

**East Devon Local Plan 2020-2040**

# **Site Selection report**

## **Woodbury**



**Report for Strategic Planning Committee, Sept 2024**

**East Devon – an outstanding place**

**Contact details**

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

Phone: 01404 515616

Email: [planningpolicy@eastdevon.gov.uk](mailto:planningpolicy@eastdevon.gov.uk)

[www.eastdevon.gov.uk/planning/planning-policy/](http://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](mailto:csc@eastdevon.gov.uk)

---

## Contents

|    |                             |    |
|----|-----------------------------|----|
| 1  | Introduction.....           | 4  |
| 2  | Site Reference Wood_04..... | 5  |
| 3  | Site Reference Wood_06..... | 9  |
| 4  | Site Reference Wood_07..... | 13 |
| 5  | Site Reference Wood_09..... | 17 |
| 6  | Site Reference Wood_10..... | 21 |
| 7  | Site Reference Wood_11..... | 26 |
| 8  | Site Reference Wood_12..... | 30 |
| 9  | Site Reference Wood_14..... | 35 |
| 10 | Site Reference Wood_16..... | 40 |
| 11 | Site Reference Wood_20..... | 45 |
| 12 | Site Reference Wood_23..... | 49 |
| 13 | Site Reference Wood_24..... | 53 |
| 14 | Site Reference Wood_37..... | 57 |
| 15 | Site Reference Wood_42..... | 62 |
| 16 | Site Reference Wood_46..... | 66 |
| 17 | Site Reference Wood_31..... | 70 |

---

# 1 Introduction

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

---

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

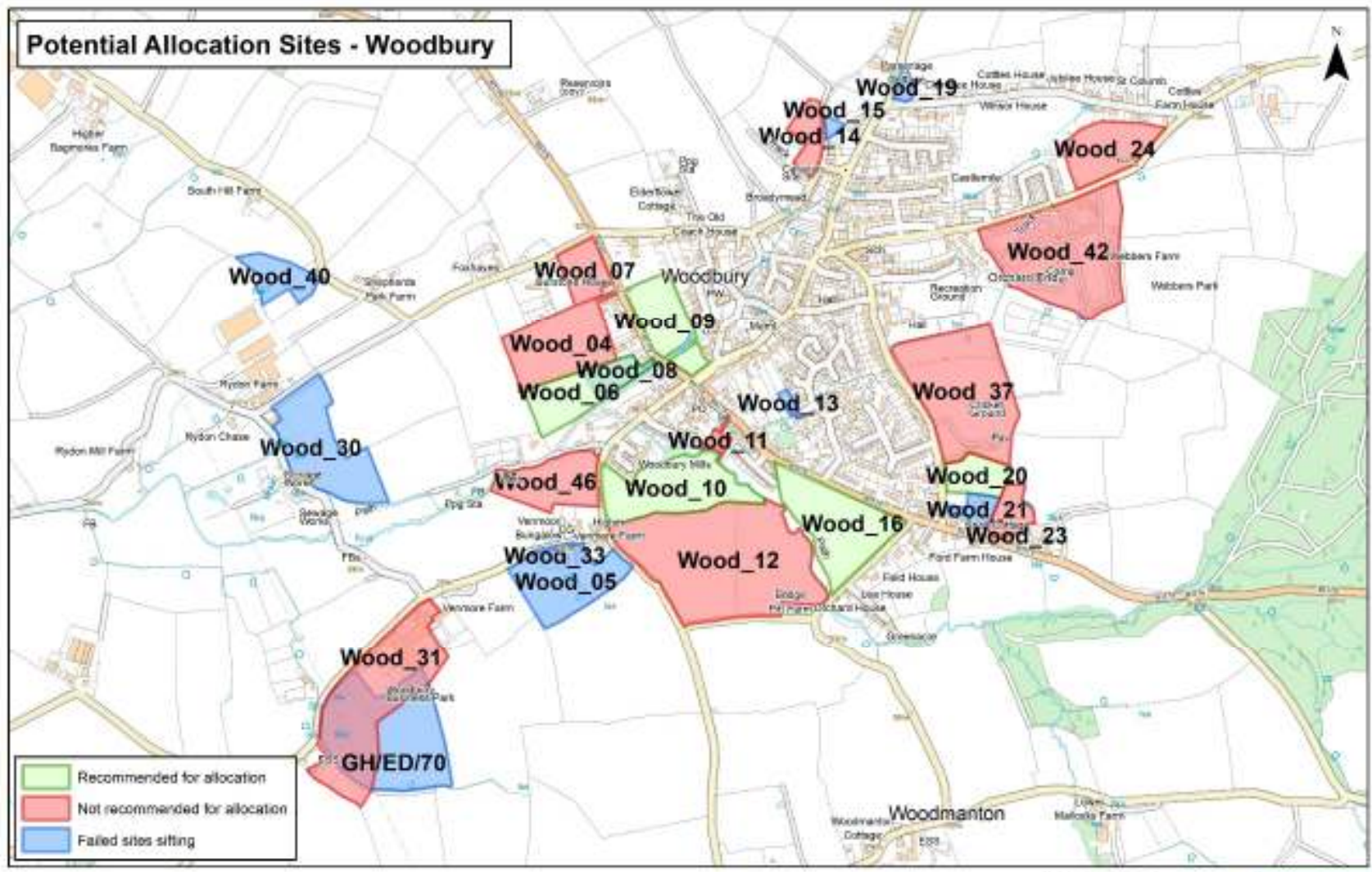
□ Following the approach advocated by the Planning Advisory Service – see Topic □ – Site Selection Process: [Future Proofing the Plan Making Process | Local Government Association](#)

---

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

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

- Wood\_05 is not within or adjacent, or otherwise well-related, to Woodbury (overlaps with Wood\_33).
- Wood\_08 overlaps with Wood\_06.
- Wood\_13 is below site size threshold so not suitable in the HELAA.
- Wood\_15 is below site size threshold so not suitable in the HELAA.
- Wood\_19 not suitable in the HELAA due to high pressure gas pipeline zone underneath the site.
- Wood\_21 already has planning permission.
- Wood\_30 is not within or adjacent, or otherwise well-related, to Woodbury.
- Wood\_40 is not within or adjacent, or otherwise well-related, to Woodbury.
- Wood\_33 is not within or adjacent, or otherwise well-related, to Woodbury (overlaps with Wood\_05).
- GH/ED/70 overlaps Wood\_31.



---

**Figure 1.1: Overview of Site Selection findings at Woodbury**

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

## 2 Site Reference Wood\_04

### Site details

**Settlement:** Woodbury

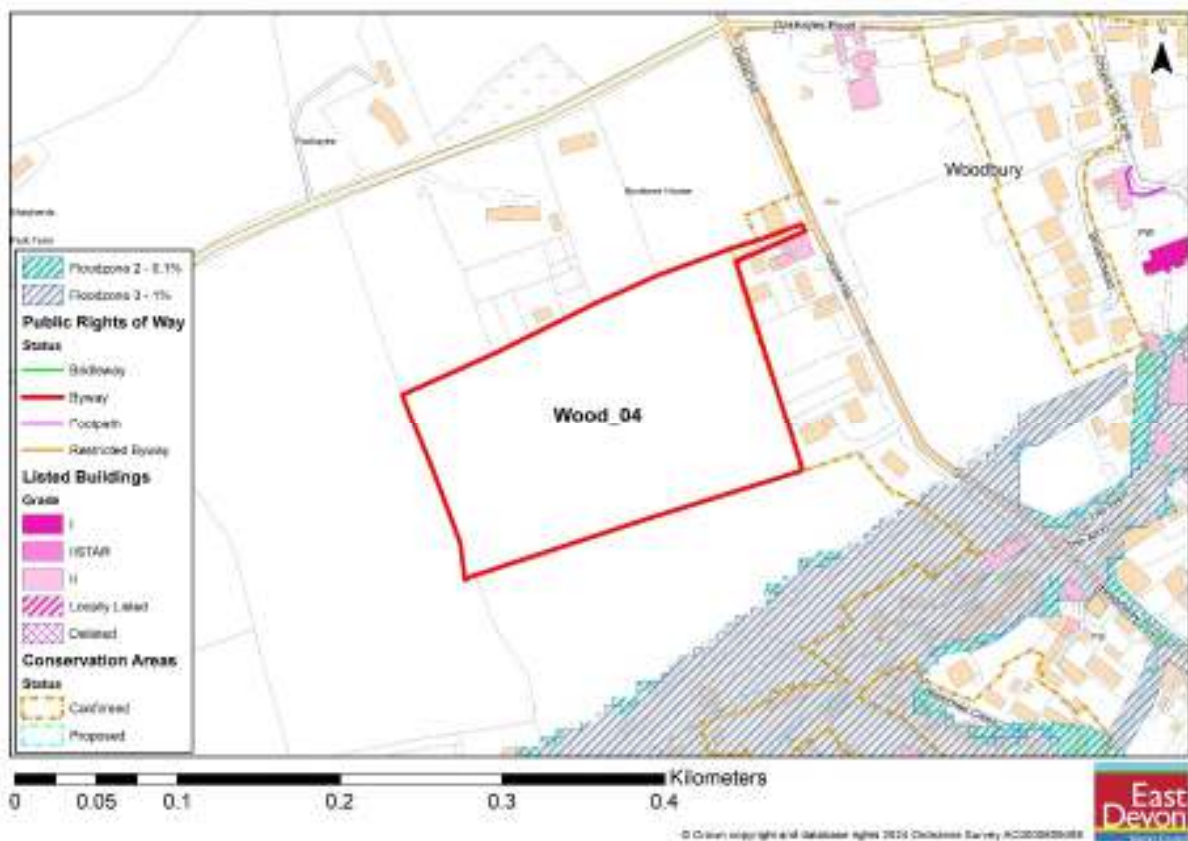
**Reference number:** Wood\_04

**Site area (ha):** 2.93

**Address:** Land off Globe Hill, Woodbury.

**Proposed use:** Residential

### Site map



### Photos





Access to site, from Globe Hill (B3179)



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



---

## Site Assessment Summary and Conclusion

### Infrastructure

DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. This site will need to be considered in that context, but as per the submitter comments, would appear to need adjoining land to achieve access. Western half of site is within the middle and outer zone associated with the high pressure gas pipeline.

### Landscape

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

### Historic environment

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

### Ecology

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

### Accessibility

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

### Other constraints

---

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

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

No

**Opportunities**

None identified.

**Yield (number of dwellings or hectares of employment land)**

28

**Contribution to spatial strategy**

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

**Should the site be allocated?**

No

**Reasons for allocating or not allocating**

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

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

No

### 3 Site Reference Wood\_06

#### Site details

**Settlement:** Woodbury

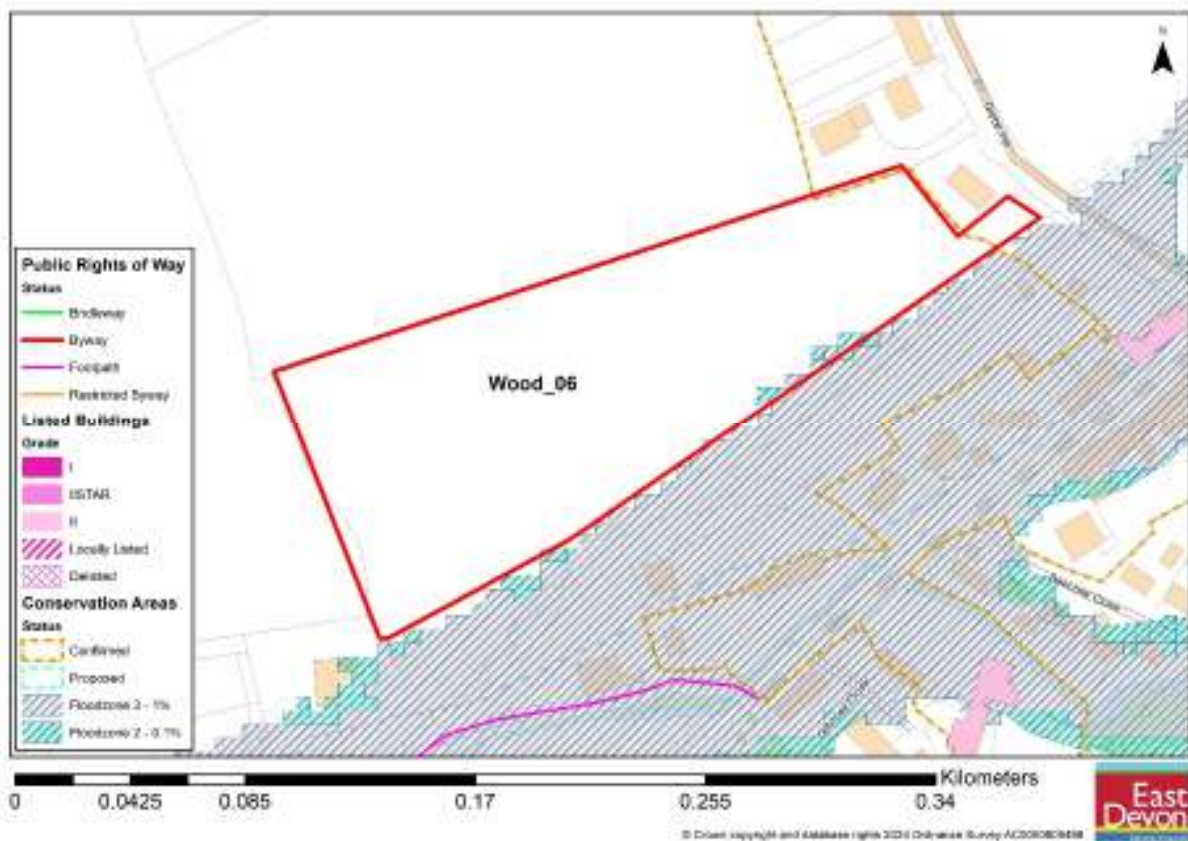
**Reference number:** Wood\_06

**Site area (ha):** 2

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

**Proposed use:** Residential

#### Site map



#### Photos



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



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



---

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

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. The previously consented access for a single dwelling would be inadequate for a larger scale development and would require adequate width and visibility. 0.6 hectares in west part of site is within high pressure gas pipeline middle and outer consultation zone.

### **Landscape**

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

### **Historic environment**

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

### **Ecology**

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

### **Accessibility**

---

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

### **Other constraints**

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

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

No

### **Opportunities**

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

### **Yield (number of dwellings or hectares of employment land)**

30

### **Contribution to spatial strategy**

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

### **Should the site be allocated?**

Yes

### **Reasons for allocating or not allocating**

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

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

N/A.

## 4 Site Reference Wood\_07

### Site details

**Settlement:** Woodbury

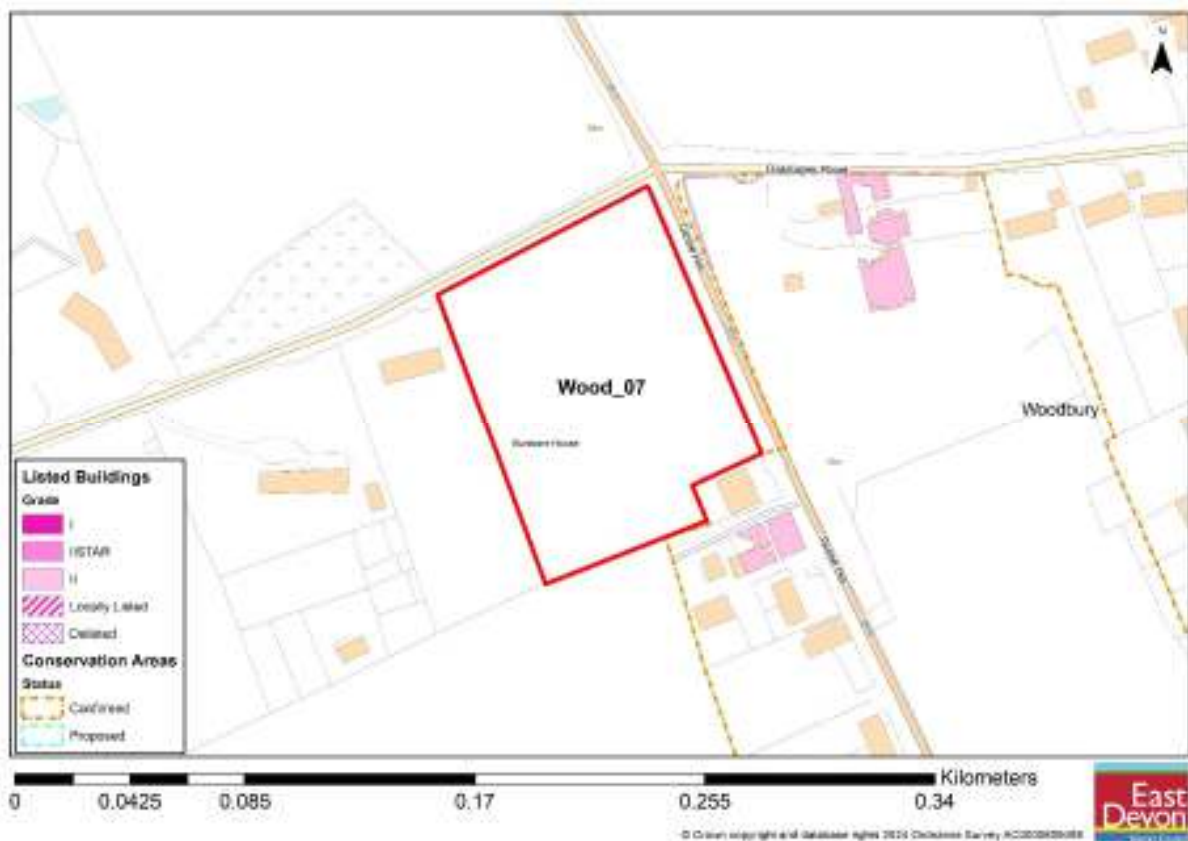
**Reference number:** Wood\_07

**Site area (ha):** 1.02

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

**Proposed use:** Residential

### Site map





---

## Photos



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



Overhead photo of Wood\_07

---

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. See also previous 2010 comments. North west tip of the site is within the outer zone associated with the high pressure gas pipeline.

### **Landscape**

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

### **Historic environment**

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

### **Ecology**

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

### **Accessibility**

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

### **Other constraints**

---

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

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

No

**Opportunities**

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

**Yield (number of dwellings or hectares of employment land)**

9

**Contribution to spatial strategy**

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

**Should the site be allocated?**

No

**Reasons for allocating or not allocating**

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

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

No

## 5 Site Reference Wood\_09

### Site details

**Settlement:** Woodbury

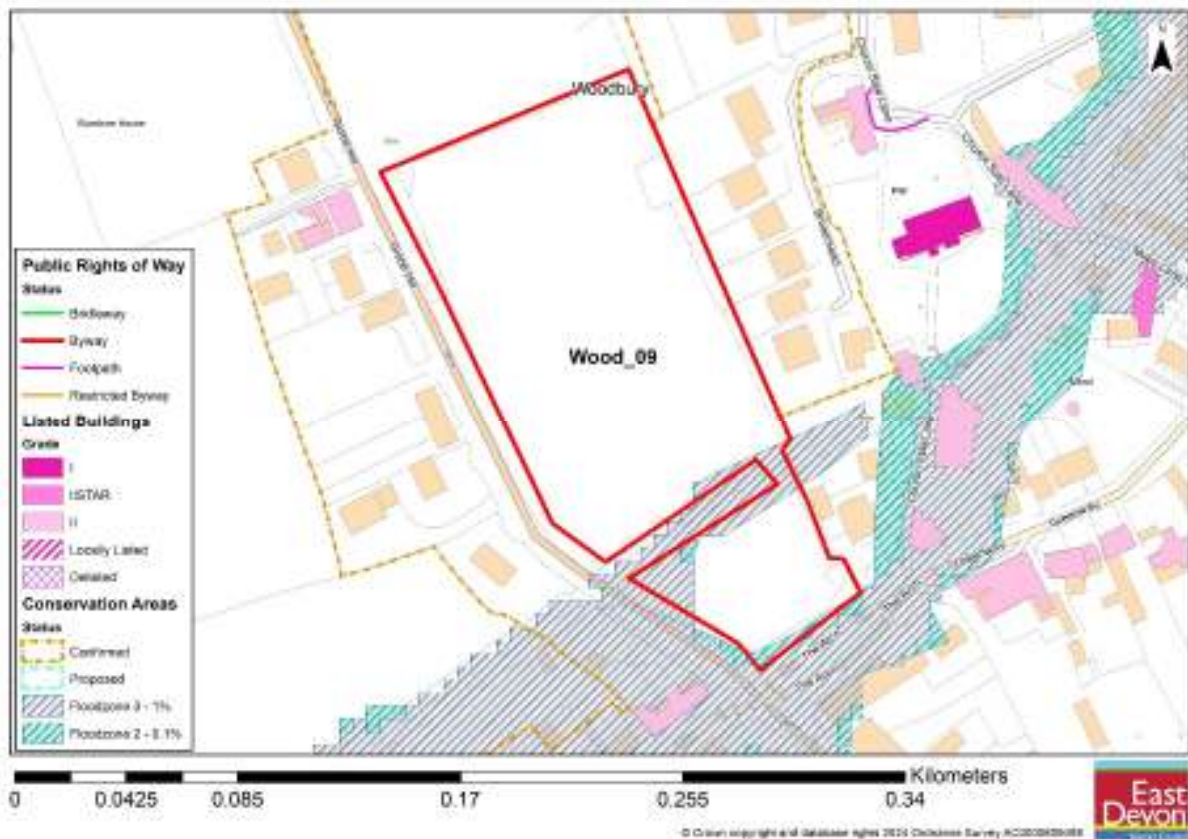
**Reference number:** Wood\_09

**Site area (ha):** 1.93

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

**Proposed use:** Residential

### Site map



### Photos



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



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



---

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

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. See 2010 comments.

### **Landscape**

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

### **Historic environment**

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

### **Ecology**

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

### **Accessibility**

---

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

**Other constraints**

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

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

No

**Opportunities**

Retain mature trees which are dotted across the site.

**Yield (number of dwellings or hectares of employment land)**

28, reflecting the planning application.

**Contribution to spatial strategy**

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

**Should the site be allocated?**

Yes

**Reasons for allocating or not allocating**

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

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

N/A.

## 6 Site Reference Wood\_10

### Site details

**Settlement:** Woodbury

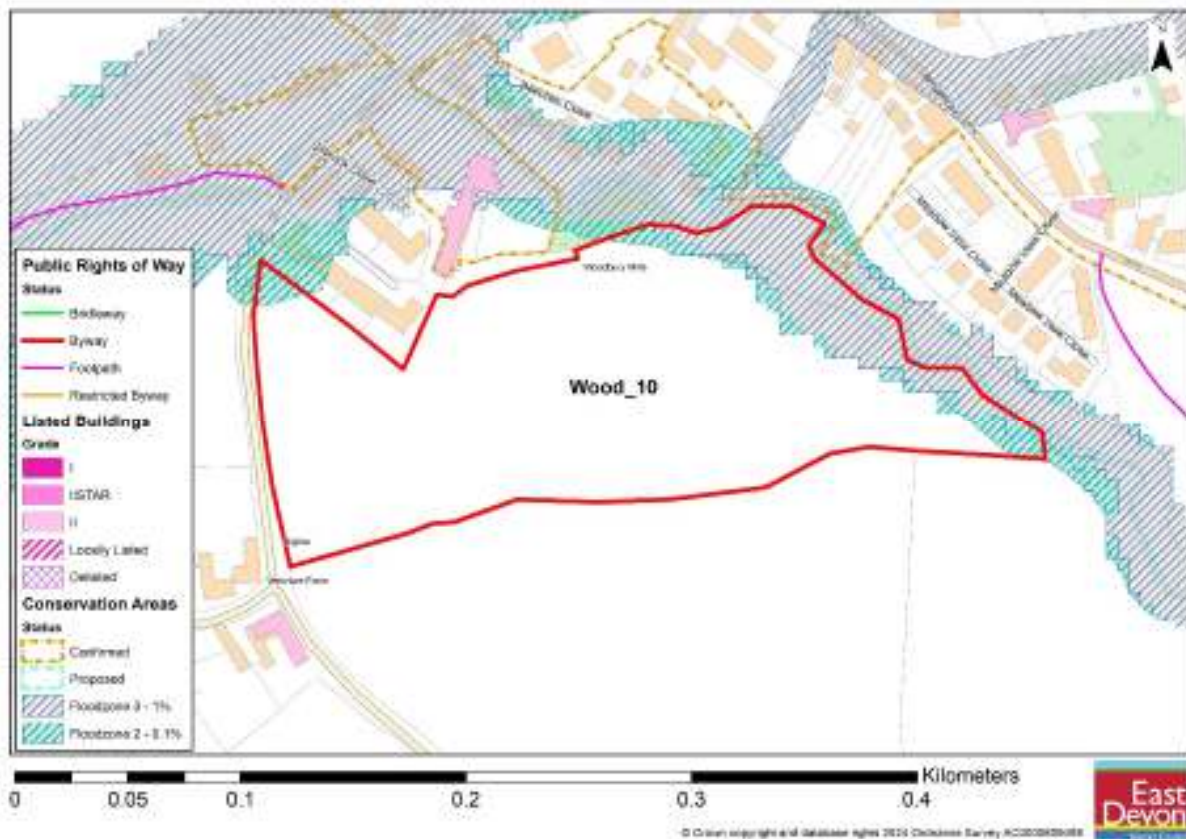
**Reference number:** Wood\_10

**Site area (ha):** 3.1

**Address:** Land at Gilbrook, Woodbury,

**Proposed use:** Residential

### Site map





---

## Photos



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



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



Overhead photo of Wood\_10

## Site Assessment Summary and Conclusion

### Infrastructure

DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. A continuous footway to connect to the adjoining site would be required along with extension of the 30mph limit. DCC Highways comments on application 23/2166/MOUT state "...the proposed access provides a visibility splay which accords to our current best practice guidance..." DCC also note a proposed off-site footway project will improve pedestrian access over Gilbrook Bridge.

---

## **Landscape**

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

## **Historic environment**

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

## **Ecology**

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

## **Accessibility**

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

## **Other constraints**

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

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

No

## **Opportunities**

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

## **Yield (number of dwellings or hectares of employment land)**

60

## **Contribution to spatial strategy**

---

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

**Should the site be allocated?**

Yes

**Reasons for allocating or not allocating**

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

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

N/A.

---

## 7 Site Reference Wood\_11

### Site details

**Settlement:** Woodbury

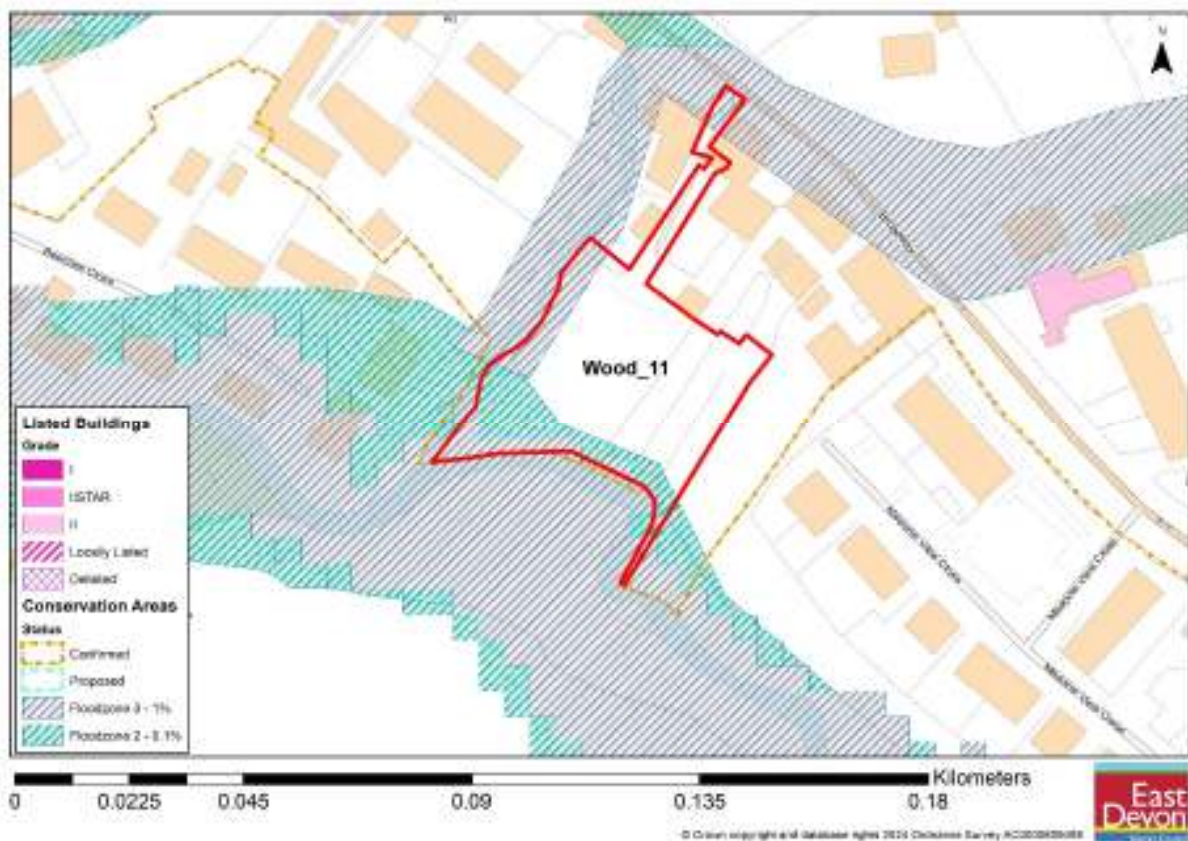
**Reference number:** Wood\_11

**Site area (ha):** 0.19

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

**Proposed use:** Residential

### Site map



### Photos



Site access from Broadway, north east of site



Overhead photo of Wood\_11

---

## Site Assessment Summary and Conclusion

### Infrastructure

DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: Completely unsuitable access in isolation. Could be considered in conjunction with Wood\_10.

### Landscape

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

### Historic environment

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

### Ecology

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

### Accessibility

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

### Other constraints

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

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

No

---

**Opportunities**

Redevelop previously developed land.

**Yield (number of dwellings or hectares of employment land)**

5

**Contribution to spatial strategy**

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

**Should the site be allocated?**

No

**Reasons for allocating or not allocating**

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

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

No



## 8 Site Reference Wood\_12

**Settlement:** Woodbury

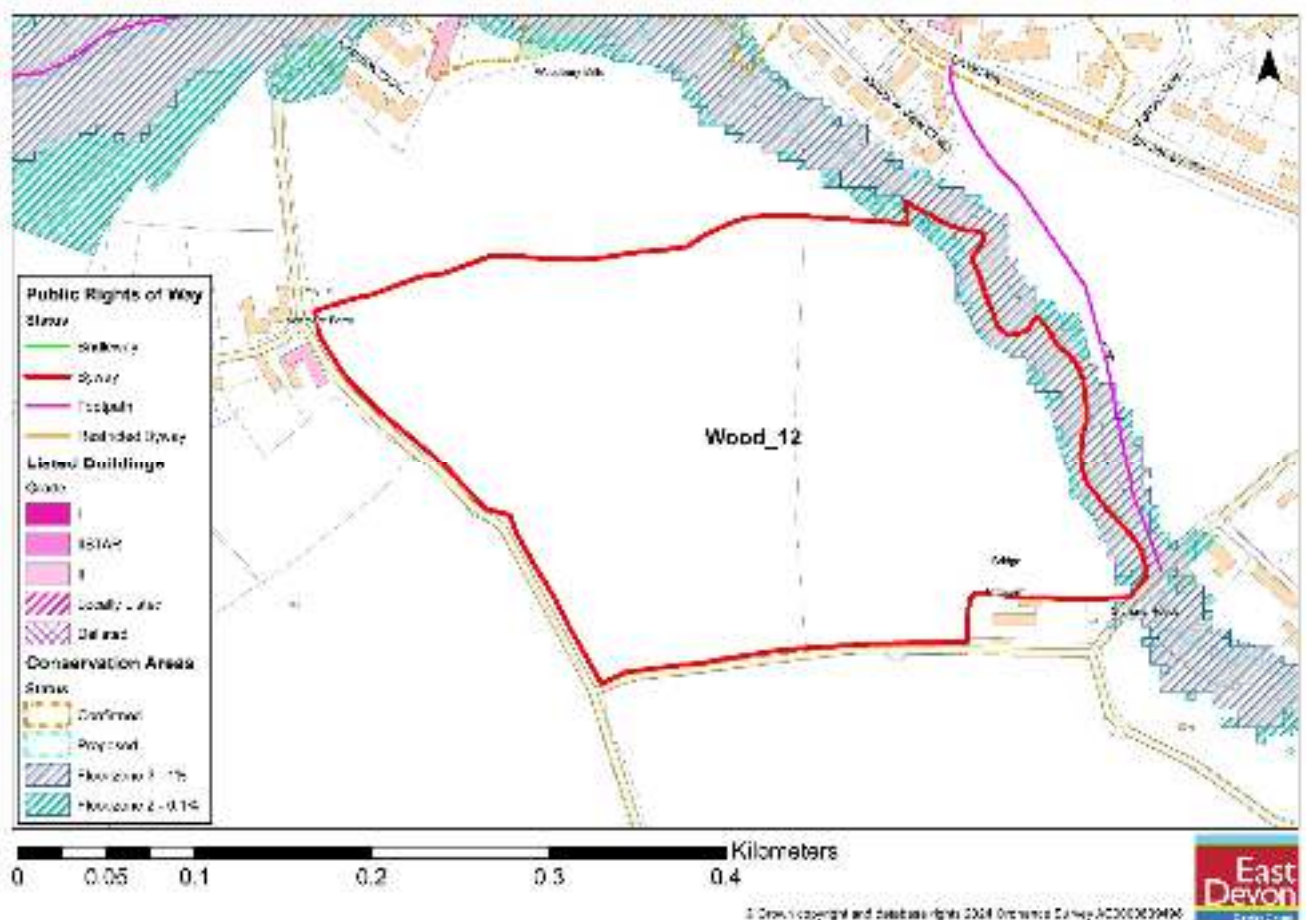
**Reference number:** Wood\_12

**Site area (ha):** 8.1

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

**Proposed use:** Residential

### Site map



---

## Photos



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



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



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

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. Would need to be developed with, or after, Wood\_10 to enable footway connection.

### **Landscape**

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

### **Historic environment**

---

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

### **Ecology**

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

### **Accessibility**

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

### **Other constraints**

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

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

No

### **Opportunities**

Should incorporate pedestrian/cycle links through Wood\_10 and/or Wood\_16 to the north, which would offer direct access to the settlement centre.

### **Yield (number of dwellings or hectares of employment land)**

141

### **Contribution to spatial strategy**

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

### **Should the site be allocated?**

No

### **Reasons for allocating or not allocating**

---

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

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

No

## 9 Site Reference Wood\_14

### Site details

**Settlement:** Woodbury

**Reference number:** Wood\_14

**Site area (ha):** 0.76

**Address:** Land West of Pound Lane, Woodbury,

**Proposed use:** Residential

# Site map



## Photos



Northern part of site, beyond the cemetery



South eastern part of site

## Site Assessment Summary and Conclusion

### Infrastructure

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



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

## **Landscape**

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

## **Historic environment**

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

## **Ecology**

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

## **Accessibility**

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

## **Other constraints**

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

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

No

## **Opportunities**

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

## **Yield (number of dwellings or hectares of employment land)**

**Contribution to spatial strategy**

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

**Should the site be allocated?**

No

**Reasons for allocating or not allocating**

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

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

No

# 10 Site Reference Wood\_16

## Site details

**Settlement:** Woodbury

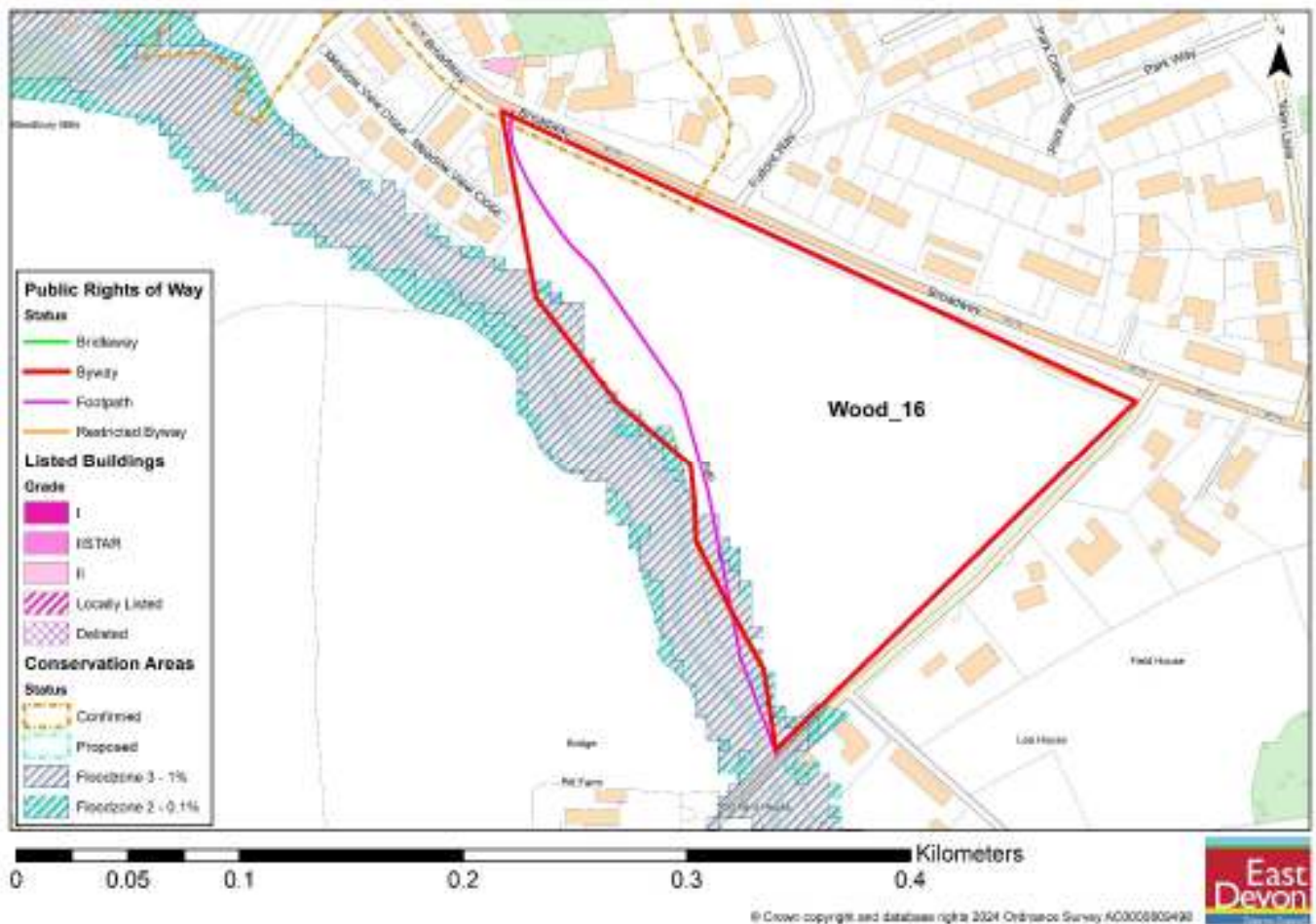
**Reference number:** Wood\_16

**Site area (ha):** 3.28

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

**Proposed use:** Residential

## Site map



## Photos



View across northern part of site, housing at Meadow View Close on the right (Wood\_12 is land rising left of housing)



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



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

## Site Assessment Summary and Conclusion

### Infrastructure

DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy.

### Landscape

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

### Historic environment

the north west, both the Conservation Area and listed building (16m away) have views of site. Therefore, development, particularly in the north west part of the site, could affect these assets. The listed building is adjoined by another dwelling to the east and directly overlooks the new estate at Meadow View Close, reducing the contribution of Wood\_16 to its setting. Overall, medium: no significant effects that cannot be mitigated.

## **Ecology**

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

## **Accessibility**

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

## **Other constraints**

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

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

No

## **Opportunities**

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

## **Yield (number of dwellings or hectares of employment land)**

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

## **Contribution to spatial strategy**

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

## **Should the site be allocated?**

Yes

## **Reasons for allocating or not allocating**

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

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

N/A.

# 11 Site Reference Wood\_20

## Site details

**Settlement:** Woodbury

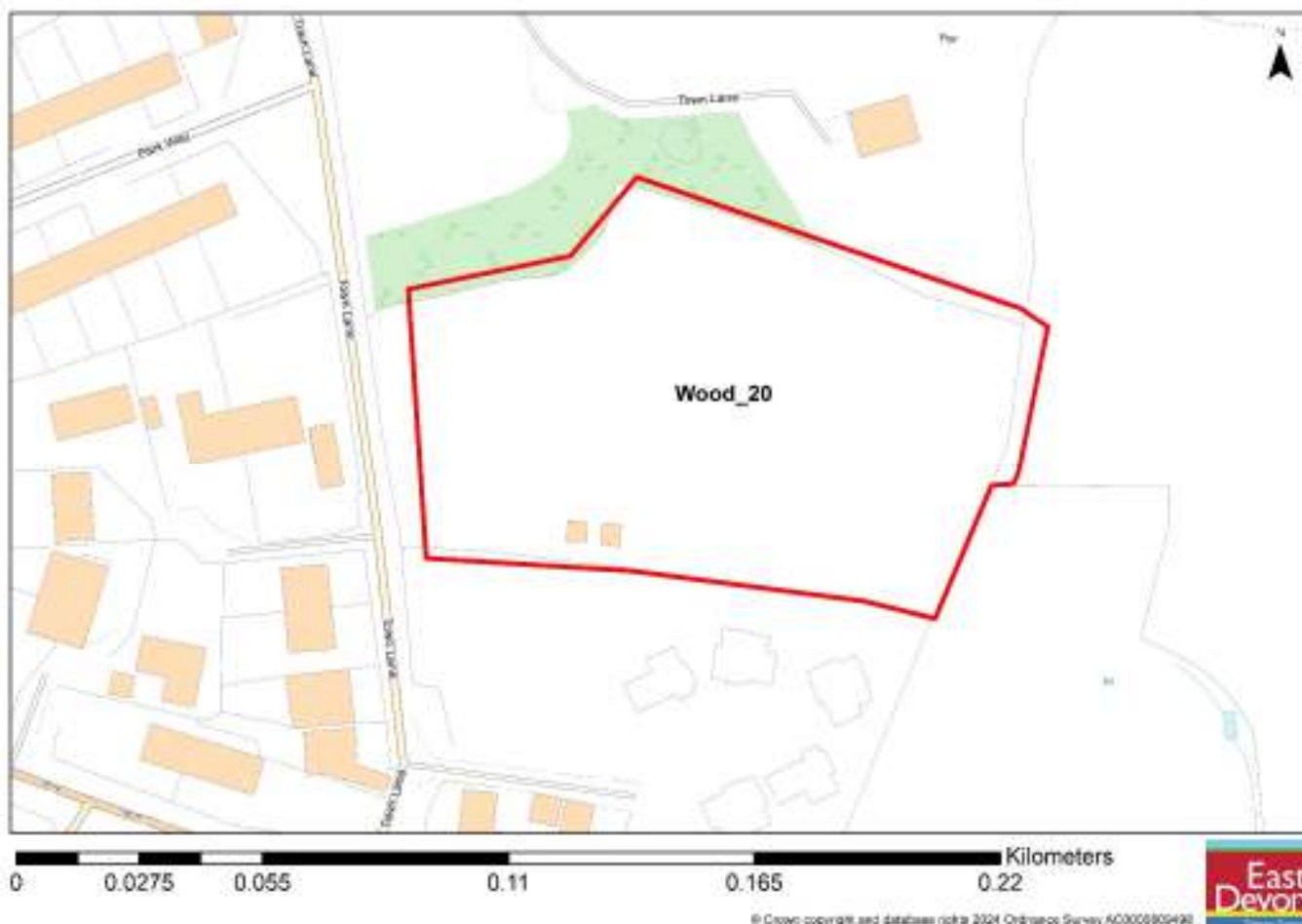
**Reference number:** Wood\_20

**Site area (ha):** 3.7

**Address:** Land at Town Lane, Woodbury.

**Proposed use:** Residential

## Site map



## Photos





Looking east across the site



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



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

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. Also needs to be considered in conjunction with adjoining sites.

### **Landscape**

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

### **Historic environment**

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

### **Ecology**

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

### **Accessibility**

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

### **Other constraints**

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

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

No

### **Opportunities**

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

### **Yield (number of dwellings or hectares of employment land)**

28

### **Contribution to spatial strategy**

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

### **Should the site be allocated?**

Yes

### **Reasons for allocating or not allocating**

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

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

N/A.

## 12 Site Reference Wood\_23

### Site details

**Settlement:** Woodbury

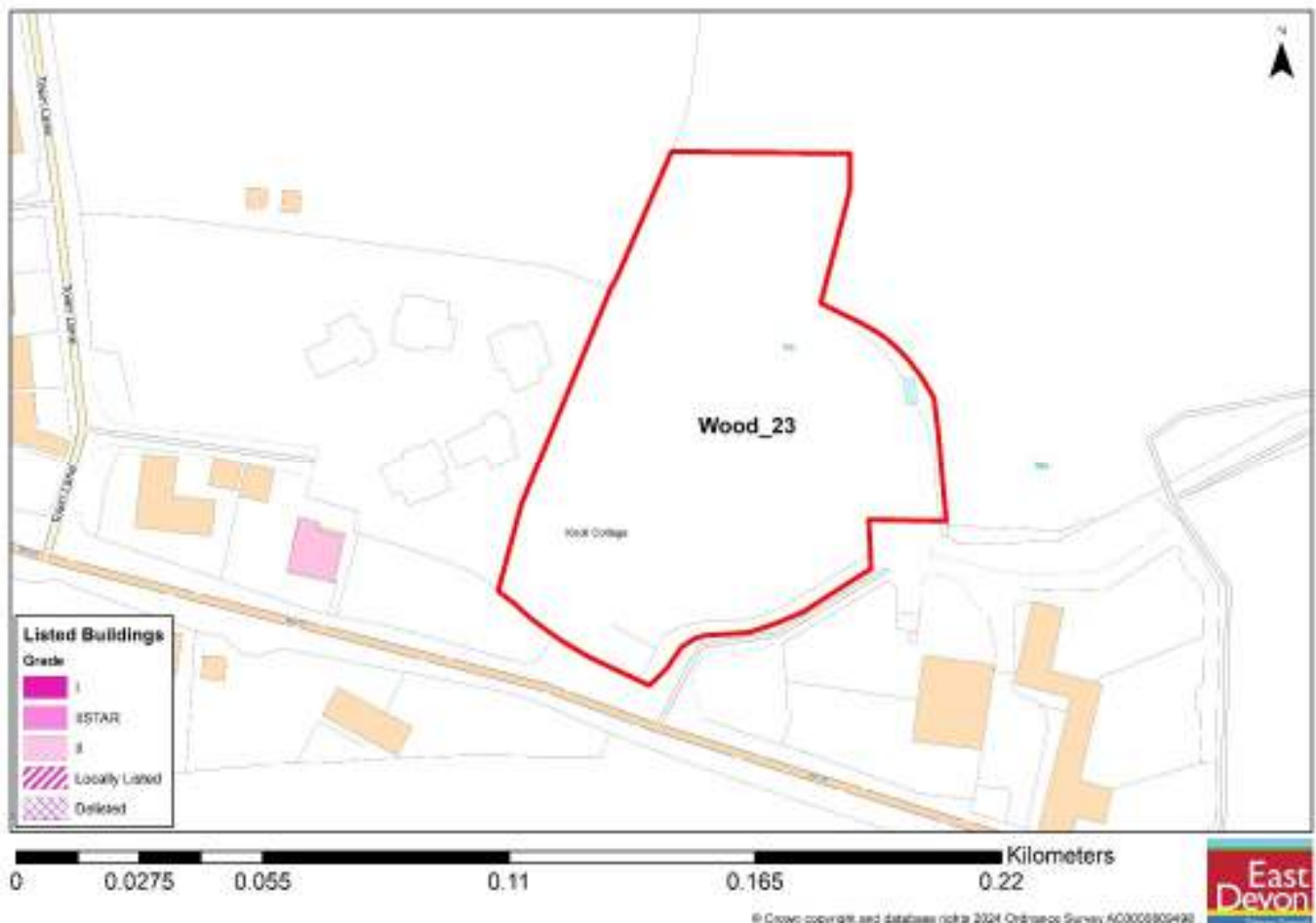
**Reference number:** Wood\_23

**Site area (ha):** 0.74

**Address:** Ford Farm, Woodbury, EX5 1NJ

**Proposed use:** Residential

### Site map



## Photos



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



Overhead photo of Wood\_23

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: This site would need to be developed in conjunction with Wood\_20 and 21.

### **Landscape**

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

### **Historic environment**

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

### **Ecology**

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

### **Accessibility**

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

### **Other constraints**

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

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

No

### **Opportunities**

Consider how to improve pedestrian access along Town Lane. If possible, create pavement between site and Knoll Cottage and/or create a pedestrian/cycle link through Wood\_20 to the north west, to enable a continuous pedestrian link to the settlement centre. DCCs Draft LP response states there is an ordinary watercourse that impacts upon this site and opportunities to enhance this should be sought.

### **Yield (number of dwellings or hectares of employment land)**

18

### **Contribution to spatial strategy**

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

### **Should the site be allocated?**

No

### **Reasons for allocating or not allocating**

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

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

No.

# 13 Site Reference Wood\_24

## Site details

**Settlement:** Woodbury

**Reference number:** Wood\_24

**Site area (ha):** 1.9

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

**Proposed use:** Residential

## Site map



## Photos





View from eastern edge of site



From western edge of site



Access track from Webbers Meadow, site is beyond the fence

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

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

### **Landscape**

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

### **Historic environment**

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

### **Ecology**

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

### **Accessibility**

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

### **Other constraints**

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

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

No

**Opportunities**

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

**Yield (number of dwellings or hectares of employment land)**

45

**Contribution to spatial strategy**

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

**Should the site be allocated?**

No

**Reasons for allocating or not allocating**

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

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

No

# 14 Site Reference Wood\_37

## Site details

**Settlement:** Woodbury

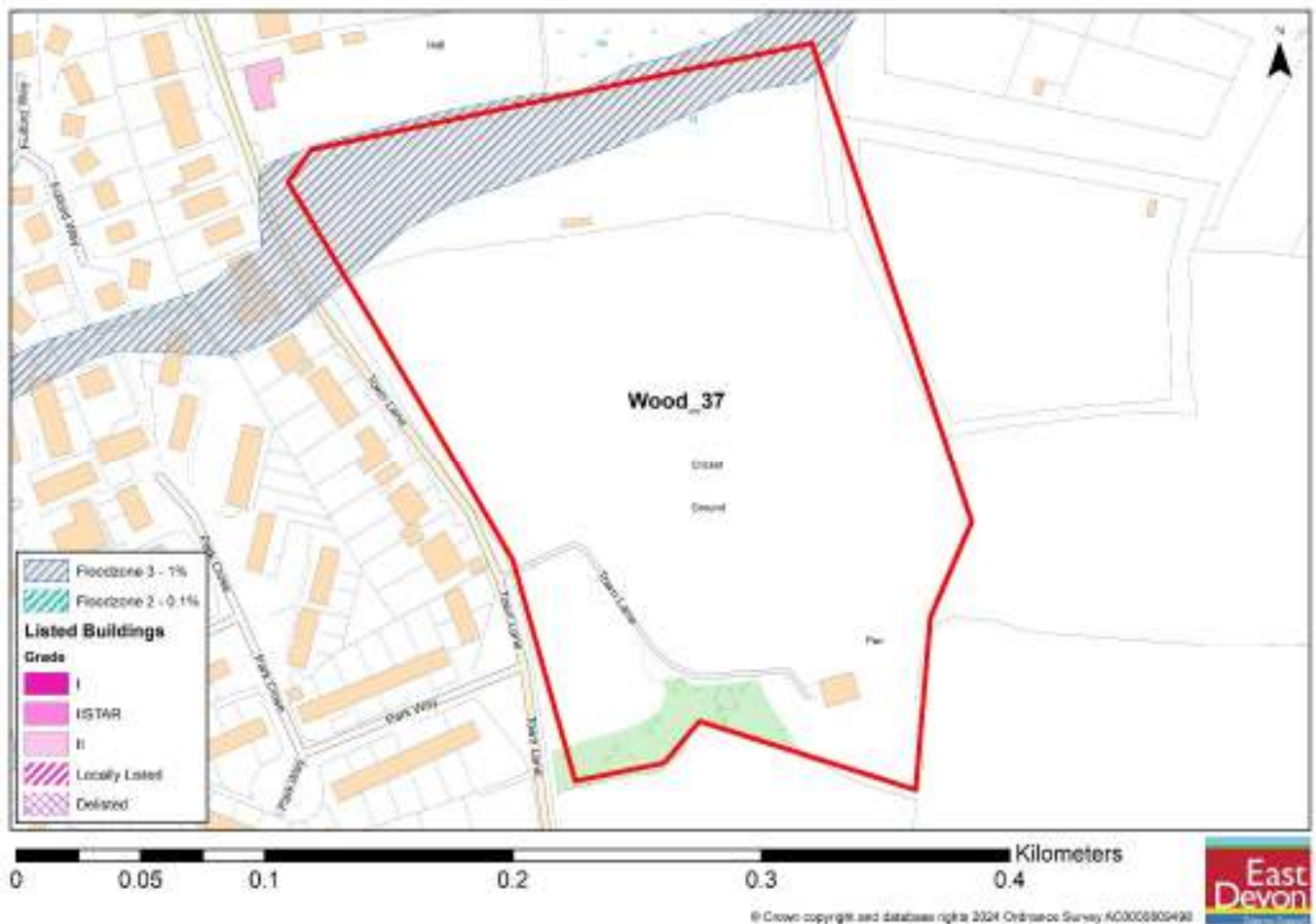
**Reference number:** Wood\_37

**Site area (ha):** 5.2

**Address:** Cricket Field off Town Lane, Woodbury,

**Proposed use:** Residential

## Site map



## Photos



Existing access to cricket field, off Town Lane



Southern part of site



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

## Site Assessment Summary and Conclusion

### Infrastructure

DCC Education: Lady Swards primary has some capacity to support development - but need to assess in conjunction with proposed sites nearby and in west end. Secondary capacity required. Transport costs would apply for both primary and secondary. DCC Highways: A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. Also, the junction with the A376 is unsuitable for significant development.

### Landscape

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

### Historic environment

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

### Ecology

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

### **Accessibility**

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

### **Other constraints**

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

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

No

### **Opportunities**

Consider how to improve pedestrian access along Town Lane.

### **Yield (number of dwellings or hectares of employment land)**

81

### **Contribution to spatial strategy**

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

### **Should the site be allocated?**

No

### **Reasons for allocating or not allocating**

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

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

No.



# 15 Site Reference Wood\_42

## Site details

**Settlement:** Woodbury

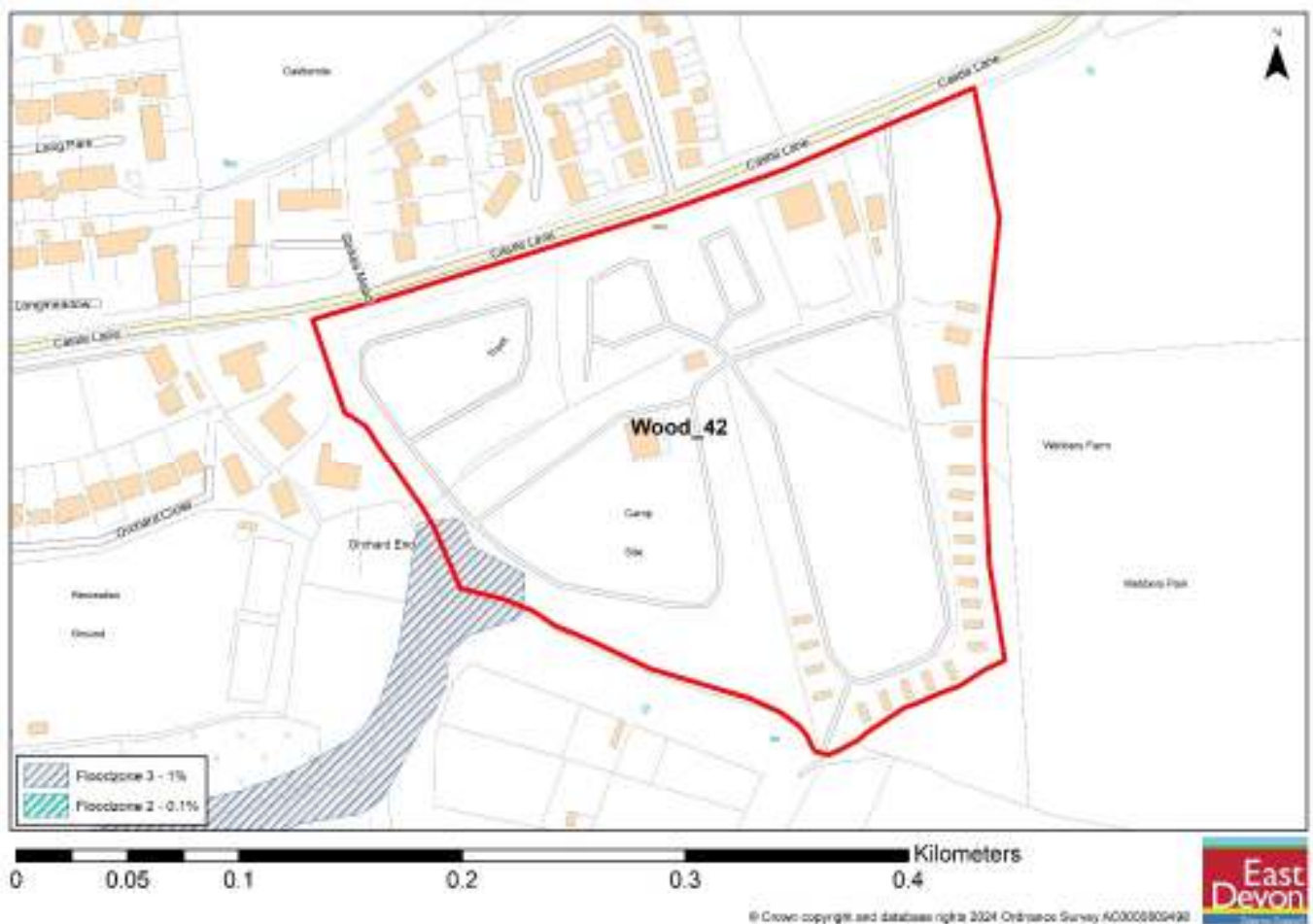
**Reference number:** Wood\_42

**Site area (ha):** 5.7

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

**Proposed use:** Residential

## Site map



## Photos



Existing access to caravan and camp site, off Castle Lane



On-site, looking west



On-site, looking west

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

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

### **Landscape**

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

### **Historic environment**

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

### **Ecology**

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

### **Accessibility**

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

### **Other constraints**

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

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

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

No

**Opportunities**

Site is previously developed land.

**Yield (number of dwellings or hectares of employment land)**

101

**Contribution to spatial strategy**

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

**Should the site be allocated?**

No

**Reasons for allocating or not allocating**

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

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

No

# 16 Site Reference Wood\_46

## Site details

**Settlement:** Woodbury

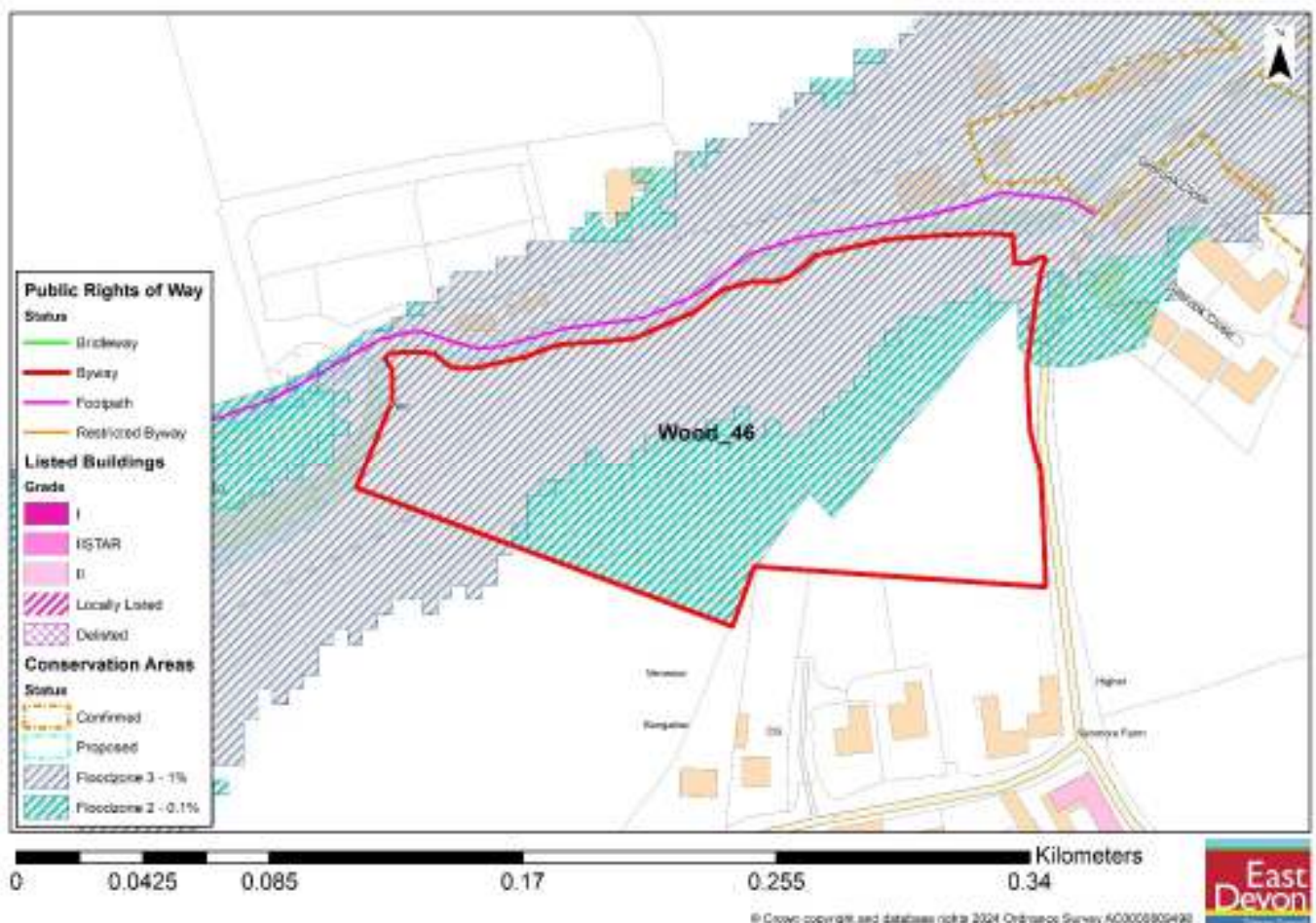
**Reference number:** Wood\_46

**Site area (ha):** 1.99

**Address:** West of Wood\_10

**Proposed use:** Residential

## Site map



## Photos



Looking south west across the site, from Woodbury Footpath 4



Looking south across the site, from Woodbury Footpath 4



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

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

No DCC Education and Highways comments specifically for this site, but education capacity issues are highlighted for other sites in Woodbury, and comments for Wood\_10 across the road identify need for continuous footway to connect to adjoining site - the PROW just beyond the northern edge of Wood\_46 offers the opportunity for a continuous footway that avoids the main road, although this would require a bridge over the intervening stream. The middle and outer zones associated with the high pressure gas pipeline cover the western part of the site.

### **Landscape**

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

### **Historic environment**

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

### **Ecology**

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

### **Accessibility**

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

### **Other constraints**

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

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

No

### **Opportunities**

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

### **Yield (number of dwellings or hectares of employment land)**

23

### **Contribution to spatial strategy**

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

### **Should the site be allocated?**

No

### **Reasons for allocating or not allocating**

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

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

No.



# 17 Site Reference Wood\_31

## Site details

**Location:** Woodbury Business Park

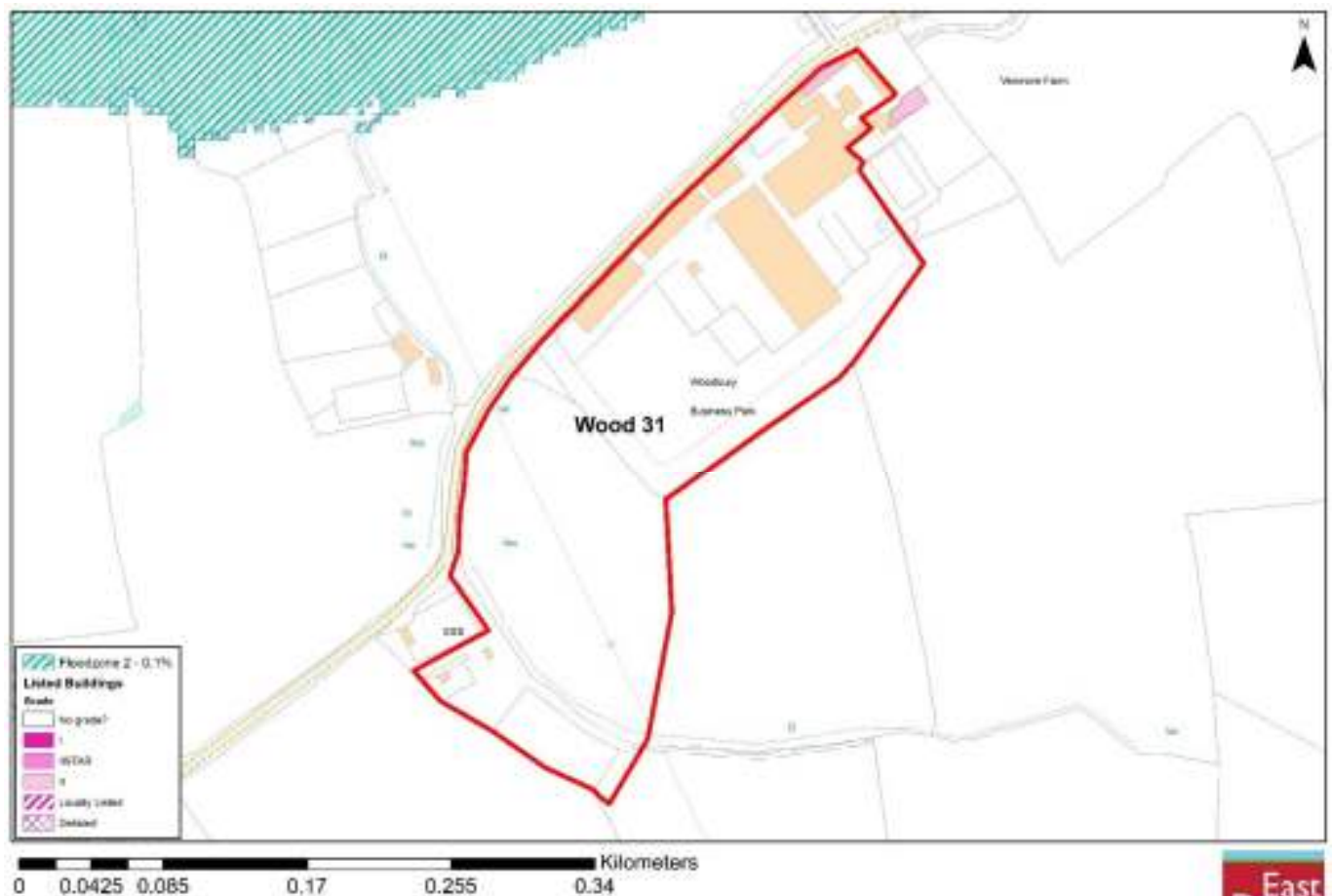
**Reference number:** Wood\_31

**Site area (ha):** 5.5

**Address:** Woodbury Business Park, Woodbury, EX5 1AY

**Proposed use:** Employment

## Site map



## Photos



View from Woodbury Footpath 4, looking south



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



South west part of site (image from Google Streetview)

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

DCC Highways: A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. In addition the site is remote from other development and facilities with poor ped/cycle links. Middle and outer zone of high pressure gas pipeline covers western part of site, which has been excluded from site area to end up with a yield of 2.3 ha.

### **Landscape**

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

### **Historic environment**

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

### **Ecology**

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

### **Accessibility**

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

### **Other constraints**

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

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

No

**Opportunities**

None identified.

**Yield (number of dwellings or hectares of employment land)**

2.3 hectares of employment land.

**Contribution to spatial strategy**

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

**Should the site be allocated?**

No

**Reasons for allocating or not allocating**

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

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

No