

East Devon Local Plan 2020-2040



Site Selection report

Exmouth



Aug 2024. Report for Strategic Planning Committee.

East Devon – an outstanding place

Contact details

Planning Policy
East Devon District Council
Blackdown House, Border Road, Heathpark Industrial Estate, HONITON,
EX14 1EJ

Phone: 01404 515616

Email: planningpolicy@eastdevon.gov.uk

www.eastdevon.gov.uk/planning/planning-policy/
[@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

Contents

1. Introduction.....	4
2. Site Reference Exmo_50 - Exmouth Police Station.....	7
3. Site Reference Exmo_03 - Land at bottom of Bapton Lane.....	10
4. Site Reference Exmo_23 - Courtlands Barn, Courtlands Lane.....	14
5. Site Reference Lymp_07 - Land at Courtland Cross, Exeter Road, Lympstone.....	17
6. Site Reference Lymp_12 – land fronting A376 and Summer Lane.....	20
7. Site Reference Lymp_08 - Land off Summer Lane, Exmouth.....	23
8. Site Reference Exmo_04 - Land at Marley Drive, Lympstone	26
9. Site Reference Lymp_09 – Land fronting Hulham Road.....	32
10. Site Reference Lymp_10 - Land off Hulham Road, Lympstone	35
11. Site Reference Lymp_14 - Coles Field, Hulham Road	38
12. Site Reference Lymp_17 – Land at Marley House.....	41
13. Site Reference Exmo_07 - Bystock Court, Old Bystock Drive	44
14. Site Reference Exmo_21 – land east of Bystock court	48
15. Site Reference Exmo_20 - Land at St.John’s, Exmouth.....	51
16. Site Reference Exmo_20b – Land north of Liverton Business Park	54
17. Site Reference Exmo_24 - Land to the north of Salterton Road.....	58
18. Site Reference Exmo_18 - Land directly to the east of Liverton Business Park.....	61
19. Site Reference Exmo_17 - Land to the South of Littleham	64
20. Site Reference Exmo_06 - Douglas Gardens, Exmouth.....	70
21. Site Reference Exmo_08 - Littleham Fields, Exmouth	73
22. Site Reference Exmo_16 - Land to the rear of Elm Lane	77
23. Site Reference Lymp_13 - Kings Garden & Leisure, Higher Hulham Rd.....	80

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.

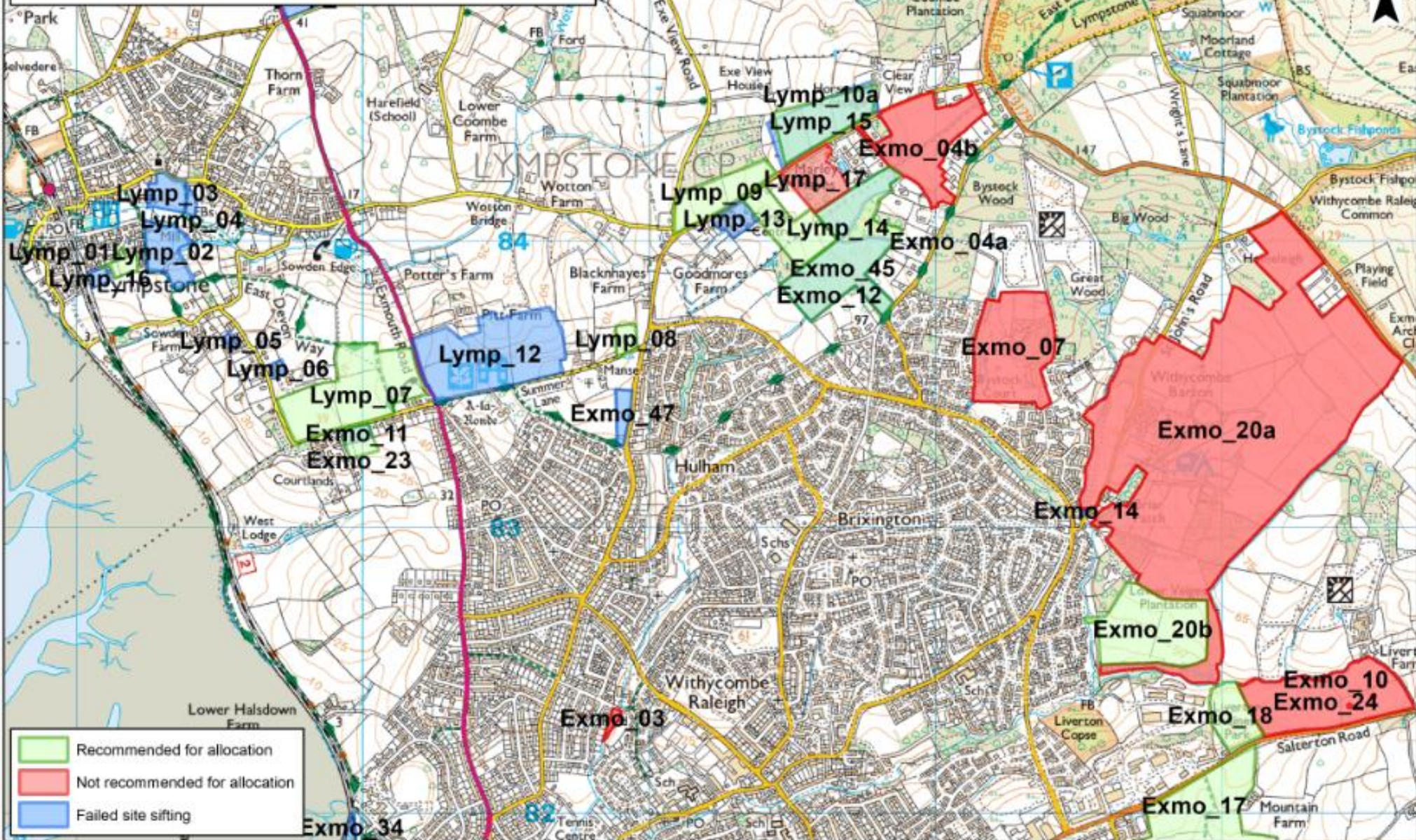
1.7. The following sites did not pass site sifting at Exmouth:

- 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.

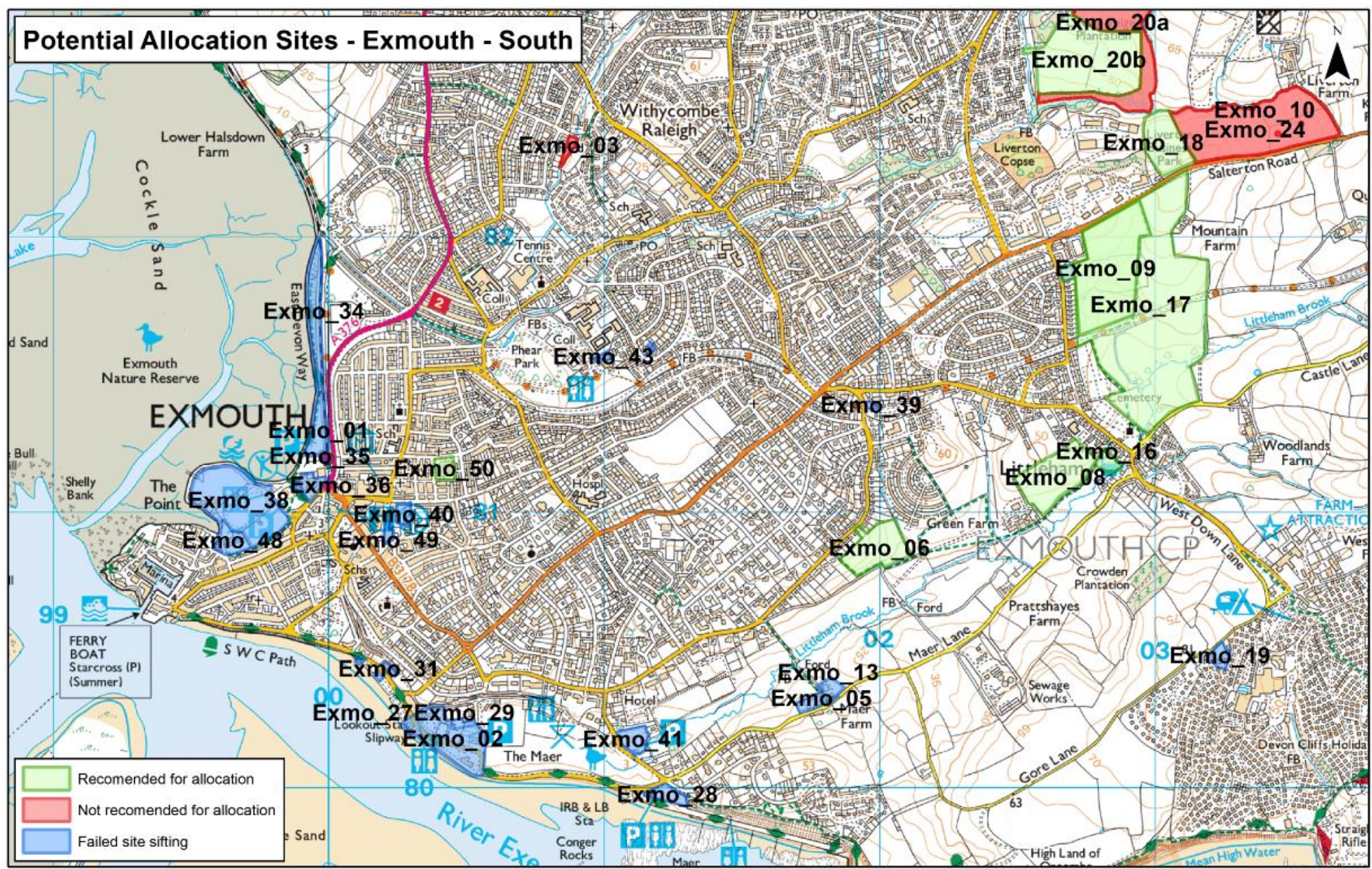
-
- Exmo_30 (The Octagon, The Pavilion) - not suitable in HELAA as within Flood Zone 3 and below site size threshold (this site falls close to and to the north of site Exmo_31).
 - Exmo_31 (The Pavilion, The Esplanade) - not suitable in HELAA as below site size threshold.
 - Exmo_32 (Camperdown Car Park) - 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



Potential Allocation Sites - Exmouth - South



	Recommended for allocation
	Not recommended for allocation
	Failed site sifting



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

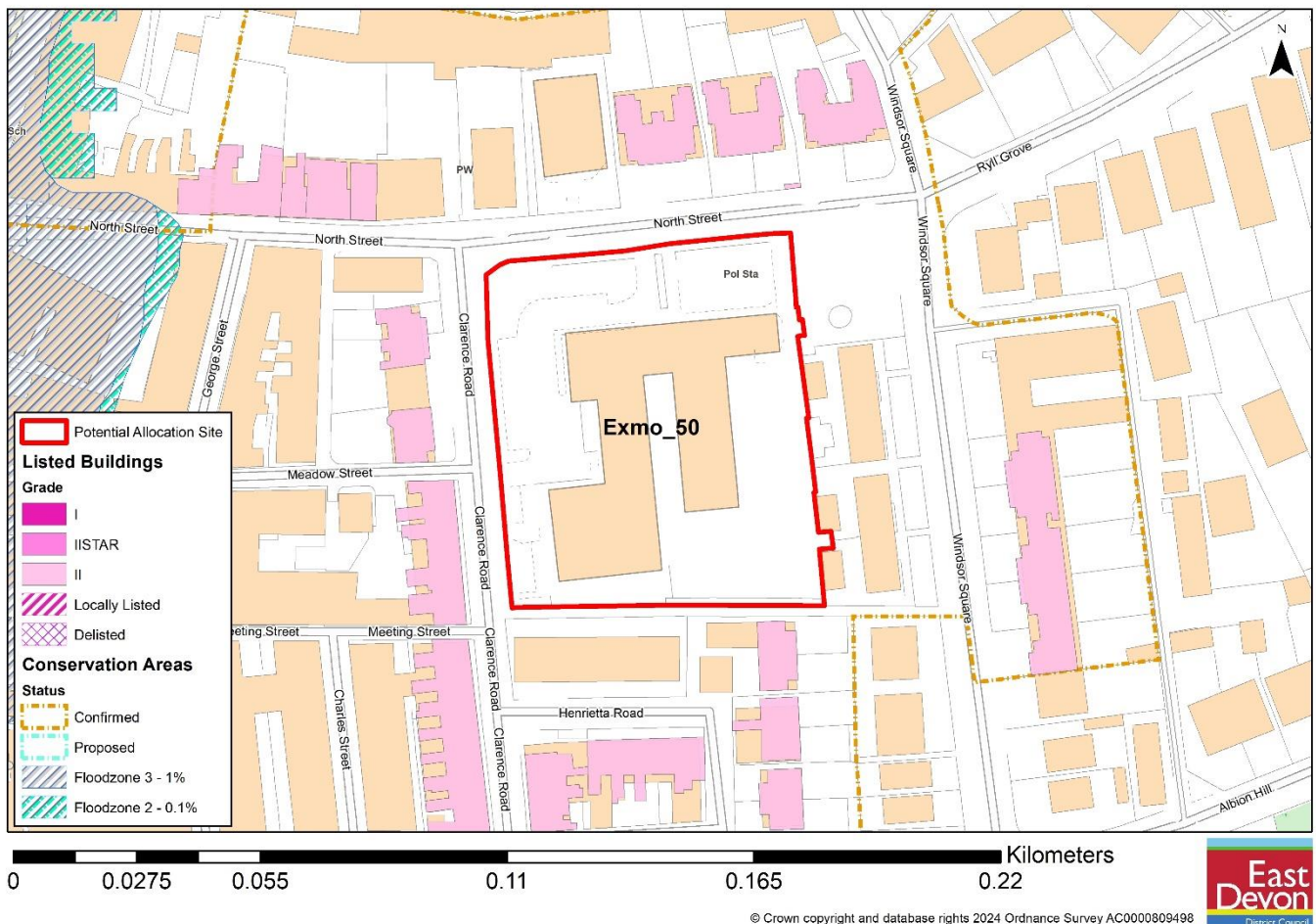
Reference number: Exmo_50

Site area (ha): 0.55

Address: Exmouth Police Station

Proposed use: Housing and a new/redeveloped police station

Site map



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 Ordnance 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

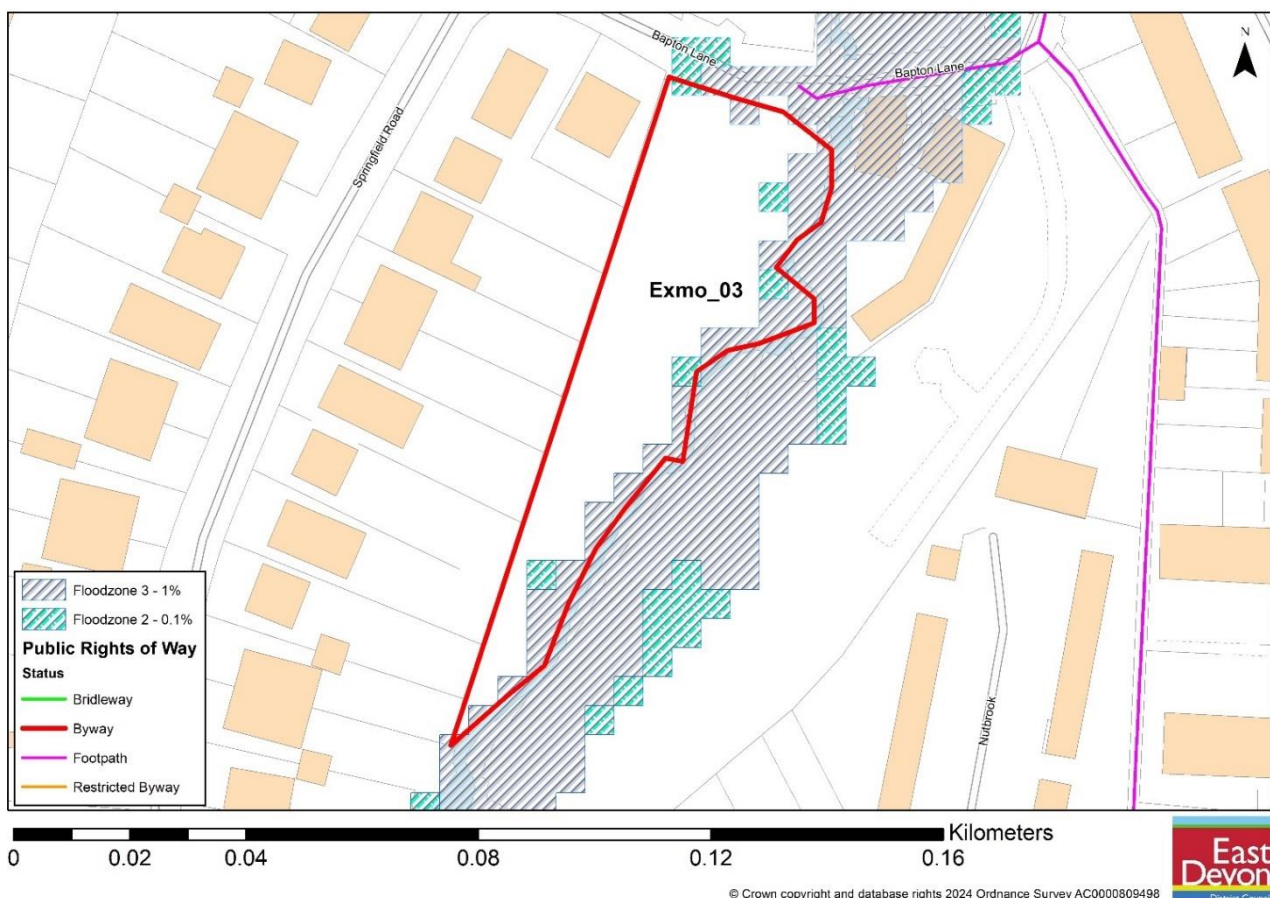
Reference number: Exmo_03

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

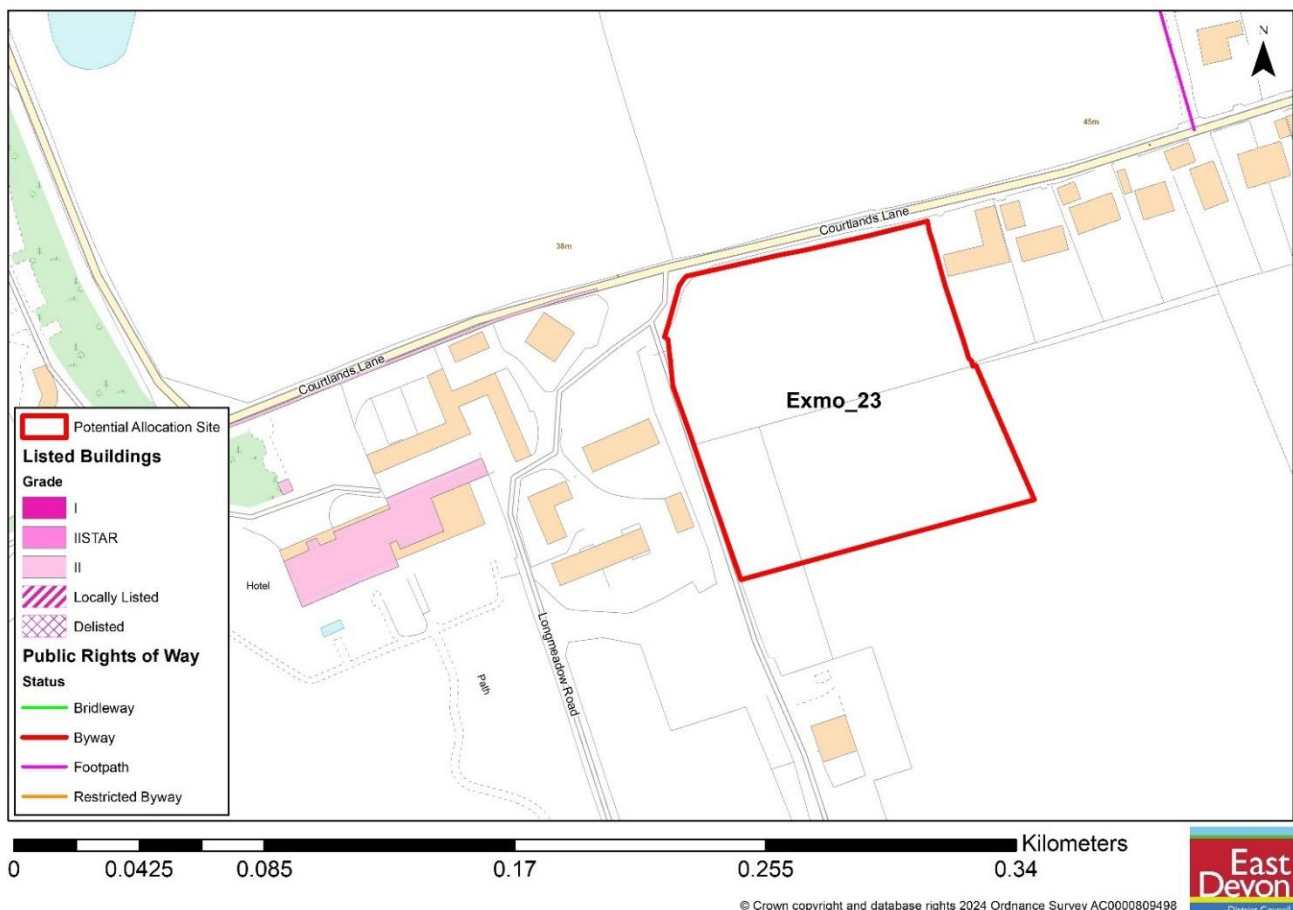
Reference number: Exmo_23 (it should be noted that this site overlays an earlier smaller submission of Exmo_11.

Site area (ha): 0.9876

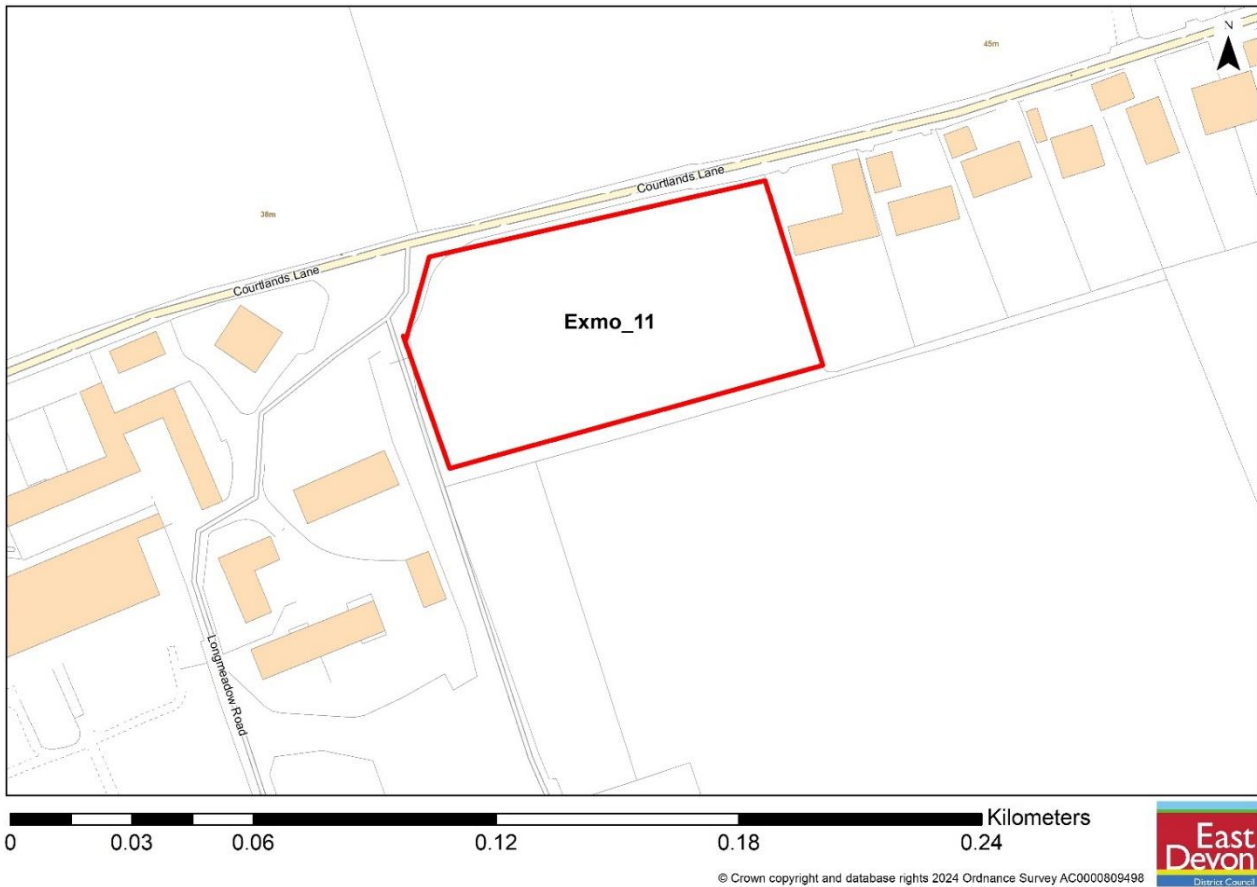
Address: Courtlands Barn, Courtlands Lane, Exmouth, EX8 3NZ

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

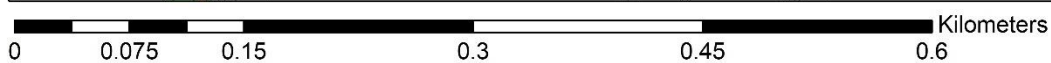
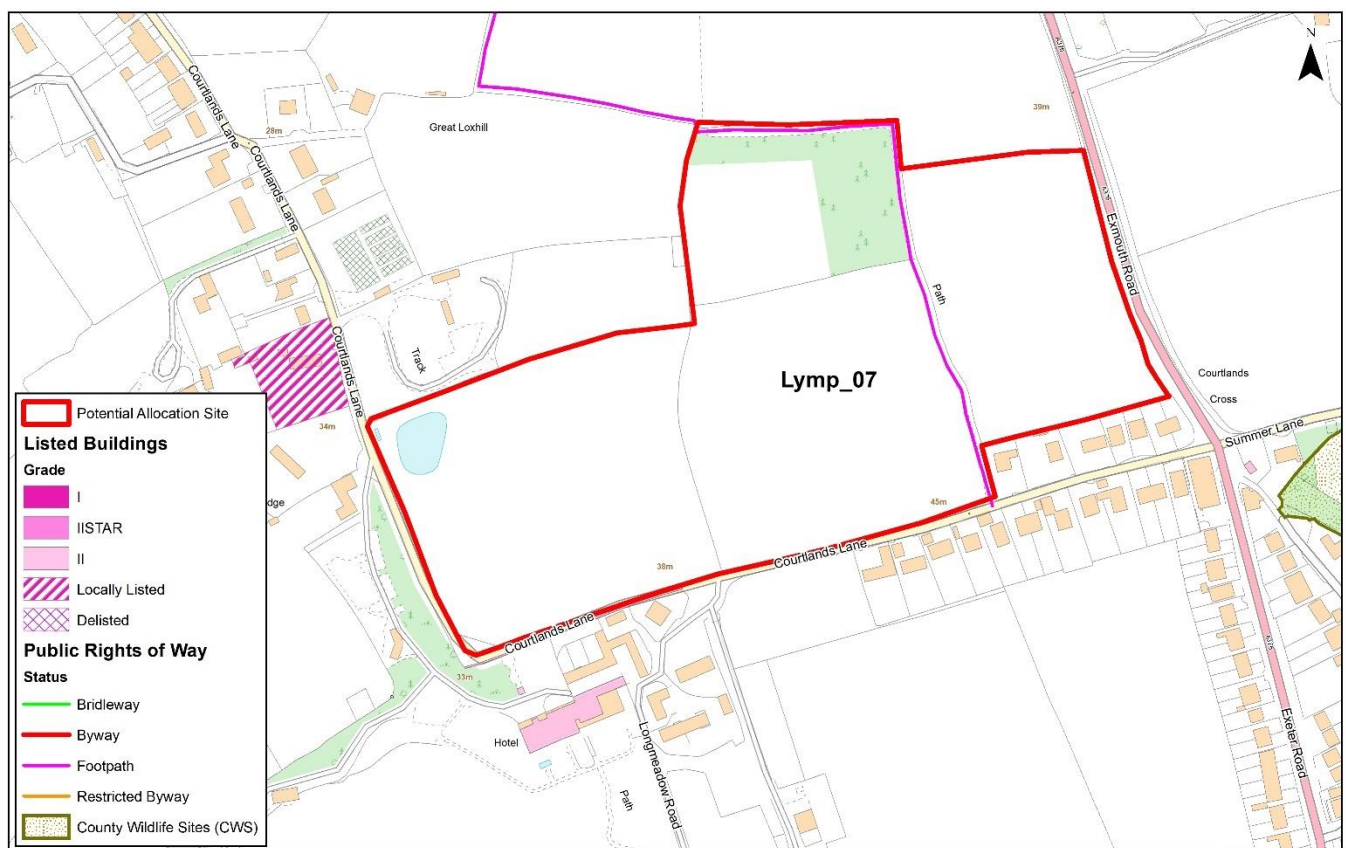
Reference number: Lymp_07

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

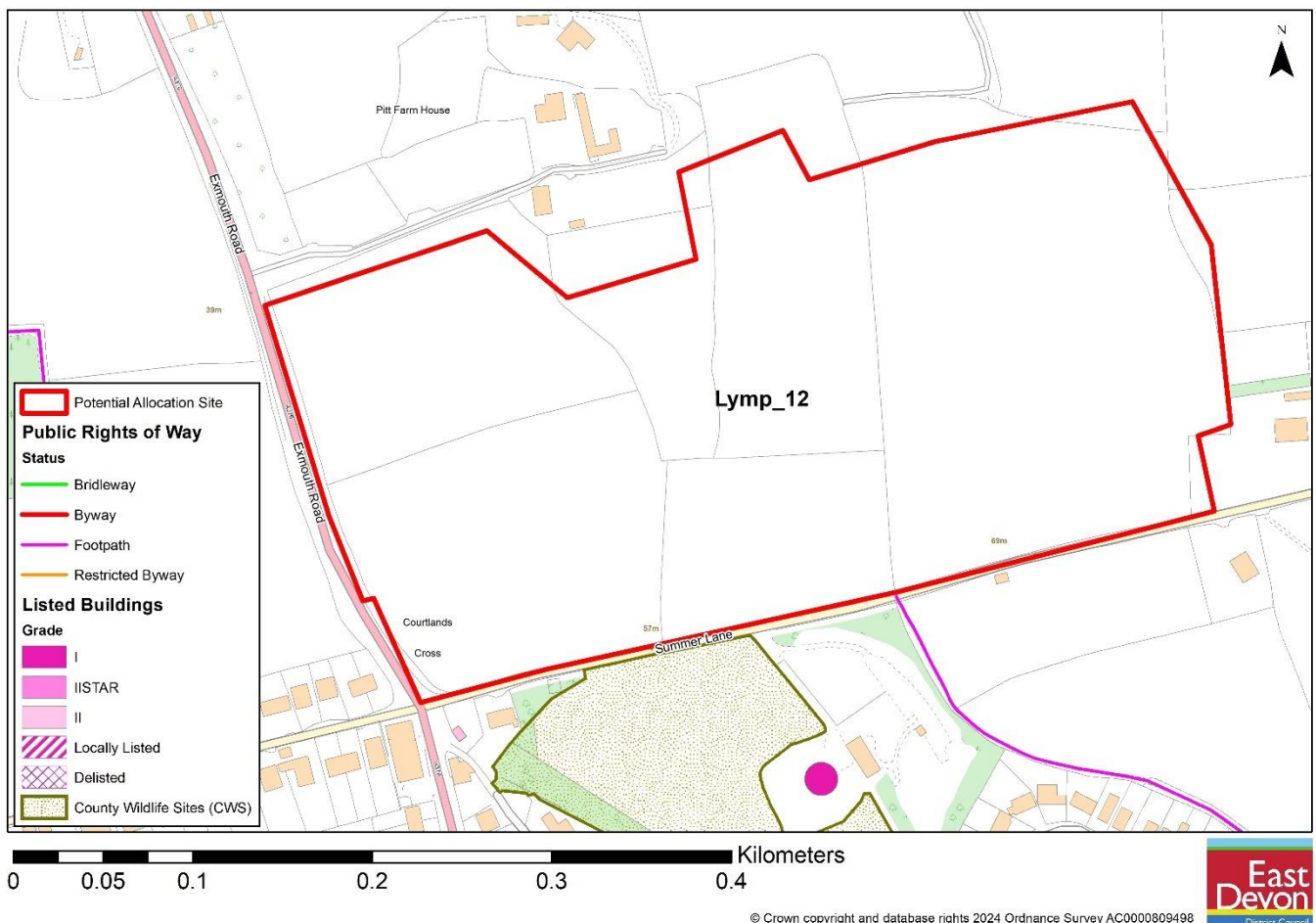
Reference number: Lymp_12

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?

No

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

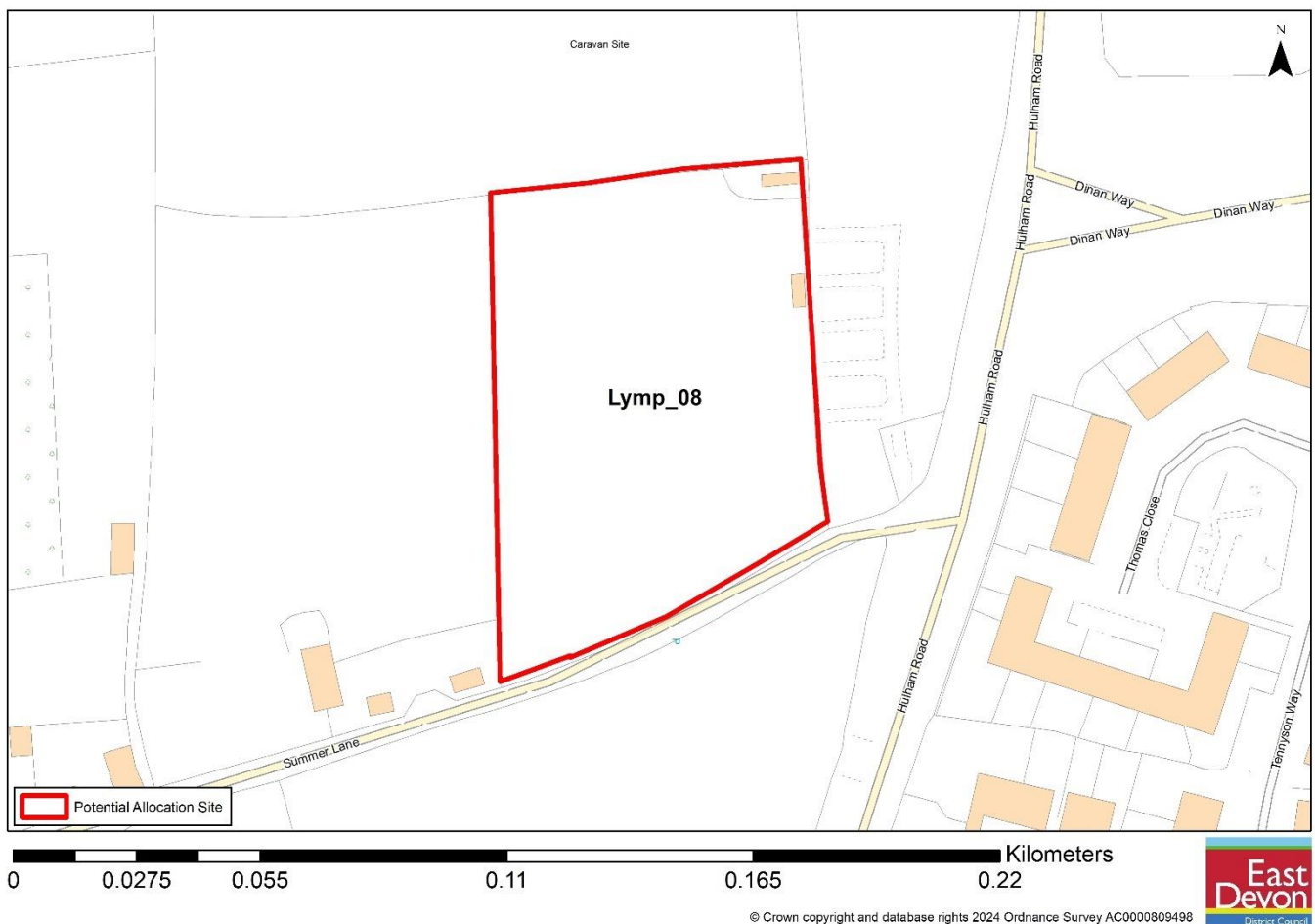
Reference number: Lymp_08

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

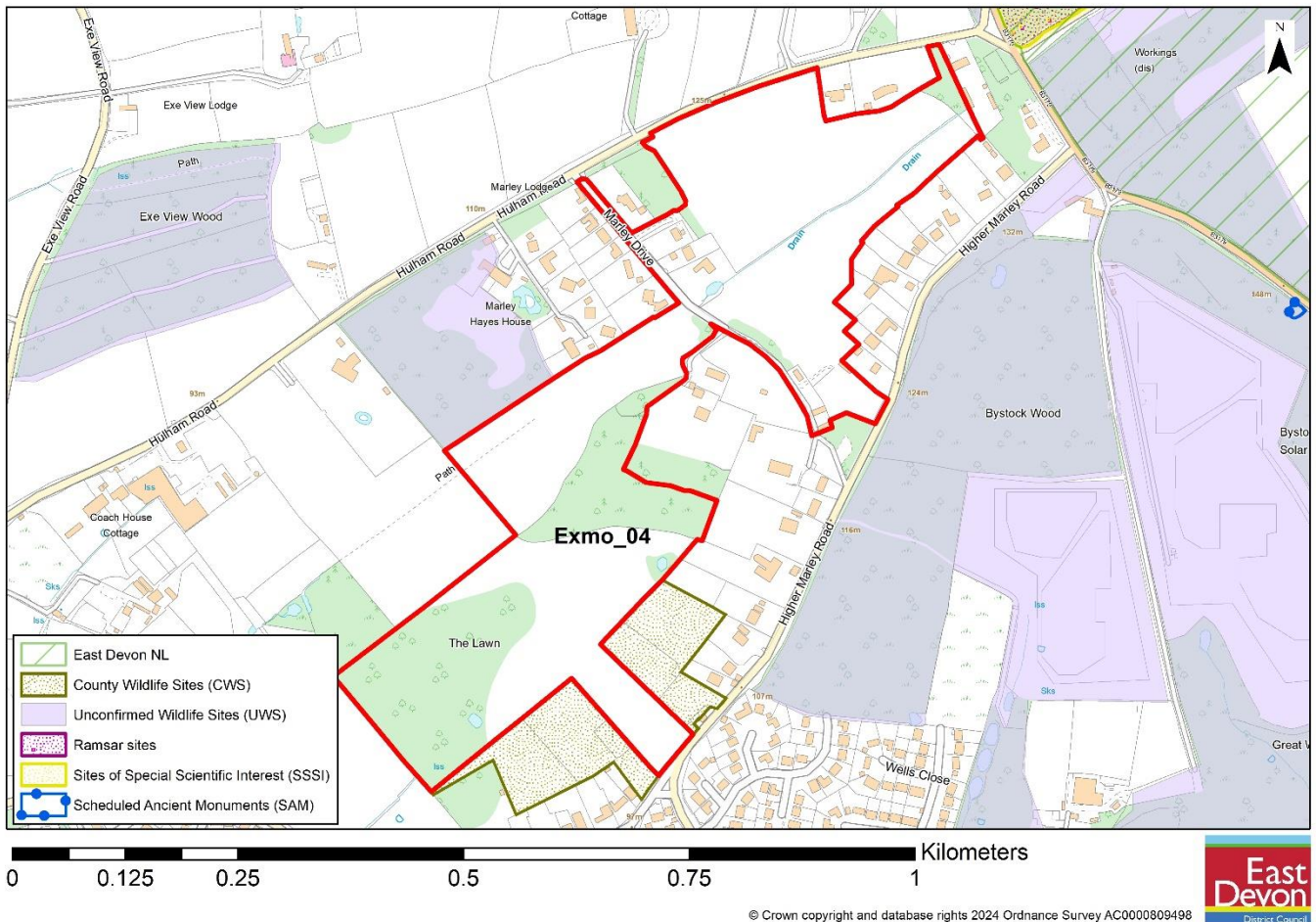
Reference number: Exmo_04

Site area (ha): 18.16

Address: Land at Marley Drive, Lympstone, Exmouth,

Proposed use: Housing

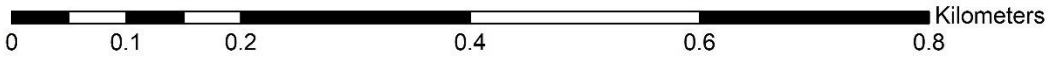
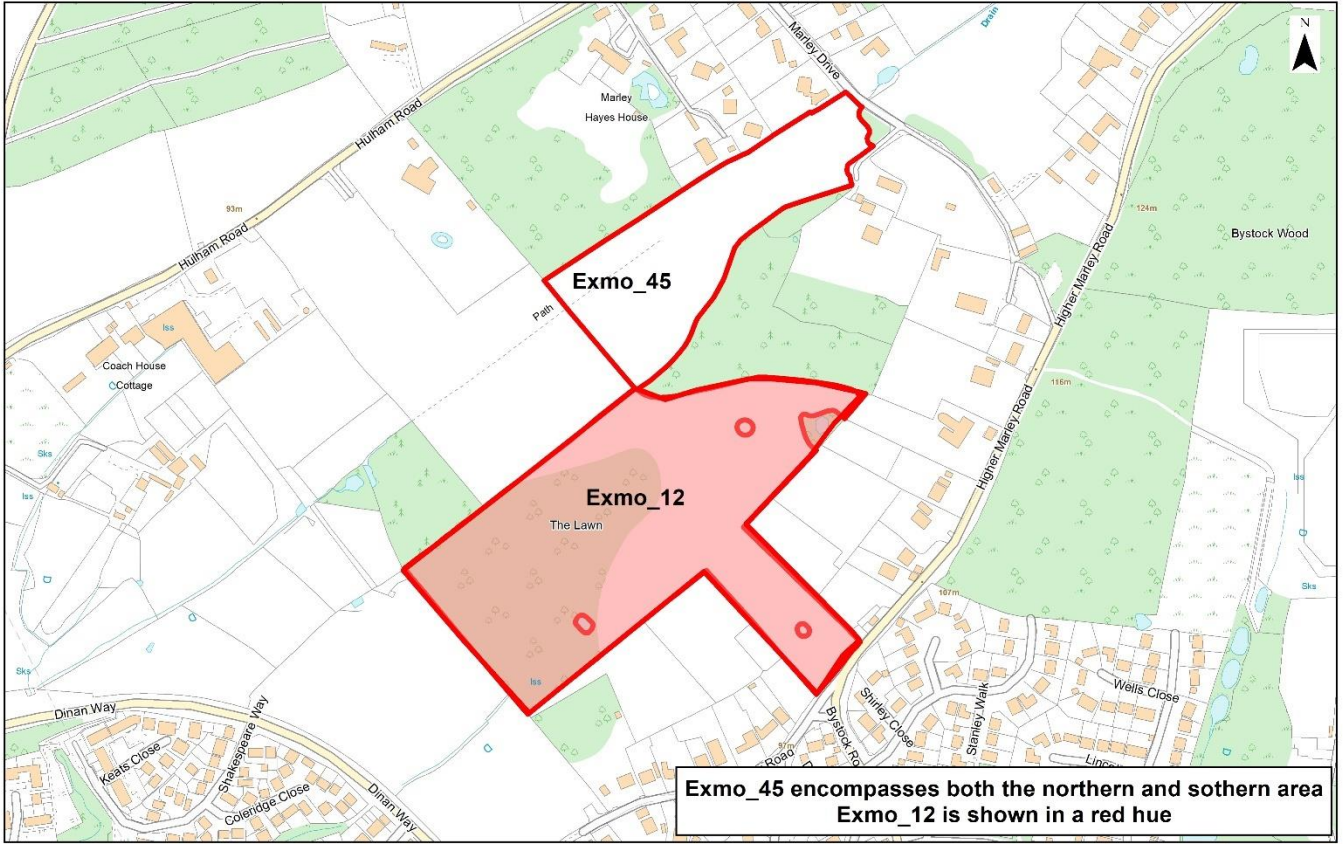
Site map



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



© Crown copyright and database rights 2024 Ordnance Survey AC0000809498



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

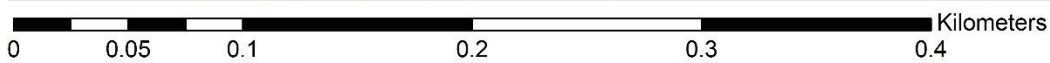
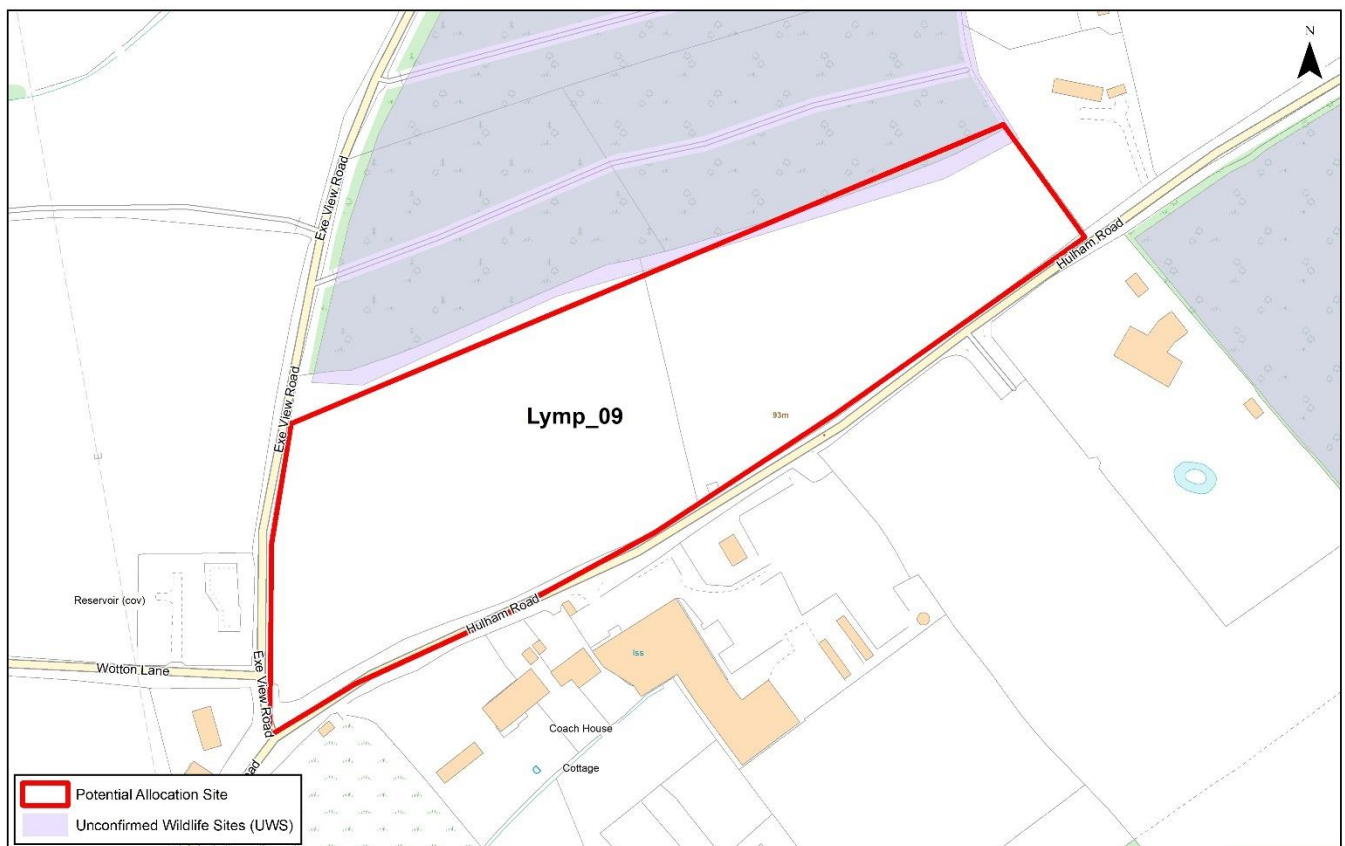
Reference number: Lymp_09

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

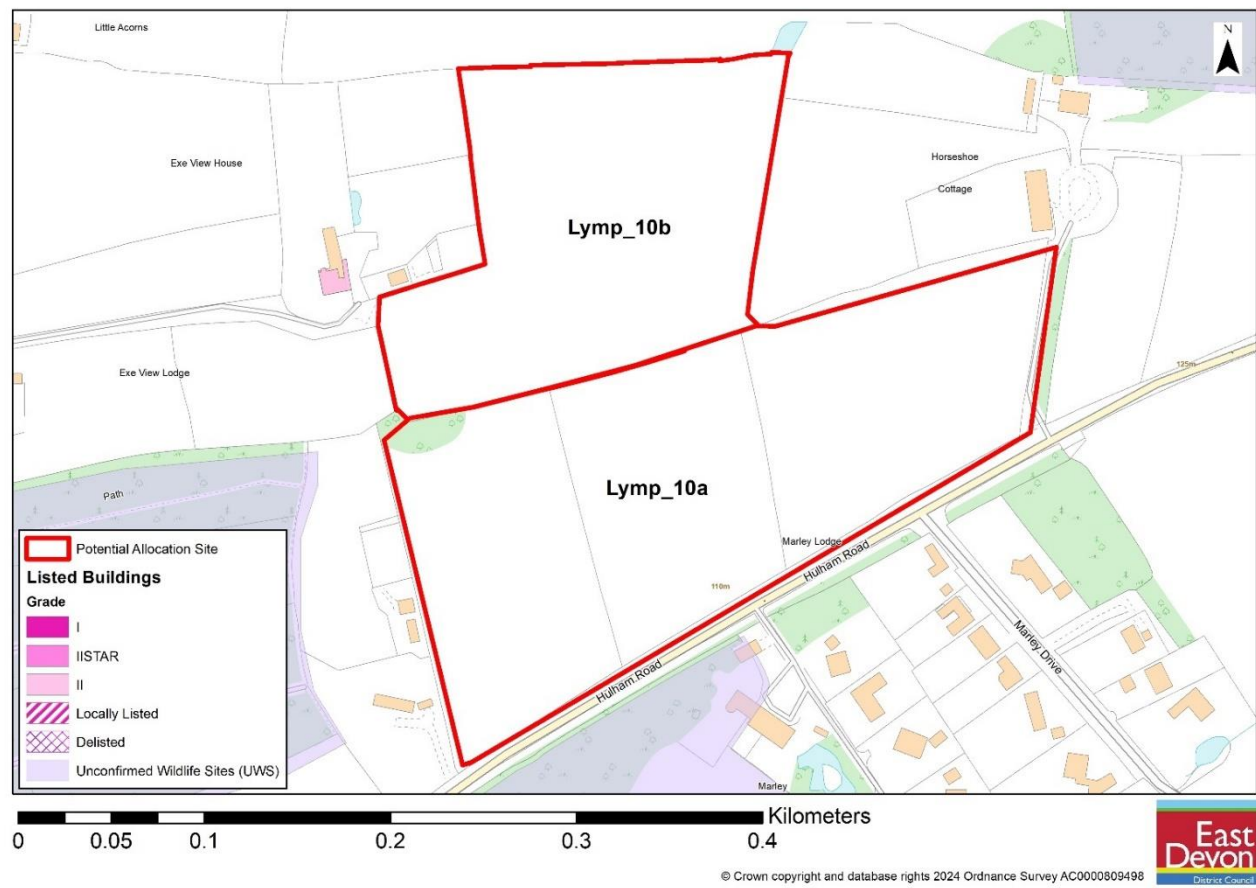
Reference number: Lymp_10

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

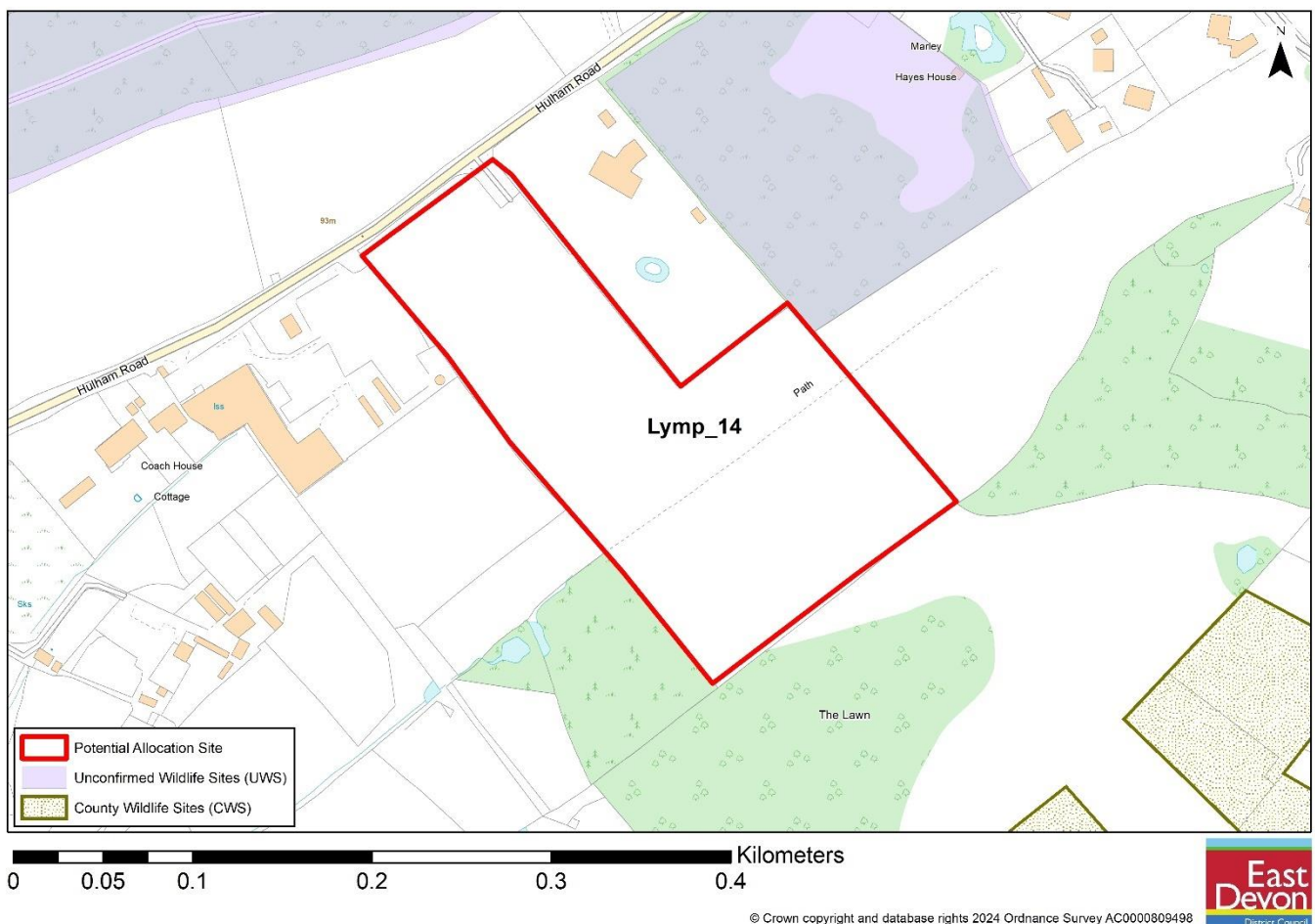
Reference number: Lymp_14

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 Lymp_17 – Land at Marley House

Site details

Settlement: Exmouth

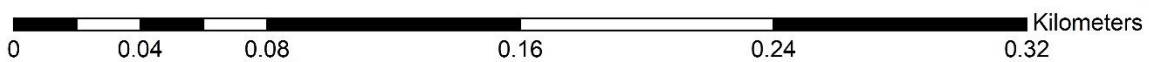
Reference number: Lym_17

Site area (ha): 2.95

Address: Land at Marley House

Proposed use: Housing

Site map



© Crown copyright and database rights 2024 Ordnance Survey AC0000809498



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

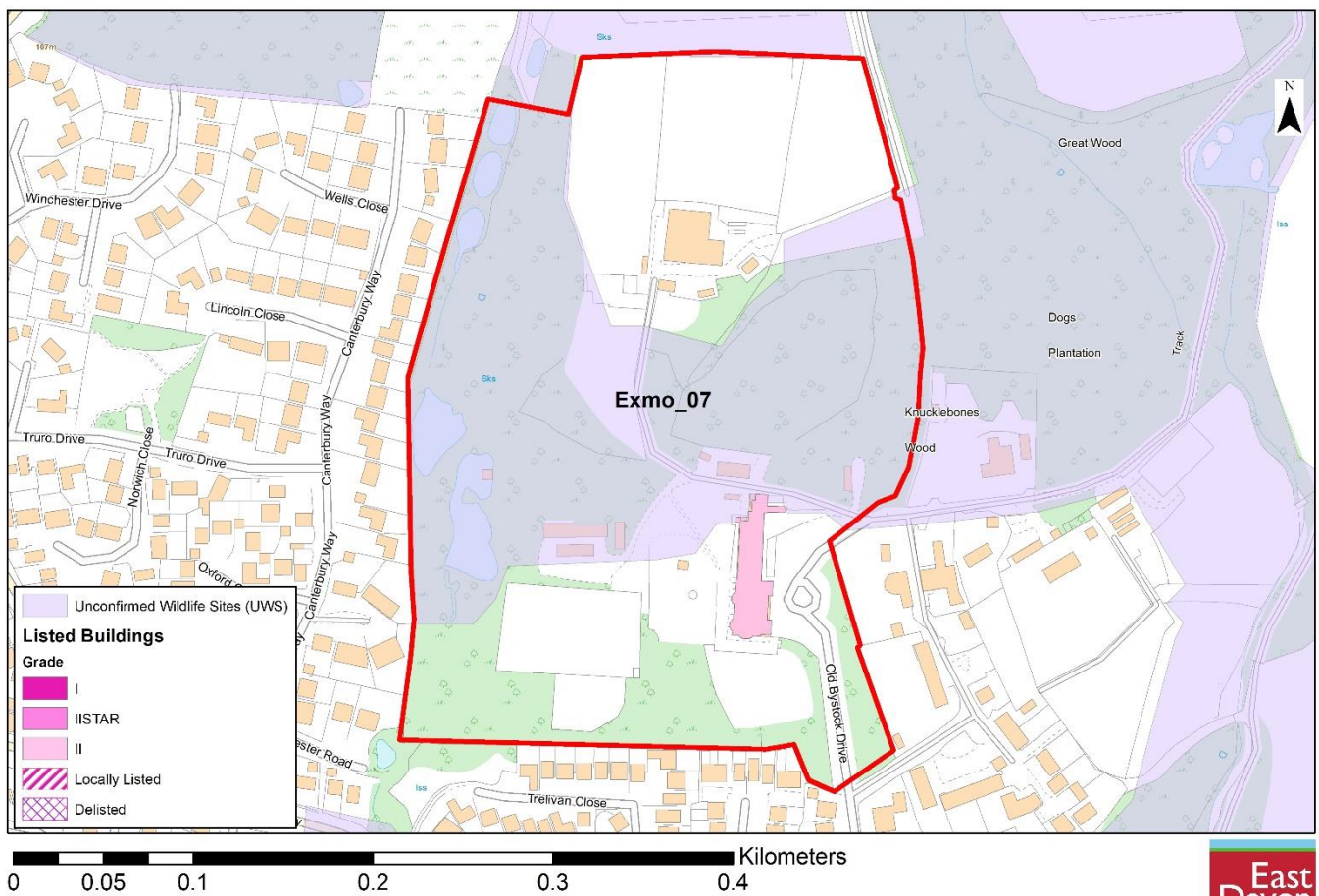
Reference number: Exmo_07

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

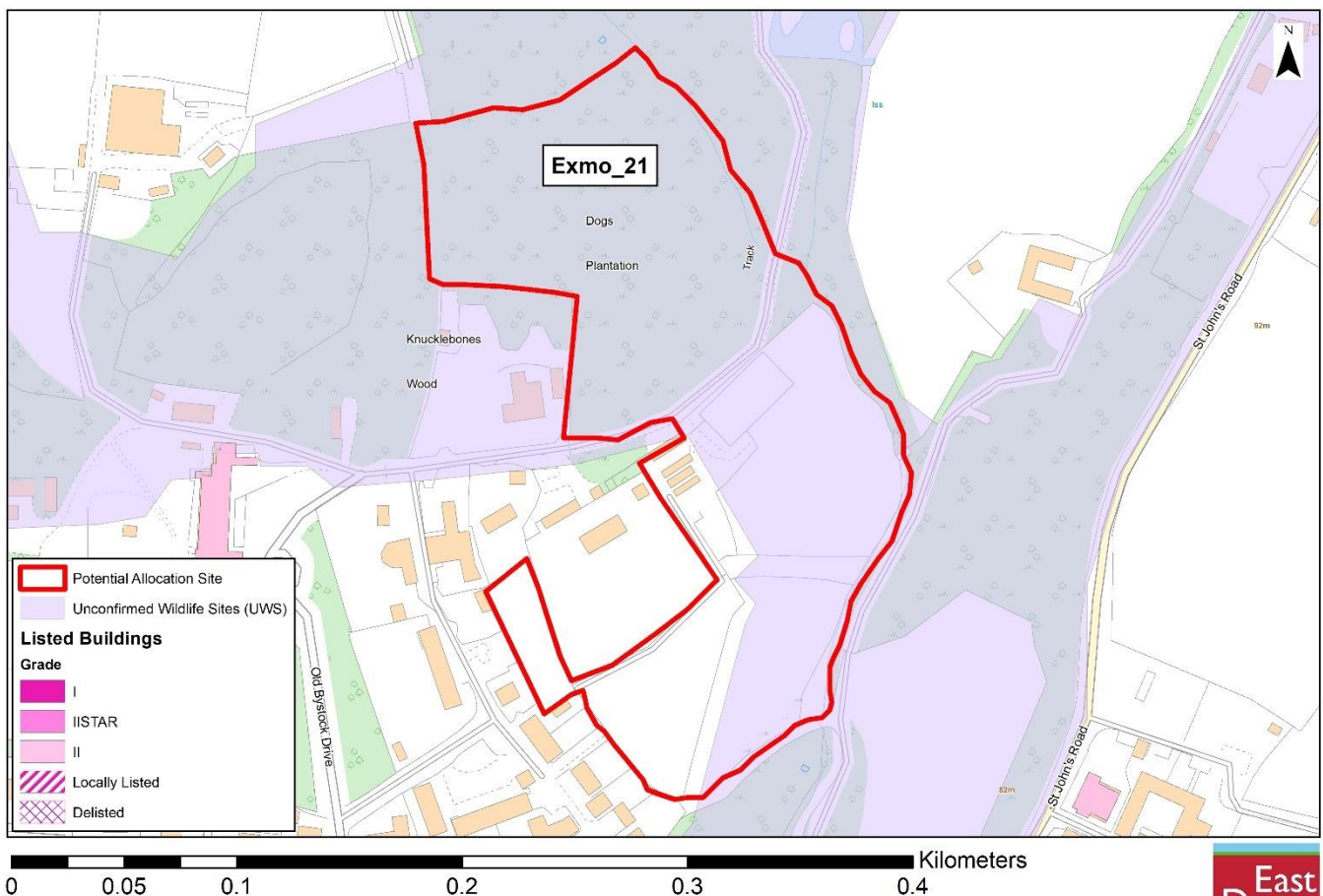
Reference number: Exmo_21

Site area (ha): 3.58

Address: land east of Bystock court

Proposed use: housing

Site map



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

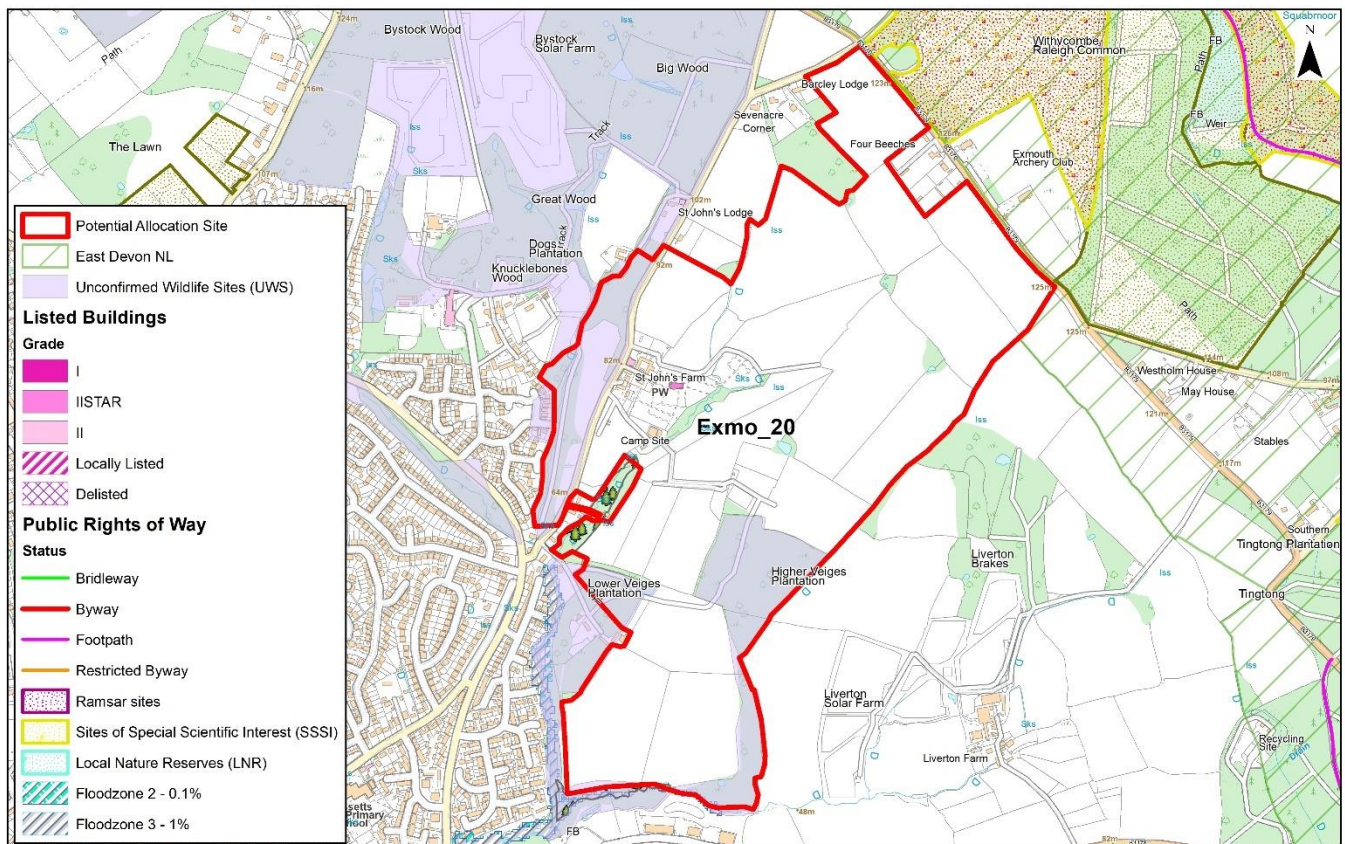
Reference number: Exmo_20

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

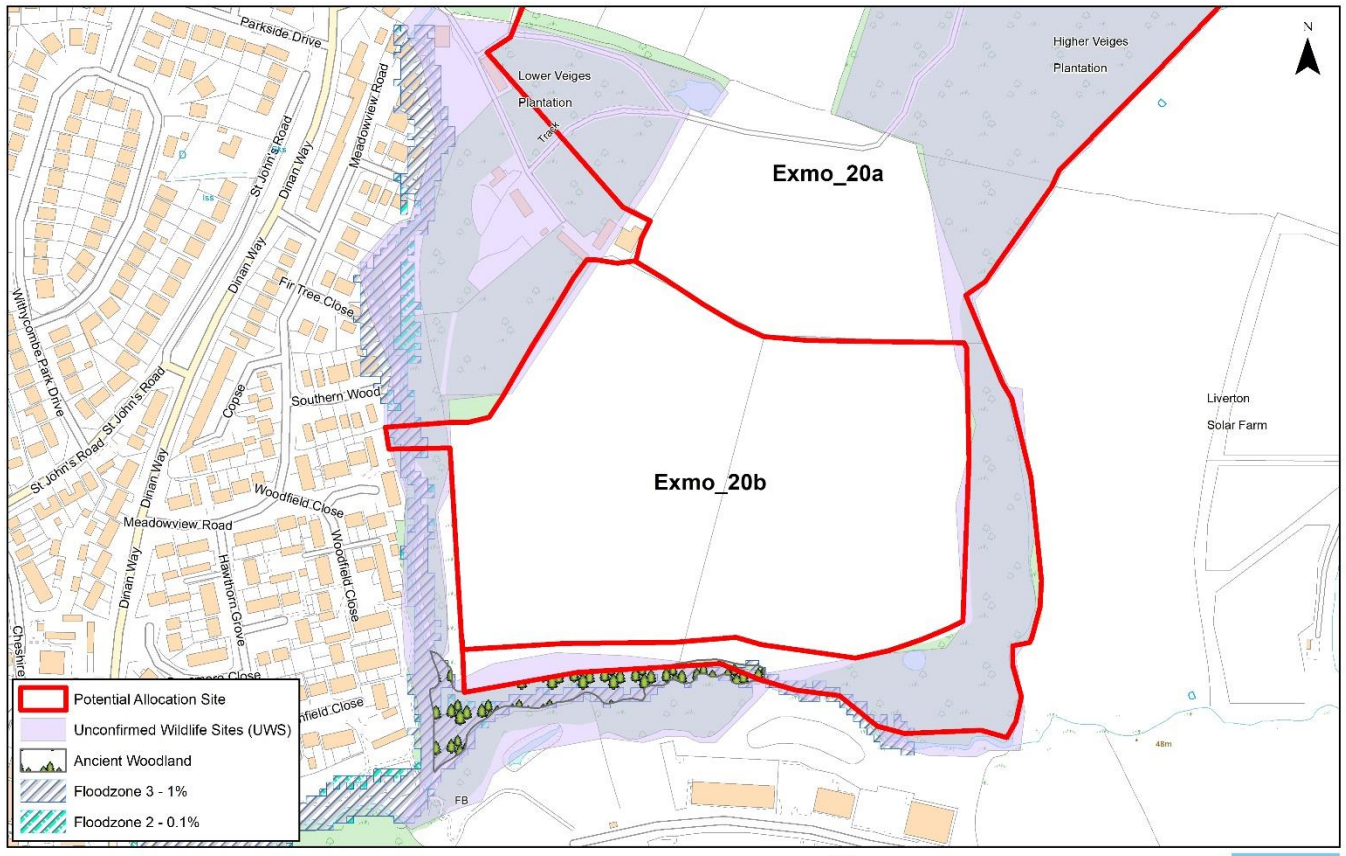
Reference number: Exmo_20b

Site area (ha): 9.5

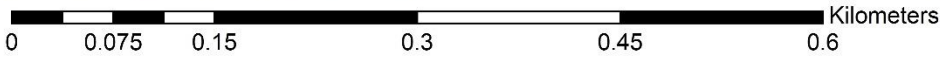
Address: Land north of Liverton Business Park

Proposed use: Housing

Site map



	Potential Allocation Site
	Unconfirmed Wildlife Sites (UWS)
	Ancient Woodland
	Floodzone 3 - 1%
	Floodzone 2 - 0.1%



© Crown copyright and database rights 2024 Ordnance Survey AC0000809498



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

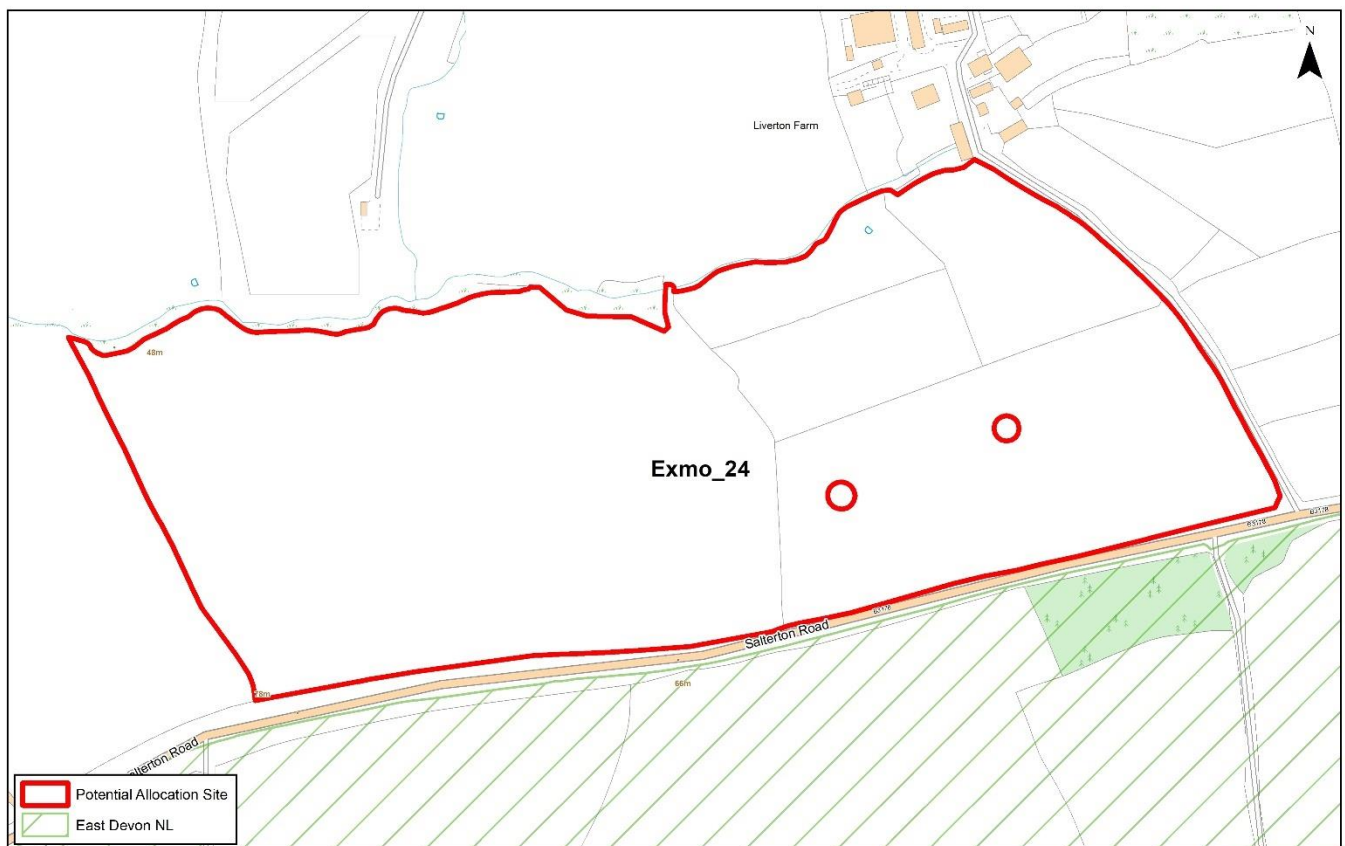
Reference number: Exmo_24

Site area (ha): 9.8768

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

Proposed use: Housing

Site map



0 0.05 0.1 0.2 0.3 0.4 Kilometers

© Crown copyright and database rights 2024 Ordnance Survey AC0000809498



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

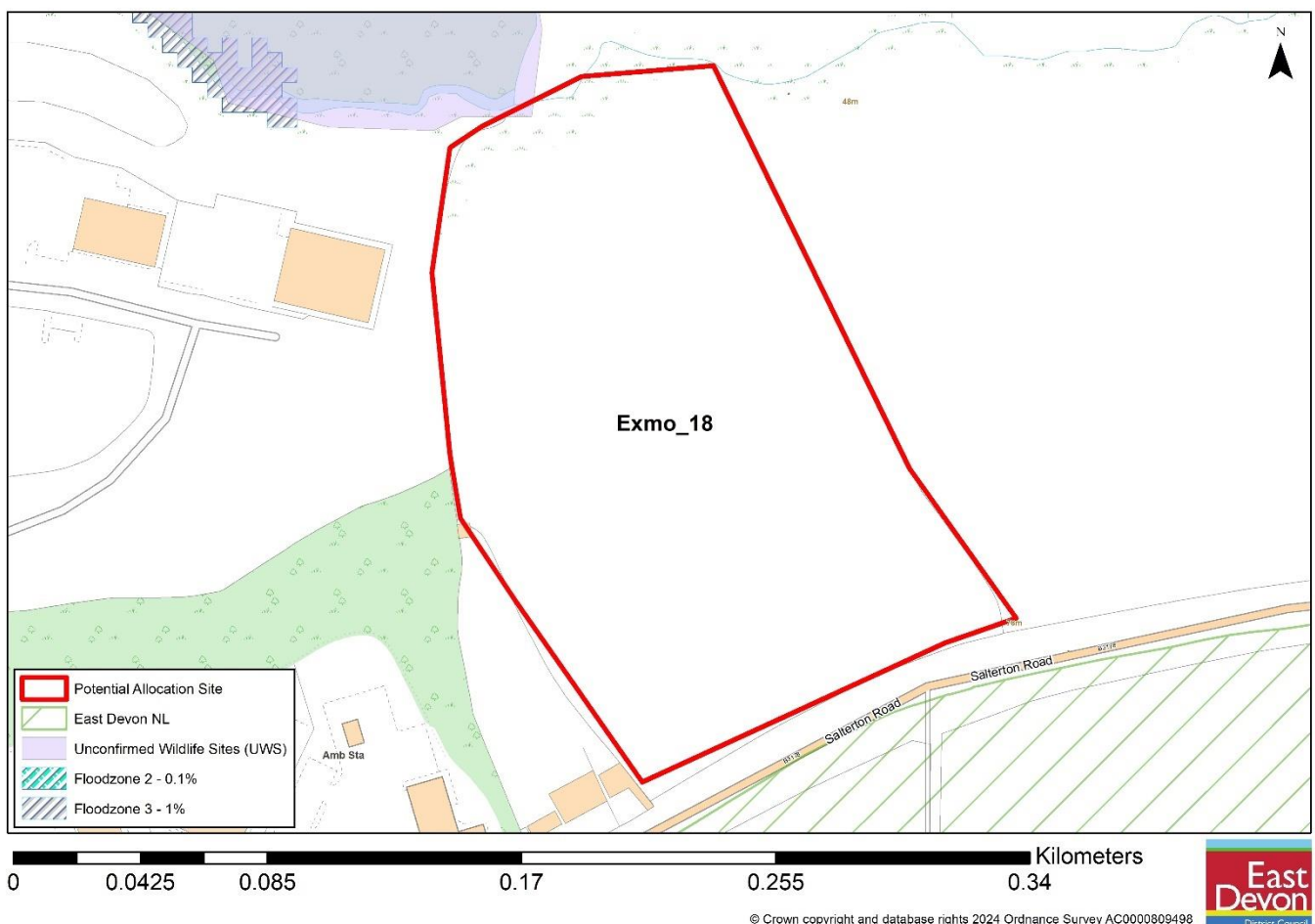
Reference number: Exmo_18

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

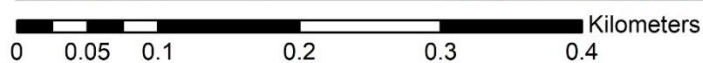
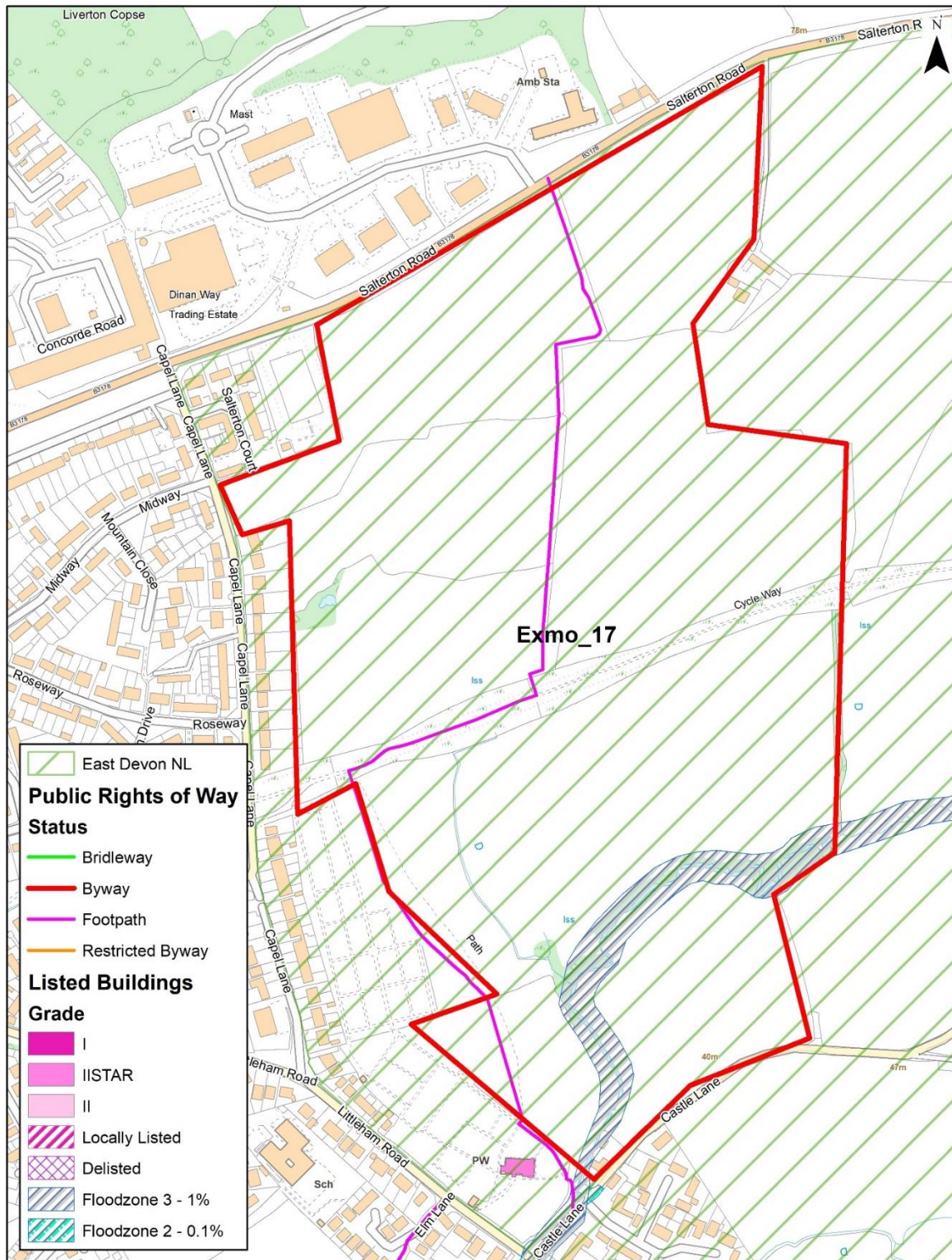
Reference number: Exmo_17

Site area (ha): 30.7

Address: Land to the South of Littleham, Exmouth,

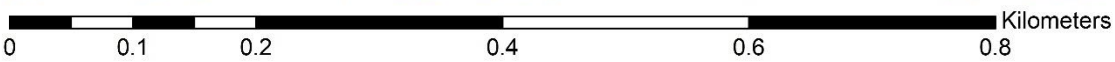
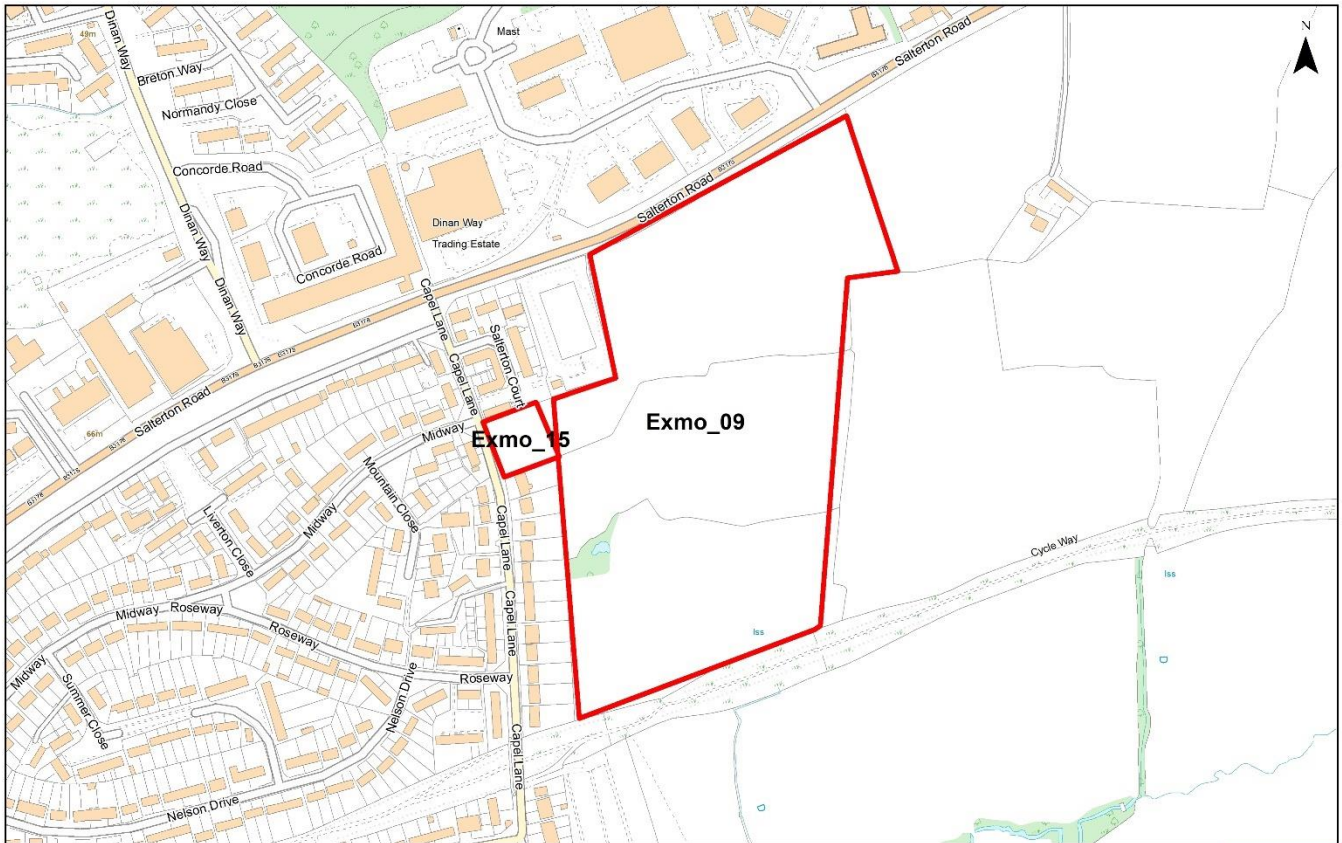
Proposed use: If developed as a whole large site mixed use development would most likely be appropriate.

Site map



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



© Crown copyright and database rights 2024 Ordnance Survey AC0000809498



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

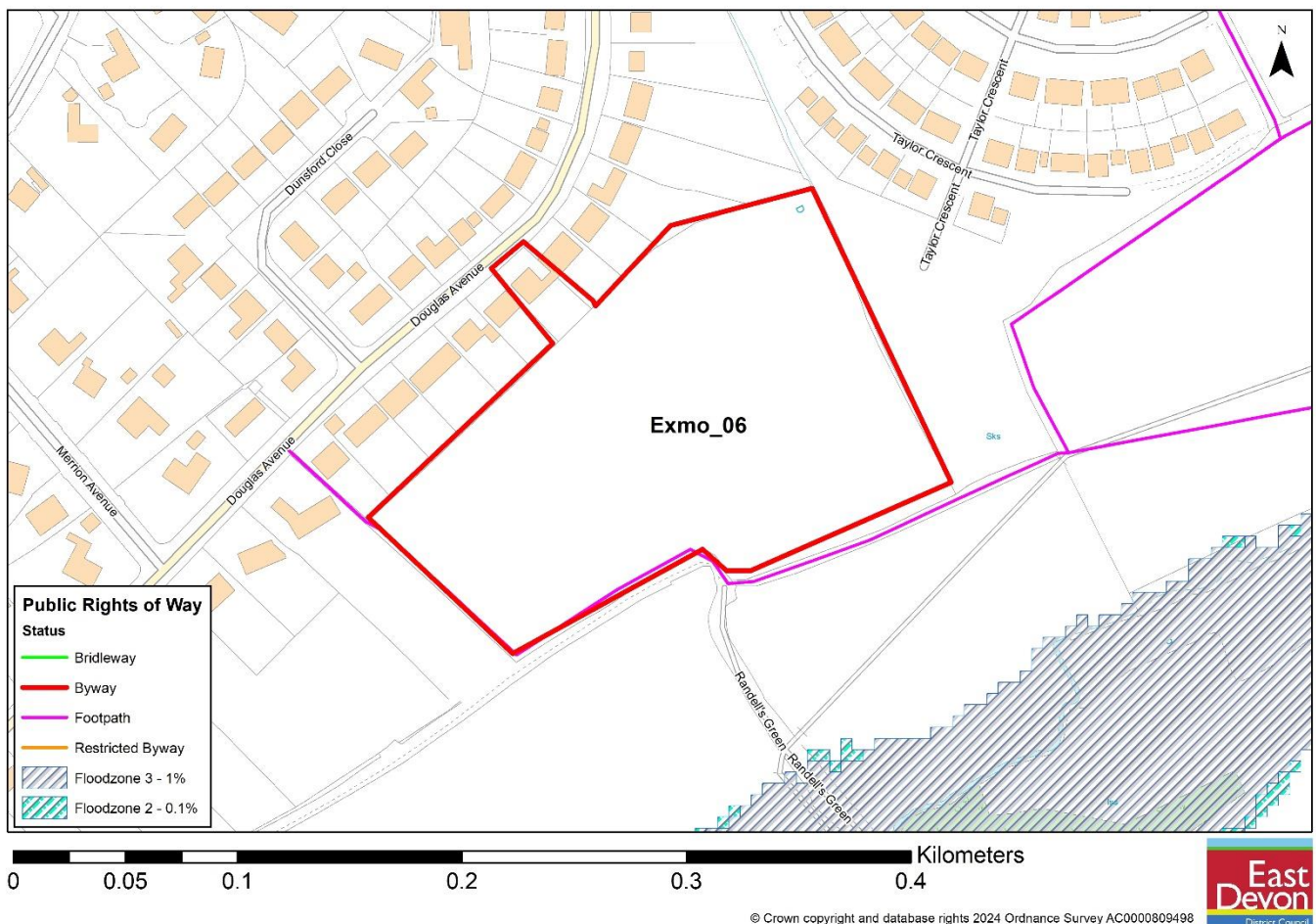
Reference number: Exmo_06

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

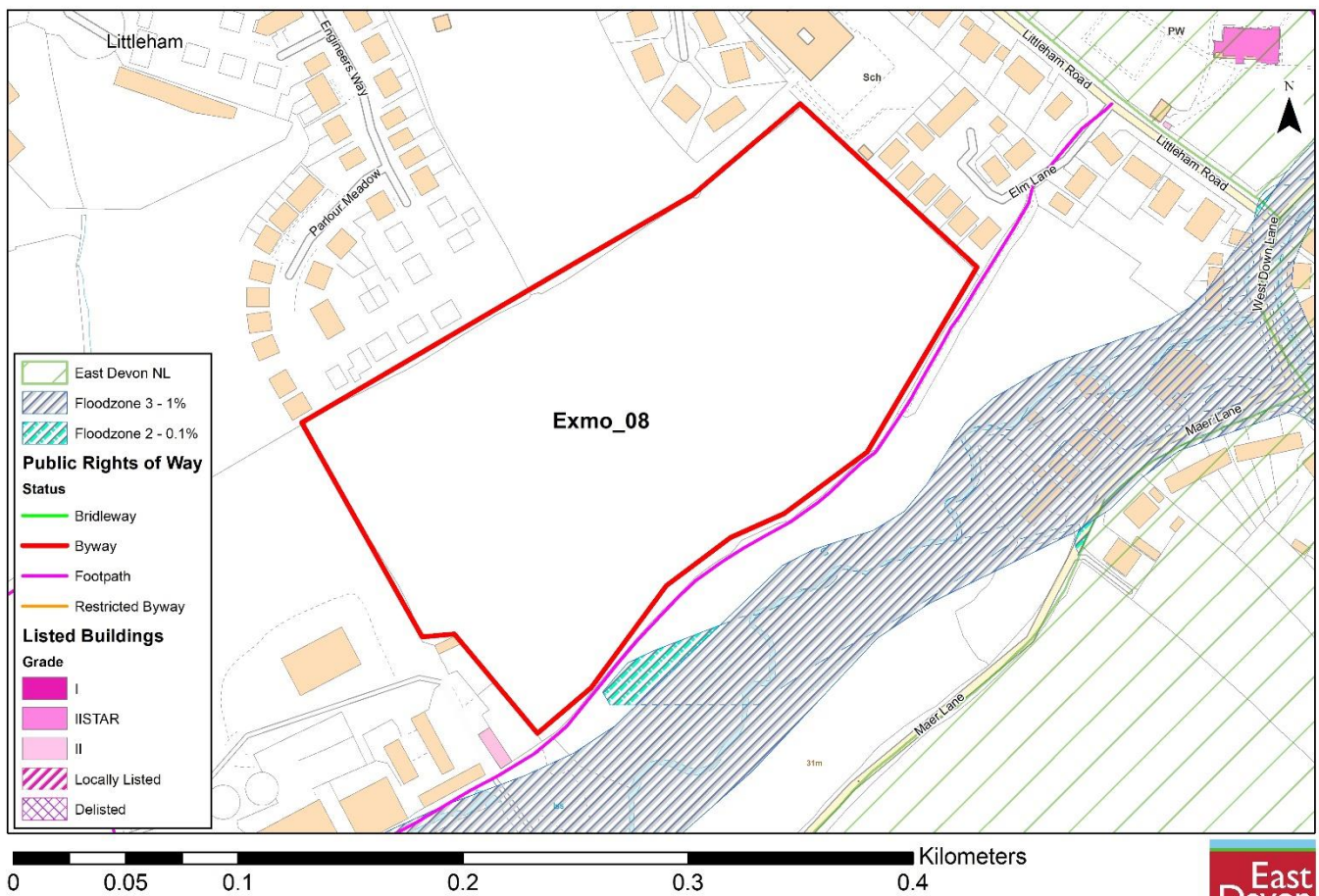
Reference number: Exmo_08

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

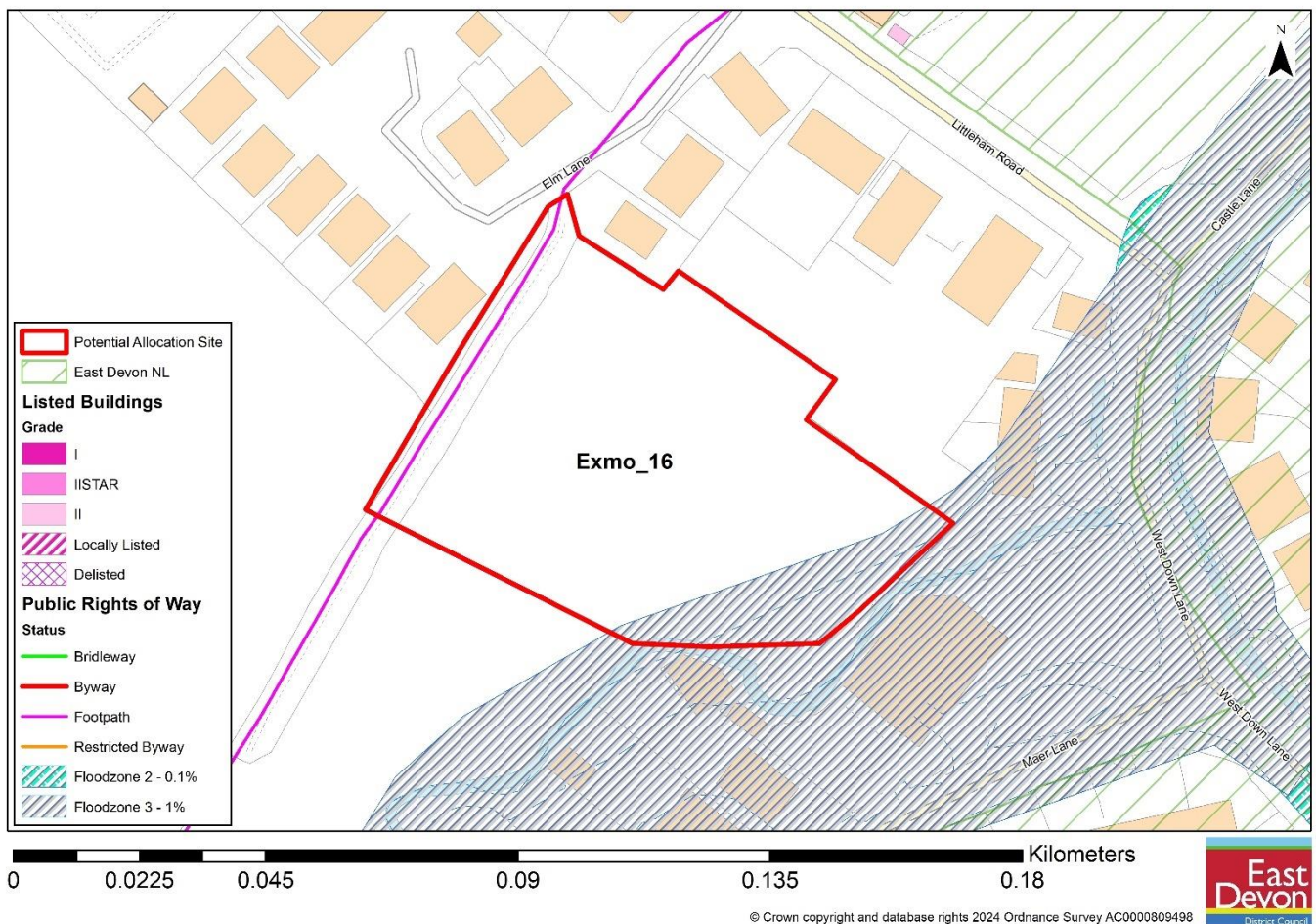
Reference number: Exmo_16

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

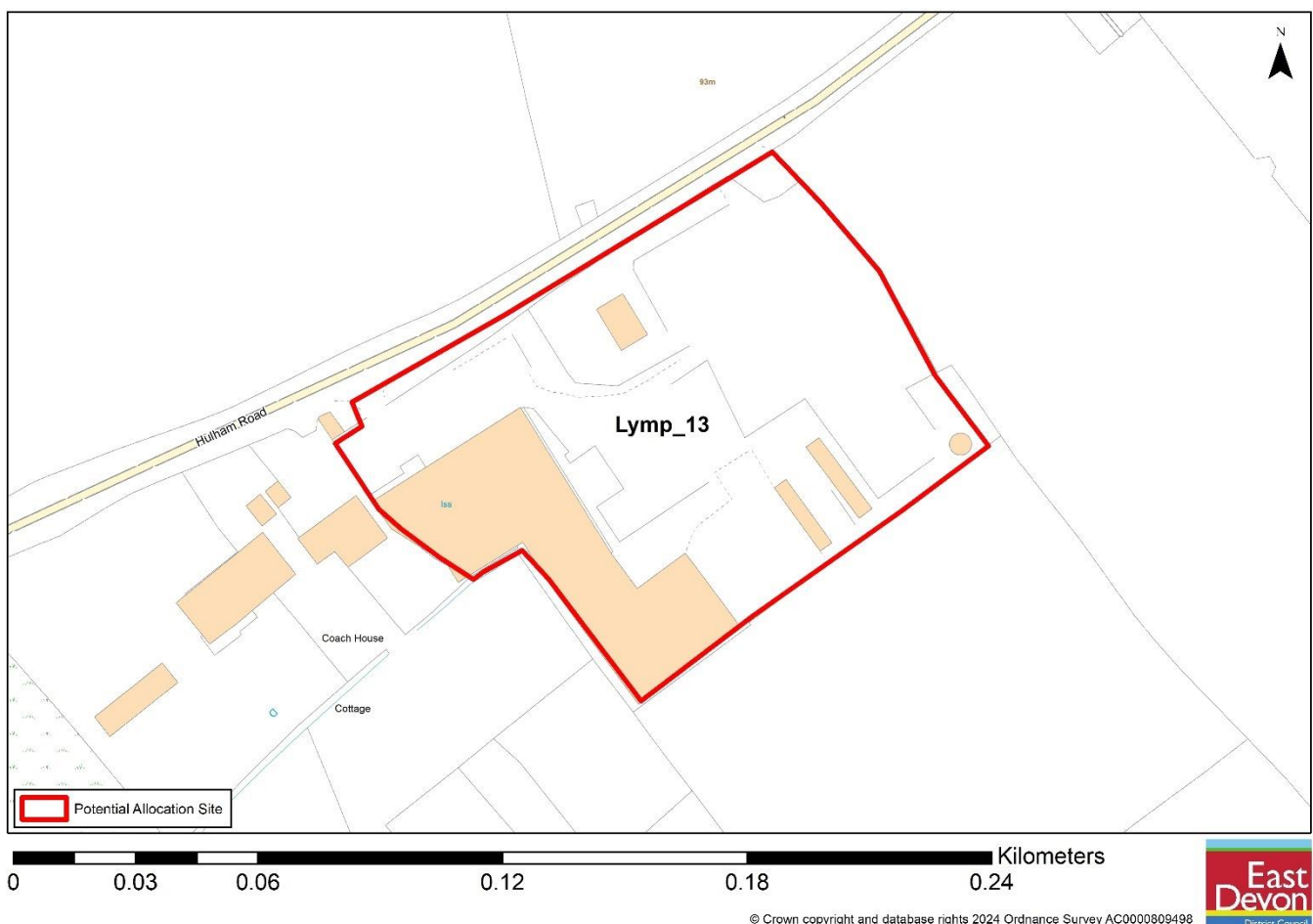
Reference number: Lymp_13

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