

East Devon Local Plan 2020-2040



Site Selection report

Exton



Report for Strategic Planning Committee, Sept 2024

East Devon – an outstanding place

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Contents

| | | |
|---|------------------------------|----|
| 1 | Introduction..... | 4 |
| 2 | Site Reference Wood_01 | 6 |
| 3 | Site Reference Wood_28..... | 11 |
| 4 | Site Reference Wood_41 | 16 |

1 Introduction

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

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

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

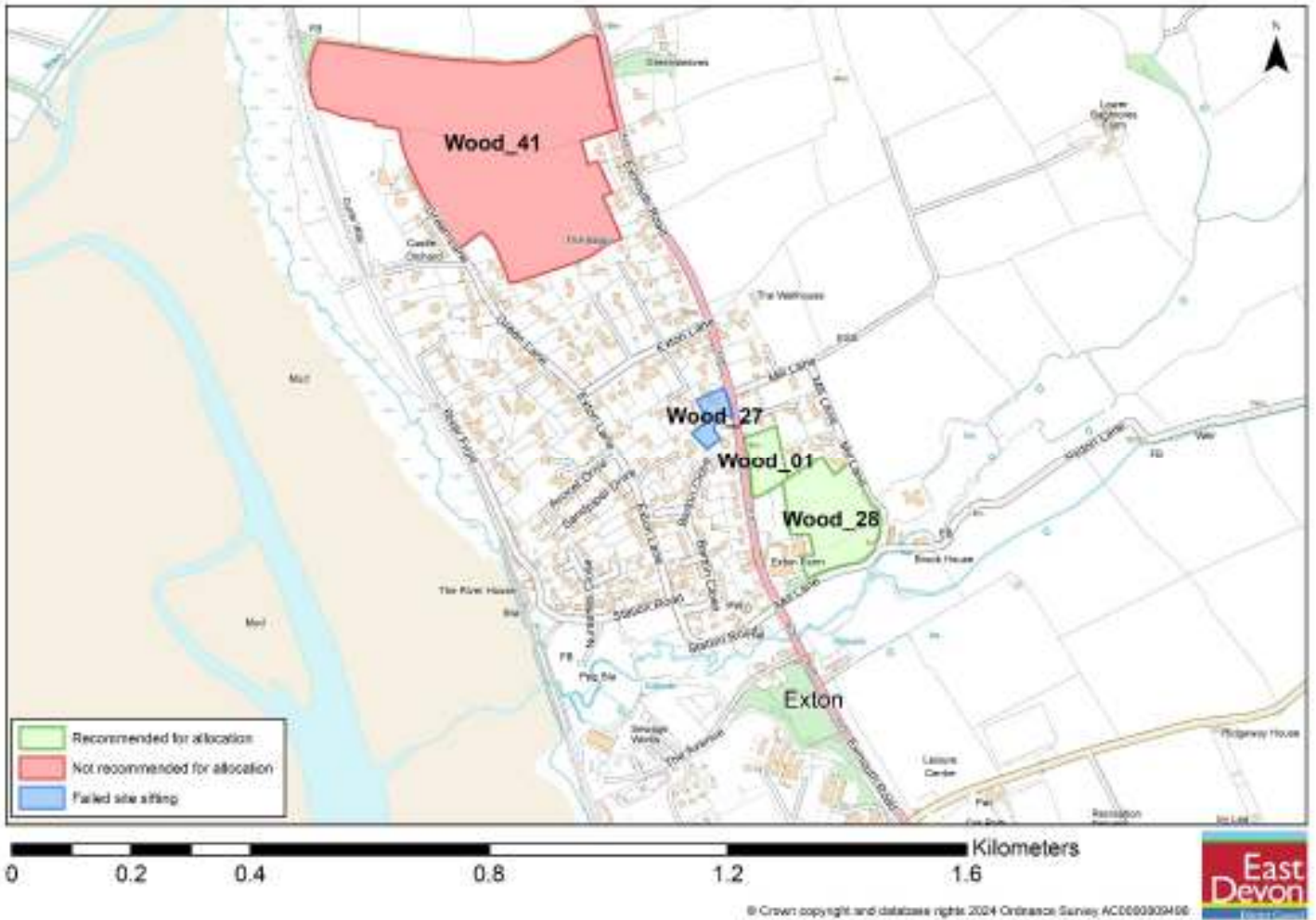


Figure 1.1: Overview of Site Selection findings at Exton

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

2 Site Reference Wood_01

Site details

Settlement: Exton

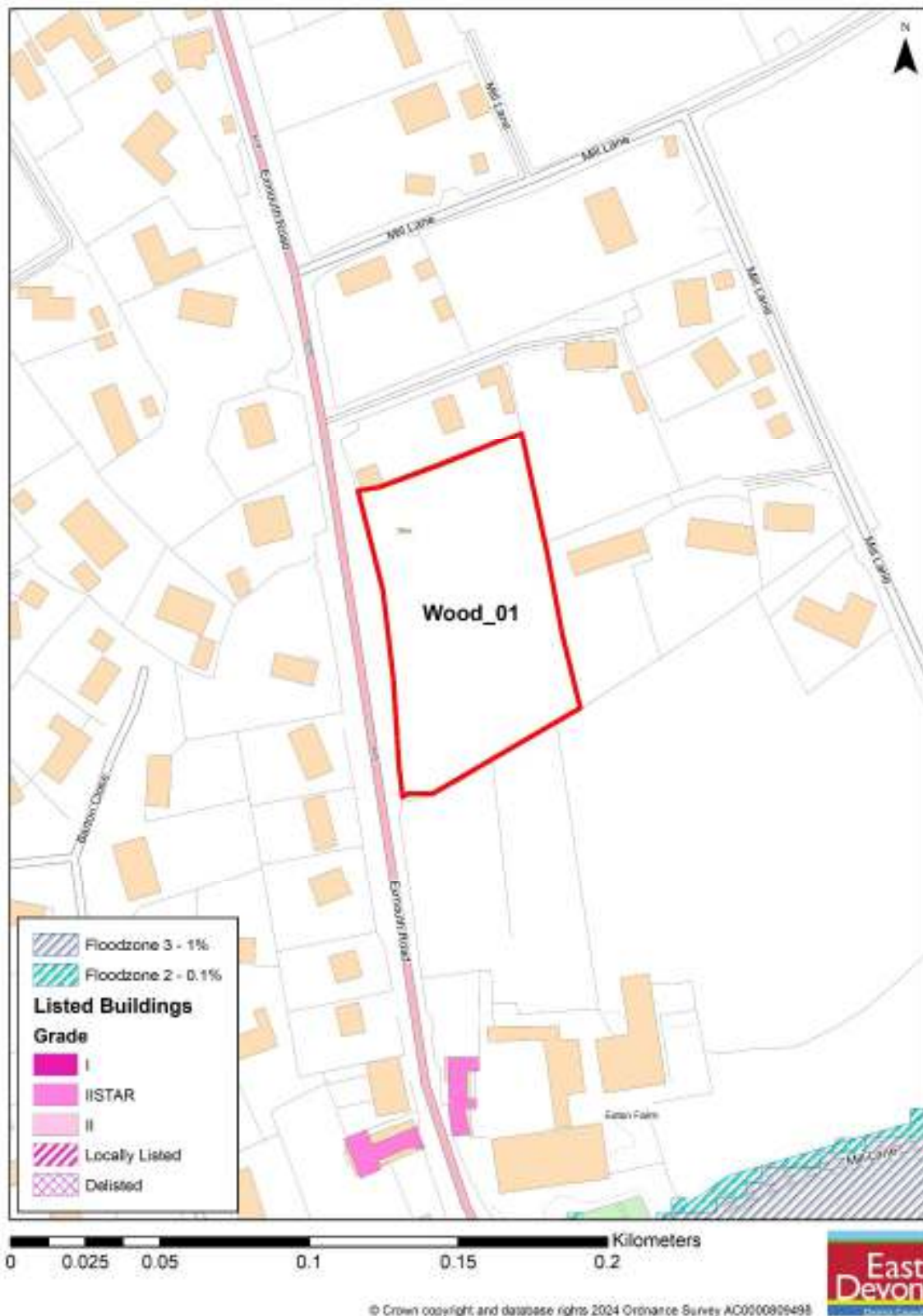
Reference number: Wood_01

Site area (ha): 0.58

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

Proposed use: Residential

Site map



Photos



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



Overhead photo of the site

Site Assessment Summary and Conclusion

Infrastructure

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

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

Landscape

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

Historic environment

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

Ecology

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

Accessibility

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

Other constraints

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

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

No

Opportunities

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

Yield (number of dwellings or hectares of employment land)

14

Contribution to spatial strategy

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

Should the site be allocated?

Yes

Reasons for allocating or not allocating

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

3 Site Reference Wood_28

Site details

Settlement: Exton

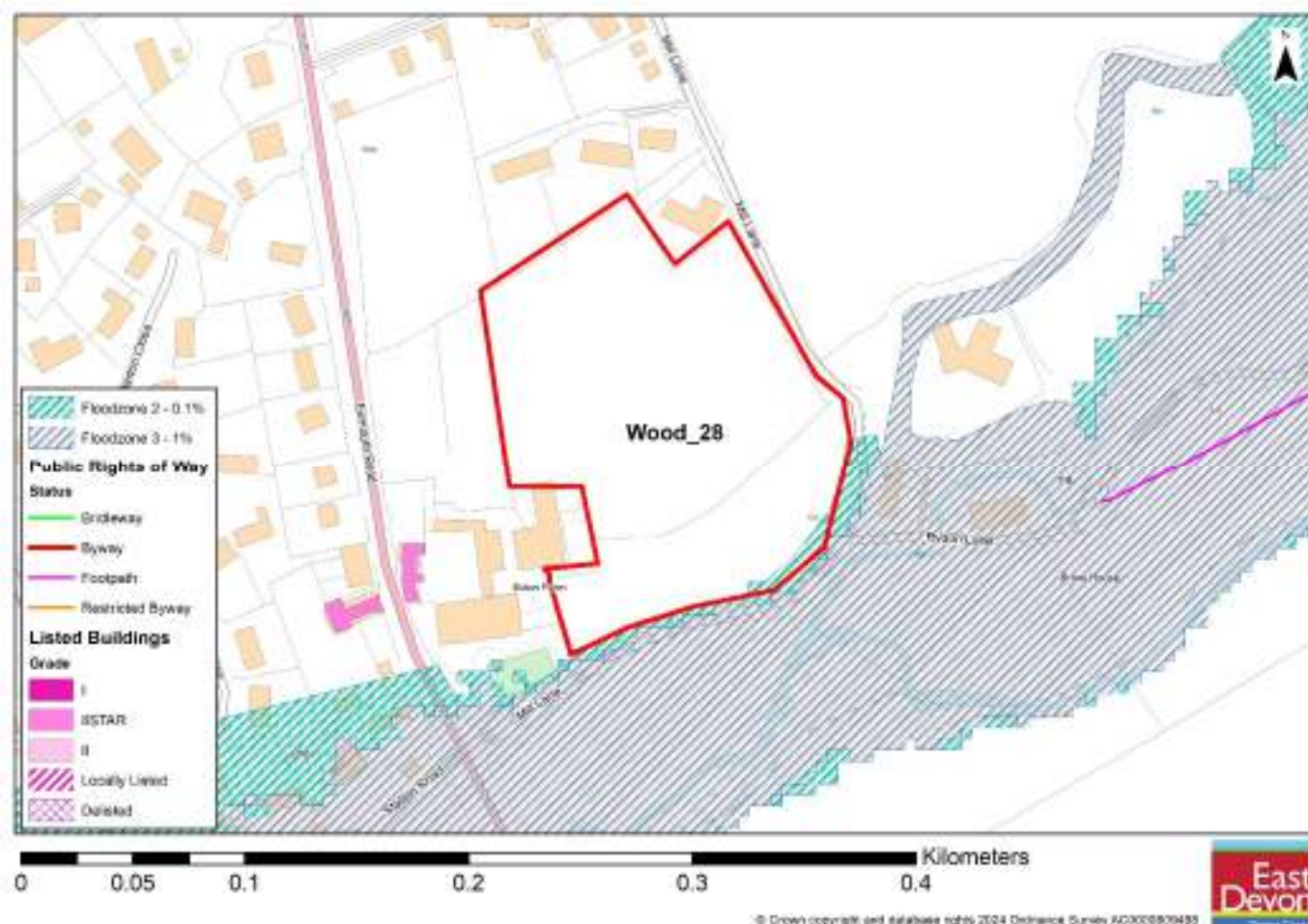
Reference number: Wood_28

Site area (ha): 2.2

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

Proposed use: Residential

Site map



Photos



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



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



Overhead photo of site

Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

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

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

Historic environment

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

Ecology

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

Accessibility

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

Other constraints

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

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

No

Opportunities

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

Yield (number of dwellings or hectares of employment land)

33

Contribution to spatial strategy

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

Should the site be allocated?

Yes

Reasons for allocating or not allocating

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

4 Site Reference Wood_41

Site details

Settlement: Exton

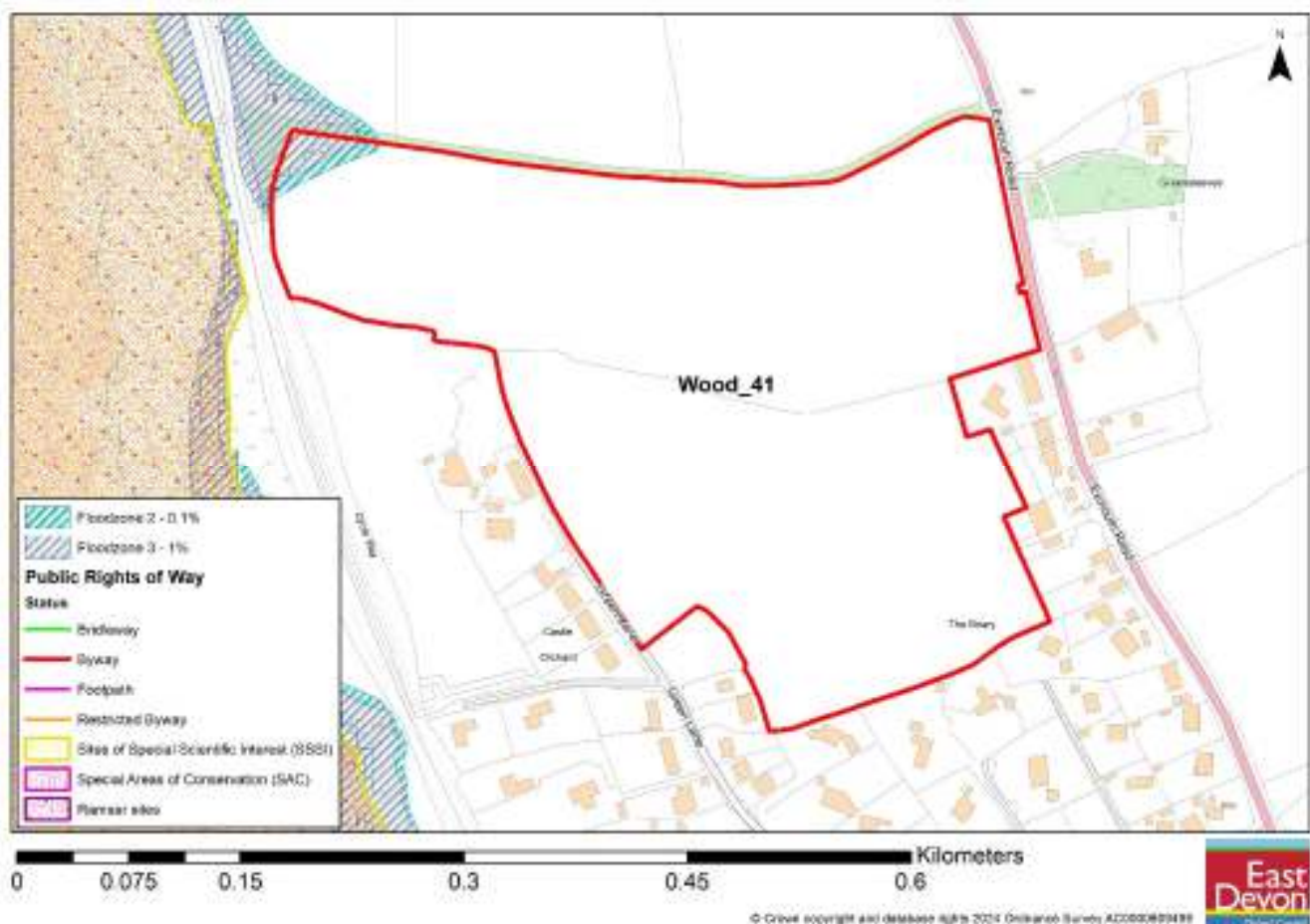
Reference number: Wood_41

Site area (ha): 12.6

Address: Land adjacent A376 Exeter Road, Exton, EX3 0PQ

Proposed use: Residential

Site map



Photos



View from north east edge of site, with the A376 beyond the hedgerow on the left



Looking west from the A376, across the northern field



Looking west across the southern field, from the A376



South western edge of site, take from the Exe Estuary Trail

Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Lady Swards primary has some capacity to support development - but need to assess in conjunction with proposed sites nearby and in west end. Secondary capacity required. Transport costs would apply for both primary and secondary. DCC Highways: More than one access onto highway, reasonable road collision history in vicinity, known traffic capacity issues on Exmouth Road.

Landscape

Two large fields bounded by A376 to east, existing low density housing to south/south west, small area of woodland to north, and the Exe Estuary to the west. Undulating site, subject to substantial hedgerow removal when compared with the 1888-90 map. Open views from the noisy A376 which provides a high level of human disturbance. Site is prominent in short and long distance views with little context of existing built form. Site rises up from the Exe Estuary making it prominent in long distance views as well. Overall, high-medium sensitivity to development.

Historic environment

2x Roman finds identified on the HER but overall Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

Ecology

2x large arable fields. Northern boundary comprises a belt of mature trees. Other mature trees along western boundary. Exe Estuary Ramsar, SPA, and SSSI located 30m to west of site at closest point.

S.41 habitat 30m to west associated with Exe Estuary. Close proximity of these international and national designations mean a significant moderate adverse effect predicted.

Accessibility

7 out of 12 facilities within 1,600m of site. These include Exton train station approx 550m to the south and the convenience store at the petrol station adjacent to the north. Employment opportunities at industrial estate 700m to the north, with Darts Farm slightly further. These can be accessed by pavement, although it is narrow. 20 minute bus frequency to Exeter/Exmouth from stop on A376. South west part of site is adjacent to Exe Estuary Trail.

Other constraints

Mostly Grade 1 agricultural land, covering north west portion of site; remainder is Grade 3. High cumulative flood risk in Strategic Flood Risk Assessment.

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

Yes

Opportunities

Provide direct access to Exe Estuary Trail. Create bus stop on A376 adjoining the site.

Yield (number of dwellings or hectares of employment land)

225

Contribution to spatial strategy

Would not be consistent with the spatial strategy at Exton for limited development to meet local needs.

Should the site be allocated?

No

Reasons for allocating or not allocating

Would not be consistent with the spatial strategy at Exton for limited development to meet local needs. Would result in the a loss of Grade 1 agricultural land. High-medium landscape sensitivity to development.

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

No