

Contribution to spatial strategy

Consistent with the spatial strategy for Woodbury as a Local Centre to meet local development needs and those of immediate surrounds.

Should the site be allocated?

No

Reasons for allocating or not allocating

Within walking distance to a range of facilities, but would result in loss of cricket pitch, an important community facility. Adverse ecological impact. High/medium landscape sensitivity. There are other preferable sites at Woodbury, and allocating this site in addition would lead to a level of development that is too high for the spatial strategy for Woodbury.

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

No.

15 Site Reference Wood_42

Site details

Settlement: Woodbury

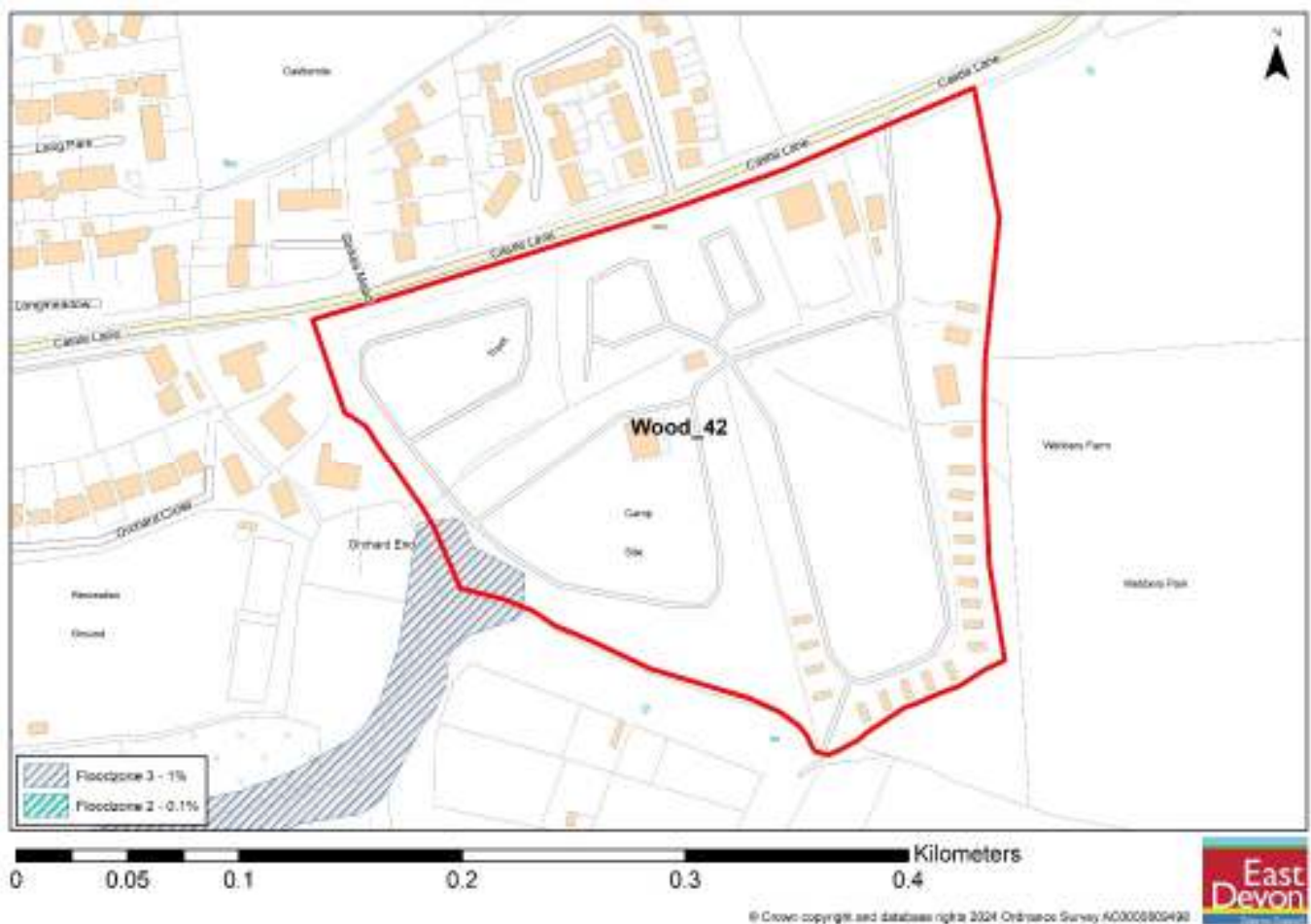
Reference number: Wood_42

Site area (ha): 5.7

Address: Webbers Farm, Castle Lane, Woodbury, Exeter, EX5 1EA

Proposed use: Residential

Site map



Photos



Existing access to caravan and camp site, off Castle Lane



On-site, looking west



On-site, looking west

Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: Established access with existing trip generation, no concerns with road collisions, local services & facilities in area, site accessibility - no significant issues.

Landscape

In existing use as a campsite with caravans, tents, internal roads, hardstanding and associated small buildings (reception, toilet block etc). Modern dwellings across road to north, low density dwellings to north west, fields to east and south. Site rises from west to east, with views towards the Exe Estuary. High level of human disturbance reduces the sensitivity of the landscape. Overall, medium/low site sensitivity.

Historic environment

The tower of Grade I listed church, approx 600m to west, is visible from the site, but the distance and intervening urban form of Woodbury limit the effect. No on-site records on the HER. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

Ecology

Site is currently a campsite, with mature trees along northern, western and southern boundary. Strip of grassland across the road north west is part of the NRN. Minor adverse effect predicted (not significant)

Accessibility

10 out of 12 facilities within 1,600m of site. Around 700m to the settlement centre, but pavement is narrow and lacking in places. Primary school is just 250m to the west and this journey benefits from a continuous pavement. Hourly bus service to Exeter/Exmouth available from Greenway/Parsonage Way 400m to west.

Other constraints

Grade 3 agricultural land. Flood zone 3 in south west part of site, with high surface water along southern boundary. High cumulative flood risk in Strategic Flood Risk Assessment. Development

for housing would result in loss of large and popular Webbers Farm camp site to the detriment of tourism and the local economy.

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

No

Opportunities

Site is previously developed land.

Yield (number of dwellings or hectares of employment land)

101

Contribution to spatial strategy

The spatial strategy identifies Woodbury as a Local Centre to meet local development needs and those of immediate surrounds. Whilst the site in isolation accords with this strategy, when combined with other (more preferable) sites, the level of growth is too high and would not be consistent with the spatial strategy.

Should the site be allocated?

No

Reasons for allocating or not allocating

Good access to facilities. Relatively low landscape sensitivity given existing presence of camp site. However, the loss of large and popular caravan and camp site would be detrimental to the local tourism offer and economy. Whilst the site in isolation accords with this strategy, when combined with other (more preferable) sites, the level of growth is too high and would not be consistent with the spatial strategy.

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

No

16 Site Reference Wood_46

Site details

Settlement: Woodbury

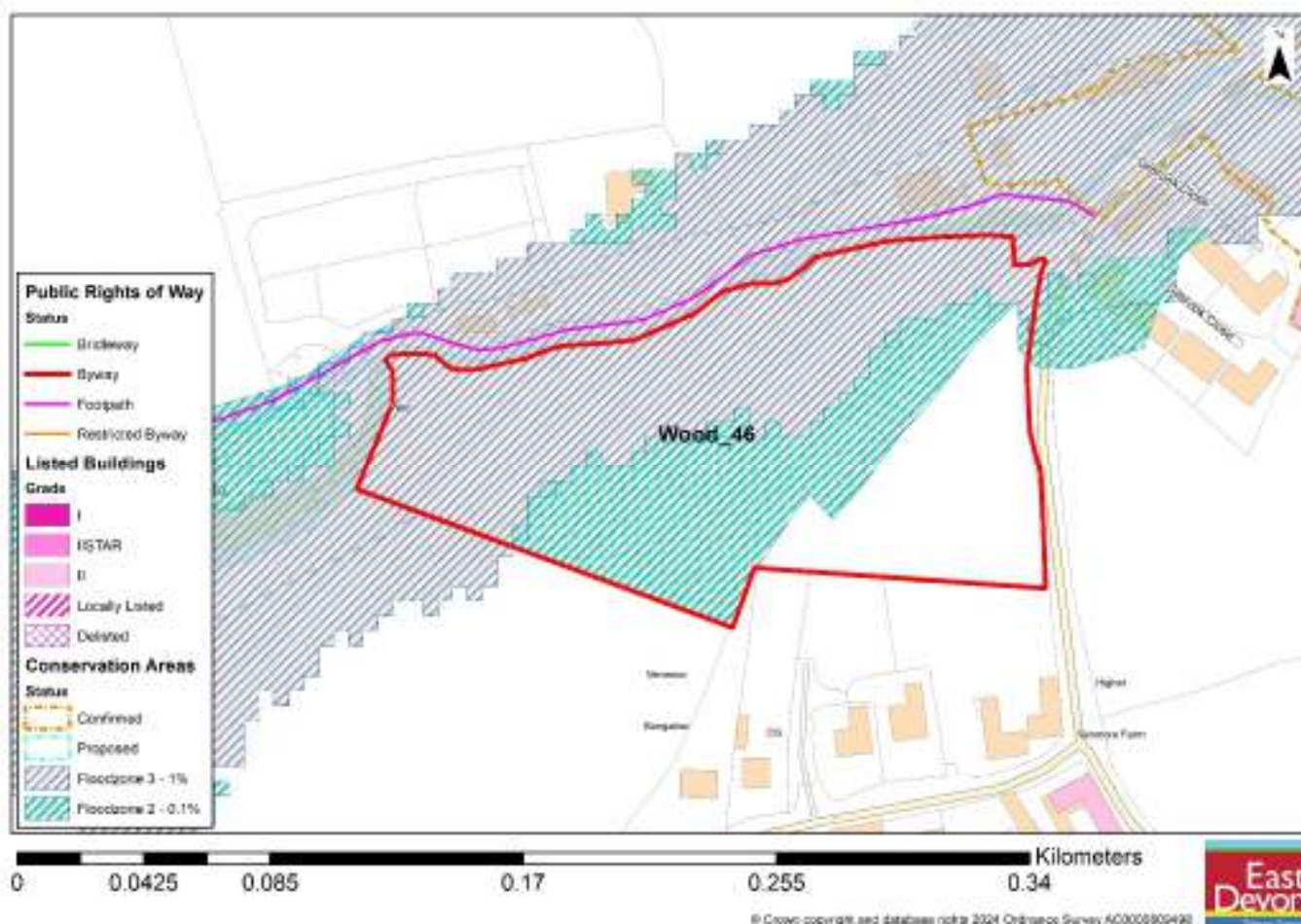
Reference number: Wood_46

Site area (ha): 1.99

Address: West of Wood_10

Proposed use: Residential

Site map



Photos



Looking south west across the site, from Woodbury Footpath 4



Looking south across the site, from Woodbury Footpath 4



Field access on road along eastern boundary (image from Google Streetview)

Site Assessment Summary and Conclusion

Infrastructure

No DCC Education and Highways comments specifically for this site, but education capacity issues are highlighted for other sites in Woodbury, and comments for Wood_10 across the road identify need for continuous footway to connect to adjoining site - the PROW just beyond the northern edge of Wood_46 offers the opportunity for a continuous footway that avoids the main road, although this would require a bridge over the intervening stream. The middle and outer zones associated with the high pressure gas pipeline cover the western part of the site.

Landscape

Located with Landscape Character Type 3E. Lowland plains. Large, level, arable field adjoining the western tip of Woodbury. Open, short distance views of the site from the PROW to the north of the site. The site protrudes into open countryside, with limited context of built form. Overall, a medium/high landscape sensitivity.

Historic environment

Woodbury Conservation Area 30m to NE but intervening trees mean limited intervisibility. 2 X Grade II listed buildings 90m to east and 65m to south, but intervening dwellings mean no adverse impact upon these assets. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

Ecology

A single arable field, with a stream running along the northern boundary and small group of trees to NE and NW. Minor adverse effect predicted (not significant).

Accessibility

10 out of 12 facilities within 1,600m, but currently the site does not link to existing footpaths. The PROW just beyond the northern edge of the site offers the opportunity for a continuous footway that avoids the main road, which would require a bridge over the intervening stream.

Other constraints

Grade 3 agricultural land. Flood Zone 3 covers northern part of site, overlapping with surface water flood risk, so net area of 0.95 ha and yield reduced accordingly. FZ2 extends further across the site, leaving around 0.44 ha in FZ1. High cumulative flood risk in Strategic Flood Risk Assessment.

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

No

Opportunities

Upgrade the PROW to provide a pedestrian route that connects to the existing footpath into the settlement centre, including a footbridge from the site over the stream to connect with the PROW.

Yield (number of dwellings or hectares of employment land)

23

Contribution to spatial strategy

The spatial strategy identifies Woodbury as a Local Centre to meet local development needs and those of immediate surrounds. Whilst the site in isolation accords with this strategy, there are other more preferable sites in Woodbury to meet this strategy.

Should the site be allocated?

No

Reasons for allocating or not allocating

Medium/high landscape impact, poorly related to the existing built form in Woodbury. Whilst the site in isolation accords with the spatial strategy, there are other more preferable sites in Woodbury to meet this strategy.

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

No.

17 Site Reference Wood_31

Site details

Location: Woodbury Business Park

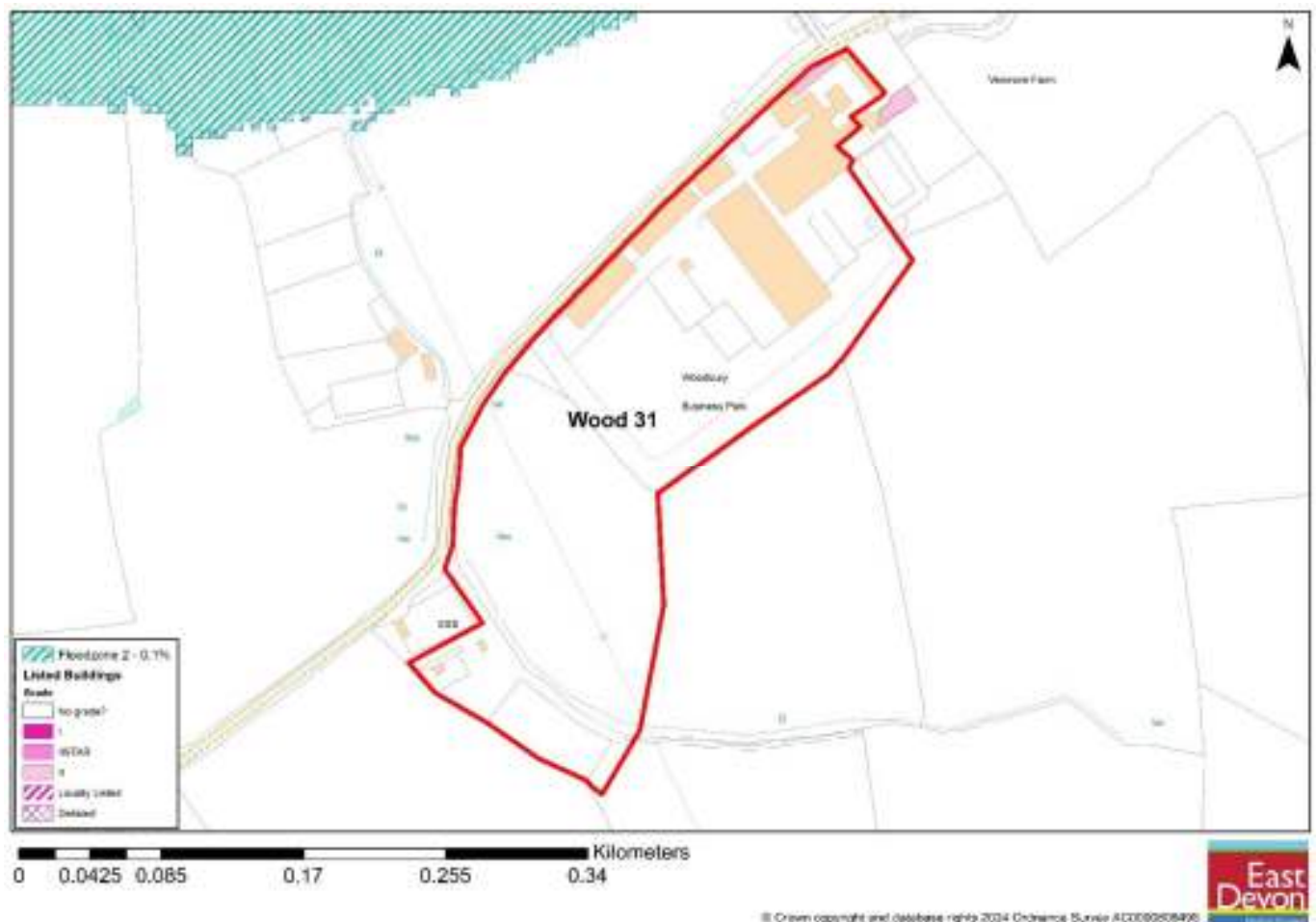
Reference number: Wood_31

Site area (ha): 5.5

Address: Woodbury Business Park, Woodbury, EX5 1AY

Proposed use: Employment

Site map



Photos



View from Woodbury Footpath 4, looking south



Western part of site in mid-distance, to the right of the existing industrial building, from Woodbury Footpath 4



South west part of site (image from Google Streetview)

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. High cumulative flood risk in Strategic Flood Risk Assessment. 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 hectares of employment land.

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



East Devon Local Plan 2020-2040

Site Selection report

Employment Site, Greendale Barton



June 2024. Version ref 1.

Contact details

Planning Policy
East Devon District Council
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[@eastdevon](https://www.instagram.com/eastdevon)

To request this information in an
alternative format or language
please phone 01404 515616 or
email csc@eastdevon.gov.uk

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1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2040 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not. □ The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites. □
- 1.3 For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of one site at Greendale Barton. A map of the site which has been assessed is below, followed by a table which highlights the site selection findings.
- 1.5 In addition to the sites which have been subject to assessment, other sites were not assessed because they did not pass ‘site sifting’. This stage of the process rules out sites that are not ‘reasonable alternatives’ and therefore not considered as potential allocations in the Local Plan. In summary, to pass site sifting and therefore be considered as a potential allocation, the site should be identified as suitable, available, achievable in the HELAA; in a suitable location; not already allocated in a ‘made’ Neighbourhood Plan; and not already have planning permission. For obvious reasons, overlapping sites will only be assessed once. Further detail is contained in the Site Selection methodology.
- 1.6 The following sites did not pass site sifting at Greendale Barton:
 - GH/ED/63 within the larger site Farr_03, which was assessed as part of new settlement Option 2.
 - GH/ED/65 overlaps with Wood_38.

□ **INSERT WEB LINK TO UPDATED VERSION OF METHODOLOGY, ALSO INCL. ECOLOGY, LANDSCAPE, HESA SPECIFIC METHODOLOGIES**

□ Following the approach advocated by the Planning Advisory Service – see Topic □ – Site Selection Process: [Future Proofing the Plan Making Process | Local Government Association](#)

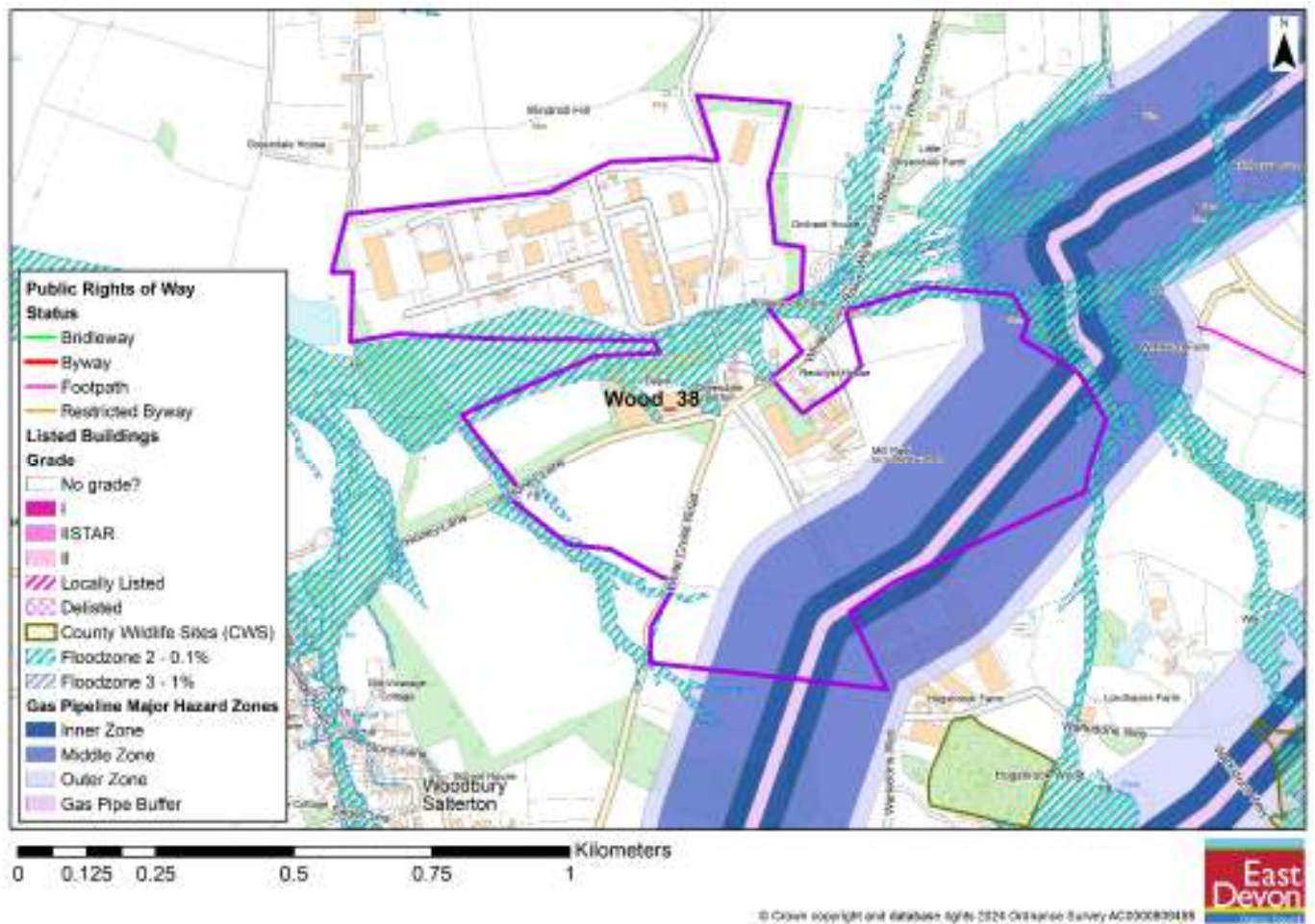


Figure 1.1: Overview of Site Selection findings on land at Greendale Barton, Woodbury

Site reference	Number of dwellings / hectares of employment land	Allocate?
Wood_38	71.2 hectares	No

2 Site Reference Wood_38

Site details

Settlement: The site adjoins an existing employment site

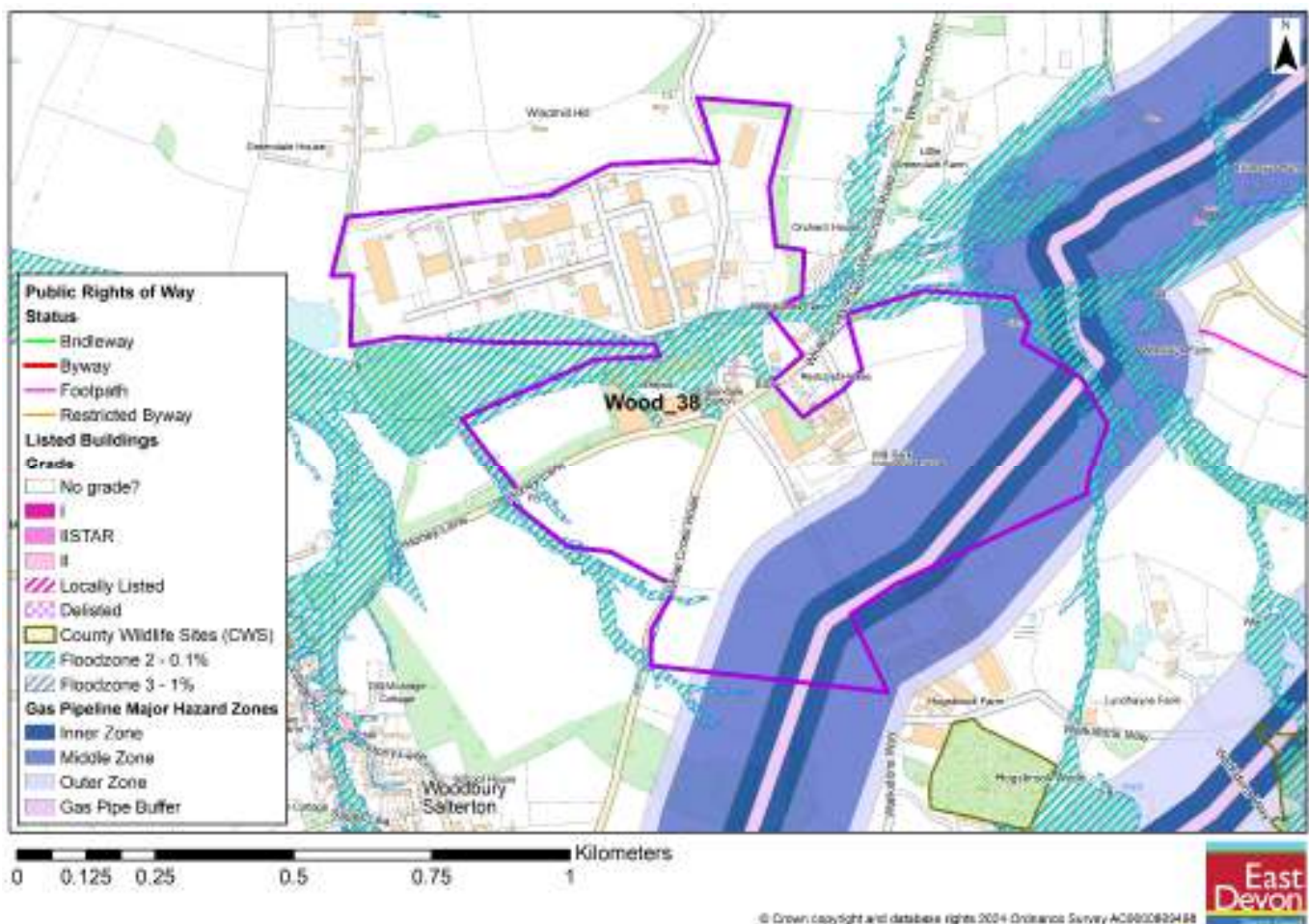
Reference number: Wood_38

Site area (ha): 71.2ha (this reduces to 20.8ha when developed areas and those subject to flooding or high pressure gas pipeline safety/buffer zones are removed)

Address: Greendale Barton, Woodbury Salterton, Woodbury

Proposed use: Employment

Site map



Photos



Looking southwest across the employment site from the access lane off the A3052



Looking southeast across the employment site from the access lane off the A3052



Looking from Honey Lane across the south western section of the site, towards White Cross Road



Looking from White Cross Road northwards across the site towards Greendale Barton. The developed area lies below the hedgeline in the middle of the photo



Standing in front of Mill Park industrial estate looking west across the southern part of the site



From scheduled monument tumulus, Colaton Raleigh Common within AONB, 2.5km to southeast of site

Site Assessment Summary and Conclusion

Infrastructure

The site contains one main existing business park and several smaller areas in business use. DCC state - 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 sensitivity. The site is not in a designated 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-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. 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

Site adjoins an existing employment site. All of the site is (just) within 1,600 metres of a bus route with an hourly or better service. Poor pedestrian or cycle accessibility.

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 safety/buffer zones lie 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. Part of the site (the field north of Honey Lane- approx 3.7 Ha) is within the proposed Clyst Valley Regional Park.

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

No

Opportunities

The site includes a significant employment site and could provide pedestrian/cycle links through it and to the wider area.

Yield (number of dwellings or hectares of employment land)

20.8 hectares (after land is discounted due to constraints. Removing land within the proposed extension to Clyst Valley Regional Park would reduce the yield by a further 3.7Ha)

Contribution to spatial strategy

The site is in open countryside, however it incorporates a significant existing business park and therefore passed stage 2 sifting.

Should the site be allocated?

No

Reasons for allocating or not allocating

Countryside location remote from facilities (these are not accessible on foot and there are no cyclepaths). Landscape impact varies across the site but the least intrusive areas have already been developed and the undeveloped parts of the site will be much more visually intrusive. 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, reduce the site capacity. Sites to the west might be achievable but they are quite visible in the wider landscape (and the least visible field is within the proposed CVRP extension) and are not well related to the existing business park.

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

No



East Devon Local Plan 2020-2040

Site Selection report

Exton



Report for Strategic Planning Committee, Sept 2024

East Devon – an outstanding place

Contact details

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alternative format or language
please phone 01404 515616 or
email csc@eastdevon.gov.uk

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1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2040 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not. □ The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites. □
- 1.3 For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of sites at Exton. A map of all the sites which have been assessed is below, followed by a table which highlights the site selection findings.
- 1.5 In addition to the sites which have been subject to assessment, other sites were not assessed because they did not pass 'site sifting'. This stage of the process rules out sites that are not 'reasonable alternatives' and therefore not considered as potential allocations in the Local Plan. In summary, to pass site sifting and therefore be considered as a potential allocation, the site should be identified as suitable, available, achievable in the HELAA; in a suitable location; not already allocated in a 'made' Neighbourhood Plan; and not already have planning permission. For obvious reasons, overlapping sites will only be assessed once. Further detail is contained in the Site Selection methodology.
- 1.6 The following site did not pass site sifting at Exton:
 - Wood_27 is below site size threshold so not suitable in the HELAA.

□ **INSERT WEB LINK TO UPDATED VERSION OF METHODOLOGY, ALSO INCL. ECOLOGY, LANDSCAPE, HESA SPECIFIC METHODOLOGIES**

□ Following the approach advocated by the Planning Advisory Service – see Topic □ – Site Selection Process: [Future Proofing the Plan Making Process | Local Government Association](#)

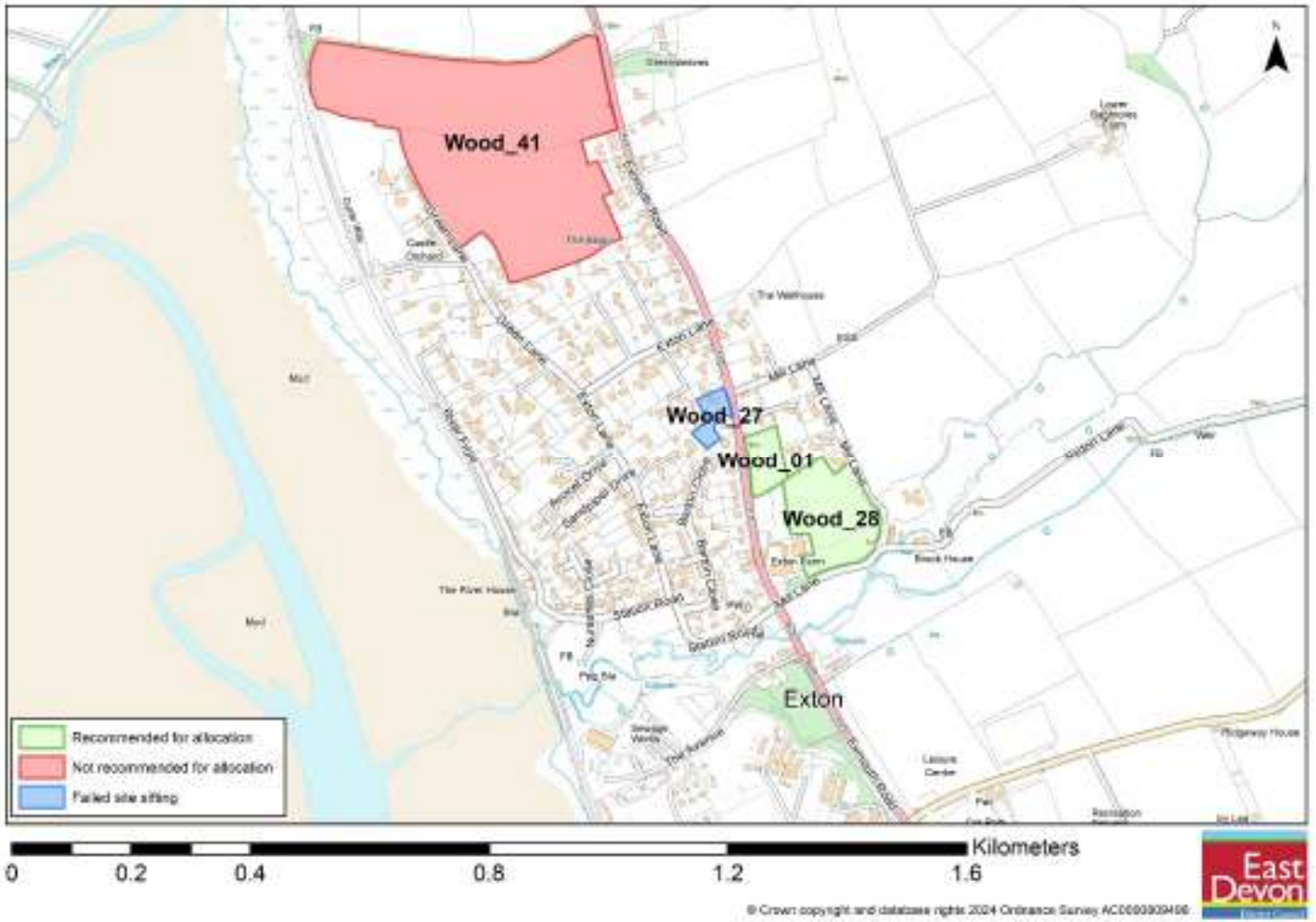


Figure 1.1: Overview of Site Selection findings at Exton

Site reference	Number of dwellings / hectares of employment land	Allocate?
Wood_01	14 dwellings	Yes
Wood_28	39 dwellings	Yes
Wood_41	225 dwellings	No

2 Site Reference Wood_01

Site details

Settlement: Exton

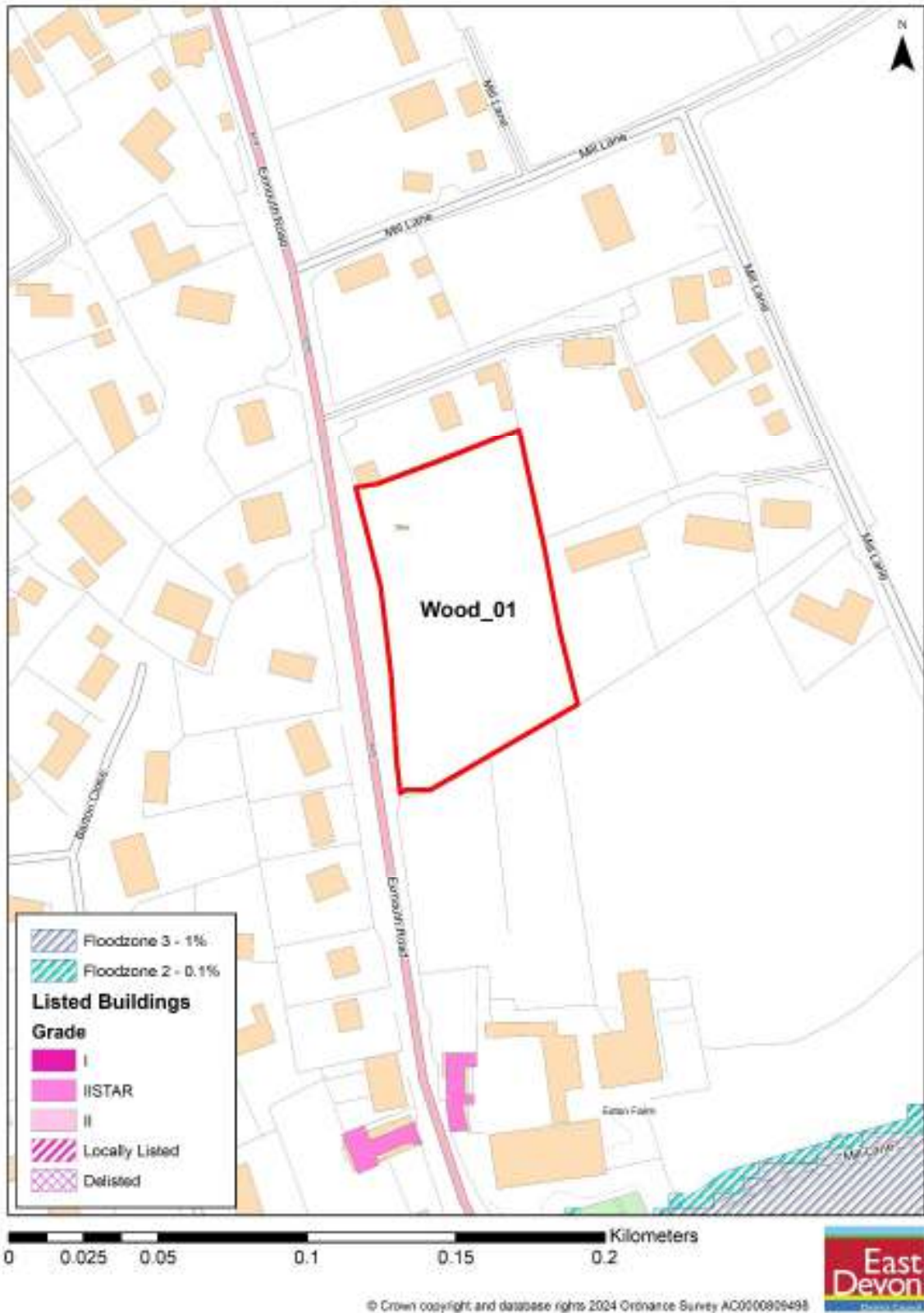
Reference number: Wood_01

Site area (ha): 0.58

Address: Field 4583, Exmouth Road, Exton, EX3 0PZ

Proposed use: Residential

Site map



Photos



Looking south east from the A376 – the site is located beyond the entrance of the existing dwelling



Overhead photo of the site

Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Lady Swards primary has some capacity to support development - but need to assess in conjunction with proposed sites nearby and in west end. Secondary capacity required.

Transport costs would apply for both primary and secondary. DCC Highways: No objection subject to adequate visibility.

Landscape

Gently rolling, single field that is adjacent to the A376 to the west, low density dwellings to north and east, and a field to the south. The noisy, busy A376 means a high level of human disturbance on the site. Limited public views into site due to tall mature hedgerow along western and southern boundary and residential development to west, north and east. Overall, medium-low sensitivity.

Historic environment

Grade II* listed Exton Farm 87m to south has windows on its northern side that offer views of the site, but separated by hedgerow and field, limiting the affect on the asset. Grade II* listed Exton House 110m to south/south west but adjoined by dwellings to north and there is thick hedgerow (along eastern side of A376) - this means that views to the heritage asset are limited. Overall, low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

Ecology

Single field of agriculturally improved grassland. Exe Estuary SPA and Ramsar 426m to west. Minor adverse effect predicted (not significant)

Accessibility

7 out of 12 facilities within 1,600m of site. These include Exton train station approx 400m to the west and the convenience store at the petrol station 500m to the north. Employment opportunities at industrial estate 1400m to the north, and Darts Farm slightly further. These can be accessed by pavement, although it is narrow. 20 minute bus frequency to Exeter/Exmouth from stop on A376 adjacent to the site. Close to Exe Estuary Trail which offers convenient walking/cycling access to other settlements nearby.

Other constraints

Grade 3 agricultural land. Low surface water flood risk (1/100 year) along A376 just beyond the western boundary. High cumulative flood risk in Strategic Flood Risk Assessment.

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

No

Opportunities

Provide pedestrian crossing from site across the A376 to enable easy access to facilities. Also provide pedestrian/cycle links to Wood_28 adjacent to south east.

Yield (number of dwellings or hectares of employment land)

14

Contribution to spatial strategy

Consistent with the spatial strategy for Exton as a Service Village to allow limited development to meet local needs.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The scale of development on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. Good access to several facilities, excellent sustainable travel links. Relatively low landscape sensitivity.

3 Site Reference Wood_28

Site details

Settlement: Exton

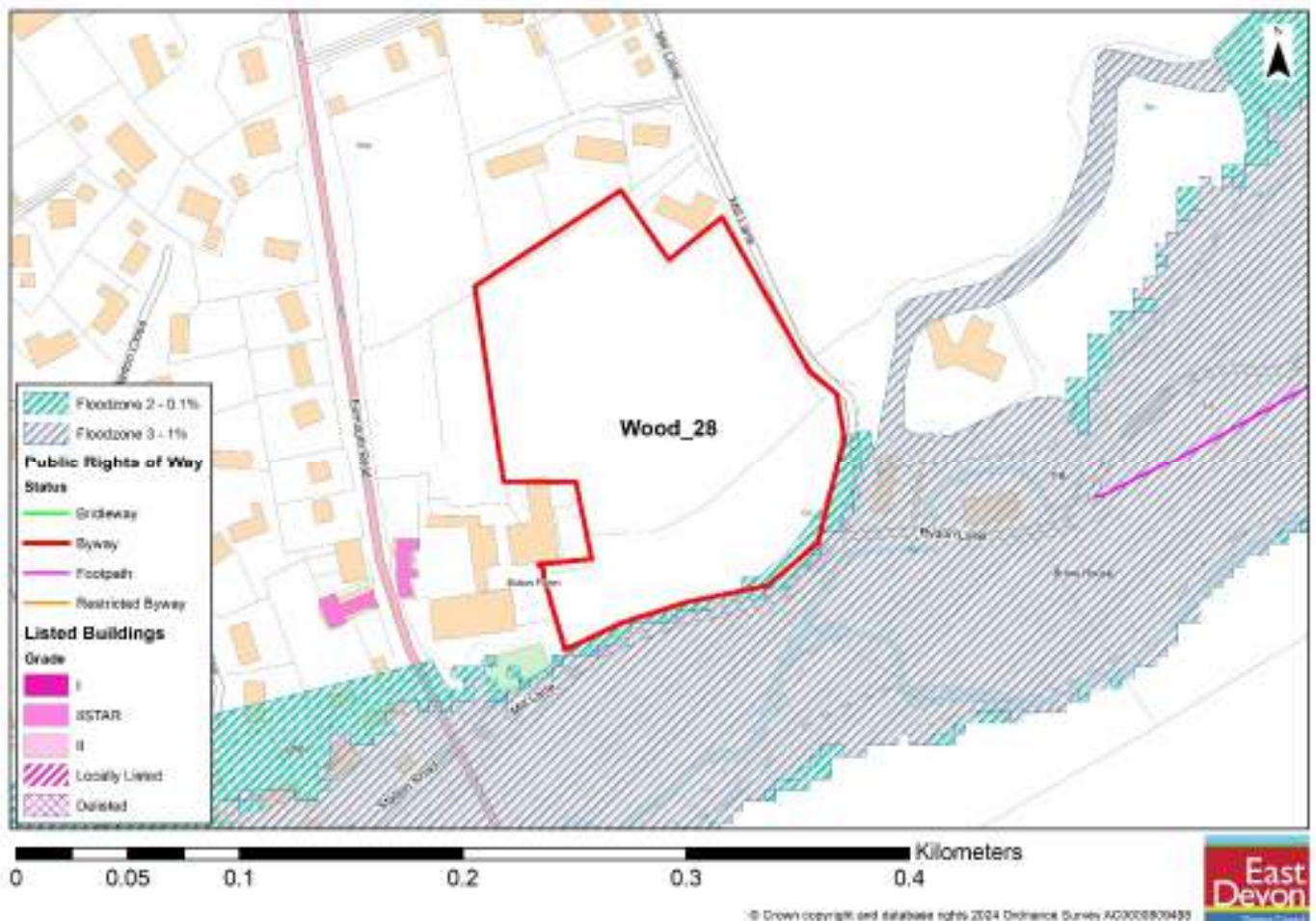
Reference number: Wood_28

Site area (ha): 2.2

Address: Land to the north and east of Exton Farm, Exton,

Proposed use: Residential

Site map



Photos



View from eastern edge of site, looking across the northern field



View from south east corner, on Mill Lane, towards the southern field (photo from Google Streetview)



Overhead photo of site

Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Lady Swards primary has some capacity to support development - but need to assess in conjunction with proposed sites nearby and in west end. Secondary capacity required. Transport costs would apply for both primary and secondary. 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. Also, the junction with the A376 is unsuitable for significant development.

Landscape

Two fields, gently sloping to the south. Tall, thick hedgerow along A376 to west limits views from this direction, but views from A376 and its footpath to south west (in vicinity of Grade II listed Hillside Cottage) albeit partially obscured by trees/hedgerow. Bounded by single track lane (Mill Lane) along east and south, with countryside beyond. Existing, large dwellings to north and west of site. Views into site from Mill Lane to east, from which the existing village provides some context of built form,

but rural landscape in other directions with just 2-3 large detached dwellings on south eastern edge. Noise from busy A376 is audible from the site. Southern field is within Coastal Preservation Area in adopted LP. Overall, medium landscape sensitivity to development.

Historic environment

Intervening farm buildings mean only the north west tip of the site is visible from Grade II* listed Exton Farm, 46m away. Two Grade II listed dwellings to south/south west have glimpsed views of site, but intervening trees and hedgerow limit these views. Overall, low impact.

Ecology

2x fields of agriculturally improved grassland. Exe Estuary SPA and Ramsar 463m to west. Minor adverse effect predicted (not significant)

Accessibility

7 out of 12 facilities within 1,600m of site. These include Exton train station approx 450m to the west and the convenience store at the petrol station 600m to the north. Employment opportunities at industrial estate 1500m to the north, with Darts Farm slightly further. These can be accessed by pavement, although it is narrow. 20 minute bus frequency to Exeter/Exmouth from stop on A376 adjacent to the site. Close to Exe Estuary Trail which offers convenient walking/cycling access to other settlements nearby.

Other constraints

Grade 3 agricultural land. Flood zone 3 and high surface water flood risk adjoins the southern boundary of site. High cumulative flood risk in Strategic Flood Risk Assessment.

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

No

Opportunities

Provide footpath along Mill Lane south to the existing pedestrian crossing at the A376/Station Road junction, to enable easy access to facilities. Upgrade this crossing to accommodate cyclists, who can then access the Exe Estuary Trail via Station Road. Also provide pedestrian/cycle links to Wood_01 adjacent to north west.

Yield (number of dwellings or hectares of employment land)

33

Contribution to spatial strategy

Consistent with the spatial strategy for Exton as a Service Village to allow limited development to meet local needs.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The scale of development on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. Access to several facilities, with excellent sustainable travel links.

4 Site Reference Wood_41

Site details

Settlement: Exton

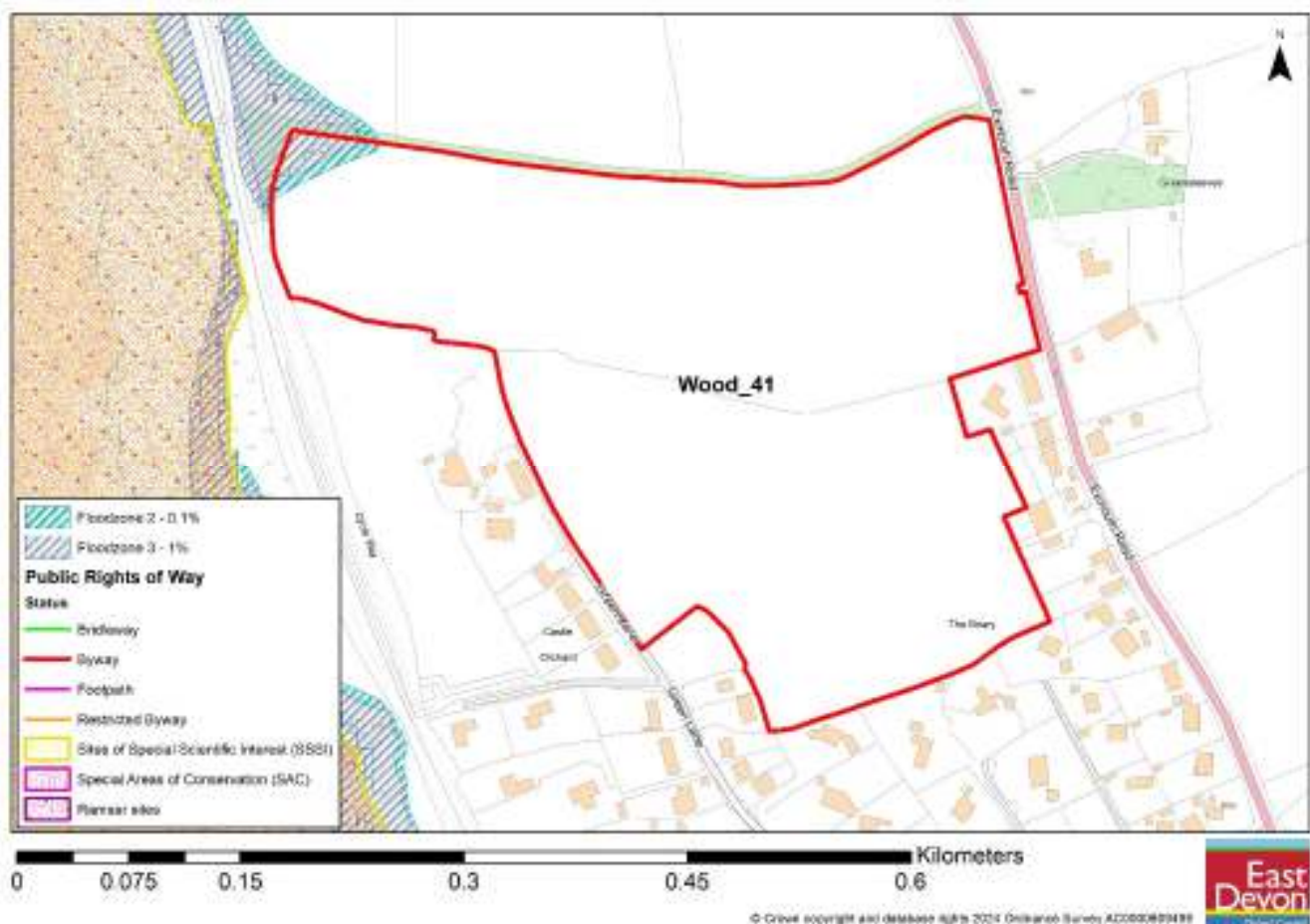
Reference number: Wood_41

Site area (ha): 12.6

Address: Land adjacent A376 Exeter Road, Exton, EX3 0PQ

Proposed use: Residential

Site map



Photos



View from north east edge of site, with the A376 beyond the hedgerow on the left



Looking west from the A376, across the northern field



Looking west across the southern field, from the A376



South western edge of site, take from the Exe Estuary Trail

Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Lady Swards primary has some capacity to support development - but need to assess in conjunction with proposed sites nearby and in west end. Secondary capacity required. Transport costs would apply for both primary and secondary. DCC Highways: More than one access onto highway, reasonable road collision history in vicinity, known traffic capacity issues on Exmouth Road.

Landscape

Two large fields bounded by A376 to east, existing low density housing to south/south west, small area of woodland to north, and the Exe Estuary to the west. Undulating site, subject to substantial hedgerow removal when compared with the 1888-90 map. Open views from the noisy A376 which provides a high level of human disturbance. Site is prominent in short and long distance views with little context of existing built form. Site rises up from the Exe Estuary making it prominent in long distance views as well. Overall, high-medium sensitivity to development.

Historic environment

2x Roman finds identified on the HER but overall Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

Ecology

2x large arable fields. Northern boundary comprises a belt of mature trees. Other mature trees along western boundary. Exe Estuary Ramsar, SPA, and SSSI located 30m to west of site at closest point.

S.41 habitat 30m to west associated with Exe Estuary. Close proximity of these international and national designations mean a significant moderate adverse effect predicted.

Accessibility

7 out of 12 facilities within 1,600m of site. These include Exton train station approx 550m to the south and the convenience store at the petrol station adjacent to the north. Employment opportunities at industrial estate 700m to the north, with Darts Farm slightly further. These can be accessed by pavement, although it is narrow. 20 minute bus frequency to Exeter/Exmouth from stop on A376. South west part of site is adjacent to Exe Estuary Trail.

Other constraints

Mostly Grade 1 agricultural land, covering north west portion of site; remainder is Grade 3. High cumulative flood risk in Strategic Flood Risk Assessment.

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

Yes

Opportunities

Provide direct access to Exe Estuary Trail. Create bus stop on A376 adjoining the site.

Yield (number of dwellings or hectares of employment land)

225

Contribution to spatial strategy

Would not be consistent with the spatial strategy at Exton for limited development to meet local needs.

Should the site be allocated?

No

Reasons for allocating or not allocating

Would not be consistent with the spatial strategy at Exton for limited development to meet local needs. Would result in the a loss of Grade 1 agricultural land. High-medium landscape sensitivity to development.

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

No



East Devon Local Plan 2020-2040

Site Selection report

Budleigh Salterton



Aug 2024. Report for Strategic Planning Committee.

Contact details

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Cover photograph taken by Planning Policy team.

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email csc@eastdevon.gov.uk

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1 Introduction

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- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites or not. □
- 1.3 For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site, or not. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of sites at Budleigh Salterton. A map of all the sites which have been assessed is below, followed by a table which highlights the site selection findings.
- 1.5 In addition to the sites which have been subject to assessment, other sites were not assessed because they did not pass 'site sifting'. This stage of the process rules out sites that are not 'reasonable alternatives' and therefore not considered as potential allocations in the Local Plan. In summary, to pass site sifting and therefore be considered as a potential allocation, the site should be identified as suitable, available, achievable in the HELAA; in a suitable location; not already allocated in a 'made' Neighbourhood Plan; and not already have planning permission. For obvious reasons, overlapping sites will only be assessed once. Further detail is contained in the Site Selection methodology.
- 1.6 The following sites did not pass site sifting at Budleigh Salterton:
 - Budl_04 is unachievable in the HELAA for the minimum site size of five dwellings due to protected trees.
 - Budl_07 is below site size threshold so not suitable in the HELAA.
 - Budl_08 has uncertainty on whether land is truly available as currently in use as an EDDC car park – further work is required to assess the need for parking before its redevelopment is considered.
 - Budl_09 is below site size threshold so not suitable in the HELAA.

□ [Link to be inserted in final version.](#)

□ Following the approach advocated by the Planning Advisory Service – see Topic □ – Site Selection Process: [Future Proofing the Plan Making Process | Local Government Association](#)

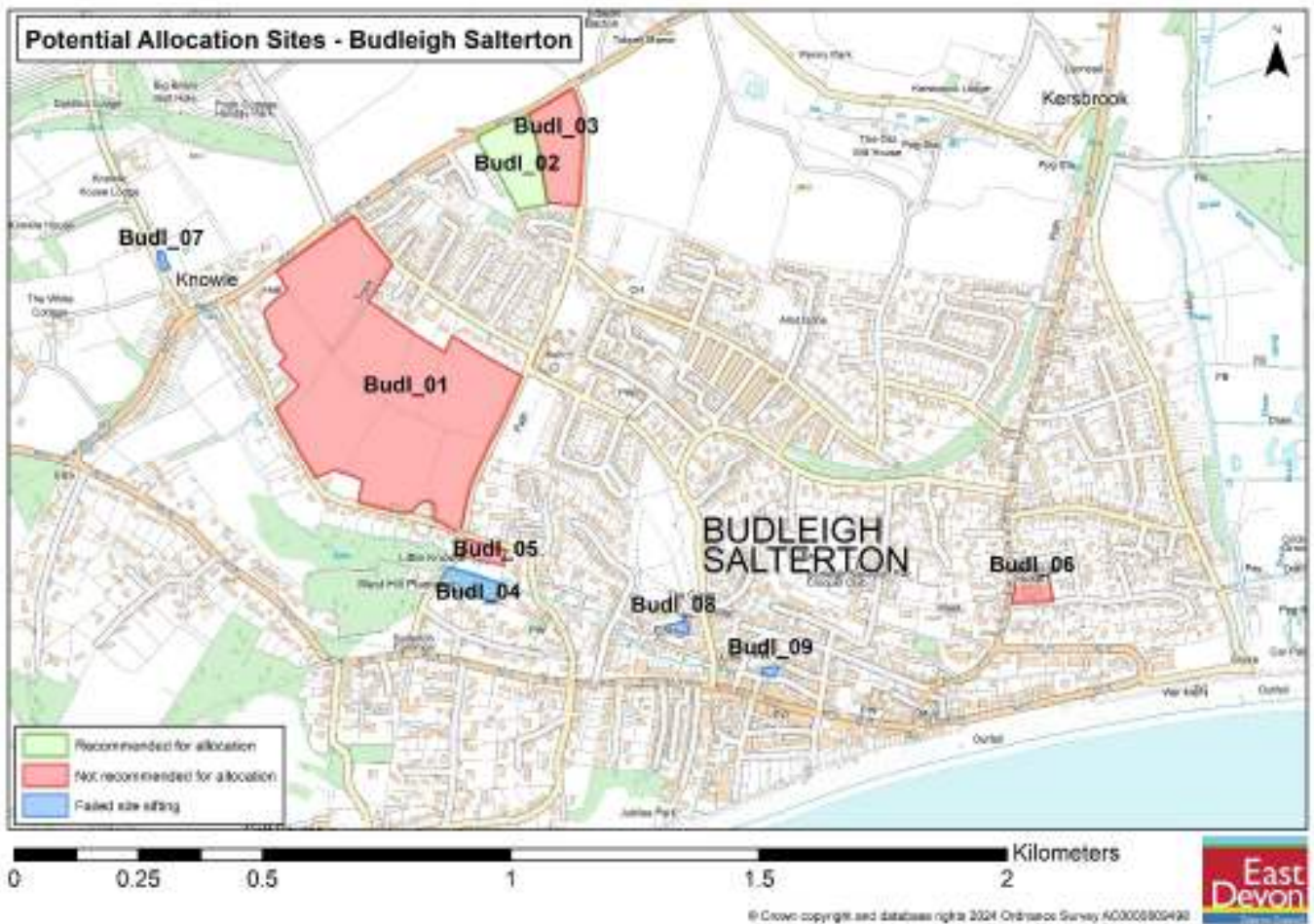


Figure 1.1: Overview of Site Selection findings at East Budleigh

Site reference	Number of dwellings / hectares of employment land	Allocate?
Budl_01	315	No
Budl_02	25	Yes
Budl_03	40	No
Budl_05	5	No
Budl_06	20	No

2 Site Reference Budl_01

Site details

Settlement: Budleigh Salterton

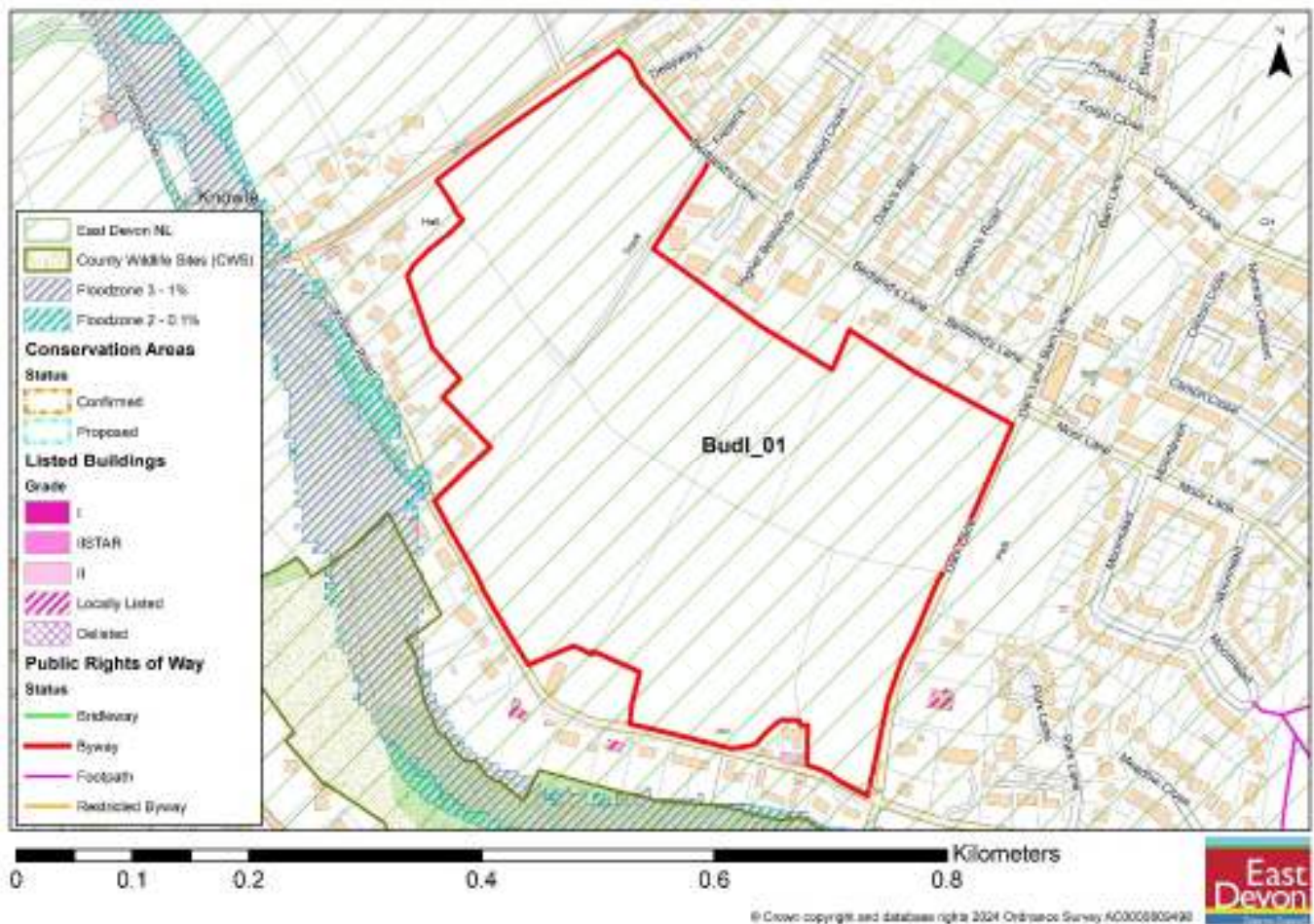
Reference number: Budl_01

Site area (ha): 17.51

Address: Land adjacent to Clyst Hayes Farmhouse.

Proposed use:

Site map



Photos



Looking southwest across norther part of site from access to Bedlands Lane



Looking northeast from golf course with site in middle ground with housing along Bedlands Lane to the rear.



Looking along Dark Lane near to the primary school with site behind hedge to right of photograph.



Looking Knowle Road towards southern part of site.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council (highways) advise that access from B3178/Bedlands L/Knowle Rd/Barn Lane is OK. Devon County Education state that there is insufficient primary capacity for overall levels of development from sites put forward for consideration, although there is some limited primary capacity. Additional primary capacity would be required and need to be funded. Transport costs would apply for secondary school pupils. Exmouth Community College has some capacity - but the has a large catchment area and capacity needs to be assessed alongside other proposed sites.

Landscape

Budl_01 is a large (17.5 hectares) site of agricultural land in the East Devon NL that is largely surrounded by existing housing. Overall it is considered to have a high sensitivity to change. Within the site there are variations in the landscape sensitivity and the northeastern part of the site is considered to be less sensitive to change than other areas.

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. The overall significance of the asset would not therefore be materially changed.

Ecology

Site has the potential for significant moderate adverse effects on a nearby county wildlife site and nature recovery network sites. It is within the Exe Estuary and Pebblebed Heaths mitigation zones. Site assessment required.

Accessibility

Budl_01 is within 1600 metres of at least 8 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops and a primary and school. The site is reasonably close to an hourly bus route, although the northern part of the site is around 750 metres from it. Pedestrian access into the town centre along safe walking routes is available, although on the southern part of the site, this tends to be along lanes without separate pavements.

Other constraints

Budl_01 comprises several fields which are Grade 1 agricultural land. A very small part of the northern part of the site is a source water protection zone. Much of the site slopes, with parts being quite steeply sloping.

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

Yes

Opportunities

Budl_01 provides an opportunity for substantial additional development in a small town with a good range of services and facilities. It is largely surrounded by existing housing and benefits from a good relationship with the existing town and convenient pedestrian access to the town centre. The Sustrans national cycle route borders the north of the site.

Yield (number of dwellings or hectares of employment land)

Whole site 315, but 50 were proposed in the Regulation 18 draft local plan in a location to be determined.

Contribution to spatial strategy

Budleigh Salterton is a Tier 3 settlement and acts as a local centre that should meet local needs and those in the immediate surrounding. It is also close to Exmouth, the only Tier 1 settlement. The development of around 300 homes in Budleigh Salterton would help to maintain the town's role as a local centre.

Should the site be allocated?

No.

Reasons for allocating or not allocating

The site is well related to the existing settlement pattern. However, it is a large site within the East Devon National Landscape, forms part of a green wedge and is Grade 1 agricultural land. The development of the whole site would constitute 'major' development in a National Landscape for which there are not considered to be "exceptional circumstances".

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

No. Although the field to the south of Bedlands Lane and immediately west of Dark Lane is less sensitive in landscape terms, there is no access to the site from Bedlands Lane and access from Dark Lane is not considered to be suitable.

3 Site Reference Budl_02

Site details

Settlement: Budleigh Salterton

Reference number: Budl_02

Site area (ha): 1.58

Address: Land at Barn Lane, Knowle.

Proposed use: Residential

Photos



Looking south over site from access to B3178



Looking east over site from access to B3178



Taken from site access to B3178 looking left and right.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council (highways) advise that access is OK. Devon County Education state that there is insufficient primary capacity for overall levels of development from sites put forward for consideration, although there is some limited primary capacity. Additional primary capacity would be required and need to be funded. Transport costs would apply for secondary school pupils. Exmouth Community College has some capacity - but the has a large catchment area and capacity needs to be assessed alongside other proposed sites.

Landscape

Budl_02 is located in the East Devon National Landscape and adjoins the northern part of the town on two sides. It has a high-medium susceptibility to landscape change and would require very careful design to mitigate landscape impacts. The yield for the site has been reduced from the standard methodology of 38 to 25 to reflect this.

Historic environment

The site is around 275 metres from Tidwell House, a grade II* listed building. Overall heritage assessment is 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. The overall significance of the asset would not therefore be materially changed.

Ecology

Budl_02 is within 100 metres of a grassland nature area. Minor adverse effect predicted (not significant). It is within the Exe Estury and Pebblebed Heaths mitigation zones.

Accessibility

Budl_02 is within 1600 metres of at least 8 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops and a primary and school. The site is reasonably close to an hourly bus route, although the northern part of the site is around 750 metres from it. Pedestrian access into the town centre along safe walking routes would require the provision of a footway on land to the west of the site along the B3178. There is potential for a better access to the school to link into Barn Lane to the southeast of the site, but this would need to cross the adjacent site.

Other constraints

Budl_02 comprises a field, which is Grade 1 agricultural land. It is wholly within a source water protection zone and there is surface water flooding accross the northern part of the site. A planning application for a care home and 30 dwellings was withdrawn in 2015.

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

No

Opportunities

Budl_02 provides an opportunity for additional development in a small town with a good range of services and facilities. There is housing on two sides of the site and the Sustrans national cycle route lies close to the site.

Yield (number of dwellings or hectares of employment land)

25

Contribution to spatial strategy

Budleigh Salterton is a Tier 3 settlement and acts as a local centre that should meet local needs and those in the immediate surrounding. It is also close to Exmouth, the only Tier 1 settlement. The development of 25 homes on Budl_02 would be consistent with the strategic role of the town.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

Well related to existing services and facilities in Budleigh Salterton and provides an opportunity for additional homes to meet local needs. Scale of development would be compatible with the local plan strategy for a tier 3 settlement to support development to meet local needs and those in the immediate surrounding area. Although the site is major development in the context of the National Landscape, there are considered to be exceptional circumstances to justify it.

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

No

4 Site Reference Budl_03

Site details

Settlement: Budleigh Salterton

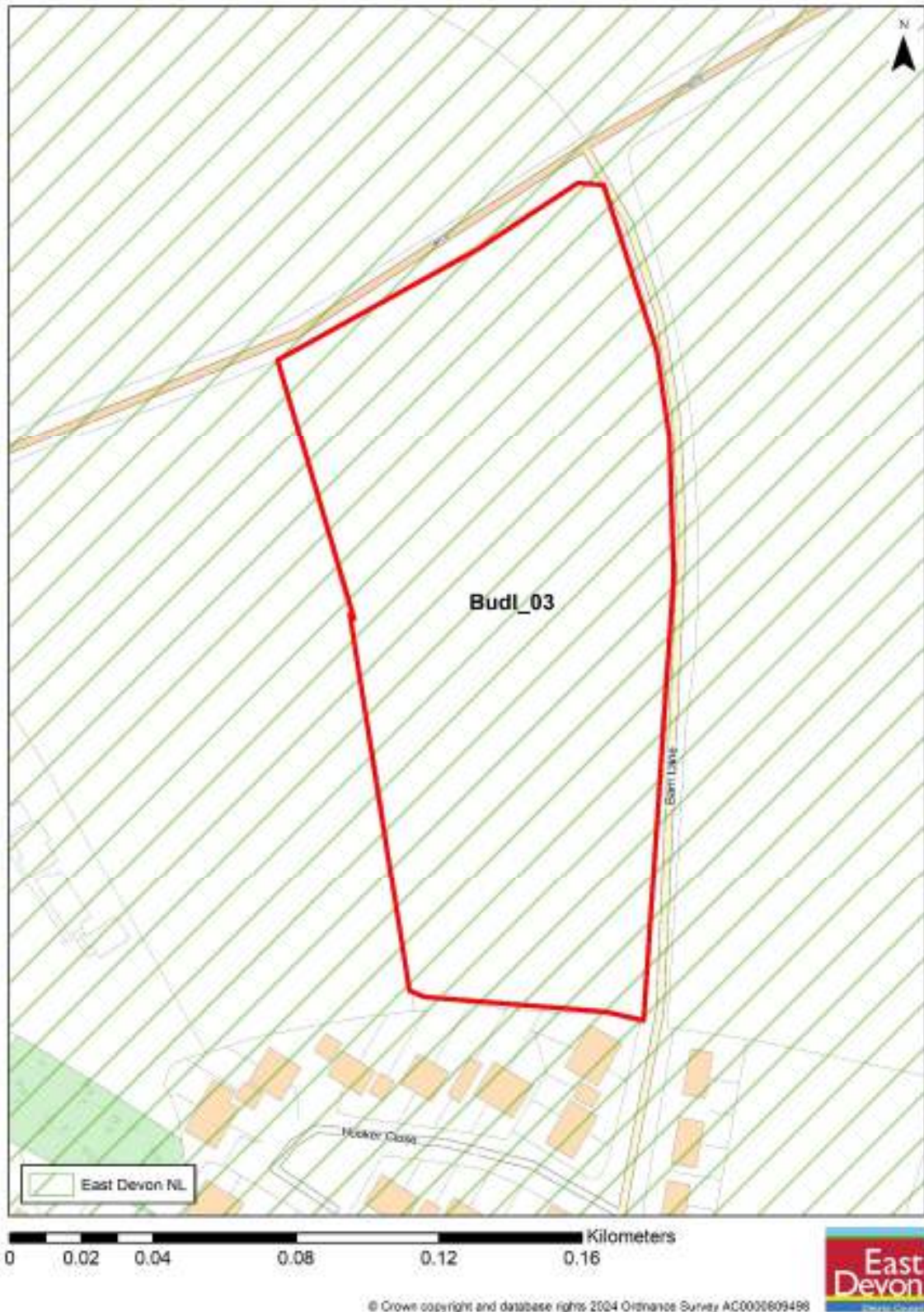
Reference number: Budl_03

Site area (ha): 1.83

Address: Land at Barn Lane, Knowle.

Proposed use: Residential

Site map



Photos



Looking southeast across site from junction of Barn Lane with B3178

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council (highways) advise that access from B3178 or via Budl_2 is OK (ideally not Barn Lane). Devon County Education state that there is insufficient primary capacity for overall levels of development from sites put forward for consideration, although there is some limited primary capacity. Additional primary capacity would be required and need to be funded. Transport costs would apply for secondary school pupils. Exmouth Community College has some capacity but has a large catchment area and capacity needs to be assessed alongside other proposed sites.

Landscape

Budl_03 is located in the East Devon National Landscape and overall landscape sensitivity is high. The landscape is open and prominent in views when approaching the settlement, the undeveloped character of the site contributing to the overall setting of the town, which is wholly within the National Landscape.

Historic environment

The site is around 170 metres from Tidwell House, a grade II* listed building. Very careful design would be needed to consider the impact on the setting and, subject to this, the overall impact is 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. The overall significance of the asset would not therefore be materially changed.

Ecology

Budl_03 is within 100 metres of a grassland nature area. Significant moderate adverse effect predicted. It is within the Exe Estuary and Pebblebed Heaths mitigation zones.

Accessibility

Budl_03 is within 1600 metres of at least 8 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops and a primary and school. The site is reasonably close to an hourly bus route, although the northern part of the site is around 750 metres from it. Pedestrian access into the town centre along safe walking routes is available.

Other constraints

Budl_03 comprises a field, which is Grade 1 agricultural land. It is wholly within a source water protection zone. Small parts of the northern section are at risk of surface water flooding.

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

No

Opportunities

Budl_03 provides an opportunity for additional development in a small town with a good range of services and facilities.

Yield (number of dwellings or hectares of employment land)

44 using the standard methodology, although the exposed edge of settlement location in a national landscape and the potential to have an impact on the setting of a Grade II* listed building would suggest a lower potential yield.

Contribution to spatial strategy

Budleigh Salterton is a Tier 3 settlement and acts as a local centre that should meet local needs and those in the immediate surrounding. It is also close to Exmouth, the only Tier 1 settlement. The development of the site would be consistent with the strategic role of the town.

Should the site be allocated?

No

Reasons for allocating or not allocating

This is a prominent site within the East Devon National Landscape that helps to provide an attractive gateway to Budleigh Salterton. The landscape is considered to be highly susceptible to change and it would be difficult to mitigate the landscape harm likely to be caused by development here. Allocation would constitute 'major' development in a National Landscape for which there are not considered to be "exceptional circumstances". Grade 1 agricultural land and potential for impact on the setting of a Grade II* listed building.

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

No

5 Site Reference Budl_05

Site details

Settlement: Budleigh Salterton

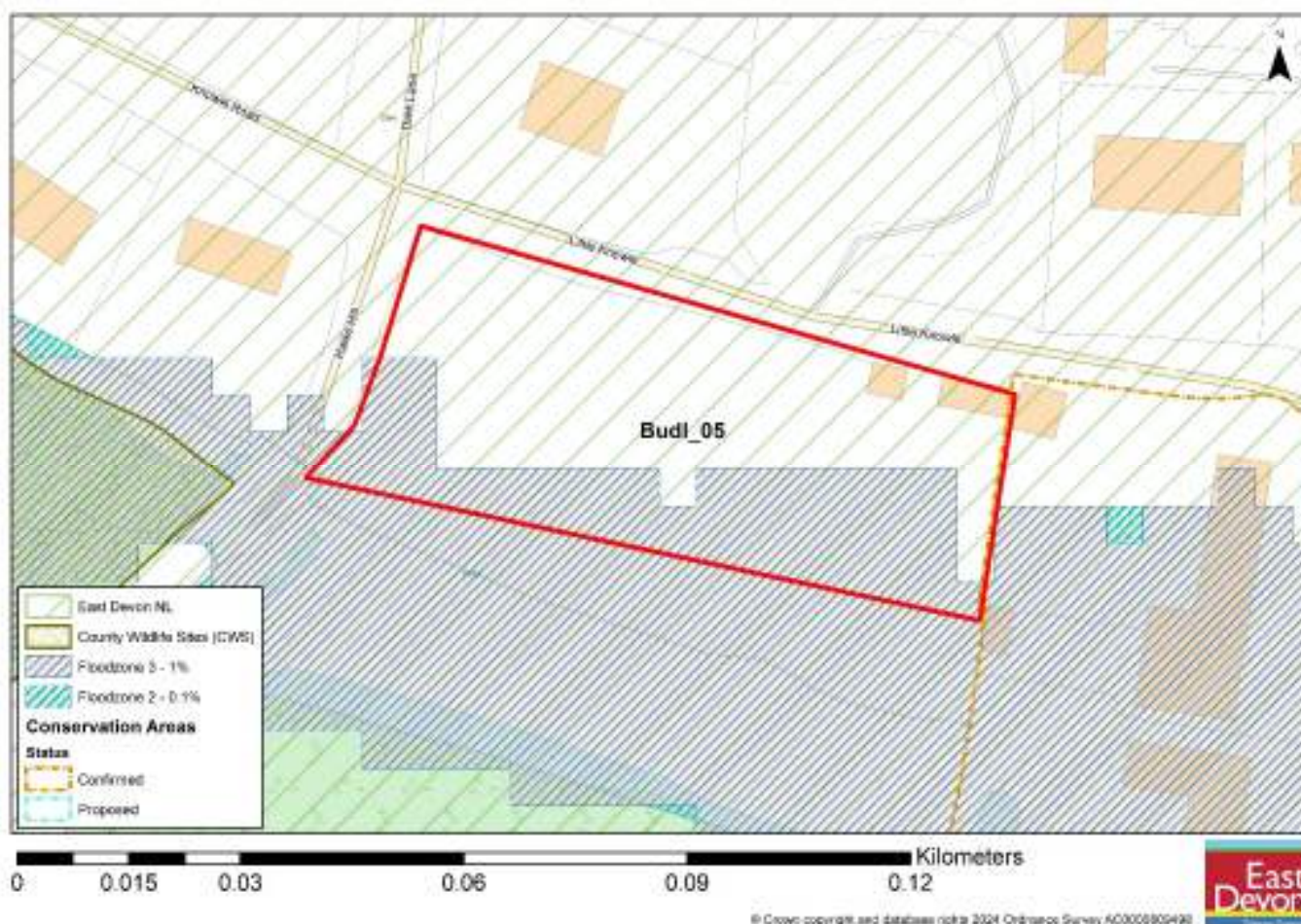
Reference number: Budl_05

Site area (ha): 0.28

Address: Little Knowle.

Proposed use: Residential

Site map



Photos



Looking to the east across the site from filed gate to Halse Hill.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council (highways) advise that access from Little Knowle Lane possible but only for small development. Devon County Education state that there is insufficient primary capacity for overall levels of development from sites put forward for consideration, although there is some limited primary capacity. Additional primary capacity would be required and need to be funded. Transport costs would apply for secondary school pupils. Exmouth Community College has some capacity - but the has a large catchment area and capacity needs to be assessed alongside other proposed sites.

Landscape

The site forms part of an attractive green space on the edge of the urban area with existing housing on three sides. The site is in the East Devon National Landscape. Overall landscape sensitivity is high-medium.

Historic environment

Budl_05 lies adjacent to the Budleigh Salterton Conservation Area and within 75 metres of a Grade II listed building. Overall impact is 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. The overall significance of the asset would not therefore be materially changed.

Ecology

Site is within 10 metres of a County Wildlife Site and nature recovery network site (Knowle - unimproved acidic and marshy grassland). Site is 25 metres from a stream. A significant moderate adverse impact is predicted.

Accessibility

Budl_05 is within 1600 metres of at least 8 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops and a primary and school. The site is close to an hourly bus route. The site is well related to the town centre, although walking routes to it near to the sites are along narrow lanes without separate pavements.

Other constraints

Budl_05 forms a small field, the southern two thirds of which is in flood zone 3.

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

Yes

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

5

Contribution to spatial strategy

The site is only suitable for around five homes and would not make a significant contribution to the spatial strategy.

Should the site be allocated?

No

Reasons for allocating or not allocating

Very well related to the existing urban fabric of the town and parts of the site may be suitable for a small number of homes. However, the existing field forms an attractive feature in the street scene, and much of the site is at risk of flooding. Site constraints mean that the site is unlikely to be capable of accommodating five or more dwellings. Consider for inclusion in settlement boundary under criteria B6 of the methodology.

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

No

6 Site Reference Budl_06

Site details

Settlement: Budleigh Salterton

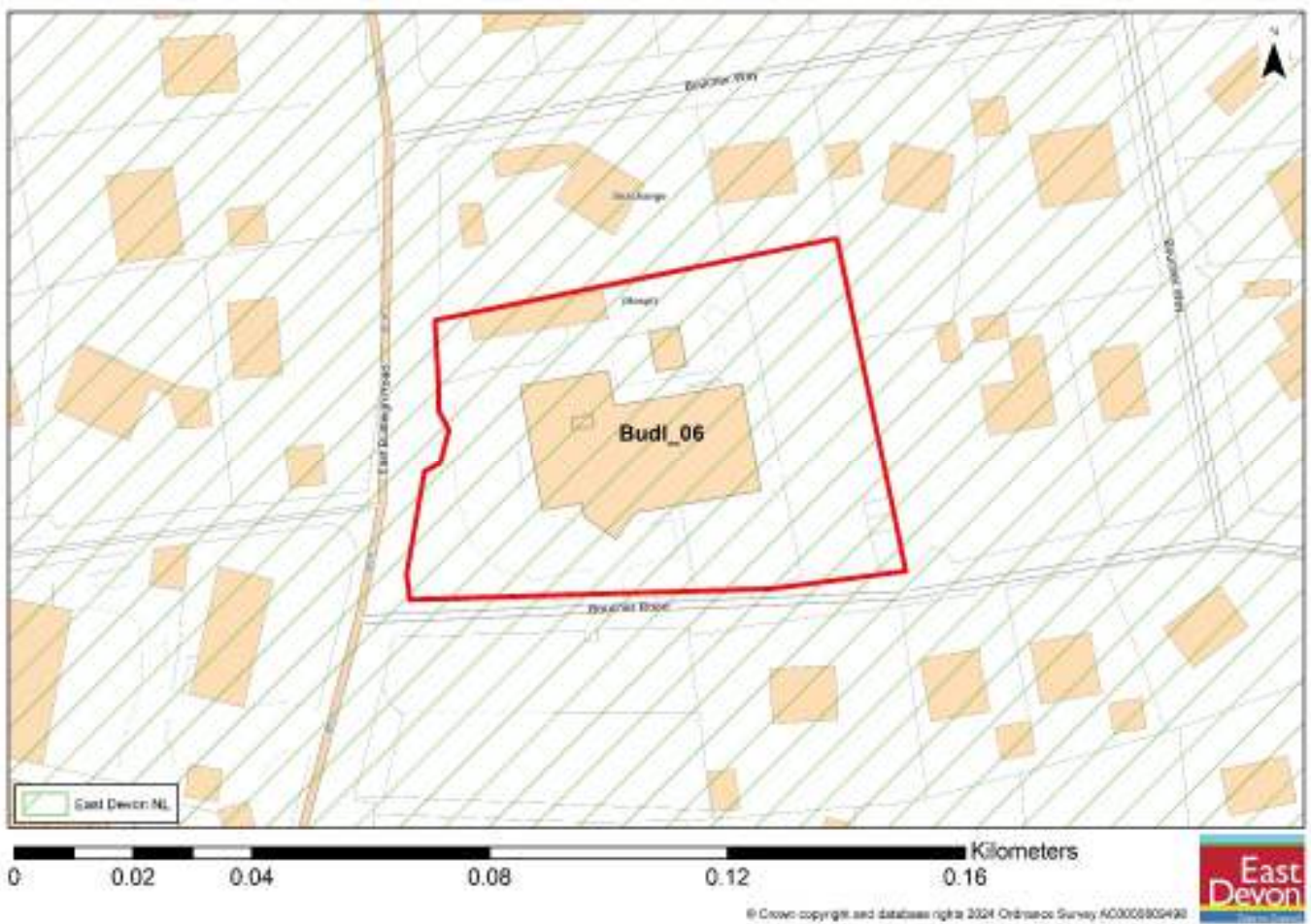
Reference number: Budl_06

Site area (ha): 0.4

Address: Budleigh Salterton Community Hospital

Proposed use: Residential

Site map



Photos



Looking east into the site from East Budleigh Road



Looking north into the site from Boucher Road

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council (highways) advise that access is available from East Budleigh Rd but Boucher Rd may be too narrow. Devon County Education state that there is insufficient primary capacity for overall levels of development from sites put forward for consideration, although there is some limited primary capacity. Additional primary capacity would be required and need to be funded. Transport costs would apply for secondary school pupils. Exmouth Community College has some capacity - but the has a large catchment area and capacity needs to be assessed alongside other proposed sites.

Landscape

Although located within the East Devon National Landscape (which 'washes over' the whole of Budleigh Salterton) Budl_06 has an urban setting.

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 predicted (not significant). Site is within the Exe Estuary and Pebblebed Heaths mitigation zones.

Accessibility

Budl_06 is within 1600 metres of at least 8 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops and a primary and school. The site is close to an hourly bus route. Pedestrian access into the town centre is available along safe walking routes.

Other constraints

The site is currently used but the NHS as a health and wellbeing hub, providing local employment and a community facility.

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

No

Opportunities

It would be possible to convert existing buildings to residential use.

Yield (number of dwellings or hectares of employment land)

10 using standard method, but with urban location, existing buildings and potential for higher density development 20.

Contribution to spatial strategy

Budleigh Salterton is a Tier 3 settlement and acts as a local centre that should meet local needs and those in the immediate surrounding. It is also close to Exmouth, the only Tier 1 settlement. The development of 20 homes on Budl_06 would be consistent with the strategic role of the town.

Should the site be allocated?

No

Reasons for allocating or not allocating

The site is currently used but the NHS as a health and wellbeing hub, providing local employment and a community facility.

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

No



East Devon Local Plan 2020-2040

Site Selection report

East Budleigh



Aug 2024. Report for Strategic Planning Committee.

East Devon – an outstanding place

Contact details

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email csc@eastdevon.gov.uk

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1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2040 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not. □ The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites. □
- 1.3 For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment of the site at East Budleigh. A map of the site which have been assessed is below, followed by a table which highlights the site selection findings.
- 1.5 In addition to the sites which have been subject to assessment, other sites were not assessed because they did not pass 'site sifting'. This stage of the process rules out sites that are not 'reasonable alternatives' and therefore not considered as potential allocations in the Local Plan. In summary, to pass site sifting and therefore be considered as a potential allocation, the site should be identified as suitable, available, achievable in the HELAA; in a suitable location; not already allocated in a 'made' Neighbourhood Plan; and not already have planning permission. For obvious reasons, overlapping sites will only be assessed once. Further detail is contained in the Site Selection methodology.
- 1.6 The following sites (shown on the map below) did not pass site sifting at East Budleigh:
 - Ebud_02 was found to be not achievable in the HELAA due to the Grade II* listed building and designated Local Green Space precluding development on the frontage triangle of land;
 - Ebud_03 was found to be not achievable in the HELAA on the grounds of highway safety related to pedestrian access, and unless satisfactory means to secure visibility splays can be achieved.

□ [Link to be inserted in final version.](#)

□ Following the approach advocated by the Planning Advisory Service – see Topic □ – Site Selection Process: [Future Proofing the Plan Making Process | Local Government Association](#)

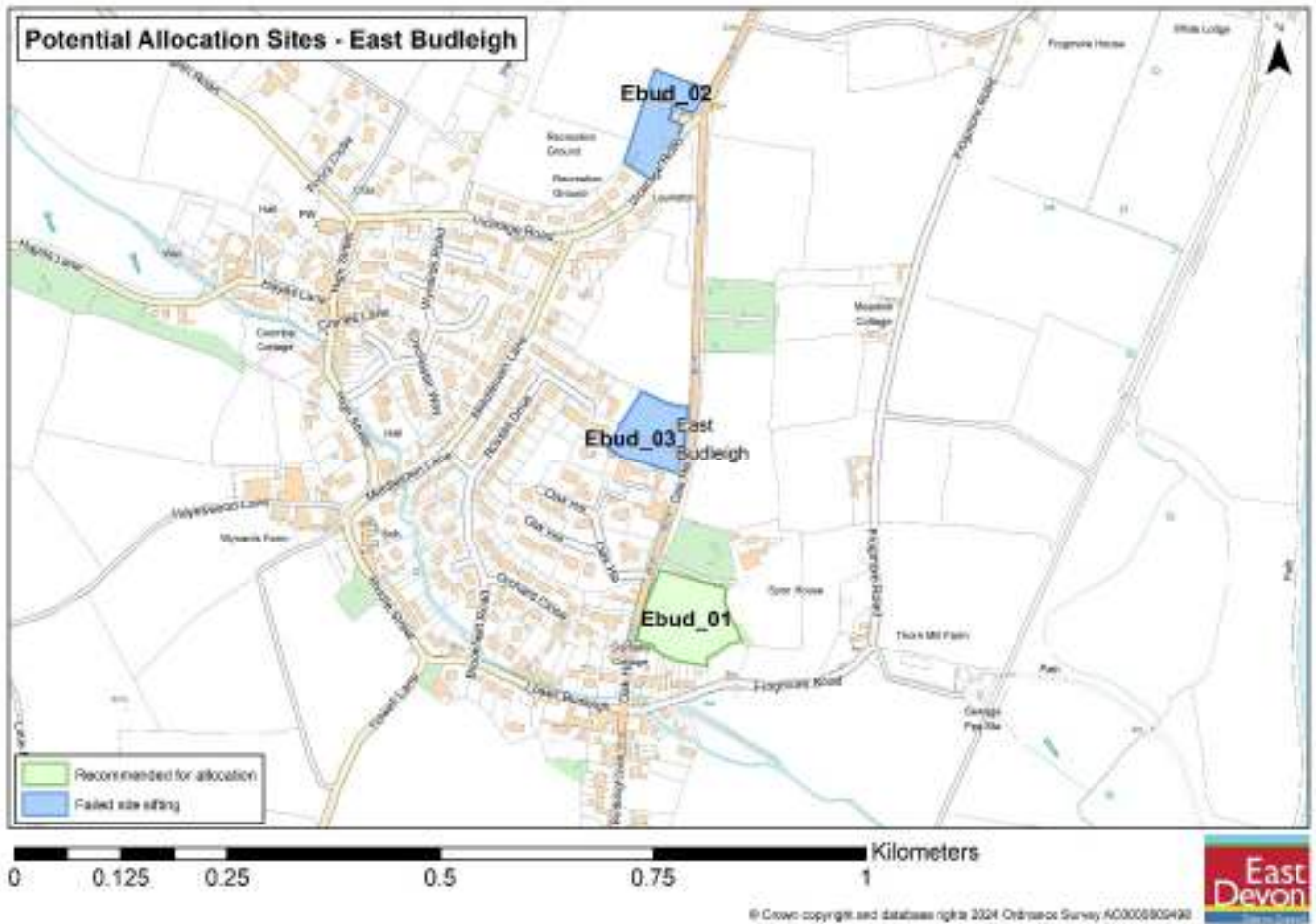


Figure 1.1: Overview of Site Selection findings at East Budleigh

Site reference	Number of dwellings / hectares of employment land	Allocate?
Ebud_01	22	Yes

2 Site Reference Ebud_01

Site details

Settlement: East Budleigh

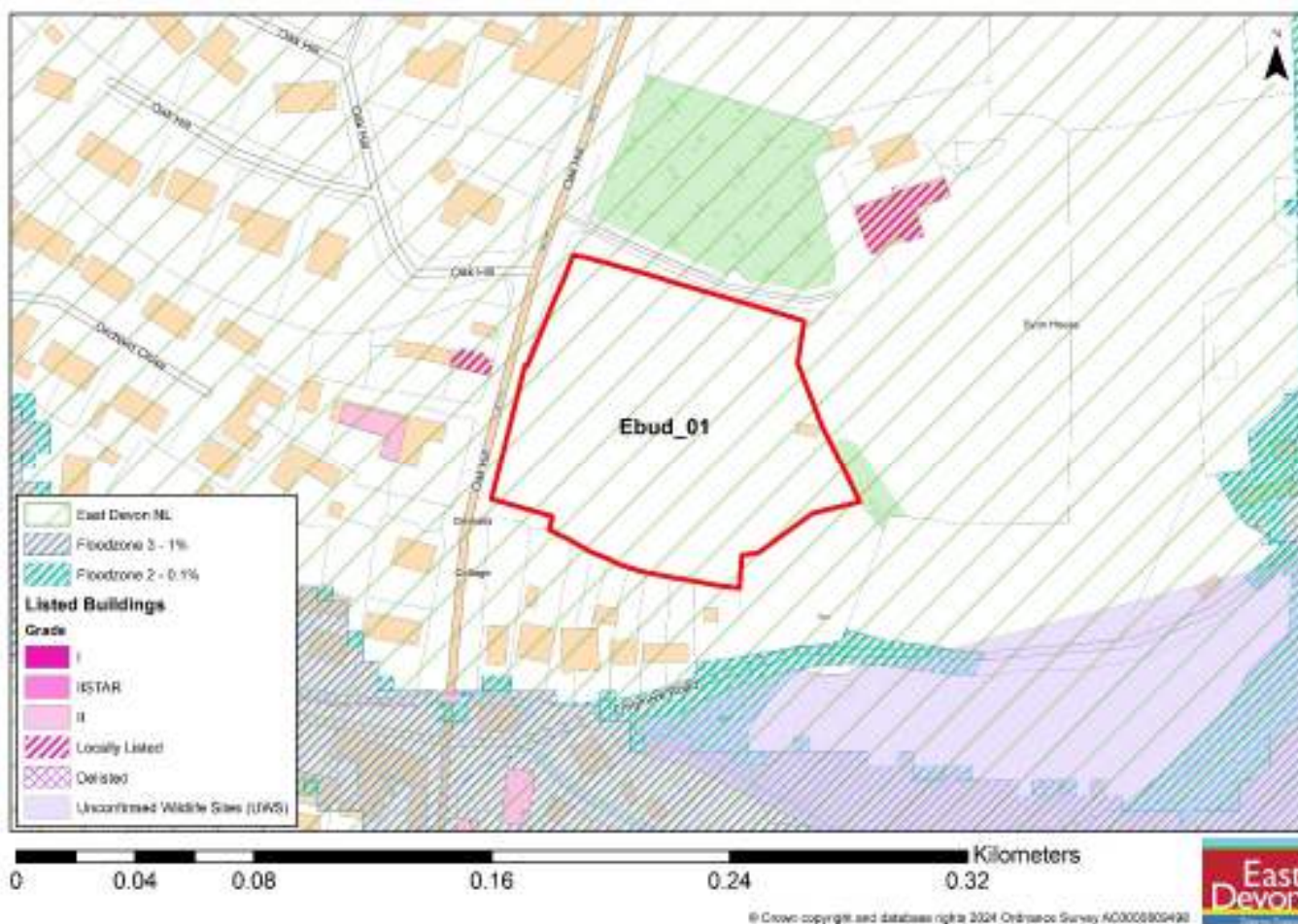
Reference number: Ebud_01

Site area (ha): 0.9

Address: Land off Frogmore Road, East Budleigh,

Proposed use: Residential

Site map



Photos



Taken from B.3178 to west of site. Syon House is visible to the left of the picture next to the telegraph pole.



Western part of site viewed from Oakhill Bridge.



Taken from public footpath along valley to southeast of site, which is visible behind the poplar trees towards the middle of the picture.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council (highways) advise that suitable access could be obtained from Frogmore Road if adequate foot/cycle improvements to access the village centre and crossing the B3178. County education advise that there is limited capacity to support development and home to school transport implications.

Landscape

Ebud_01 is located within the East Devon National Landscape and comprises a gently sloping grassed field with a group of mature 'parkland' trees to northwest of site. The site is quite well related to the existing settlement pattern and adjacent to a busy B road and associated infrastructure. Overall landscape susceptibility is medium low which, given the national landscape location results in an overall landscape sensitivity of medium. There are opportunities for enhancement through undergrounding overhead wires and reinstatement of a hedgebank to western boundary in place of a rendered wall. A good standard of design should be required due to national landscape setting.

Historic environment

Development of the site could undermine the landscape setting of two non-designated heritage, Syon House and 1 Oakhill Cottages. However, mitigation is possible through careful design. Overall impact - 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. The overall significance of the asset would not therefore be materially changed.

Ecology

Site is adjacent to two nature recovery areas (woodland to north and east of site) and within 100m of an unconfirmed wildlife site. Site is within the Exe Estuary and Pebblebed Heaths mitigation zones. Significant moderate adverse effect predicted.

Accessibility

Ebud_01 is within 1600m of 6 services and facilities, including a primary school, convenience store and pub. It is 90m from a bus stop with an hourly bus route. There is no pavement on this side of Oak Hill or on Frogmore Lane, but there is one on the other side of the road.

Other constraints

Ebud_01 is in a drinking water source protection zone. A planning application for the erection of 18 dwellings (66% affordable) was withdrawn in 2016 (ref. 14/2959/MOUT).

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)

22

Contribution to spatial strategy

East Budleigh is a tier 4 settlement where the draft local plan seeks to promote limited development to meet local needs. The site has a potential yield of 22 homes using the standard maximum density, which would represent a reasonable amount of development relative to the existing size of the village.

Should the site be allocated?

Yes

Reasons for allocating or not allocating.

Development of Ebud_01 has the potential to provide housing within walking distance of the services and facilities available in the village centre. Although the site is in the East Devon National Landscape, it is considered to have a medium sensitivity to landscape change with the potential for landscape improvements. Careful design will be needed to mitigate any potential landscape and heritage impacts and to secure improvements to pedestrian access to the village centre. There are no other potential development sites in East Budleigh and, whilst development is considered to

constitute 'major' development in a National Landscape, there are "exceptional circumstances" that justify allocation.

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

No – not applicable.



East Devon Local Plan 2020-2040

Site Selection report

Otterton



Aug 2024. Report for Strategic Planning Committee.

Contact details

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1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2040 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not. □ The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites. □
- 1.3 For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of sites at Otterton. A map of all the sites which have been assessed is below, followed by a table which highlights the site selection findings.
- 1.5 No sites at Otterton failed 'site sifting'. This stage of the process rules out sites that are not 'reasonable alternatives' and therefore not considered as potential allocations in the Local Plan. In summary, to pass site sifting and therefore be considered as a potential allocation, the site should be identified as suitable, available, achievable in the HELAA; in a suitable location; not already allocated in a 'made' Neighbourhood Plan; and not already have planning permission. Further detail is contained in the Site Selection methodology.

□ [Link to be inserted in final version.](#)

□ Following the approach advocated by the Planning Advisory Service – see Topic □ – Site Selection Process: [Future Proofing the Plan Making Process | Local Government Association](#)

Potential Allocation Sites - Otterton

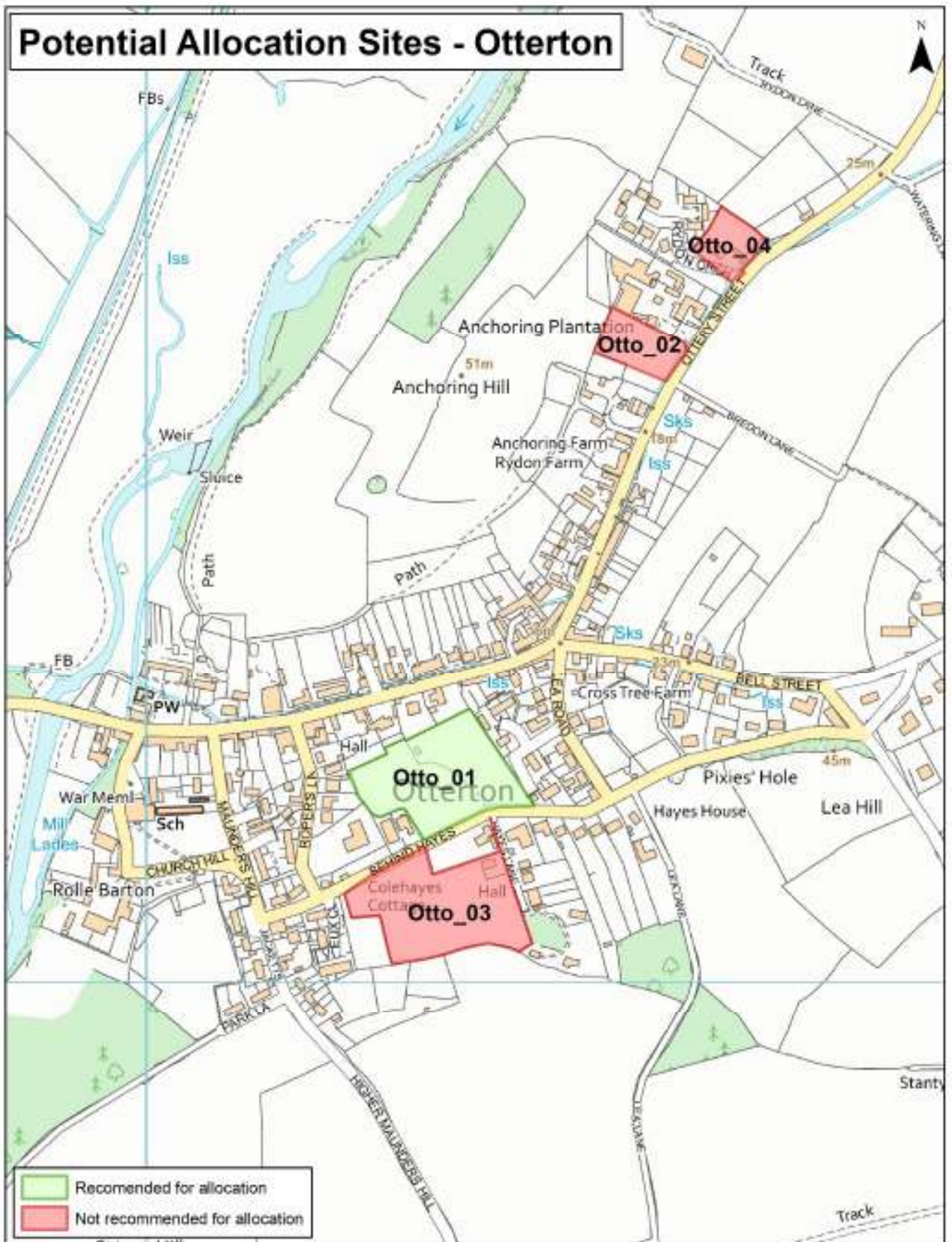


Figure 1.1: Overview of Site Selection findings at Otterton

Site reference	Number of dwellings / hectares of employment land	Allocate?
Otto_01	10	Yes
Otto_02	8	No
Otto_03	32	No
Otto_04	5	No

2 Site Reference Otto_01

Site details

Settlement: Otterton

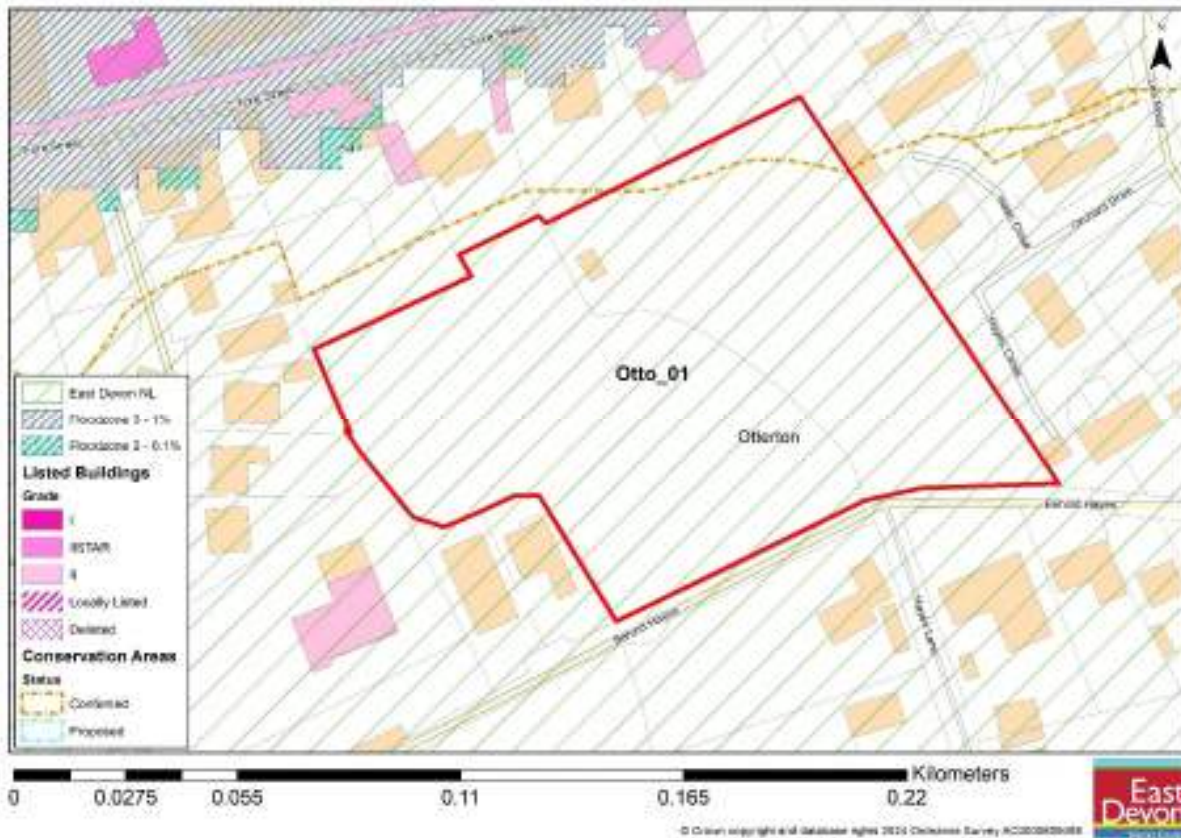
Reference number: Otto_01

Site area (ha): 1.24

Address: Bell Street

Proposed use: Residential

Site map



Photos



Taken from footpath across fields to the north with site in middle ground



Taken from field gate to Behind Hayes looking northeast across site.



Taken from Behind Hayes looking north across eastern part of site.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council highways - no comments. Devon County Education advise that Otterton Primary School has capacity to support the proposed development, which is within walking distance. Transport costs would apply for secondary.

Landscape

The key characteristics and qualities of the landscape are highly susceptible to change from the development proposed due to the steeply sloping nature of the site, views into the site from the footpath north of Otterton and the relationship of the lanscape to the neighbouring heritage assets.

Historic environment

Medium: With very careful design and layout there may be no significant effects which cannot be mitigated. An impact is predicted, but, subject to very careful planning, 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, including leaving large parts of the site undeveloped, may make the impact acceptable. The overall significance of the asset would not therefore be materially changed.

Ecology

Site is around 42 metres from stream that runs alongside Fore Street. Significant moderate adverse effect predicted. Site is within the Exe Estuary and Pebblebed Heaths Habitat Mitigation Zones.

Accessibility

Otto_01 is within 110 metres of a small range of services/facilities including a primary school, pub, community hall and convenience store.

Other constraints

Otto_01 lies within a drinking water source protection zone. Planning permission for 18 homes was refused in 1990 (ref. 90/P0695).

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

No

Opportunities

Development of Otto_01 would enable provision of additional homes very close to the village centre.

Yield (number of dwellings or hectares of employment land)

The 'standard' maximum yield is 30, but landscape, heritage and possibly highway considerations reduce the estimated yield to 10.

Contribution to spatial strategy

Otterton is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of up to 10 dwellings on Otto_01 would be compatible with the spatial strategy.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

Allocation would enable the provision of additional homes very close to the village centre. Significant heritage and landscape constraints have been identified and the north western part of the site is not considered to be suitable for development. However, the whole site is included in the allocation because there is an opportunity to use the land for community benefit through 'open' uses such as a community open space/orchard. Very strict design guidance will be necessary to ensure development is compatible with the National Landscape and adequately mitigates any impact on the surrounding heritage assets.

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

N/A

3 Site Reference Otto_02

Site details

Settlement: Otterton

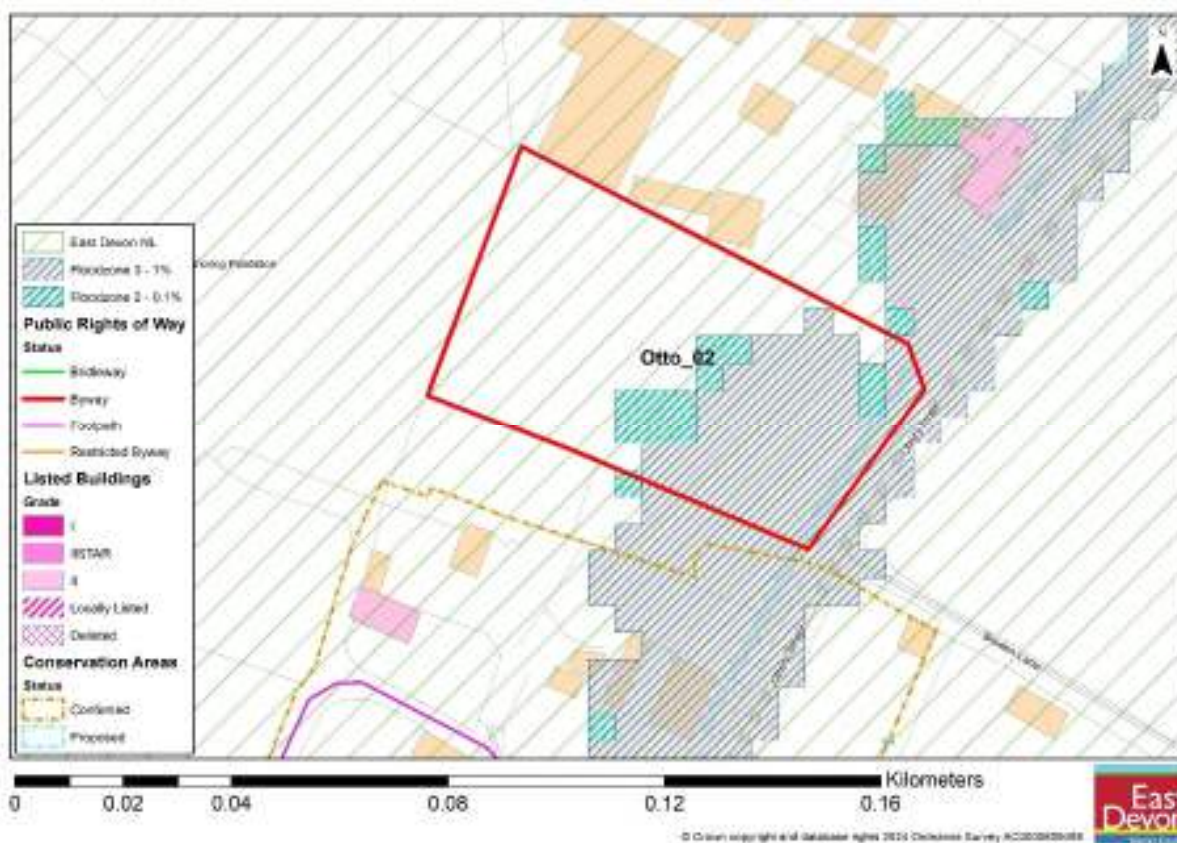
Reference number: Otto_02

Site area (ha): 0.36

Address: Adjacent to North Star

Proposed use: Residential

Site map



Photos



Taken from Ottery Lane looking west across the site.



Taken from Ottery Lane looking west across the site.



Taken from Ottery Lane across part of West Star frontage with site behind hedge/trees.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council highways advise that, although Ottery Street has no footways but a shared use style carriageway, the land would be able to provide a modest infill in terms of impact upon the highway and access would be acceptable. Devon County Education advise that Otterton Primary School has capacity to support the proposed development, which is within walking distance. Transport costs would apply for secondary.

Landscape

The site is within the East Devon National Landscape. It is quite well related to the settlement pattern and views into the site are limited. Overall susceptibility to landscape change is High / Medium.

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. The overall significance of the asset would not therefore be materially changed.

Ecology

Site is adjacent to stream that runs alongside road and within 100m of a nature recovery network grassland area. Significant moderate adverse effect predicted. Site is within the Exe Estuary and Pebblebed Heaths Habitat Mitigation Zones.

Accessibility

Otto_02 is within 620 metres of a small range of services/facilities including a primary school, pub, community hall and convenience store. However, there is a lack of pavements.

Other constraints

The eastern half of the site is within flood zone 3, as is the road. It is Grade 2 agricultural land in a drinking water source protection zone. There is potentially contaminated land associated with a factory to the north of the site.

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)

8

Contribution to spatial strategy

Otterton is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of up to 8 dwellings on Otto_02 would be compatible with the spatial strategy.

Should the site be allocated?

No

Reasons for allocating or not allocating.

Much of the western half of the site, including the access, is within floodzone 3. The site is therefore considered to be unsuitable for allocation.

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

No

4 Site Reference Otto_03

Site details

Settlement: Otterton

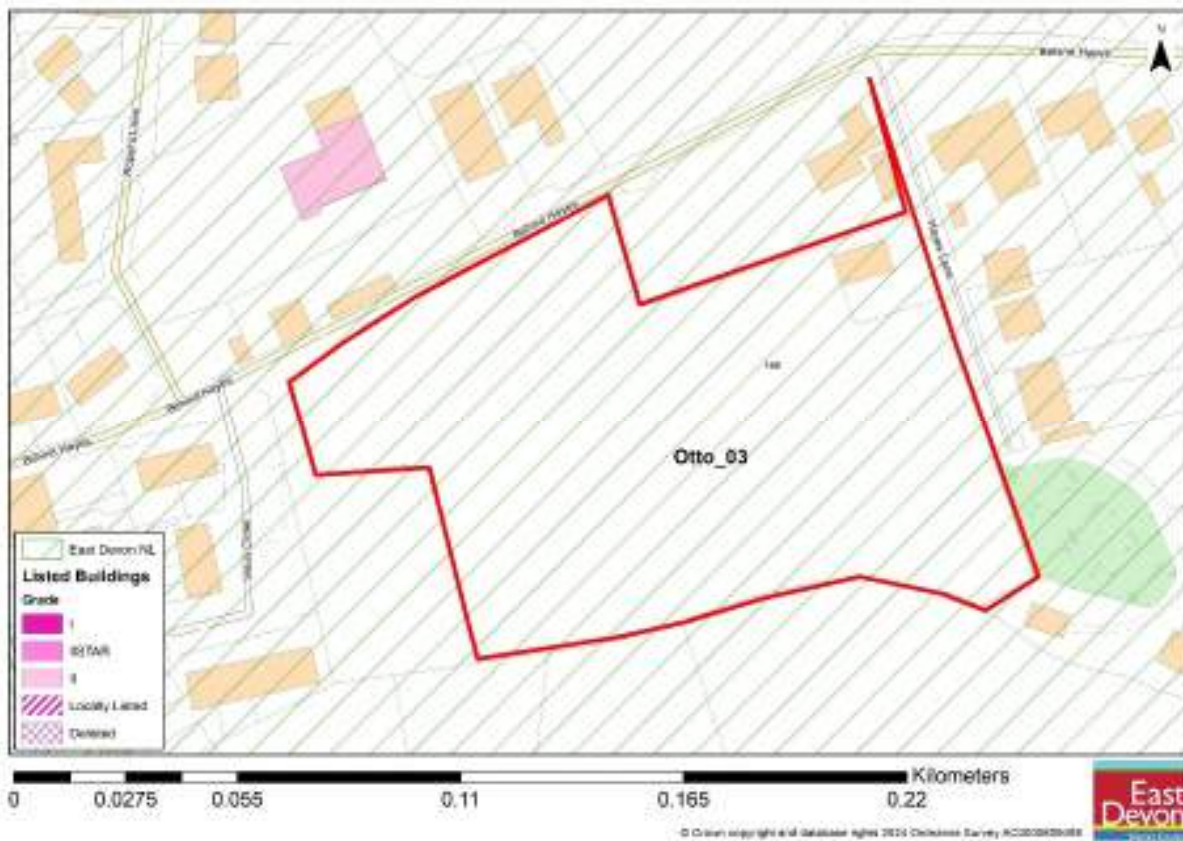
Reference number: Otto_03

Site area (ha): 1.33

Address: Hayes Lane

Proposed use: Residential

Site map



Photos



Taken from field gate to Behind Hayes looking south across site.



Taken from play area to west of site looking east.



Taken from footpath to north of village with site shown as field in distance.



Taken from playground with site in foreground and The Old Vicarage in centre.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council highways advise that Behind Hayes is quite a narrow lane, although it does have some existing development and could be an infilled plot with a footway frontage to gain visibility, possible emergency/ped/cycle access through Vieux Close. Devon County Education advise that Otterton Primary School has capacity to support the proposed development, which is within walking distance. Transport costs would apply for secondary.

Landscape

The key characteristics and qualities of the landscape are highly susceptible to change from the development proposed due to the steeply sloping nature of the site, views into the site from the footpath north of Otterton and the relationship of the landscape to the neighbouring heritage assets. It is unable to accommodate the relevant type of development without significant character change or adverse effects.

Historic environment

Development of Otto_03 would be likely to have a significant detrimental effect on the setting of The Old Vicarage, a grade II listed building where mitigation is unlikely to be possible.

Ecology

Site is adjacent to a nature recovery network grassland area. Significant moderate adverse effect predicted. Site is within the Exe Estuary and Pebblebed Heaths Habitat Mitigation Zones.

Accessibility

Otto_03 is within 200 metres of a small range of services/facilities including a primary school, pub, community hall and convenience store.

Other constraints

Otto_03 lies within a drinking water source protection zone. The Jubilee Playground, shown as local green space in the Otterton Neighbourhood Plan, lies to the immediate west of the site.

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

No

Opportunities

Development of Otto_03 would enable provision of additional homes very close to the village centre.

Yield (number of dwellings or hectares of employment land)

32

Contribution to spatial strategy

Otterton is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of up to 32 dwellings on Otto_03 would be excessive in this context, but consideration could be given to a smaller allocation more in tune with the strategy.

Should the site be allocated?

No

Reasons for allocating or not allocating

Would enable provision of additional homes close to the village centre, but significant heritage and landscape harm is likely to result so that the site is not considered to be suitable for allocation.

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

No

5 Site Reference Otto_04

Site details

Settlement: Otterton

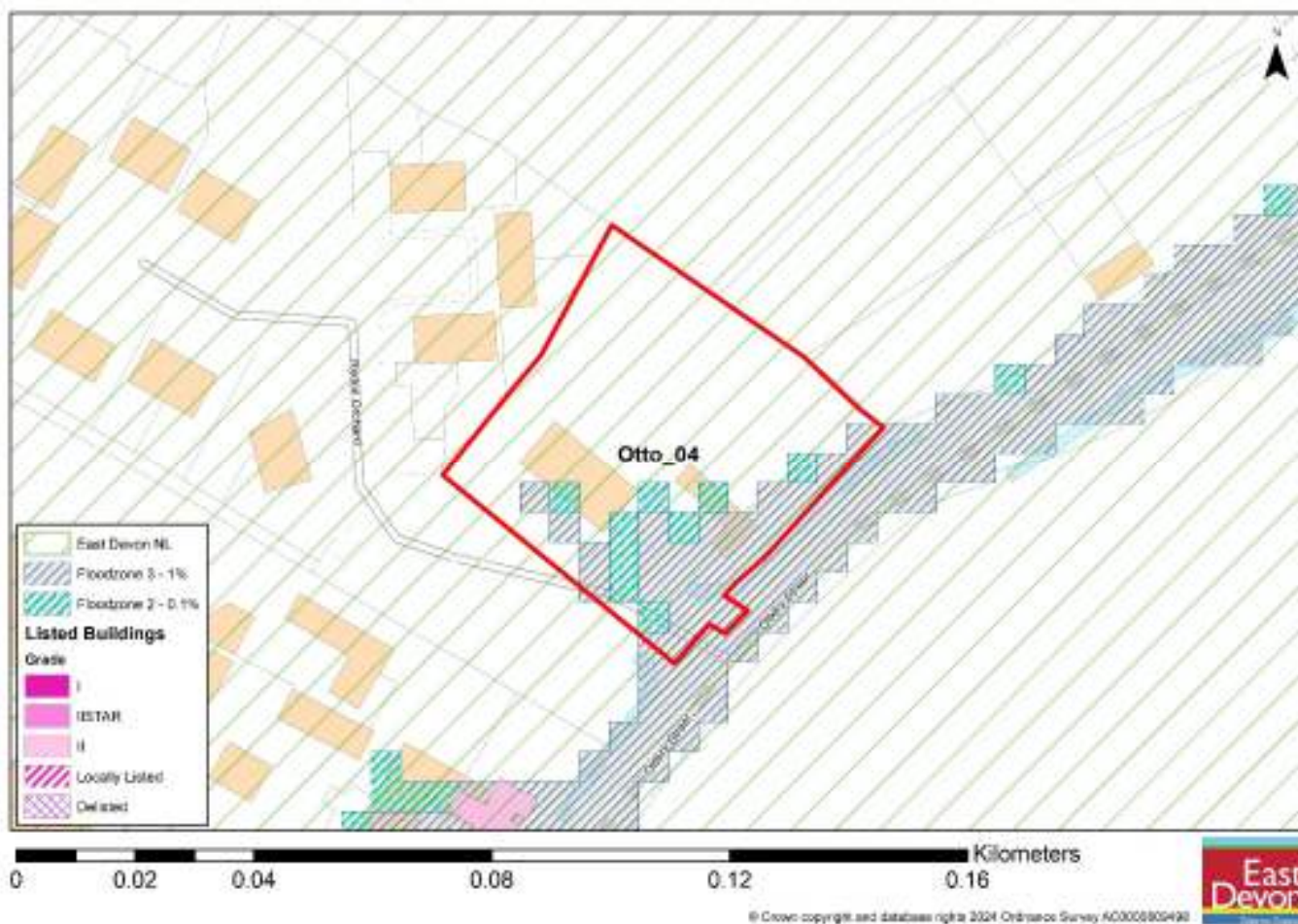
Reference number: Otto_04

Site area (ha): 0.28

Address: Rydon Close

Proposed use: Residential

Site map



Photos



Taken from junction of Rydon Close and Ottery Street with site in background.



Taken from Rydon Close.



Taken from Rydon Close

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council Highways had no comments. DCC education advise that Otterton Primary School has capacity to support development and both sites are within walking distance. Transport costs would apply for secondary.

Landscape

Overall landscape sensitivity - Medium. Site is within the East Devon National Landscape, but few of the key characteristics and qualities of the landscape are susceptible to change from the development proposed.

Historic environment

The site is close to two listed buildings and the impact is predicted to be medium: no significant effects which cannot be mitigated.

Ecology

Site adjons a habitat of principle importance (stream to south eastern border). Significant moderate adverse effect predicted. It is in the Exe Estuary and Pebblebed Heaths mitigation zones.

Accessibility

Otto_03 is within 800 metres of a small range of services/facilities including a primary school, pub, community hall and convenience store. There is no pavement along this part of Ottery Street.

Other constraints

Part of the site is and its access is in flood zone 3. The site is in a drinking water source protection zone.

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)

5

Contribution to spatial strategy

Otterton is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of up to 5 dwellings on Otto_03 would make a small contribution to this spatial strategy.

Should the site be allocated?

No

Reasons for allocating or not allocating

Parts of the site are within flood zone 3 and modelling of flood risk would be required. Given the very low potential housing yield, the site is not considered to be suitable for specific allocation in the plan. However, there are existing buildings on the site and it could be considered for inclusion within the settlement boundary.

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

No

Local Plan Member Working Group – Note of Discussions

Exmouth and surrounds – 26 July 2024

District Councillors:

Cllr Todd Olive (Working Party Member)

Cllr Mike Howe (Working Party Member)

Cllr Olly Davey (Working Party Member and Exmouth Town)

Cllr Brian Bailey (Working Party Member and Exmouth Littleham)

Cllr Geoff Jung (Woodbury and Lympstone)

Cllr Ben Ingham (Woodbury and Lympstone)

Cllr Charlotte Fitzgerald (Budleigh and Raleigh)

Cllr Melanie Martin (Budleigh and Raleigh)

Cllr Joe Whibley (Exmouth Town)

Cllr Tim Dumper (Exmouth Halsdon)

Cllr Andrew Toye (Exmouth Halsdon)

Cllr Ann Hall (Exmouth Littleham)

Cllr Maddy Chapman (Exmouth Brixington)

Cllr Cherry Nicholas (Exmouth Brixington)

Parish Council representatives

Cllr Ken Perry (Woodbury)

Cllr Derek Wendsley (East Budleigh)

Cllr Richard Witherby (Otterton)

Cllr Chris Pond (Colaton Raleigh)

Cllr Sue Francis (Lympstone Parish)

Lisa Bowman (Exmouth Town Council)

Cllr Mark Hillier (Mayor Budleigh Salterton)

Officers – Ed Freeman, Andrew Wood, Matthew Dickins,

Apologies – Cllr Paul Arnott, Cllr Dan Ledger

Issues/ Site Ref	Comments	Additional Attendees
East Budleigh		
General comments	<ul style="list-style-type: none"> • General acceptance for qualified levels of development at the village. 	
Ebud_01	<ul style="list-style-type: none"> • Whilst some previous concerns about the site there was general qualified acceptance/support for development. • Access to the site should be from Frogmore Road. • Significance of nearby listed Syon House noted. • Noted that road junctions (crossroad) in the village saw congestion and was busy – need for pedestrian safety measures in association with development. • Importance of hedgerow frontage of site noted. 	
Ebud_02	<ul style="list-style-type: none"> • Agreement with rejection of this site for allocation/development. 	
Ebud_03	<ul style="list-style-type: none"> • Agreement with rejection of this site for allocation/development. 	
Otterton		
General comments	<ul style="list-style-type: none"> • General agreement with officer recommendations. 	
Otto_01	<ul style="list-style-type: none"> • Seen as (larger scale) infilling opportunity in the village. • Water run-off concerns highlighted in respect of the site noting sloping nature and flooding vulnerability of nearby properties. • Sensitivities of the site demand high landscaping in/through development – highlighted that on site hedgerow protection/enhancement would be important. • Heritage importance noted and should be respected in development. • Parking concerns and pressures highlighted in the village, with queries raised around potential for development to help address issues. • Concern over impacts of development at the village crossroads, existing congestion noted (including holiday park traffic). • Need to ensure the site is given the correct reference name. • Highlighted that the site used to be an orchard and suggested that provision/establishment of fruit trees in site development would be appropriate. 	
Otto_02 and Otto_04	<ul style="list-style-type: none"> • Considered that both of these sites could be reasonable options for residential development. • Flooding and floodplain concerns were noted, but not necessarily insurmountable. • Sites are small and suggested that whilst not preferred to allocate for development site could potentially be included inside settlement boundaries – with an onus on prospective applicants undertaking and relevant technical assessment work to support any planning applications they wish to bring forward. 	
Otto_03	<ul style="list-style-type: none"> • Rejection of site as allocation for development noted and agreed with. 	

Issues/ Site Ref	Comments	Additional Attendees
	<ul style="list-style-type: none"> • However, suggested that the site could potentially support limited frontage development on to Behind Hayes. 	
Budleigh Salterton		
General comments	<ul style="list-style-type: none"> • Recognition of Budleigh Salterton as an appropriate settlement for development. • Case made for the removal of area at/around Marshland Road and Lansdone Road from the settlement boundary – further redevelopment/intensification of development seen as undesirable. • Concern that new development should reach highest green standards. • Budleigh Salterton sewage works considered to be at/beyond full capacity. 	
Budl_01	<ul style="list-style-type: none"> • Agreement with (new) recommendation of site being inappropriate for residential development noted (see town council 2023 consultation response). • Longer term, however, suggested site could offer new school potential. 	
Budl_02	<ul style="list-style-type: none"> • General agreement with support for development of this site. • Highlighted that the road frontage footpath for the site and to the west (fronting Evans Field) should be completed. • Preference for road access to the site to be via the Evans Field site to the west, not from the road to the north. 	
Budl_03	<ul style="list-style-type: none"> • Some suggestions that this site could also be allocated for development. • Noted, however, that the site is of some visual prominence (more so than Budl_02). • Considered that if allocated road access should be via Site Budl_02. 	
Other sites	<ul style="list-style-type: none"> • Officer recommendations for rejection for development of other sites for development were agreed with. 	
Exton		
General comments	<ul style="list-style-type: none"> • Recognition for appropriateness for development. • Concerns at high speed traffic through the village main road (but also noted that when congested traffic can flow slowly) speed restrictions favoured and also better footpaths. • Affordable and smaller housing favoured. 	
Wood_01 and Wood_28	<ul style="list-style-type: none"> • Sites regarded as an appropriate option for allocation for development – next logical sites for Exton future development. • Mill Lane highlighted as vulnerable to flooding – though noted that flooding works currently underway. • Noted that both sites are in the Coastal Preservation Area, though visual connectivity with the Sea/estuary questioned. • Suggested that vehicle access for Wood_01 should be through site Wood_28 (not from the main road). 	
Wood_41	<ul style="list-style-type: none"> • Agreed that this site should not be allocated for development. 	

Issues/ Site Ref	Comments	Additional Attendees
Woodbury		
Wood_06 and Wood_08	<ul style="list-style-type: none"> • Seen as reasonable sites for allocation for development, but community benefits felt to be needed from any development. 	
Wood_09	<ul style="list-style-type: none"> • Site reasonably well favoured for development by community (some opposition, mostly support - specifically so in respect of current planning application for the site). • Positive discussions held with applicant (through noted that all that has been suggested could be secured through legal agreements). • Development could open up public access creating open space close to the village core. • Development should be sensitive to heritage settings and assets. 	
Wood_10	<ul style="list-style-type: none"> • Strongly expressed opposition to development at this site. • Concerns about secure safe highway access from the village road to the west into the site. • Vehicle access over a bridge to the site, with dangerous dual pedestrian use was criticised. • Poor and unsafe pedestrian access criticised. • Questioned whether access could be achieved via Beeches Close. • Concerns over flooding raised in comment – <p>Action – Speak to DCC about highway access concerns.</p>	
Wood_16	<ul style="list-style-type: none"> • Considered to be a reasonable allocation for development. • Though concern over lack of community benefits in respect of current development proposals and also in respect to road access. • The frontage road to the site was noted as being busy with parking congestion noted. 	
Wood_20	<ul style="list-style-type: none"> • Allocation not supported with concerns raised around highway access. 	
Wood_24	<ul style="list-style-type: none"> • Noted that there was some past community support for this site, though also that it is quite divorced from the settlement. 	
GH/ED/72	<ul style="list-style-type: none"> • Suggestion that this site in Woodbury parish, close to Lympstone village – could be a credible ‘Woodbury’ development option. 	
Lympstone		
General comments	<ul style="list-style-type: none"> • Noted that GH/ED71 and 72 are in Woodbury parish. • There was observation expressing objection to development along Exeter Road (specifically applies to GH/ED/71). 	
GH/ED/71	<ul style="list-style-type: none"> • Rejection of this site as an allocation gained support. It was highlighted that it forms a very attractive, highly visually open, non-development gateway into the village. • The site forms an ancient pasture are with historic estate, behind attractive wall, to the west. 	
GH/ED/72	<ul style="list-style-type: none"> • Whilst representative at/from Lympstone settlement/parish rejected this site for development there were comments in support of development. • Highlighted the site lack community support as an option for development. 	

Issues/ Site Ref	Comments	Additional Attendees
	<ul style="list-style-type: none"> The question was raised – why if GH/ED/73 was acceptable why not GH/ED/72? There was also an observation that if housing as to be provided this site is better than development in the south of the parish along Courtlands Road. 	
GH/ED/73	<ul style="list-style-type: none"> It was highlighted that GH/ED/73 was far less visually prominent than GH/ED/72. The site was seen as a long-standing future credible option for Lympstone expansion. Concern expressed about acceptability of highway access from the site onto Strawberry Hill. Noted that there was a planning application in on this site. Care would be needed over nature/type of housing coming forward with affordable being ‘pepper-potted’ through the scheme. 	
GH/ED/74 and GH/ED/75	<ul style="list-style-type: none"> It was agreed that these sites should be rejected as options for development. Adverse visual impacts would result from development. 	
Lymp_01	<ul style="list-style-type: none"> Noted that the site has a planning application in for 2 homes. Concern over adverse visual impact and extra traffic impacts on the village. But also view that the site was a reasonable development option – noting proximity to village facilities but also that some demolition would be required. 	
Lymp_02, Lymp_03 and Lymp_04	<ul style="list-style-type: none"> Rejection support – flooding concerns highlighted. 	
Lymp_11	<ul style="list-style-type: none"> Agreed site should not be allocated – regarded as unacceptable. 	
Exmouth		
General comments	<ul style="list-style-type: none"> There was a challenge to the principle for (larger scale) development at Exmouth. This was based on concerns that almost all sites under consideration are on the edge of the town and are some distance from services and facilities available in the town centre. This undermines the conclusion in the plan that Exmouth is the most sustainable settlement. New development can be delivered closer to services and facilities elsewhere. 	
Sites at/to the north-western of Exmouth		
<ul style="list-style-type: none"> There was general concern, though not universal opposition, to development on the northern side of Exmouth. 		
Lymp_05 and Lymp_06	<ul style="list-style-type: none"> Agree with recommendation to not allocate. 	
Lymp_07	<ul style="list-style-type: none"> Strong opposition to recommendation allocation of this site. Advised of community opposition to development of this site including from a local business. Site reported to be highly visible with lots of public access/footpaths through the site including East Devon way. 	

Issues/ Site Ref	Comments	Additional Attendees
	<ul style="list-style-type: none"> • Site falls in the area shown as Green Wedge. • Concern of impacts on Listed buildings and wall that are close to the site (comments also apply to Exmo_11/ Exmo_23). • Concern that site development would be isolated from other built-up areas. • Pointed out (in its favour) that the site is on a good bus route and close to cycle routes so good in sustainable travel terms and close to good road links. • Drainage concerns at the site were reported to not be serious. • Concern that development would add to congestion (also applies to/in conjunction with possible development of Lymp_12). • As a point of accuracy wording in officer report needs checking/amending in respect of recommendation to allocate (should do rather than do not allocate). 	
Lymp_08	<ul style="list-style-type: none"> • Considered that site should not be allocated. In the Green Wedge and seen as isolated from other development. • Dinan Way extension/development could impact on the site (reported that road works could start soon). 	
Lymp_12	<ul style="list-style-type: none"> • General agreement to rejection as option for development – though noted that Dinan Way extension would go through the site. 	
Exmo_11/ Exmo_23	<ul style="list-style-type: none"> • Site seen as isolated and reported to be in the Green Wedge – opposition to allocation for development. 	
<p>Sites to the north of Exmouth/around Hulham Road</p> <ul style="list-style-type: none"> • There was strong opposition expressed to development at and around this area. Based on opposition to development in this area it was queried what a favoured alternative for development would be – strong support for large scale development at Exmo_20a was expressed as a better option. 		
Lymp_13, Lymp_17 and Exmo_4b	<ul style="list-style-type: none"> • These sites were shown as rejected choices as allocations for development. There was strong opposition to development in this general part of Exmouth so implying agreement to oppose allocation for development. 	
Lymp_09, Lymp_10a, Lmp_14 and Exmo_4b	<ul style="list-style-type: none"> • These sites are taken together as they were collectively proposed for allocation for development in the draft plan, noting that there are also separate/additional submissions sites that overlap these in part/full). • This collection of sites were strongly opposed as allocations for development. • It was suggested that rather than be built on the sites should make a valuable Green Infrastructure contribution and recreation area. Significant flooding concerns were expressed at and for the sites – with run off onto Hulham Road. • Sites were regarded as remote from built-up areas of Exmouth and remote from services and facilities (doctors, schools, etc). 	
<p>Sites on the western side of Exmouth</p>		
Exmo_06	<ul style="list-style-type: none"> • Noted that this site has a resolution to grant planning permission. No substantive opposition to development expressed. 	

Issues/ Site Ref	Comments	Additional Attendees
Exmo_08 and Exmo_16	<ul style="list-style-type: none"> There was some opposition to allocation of these sites (more so Exmo_16) – it was highlighted that Exmo_16 would have road access from the north with expectation of this linking through to Exmo_08. 	
Exmo_07	<ul style="list-style-type: none"> Rejection for allocation was supported. 	
Exmo_09, Exmo_15 and Exmo_17	<ul style="list-style-type: none"> It should be noted that Exmo_17 is a large site, Exmo_09 falls within a northern third of it and Exmo_15 is a very small site in part if its north-west. There were varied responses in respect of suitability for the overall larger site (in the National Landscape - AONB) of Exmo_17 for development. Concerns expressed around visual intrusiveness and landscape impacts (suggested could form a precedence for additional development in the National Landscape). Importance of trees and hedgerows on an undulating site area were highlighted. In contrast, however, it was noted that the site is close to many facilities and has a cycle path running through (this should be under passed for road traffic). Suggestion that a new road through this site could provide for holiday traffic through route. Highlighted that there have been calls for cemetery expansion on to land in the south of this site. 	
Exmo_16	<ul style="list-style-type: none"> Some support for development at this site. 	
Exmo_20a	<ul style="list-style-type: none"> This site was not debated at length but there was clear support for this site as a better development option for development that some sites recommended for allocation. It was highlighted that major development, a large site, offered scope to secure community facilities and benefits in association with development, whereas (the concern was expressed) smaller sites do not offer this potential. Heritage sensitivities at this site, specifically church/buildings at St John in the Wilderness, were noted. <p>Action: Whilst this site was rejected in officer assessment, based on lack of currently being promoted by/on behalf of land owners for development, officers are reviewing this site option again.</p>	
Exmo_24	<ul style="list-style-type: none"> Rejection of this site as an allocation for development was supported – adverse traffic impacts were noted. 	
Sites in the built up parts of Exmouth and south of Exmouth		
Rejected 'blue shaded sites'	<ul style="list-style-type: none"> It was noted that a large number of sites failed site sifting and these were rejected as potential allocations – agreed they should not be allocated. Exmo_03 was also rejected on account of/through site assessment work. 	
Exmo_50	<ul style="list-style-type: none"> Agree this site, the police station, provided a good redevelopment opportunity and hence allocation. Suggested the site could accommodate greater numbers (e.g. through a flat development) and there were calls for affordable housing provision. 	

Feedback on potential development sites at Exmouth and Lympstone in respect of Coastal Preservation Area and Green Wedge designation as well as further potential development land

August 2024

In the Spring of 2024 we undertook further consultation on the East Devon Local Plan under Regulation 18 of the plan making regulations. This consultation ran from Thursday 16th May 2024 to Thursday 27th June 2024.

The consultation was centred around a series of topic matters, see [Further Draft Local Plan Consultation - East Devon](#) with three, in particular as noted below, specifically relevant to potential land allocations for development in areas covered by this report.

- Green wedge areas,
- Coastal Preservation areas, and
- New Housing and Mixed Use Site Allocations

We received consultation feedback through the Commonplace on-line consultation platform as well as receiving feedback in the form of emails and pdf documents that were sent in directly. This report primarily draws on information received through the consultation portal. We have used Artificial Intelligence (AI) to produce the summary comments contained in this report. We would stress, however, that the AI outputs have been reviewed and considered by officers alongside original submissions. The AI outputs are regarded as providing an accurate and very useful summation of matters raised in feedback and the strength of comment. All comments made through the online system can be viewed at: [Have Your Say Today - East Devon Local Plan Further Consultation - Commonplace](#)

To date we have not summarised non-on-line submitted comments that we received, though from officer review we would consider that those submitted by members of the public are in line with the sentiments and views expressed through the on-line route. There were, however, also some comments made by agents (typically acting for land owners promoting development) and by various bodies and organisations that did not come in through the portal. In these non-general-public submitted comments there were some differing views expressed (differing to the general public

feedback that tended to be opposed to development). We make some specific note in this report to some of the concerns raised.

We would highlight that this further round of Regulation 18 consultation should be considered alongside the first Regulation 18 consultation that we undertook and which ran from 7 November 2022 to 15 January 2023. Comments from the first round of consultation can be viewed at [Comments made during the Draft Local Plan Consultation and Feedback Report - East Devon](#)

To gain a full picture of feedback both sets of comments should be reviewed. It may well be that some individuals and organisations did not comment at the second round of consultation as they considered that they had raised all relevant matters that they wished to comment on at the first stage of consultation.

Green Wedge – non-site-specific comments for all locations in East Devon

We asked two questions in the further consultation that were relevant to Green Wedge matters in general, they are therefore applicable across the District. The questions asked and the summary feedback received are set out below.

Do you think that sites proposed for new housing or employment development should be included in the Green Wedges (would the development be appropriate inside a Green Wedge?) or should the Green Wedges be redrawn to exclude them?

Summary: The responses to this question overwhelmingly oppose including new housing or employment development within Green Wedges. Most respondents view Green Wedges as important areas that should be protected from development to maintain separation between settlements, preserve local character, and protect the environment. There is strong sentiment against redrawing Green Wedge boundaries to accommodate development, as many feel this would undermine the purpose and integrity of Green Wedges. A small minority support some limited development within Green Wedges or redrawing boundaries in certain circumstances.

Key points raised, in order of frequency:

1. Opposition to any development in Green Wedges
 - Green Wedges should be protected from all development
 - Development would undermine the purpose of Green Wedges
2. Opposition to redrawing Green Wedge boundaries

- Redrawing boundaries would set a precedent for future erosion
 - Changing boundaries undermines the integrity of Green Wedges
3. Environmental and landscape protection
 - Preserving wildlife habitats and biodiversity
 - Maintaining green spaces for wellbeing and climate reasons
 4. Preserving settlement identity and character
 - Preventing coalescence of settlements
 - Maintaining distinct local identities
 5. Support for excluding development from Green Wedges
 - Green Wedges should be redrawn to exclude proposed development sites
 6. Infrastructure and service concerns
 - Inadequate roads, schools, healthcare facilities
 - Concerns about increased traffic and congestion
 7. Limited support for some development in Green Wedges
 - Some respondents open to limited or carefully managed development
 8. Calls for expanding or strengthening Green Wedges
 - Suggestions to extend existing Green Wedges
 - Calls for stronger protections for Green Wedges
 9. Concerns about housing needs and affordability
 - Recognition of housing needs, but not at expense of Green Wedges
 - Suggestions to focus on brownfield sites or existing urban areas
 10. Confusion or disagreement with the question
 - Some respondents found the question unclear or disagreed with its premise

Do you think the wording of the Green Wedges policy is appropriate?

Summary: The responses to the question about the appropriateness of the Green Wedges policy wording show mixed opinions, with a slight majority expressing support for the policy as written. However, many respondents, even those who generally agree with the policy, suggest that the wording could be strengthened to provide more robust protection for Green Wedges. There are also concerns about potential loopholes in the current wording and calls for clearer, more definitive language prohibiting development in these areas.

Key points raised, in order of frequency:

1. Support for the policy wording as is
 - Many find it clear and appropriate
 - Seen as important for maintaining settlement identity
2. Calls for stronger, more definitive language
 - Suggestions to prohibit all development in Green Wedges
 - Concerns about potential loopholes in current wording
3. Need for clearer definitions and less ambiguity
 - Some find the wording confusing or open to interpretation
 - Calls for more specific criteria for what constitutes a Green Wedge
4. Requests to reinstate or add environmental protection aspects
 - Mentions of wildlife corridors, biodiversity, and ecological importance

- Desire to include health and wellbeing benefits of green spaces
- 5. Concerns about policy implementation and enforcement
 - Questions about how strictly the policy will be applied
 - Worries about potential overrides by developers or planners
- 6. Suggestions for policy expansion
 - Proposals to include more areas as Green Wedges
 - Calls for broader protection of rural character
- 7. Criticisms of the policy concept
 - Some view it as too restrictive for necessary development
 - Concerns about hindering economic growth
- 8. Support for the principle, but doubts about effectiveness
 - Agreement with the intent, but skepticism about practical application
 - Worries about gradual erosion of Green Wedges over time
- 9. Requests for simpler language
 - Some find the wording too complex or technical
 - Calls for more accessible phrasing for non-experts
- 10. Concerns about consistency with other planning policies
 - Questions about how Green Wedges relate to other designations
 - Calls for better integration with overall planning strategy

Non-on-line submitted comments in respect of Green Wedge and Coastal Preservation Area proposals

We would highlight, however, that there were challenges to establishing Green Wedge and Coastal Preservation Area proposal in general and to specific designated locations.

There was concern raised that the way that Green Wedge and Coastal Preservation Area designations were consulted on was not in line with the requirement of a local plan to address all relevant issues. It was suggested that with potential designations falling over proposed development sites they would adversely impact on ability to secure appropriate levels of development. These designations and the way they were consulted on was also seen as potentially inappropriately distorting development site allocation choices.

There was a challenge that Coastal Preservation Area boundaries were not justified and the blanket approach applied was too restrictive and not appropriate.

There was also a challenge to the role and relevance of Green Wedge designation. The view was also expressed that there was a lack of methodology or coherent process followed to define areas that should be included. With comment that designation, if appropriate, should apply to areas where development would genuinely undermine separation and not be a blanket approach.

Natural England, however, highlighted positive opportunities that could be provided by Green Wedge designation for Local Nature Recovery Networks and biodiversity gain.

Feedback specifically relevant to Exmouth and the southern side of Lympstone

In respect of the Green Wedge area that we consulted on, in this part of the District, and noting that a number of proposed development allocations sites fall in this area, the feedback received in respect of the question asked is set out below.

How satisfied are you with the proposed Green Wedge between Exmouth and Lympstone? Why do you feel this way and do you have any other comments?

Summary: The responses to the question about the proposed Green Wedge between Exmouth and Lympstone overwhelmingly express strong support for maintaining and even expanding the current Green Wedge. Many respondents emphasize the importance of preserving the separation between Lympstone and Exmouth, protecting the village character of Lympstone, and maintaining environmental and recreational benefits. There is significant opposition to any development within the Green Wedge, particularly regarding the proposed sites Lymp_07 and Lymp_08. Concerns about infrastructure capacity, loss of agricultural land, and the impact on wildlife are also frequently mentioned.

Key points raised, in order of frequency:

1. Strong support for maintaining or expanding the Green Wedge
 - Prevent coalescence between Lympstone and Exmouth
 - Preserve Lympstone's village character and identity
2. Opposition to development within the Green Wedge
 - Particularly strong opposition to Lymp_07 and Lymp_08
 - Concerns about setting precedents for future development
3. Environmental and landscape protection
 - Preservation of wildlife habitats and biodiversity
 - Importance of maintaining the area's natural beauty
4. Infrastructure concerns
 - Inadequate roads, schools, healthcare facilities, and sewage systems
 - Inability of current infrastructure to support additional housing
5. Recreational value and public access
 - Importance of green spaces for community well-being and mental health
6. Traffic and congestion issues
 - Worries about increased traffic on local roads
 - Existing congestion problems
7. Suggestions for alternative development approaches

- Proposals for focusing development in urban areas or creating new towns
- 8. Confusion about the proposal or question
 - Some respondents found the question unclear or lacked information
- 9. Support for limited development in specific areas
 - Some acceptance of small-scale development in certain locations

Proposed Development sites in the Coastal Preservation Area

We also showed a Coastal Preservation Area that fell across parts of this Green Wedge area and also included land to the east of it. We consulted on specific proposed development allocations sites that fell in this Coastal Preservation Area. Specific comments on sites we consulted on area set out below.

Lymp_07 – Land at Courtland Cross, Exeter Road, Lympstone

We asked the question below and received the feedback summarised.

Do you have any comments on Lymp_07 being within the proposed CPA?

Summary:

The responses to the question about Lymp_07 being within the proposed Coastal Preservation Area (CPA) overwhelmingly express opposition to any development in this area. Respondents emphasize the importance of preserving the natural beauty, wildlife habitats, and the distinct identity of Lympstone as a village separate from Exmouth. Many raise concerns about the inability of the current infrastructure, particularly roads, to support additional development in this area. There is a strong sentiment that this site should be included in the CPA to prevent further encroachment on the green wedge between Exmouth and Lympstone.

Key points raised, in order of frequency:

1. Preservation of green space and wildlife habitats
 - Maintain the distinct identity of Lympstone as a village separate from Exmouth
 - Protect the rural character and biodiversity of the area
2. Infrastructure concerns
 - Inability of the road network, particularly the A376, to handle additional traffic
 - Overloading of existing public services and utilities
3. Opposition to development in the CPA
 - Concerns about setting a precedent for development in protected areas
 - Call for this site to be included in the CPA to prevent further encroachment
4. Recreational and community value

- Importance of preserving the green wedge and views for local residents and visitors
- Impact on the East Devon Way walking route
- 5. Previous planning decisions
 - Reminder that this site was previously rejected for development
 - Lack of changed circumstances to justify a different outcome
- 6. Separation of Lympstone and Exmouth
 - Concern about the merging of the two settlements
 - Importance of maintaining a clear boundary between the town and village

Exmo_23 – Courtlands Barn, Courtlands Lane (Note that this site overlaps with Exmo_11 and in other local plan work this other site reference is used)

We asked the question below and received the feedback summarised.

Do you have any comments on Exmo_23 being within the proposed CPA?

Initial Summary: The responses to the question about Exmo_23 being within the proposed Coastal Preservation Area (CPA) predominantly reveal strong opposition to development in this area. Most respondents express concerns about environmental impact, coastal preservation, and traffic issues. There is a notable emphasis on the importance of maintaining the coastal character and addressing existing infrastructure problems before considering new developments.

Key points raised, in order of frequency:

1. Environmental and coastal protection
 - Concerns about damage to the environment, coastal zones, and wildlife
 - Visual impact on the estuary and coast
2. Opposition to further development
 - Calls to stop building houses in the area
 - Concerns about traffic and infrastructure capacity
3. Visibility and landscape impact
 - Site's visibility from the coast
 - Importance of maintaining separation between areas
4. Affordable housing and local needs
 - Call for more council houses instead of unaffordable housing
5. Confusion or lack of information
 - Some respondents expressed confusion about the question or lack of information
6. Mixed views on development
 - One respondent viewed the site as sensible infill
 - Suggestion that including the site in the CPA would be more honest

Lymp_08 - Land off Summer Lane, Exmouth

We asked the question below and received the feedback summarised.

Do you have any comments on Lymp_08 being within the proposed CPA?

Summary:

The responses to the question about Lymp_08 being within the proposed Coastal Preservation Area (CPA) overwhelmingly express opposition to any development on this site. Respondents emphasize the importance of preserving the natural landscape, views, and wildlife habitats in this area. Many are concerned about the inadequate infrastructure, particularly the narrow roads and lack of public transport, to support additional development. There is a strong sentiment that this site should be included within the CPA to prevent further encroachment on the green wedge between Exmouth and Lympstone.

Key points raised, in order of frequency:

1. Preservation of green space and wildlife habitats
 - Maintain the distinct identity of Lympstone as a village separate from Exmouth
 - Protect the rural character and biodiversity of the area
2. Infrastructure concerns
 - Inability of the narrow, rural roads to handle additional traffic
 - Lack of public transport options for this isolated site
3. Opposition to development in the CPA
 - Concerns about setting a precedent for development in protected areas
 - Call for this site to be included in the CPA to prevent further encroachment
4. Flooding and drainage issues
 - Potential for increased runoff and flood risks
5. Unsuitability of the site for development
 - Concerns about the site's isolation, narrow access roads, and proximity to listed properties
6. Separation of Lympstone and Exmouth
 - Importance of maintaining a clear boundary between the town and village

Lymp_09 - Land fronting Hulham Road

We asked the question below and received the feedback summarised.

Do you have any comments on Lymp_09 being within the proposed CPA?

Summary:

The responses to the question about Lymp_09 being within the proposed Coastal Preservation Area (CPA) overwhelmingly express opposition to any development on this site. Respondents emphasise the importance of preserving the open countryside, wildlife habitats, and the distinct separation between Lympstone and Exmouth. Many are concerned about the inadequate infrastructure, particularly the narrow roads and lack of public transport, to support additional development in this area. There is a strong sentiment that this site should be included within the CPA to prevent further encroachment on the green wedge and the sensitive Woodbury Common area.

Key points raised, in order of frequency:

1. Preservation of green space and wildlife habitats
 - Maintain the distinct identity of Lympstone as a village separate from Exmouth
 - Protect the rural character, biodiversity, and ecological sensitivity of the area near Woodbury Common
2. Infrastructure concerns
 - Inability of the narrow, rural roads to handle additional traffic
 - Lack of public transport options for this isolated site
3. Opposition to development in the CPA
 - Concerns about setting a precedent for development in protected areas
 - Call for this site to be included in the CPA to prevent further encroachment
4. Flooding and drainage issues
 - Potential for increased runoff and flood risks due to the site's location
5. Separation of Lympstone and Exmouth
 - Importance of maintaining a clear boundary between the town and village
6. Unsuitability of the site for development
 - Concerns about the site's isolation, proximity to Woodbury Common, and lack of integration with existing homes
7. Landscape and visual impacts
 - Detrimental impacts on views from the Exe Estuary

Lymp_10a - Land off Hulham Road

We asked the question below and received the feedback summarised.

Do you have any comments on Lymp_10a being within the proposed CPA?

Summary:

The responses to the question about Lymp_10A being within the proposed Coastal Preservation Area (CPA) overwhelmingly express opposition to any development on this site. Respondents emphasize the importance of preserving the open countryside, wildlife habitats, and the distinct separation between Lympstone and Exmouth, especially in relation to the ecologically sensitive Woodbury Common

area. Many are concerned about the inadequate infrastructure, particularly the narrow roads and lack of public transport, to support additional development in this remote location. There is a strong sentiment that this site should be included within the CPA to prevent further encroachment on the green wedge and protected landscapes.

Key points raised, in order of frequency:

1. Preservation of green space and wildlife habitats
 - Maintain the distinct identity of Lymptone as a village separate from Exmouth
 - Protect the rural character, biodiversity, and ecological sensitivity of the area near Woodbury Common
2. Infrastructure concerns
 - Inability of the narrow, rural roads to handle additional traffic
 - Lack of public transport options for this isolated site
3. Opposition to development in the CPA
 - Concerns about setting a precedent for development in protected areas
 - Call for this site to be included in the CPA to prevent further encroachment
4. Flooding and drainage issues
 - Potential for increased runoff and flood risks due to the site's location
5. Separation of Lymptone and Exmouth
 - Importance of maintaining a clear boundary between the town and village
6. Unsuitability of the site for development
 - Concerns about the site's isolation, proximity to Woodbury Common, and lack of integration with existing homes
7. Landscape and visual impacts
 - Detrimental impacts on views from the Exe Estuary
8. Proximity to Woodbury Common
 - Concerns about encroachment on this ecologically sensitive area

Exmo_17 - Land to the South of Littleham

We asked the question below and received the feedback summarised.

Do you have any comments on Exmo_17 being within the proposed CPA?

Initial Summary: The responses to the question about Exmo_17 being within the proposed Coastal Preservation Area (CPA) overwhelmingly express opposition to any development in this area. Respondents emphasise the importance of preserving the natural beauty, wildlife habitats, and recreational value of the site. Many raise concerns about infrastructure capacity, particularly regarding roads, sewage systems, and local services. There is a strong sentiment that the area's current designations as an Area of Outstanding Natural Beauty (AONB) and part of the CPA should be respected and maintained.

Key points raised, in order of frequency:

1. Environmental and landscape protection
 - Preservation of wildlife habitats and biodiversity
 - Importance of maintaining the area's natural beauty
2. Infrastructure concerns
 - Inadequate roads, schools, healthcare facilities, and sewage systems
 - Inability of current infrastructure to support additional housing
3. Recreational value and public access
 - Importance of the cycle path and walking routes
 - Area's contribution to community well-being and mental health
4. Opposition to development in CPA/AONB
 - Criticism of considering development in protected areas
 - Concern about setting a precedent for future development
5. Local character and identity
 - Preservation of Littleham village character
 - Concern about Exmouth becoming overdeveloped
6. Traffic and congestion issues
 - Worries about increased traffic on local roads
 - Existing congestion problems
7. Flooding and drainage concerns
 - Site being on a flood plain
 - Potential impact on water management
8. Support for inclusion in CPA
 - Calls for the site to be included or remain within the CPA
9. Affordable housing needs
 - Preference for affordable or council housing if development occurs
10. Confusion about the question or proposal
 - Some respondents found the question unclear or lacked information

Exmo_50 - Exmouth Police Station – Additional potential land allocation

We consulted on this site as a redevelopment opportunity with the question and feedback received set out below.

How do you feel about the option to allocate site Exmo_50? Why do you feel this way and do you have any other comments?

Initial Summary: The responses to the question about allocating site Exmo_50 (the disused police station in Exmouth) show strong support for redevelopment, with a focus on housing. Most respondents view this as a positive use of a brownfield site within the town center. However, there are concerns about infrastructure, especially sewage systems, and the type of housing to be provided. Many emphasize the need for affordable or social housing, and stress the importance of sensitive design given the site's location near historic buildings.

Key points raised, in order of frequency:

1. Support for brownfield development
 - Preference for using brownfield sites over greenfield
 - Seen as sustainable and efficient use of urban land
 2. Housing type and affordability
 - Strong emphasis on need for affordable or social housing
 - Some calls for housing suitable for younger generations
 3. Design considerations
 - Need for sensitive development respecting nearby historic buildings
 - Current police station described as an "eyesore" by some
 4. Infrastructure concerns
 - Sewage system capacity issues mentioned frequently
 - Road network and other infrastructure (schools, healthcare) also noted
 5. Location benefits
 - Proximity to town center and facilities viewed positively
 - Seen as more sustainable than rural development options
 6. Alternative uses suggested
 - Some preference for retaining police presence or station
 - Suggestion for car park use
 7. General support for redevelopment
 - Site viewed as currently underutilized or run-down
 - Redevelopment seen as part of town improvement
 8. Concerns about overdevelopment
 - Some worry about impact on existing residents
 - Calls for infrastructure improvements before further development
 9. Environmental considerations
 - Mentions of need for sustainable features (solar panels, grey water storage)
 - Preservation of countryside by developing in town
 10. Scale and mix of development
 - Some comments on need for appropriate scale
 - Calls for varied housing types
-

Feedback specifically relevant to the northern side of Lymptstone and around Exton

Proposed Development sites in the Coastal Preservation Area

We also showed a Coastal Preservation Area to the north of Lymptstone and around Exton. We consulted on specific proposed development allocations sites that fell in this Coastal Preservation Area. Specific comments on sites we consulted on area set out below.

GH/ED/72

We asked the question below and received the feedback summarised.

Do you have any comments on GH/ED/72 being within the proposed CPA?

Summary:

The responses to the question about site GH/ED/72 being within the proposed Coastal Preservation Area (CPA) express strong opposition to the inclusion of this site for potential development. Respondents emphasize the importance of preserving the site's environmental and scenic value, as well as concerns about the site's impact on the sensitive ecosystems of the Exe Estuary. There are also widespread concerns about the already strained infrastructure and services in the Lymptstone and Exmouth areas, which would be further stressed by additional development.

Key points raised, in order of frequency:

1. Objections to Development within the CPA
 - Questioning the rationale for considering development in a protected coastal area
 - Calls to maintain the established CPA boundaries and restrictions
2. Concerns about Environmental and Landscape Impacts
 - Preserving the natural habitats and ecosystems surrounding the Exe Estuary
 - Maintaining the scenic character and views of the coastal landscape
3. Infrastructure and Service Capacity Issues
 - Existing roads, schools, healthcare facilities, and other services already at capacity
 - Doubts about the ability to support additional development
4. Impacts on the Character and Identity of Lymptstone
 - Concerns about the scale of development overwhelming the rural character of the village
 - Potential conflicts with the adopted Lymptstone Neighbourhood Plan
5. Flooding and Drainage Concerns
 - Increased risk of flooding and runoff into the Exe Estuary due to additional development
6. Preference for Protecting Farmland and Open Spaces
 - Objections to the loss of valuable agricultural land and undeveloped areas
7. Acknowledgment of the Site's Sustainable Location
 - Recognition of the site's accessibility and proximity to public transport options

GH/ED/73

We asked the question below and received the feedback summarised.

Do you have any comments on GH/ED/73 being within the proposed CPA?

Summary:

The responses to the question about site GH/ED/73 being within the proposed Coastal Preservation Area (CPA) express similar concerns to those raised about GH/ED/72. There is strong opposition to including this site for potential development, with respondents emphasizing the importance of preserving the environmental and scenic value of the area, as well as doubts about the ability of the local infrastructure and services to accommodate additional housing.

Key points raised, in order of frequency:

1. Objections to Development within the CPA
 - Questioning the rationale for considering development in a protected coastal area
 - Calls to maintain the established CPA boundaries and restrictions
2. Concerns about Environmental and Landscape Impacts
 - Preserving the natural habitats and ecosystems surrounding the Exe Estuary
 - Maintaining the scenic character and views of the coastal landscape
3. Infrastructure and Service Capacity Issues
 - Existing roads, schools, healthcare facilities, and other services already at capacity
 - Doubts about the ability to support additional development
4. Impacts on the Character and Identity of Lympstone
 - Concerns about the scale of development overwhelming the rural character of the village
 - Potential conflicts with the adopted Lympstone Neighbourhood Plan
5. Flooding and Drainage Concerns
 - Increased risk of flooding and runoff into the Exe Estuary due to additional development
6. Preference for Protecting Farmland and Open Spaces
 - Objections to the loss of valuable agricultural land and undeveloped areas
7. Acknowledgment of the Site's Sustainable Location
 - Recognition of the site's accessibility and proximity to public transport options

Wood_28

We asked the question below and received the feedback summarised.

Do you have any comments on Wood_28 being within the proposed CPA?

Summary:

The responses to the question about site Wood_28 being within the proposed Coastal Preservation Area (CPA) overwhelmingly express opposition to any development of this site. Respondents emphasize the importance of preserving the natural environment, wildlife habitats, and scenic value of the area, as well as concerns about the already strained infrastructure and services in the Exmouth and Lympstone region. There is a strong sentiment that the CPA designation should be respected and maintained, with several calls to remove the site from consideration for development.

Key points raised, in order of frequency:

1. Importance of Environmental and Landscape Protection
 - Preserving the natural habitats and ecosystems of the coastal area
 - Maintaining the scenic beauty and character of the landscape
2. Concerns about Infrastructure and Service Capacity
 - Roads already experiencing heavy congestion
 - Overstretched schools, healthcare facilities, and other local services
3. Objections to Development within the CPA
 - Questioning the rationale for considering development in a protected area
 - Calls to respect the established CPA boundaries and restrictions
4. Preference for Prioritizing Brownfield and Infill Development
 - Suggestions to focus new housing on underutilized sites within urban areas
 - Concerns about the loss of valuable farmland and open spaces
5. Concerns about Impacts on Wildlife and Biodiversity
 - Potential negative effects on the Exe Estuary's sensitive ecosystems and migratory birds
6. Acknowledgment of the Site's Sustainable Location
 - Recognition of the site's accessibility and proximity to public transport options