

East Devon Local Plan 2020-2040



Summary Site Selection report Newton Poppleford



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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

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1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2040 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not.¹ The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites.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. 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 Newton Poppleford. A map of all the sites which have been assessed is below, followed by a table which highlights the site selection findings.
- 1.5 All of the sites considered are located in the west of the village, whereas the services and facilities tend to be clustered in the east of the village. The A3052 runs through the middle of the village from east to west and lacks a continuous footway. There are some traffic free routes from the west of the village to services and facilities in the east, but they lack hard surfaces and lighting. The inadequacy of safe and convenient pedestrian and cycling routes have been highlighted in appeal decisions, most recently for development at Down Close (site Newt_13 reference [22/2779/PIP](#)). The photograph shows part of the footpath that does exist along the A3052.
- 
- 1.6 In addition to the sites which have been subject to assessment, other sites were not assessed because they failed 'site sifting'. This stage of the process rules out sites that are not 'reasonable alternatives' and therefore not considered as potential allocations in the Local Plan. In summary, to pass site sifting and therefore be considered as a potential allocation, the site should be identified as suitable, available, achievable in the HELAA; in a suitable location; not already allocated in a 'made' Neighbourhood Plan; and not already

¹ INSERT WEB LINK TO UPDATED VERSION OF METHODOLOGY, ALSO INCL. ECOLOGY, LANDSCAPE, HESA SPECIFIC METHODOLOGIES

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](#)

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 Newton Poppleford:

- Newt_03 was withdrawn no longer available.
- Newt_07 is probably unachievable in the HELAA due to poor access.
- Newt_09 is probably unachievable in the HELAA due to poor access.
- Newt_10 is probably unachievable in the HELAA due to poor access.
- Newt_11 not suitable in HELAA as within Flood Zone 3.
- Newt_12 not suitable in HELAA as too small and within Flood Zone 3.
- Newt_15 is probably unachievable in the HELAA as no access.
- Newt_16 not suitable in HELAA as within Flood Zone 3.
- Newt_17 is probably unachievable in the HELAA due to poor access.
- Newt_18 not suitable in HELAA as within Flood Zone 3.
- Newt_19 overlaps Newt_13.

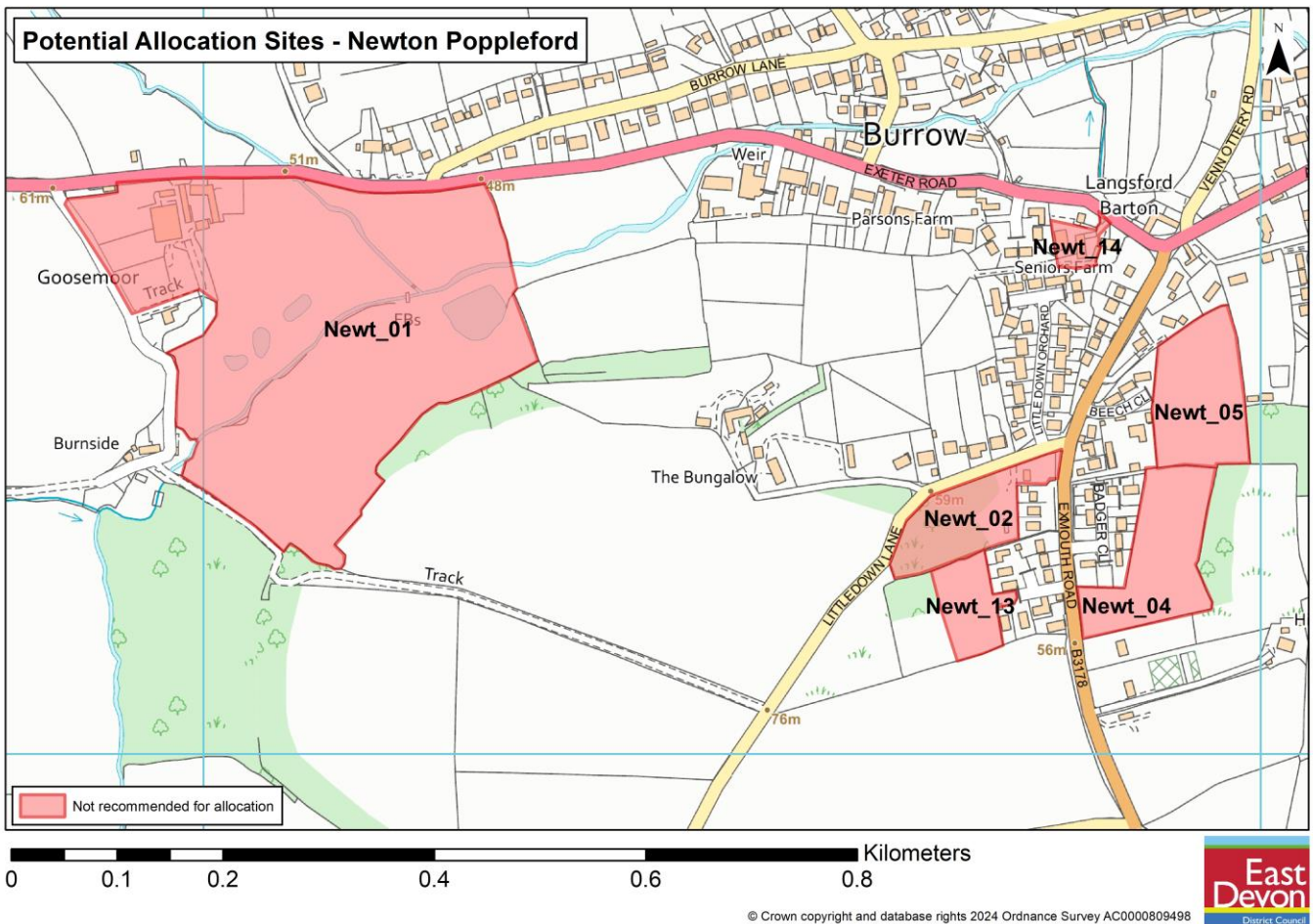


Figure 1.1: Overview of Site Selection findings at Newton Poppleford

Site reference	Number of dwellings / hectares of employment land	Allocate?
Newt_01	119	No
Newt_02	21	No
Newt_04	28	No
Newt_05	27	No
Newt_13	11	No
Newt_14	5	No

2 Site Reference Newt_01

Site details

Settlement: Newton Poppleford

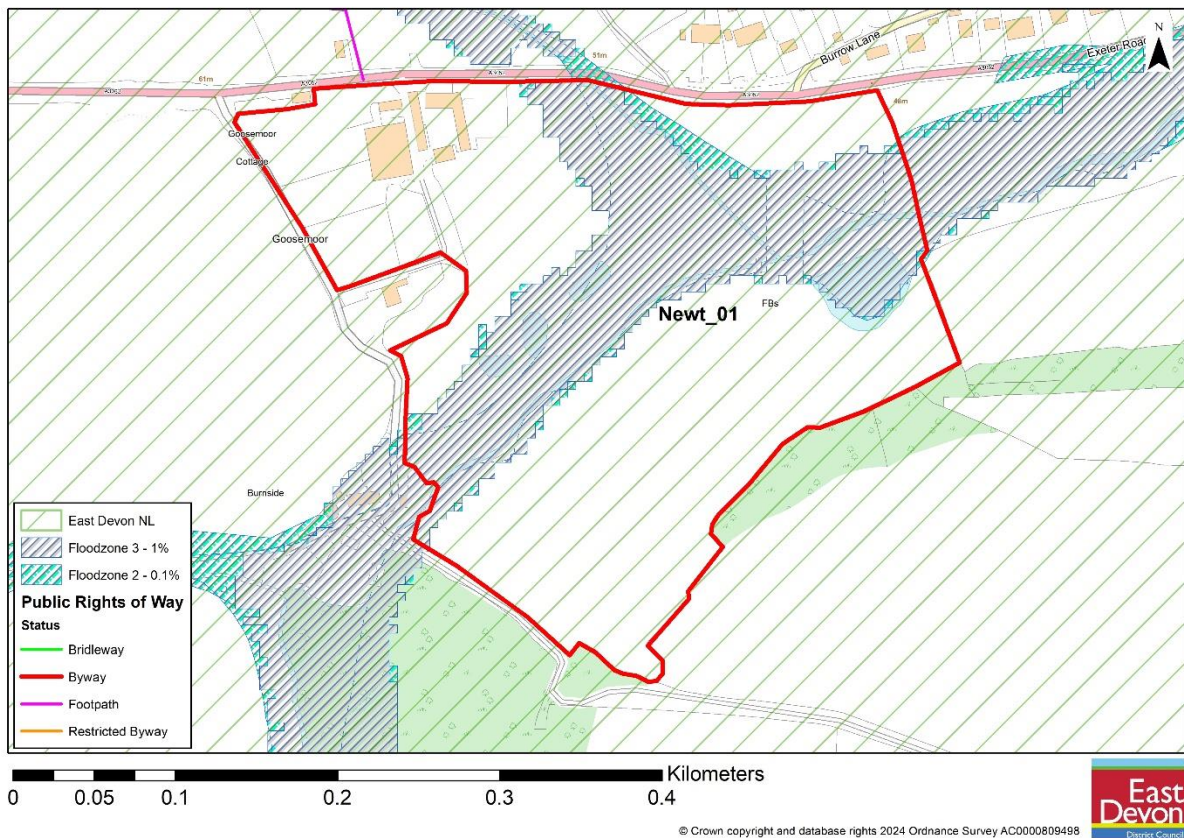
Reference number: Newt_01

Site area (ha): 9.51

Address: Goosemoor Farm, Exeter Road

Proposed use: Residential

Site map



Photos



Eastern part of site looking south over Exeter Road from Burrow Lane



Looking southwest across site over Exeter Road from Burrow Lane



Looking southwest across site with Goosemoor Farm to right of photograph from bank above Exeter Road

Site Assessment Summary and Conclusion

Infrastructure

Devon County Highways advise that the site is remote from facilities with poor ped/cycle access. A vehicular site access could probably be achieved but would require significant improvements to visibility entailing potential loss of walls and/or vegetation at this point on the A3052 at a point where a system of double white lines in the centre of the road are in place indicating hazardous conditions. This site is not favoured for these reasons. Devon County Education advise that Newton Poppleford Primary has some capacity to support some limited development. Sites within safe walking distance of the primary school preferable. Depending on level of development new primary capacity could be required, but no ability to extend on the current primary school. There could be some push back to Sidmouth primary and Sidbury primary. Additional secondary capacity required. Transport costs apply for secondary.

Landscape

Newt_01 comprises a group of small fields with attractive hedgerows on the valley floor within the East Devon National Landscape. There a farmstead dating from Medieval times on the northwest of the site. There is a high landscape sensitivity to change.

Historic environment

Development would have a moderate impact on the setting of Goosemoor Farm, a non-designated heritage asset. Overall, a medium impact is predicted: no significant effects which cannot be mitigated. An impact is predicted but would not compromise the asset(s) cultural heritage value to the extent that the attributes that led to its

designation, or ability to understand or appreciate its value, are diminished or compromised. Mitigation may make the impact acceptable. The overall significance of the asset would not therefore be materially changed.

Ecology

Newt_01 is within the Exe Estuary and Pebblebed Heaths habitat mitigation zones. It is adjacent to a woodland nature recovery network. The site hedges with a high proportion of trees, ponds and watercourses and may also include areas of unimproved grassland,. Overall a significant moderate adverse effect is predicted.

Accessibility

The eastern part of Newt_01 is within 1600m of six services and facilities and is adjacent to an hourly or better bus service. However, much of the site is more than 1600m from the facilities, which are concentrated at the eastern part of the village, and there is no footway along Exeter Road. The site is not considered to have a safe and convenient route for pedestrians and cyclists to access services and facilities.

Other constraints

The northern third of the site is Grade 2 agricultural land and the remainder is Grade 3. The site has two streams crossing it with associated areas of Flood zones 2 and 3. The site is in a drinking water source protection zone.

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

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

119

Contribution to spatial strategy

Newton Poppleford is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The site has a potential yield of 119 homes using the standard maximum density, which would represent a substantial amount of development relative to the existing size of the village.

Should the site be allocated?

No

Reasons for allocating or not allocating.

There is no safe and convenient pedestrian or cycling access to the services and facilities in the village centre.

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

No

3 Site Reference Newt_02

Site details

Settlement: Newton Poppleford

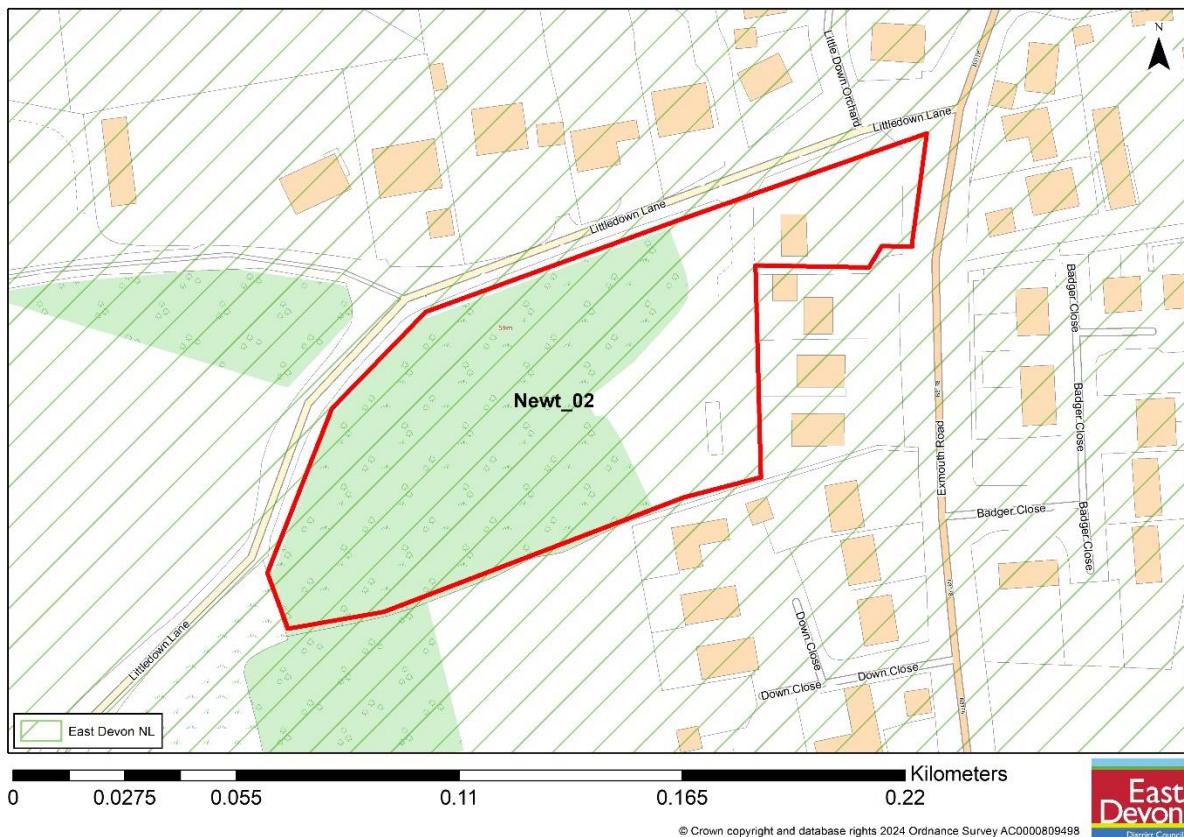
Reference number: Newt_02

Site area (ha): 0.86

Address: Littledown Farm, Littledown Lane

Proposed use: Residential

Site map



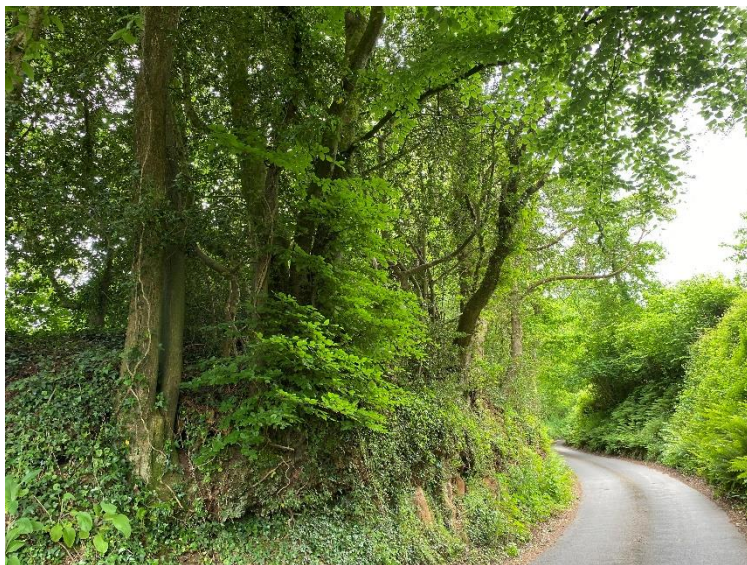
Photos



Looking west from Exmouth Road.



Looking southwest into site from Littledown Lane



Looking south along Littledown Lane with site to left of picture.



Looking into site from gate to Littledown Lane.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Highways advise that it has no objection subject to a small scale development with adequate visibility being provided at the site access. Devon County Education advise that Newton Poppleford Primary has some capacity to support some limited development. Sites within safe walking distance of the primary school preferable. Depending on level of development new primary capacity could be required, but no ability to extend on the current primary school. There could be some push back to

Sidmouth primary and Sidbury primary. Additional secondary capacity required. Transport costs apply for secondary.

Landscape

The site comprises a gently sloping site accessed from Littledown Lane within the East Devon National Landscape. The eastern part of the site comprises a detached house with its immediate garden. It is understood that the remainder of the site was a market garden, although its use ceased some time ago. There are many trees on the site, particularly to the boundary and there is an area TPO on the western part of the site. Views into the site from the lane are restricted by the steep bank and boundary vegetation. Overall the site has a high sensitivity to landscape change, but the eastern part of the site is less sensitive.

Historic environment

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

Ecology

Newt_02 is within the Exe Estuary and Pebblebed Heaths habitat mitigation zones. The western half of Newt_02 is a woodland nature recovery network. Significant moderate adverse impacts are predicted.

Accessibility

Newt_02 is within 1600 metres of six services and facilities and is adjacent to a hourly bus service. However, there is not considered to be a safe and convenient route for pedestrians or cyclists to access the facilities, which are concentrated in the east of the village.

Other constraints

The majority of the site is Grade 2 agricultural with a small area of Grade 1 in the west of the site. Newt_02 is within a drinking water source protection area. A Tree Preservation Area covers the western part of the site.

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

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

21

Contribution to spatial strategy

Newton Poppleford is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of up to five dwellings on Newt_02 would make a minor contribution to this spatial strategy.

Should the site be allocated?

No

Reasons for allocating or not allocating

Development of the western part of the site would have a detrimental impact on the national landscape and trees protected by a Tree Preservation Area. There is no safe and convenient pedestrian or cycling access to the services and facilities in the village centre.

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

The eastern part of the site is less sensitive in landscape terms, but lack of satisfactory pedestrian and cycling links to the village centre mean that it is not considered to be suitable for allocation.

4 Site Reference Newt_04

Site details

Settlement: Newton Poppleford

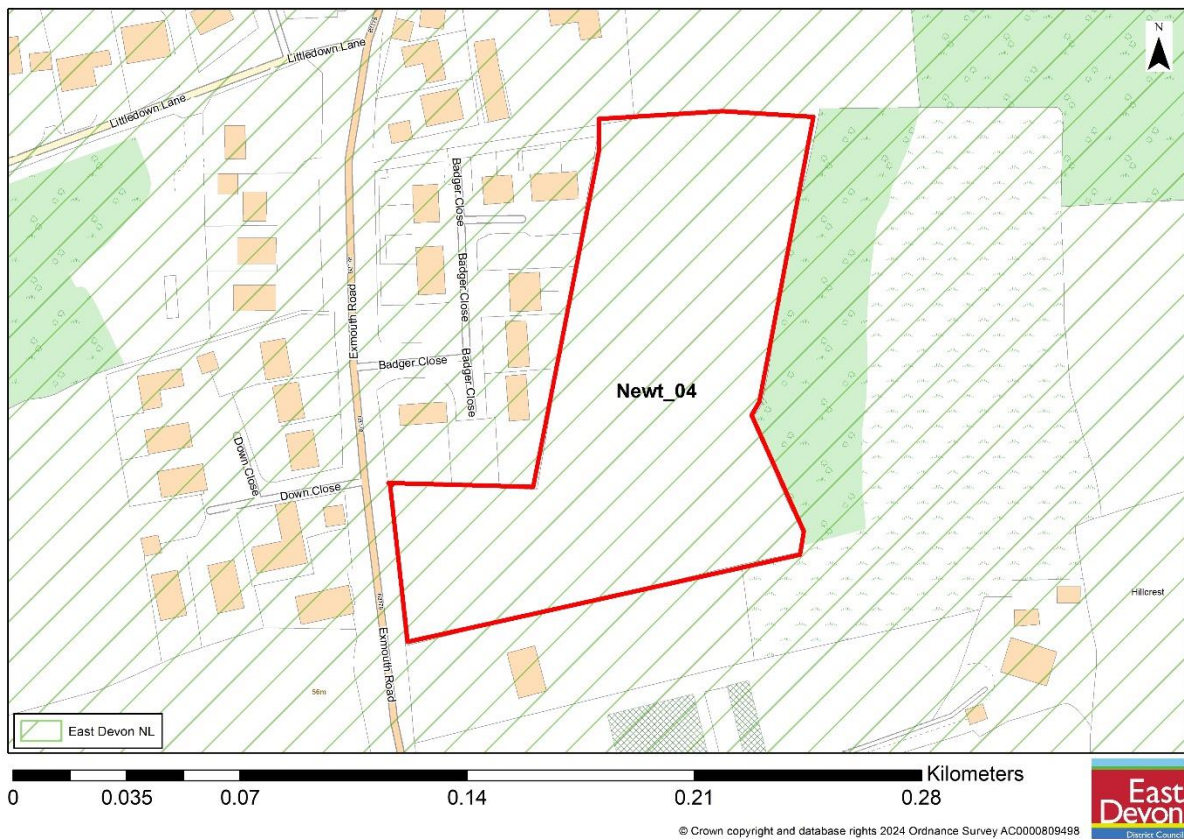
Reference number: Newt_04

Site area (ha): 1.18

Address: Land to the West of Badger Close, Exmouth Road

Proposed use: Residential

Site map



Photos



Looking east across site from filed gate to Exmouth Road.



Looking southeast across site from Down Close.



Looking towards northern part of site with Badger Close to right of photograph.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Highways advise development of the site is acceptable if access can be achieved via Badger Close. Devon County Education advise that Newton Poppleford Primary has some capacity to support some limited development. Sites within safe walking distance of the primary school preferable. Depending on level of development new primary capacity could be required, but no ability to extend on the current primary school. There could be some push back to Sidmouth primary and Sidbury primary. Additional secondary capacity required. Transport costs apply for secondary.

Landscape

Newt_04 is in the East Devon National Landscape. It comprises a field that slopes up gently from the road to a group of trees (outside the site) that form an attractive skyline feature. There is sporadic housing development along the road that partly shields the site from public view. Overall there is a high susceptibility to landscape change.

Historic environment

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

Ecology

Newt_04 is within the Pebblebed Heaths habitat mitigation zone and is adjacent to a woodland nature recovery network. Significant moderate adverse impacts are predicted.

Accessibility

Newt_04 is within 1600 metres of six services and facilities and is adjacent to a hourly bus service. However, there is not considered to be a safe and convenient route for pedestrians or cyclists to access the facilities, which are concentrated in the east of the village.

Other constraints

Newt_04 is Grade 2 agricultural land and is in a drinking water source protection zone. Planning permission on this site and Newt_05 was refused on appeal in 2014 (13/1490/MOUT).

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

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

28.

Contribution to spatial strategy

Newton Poppleford is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of up to 28 dwellings on Newt_04 would make a positive contribution to this spatial strategy.

Should the site be allocated?

No

Reasons for allocating or not allocating

There is no safe and convenient pedestrian or cycling access to the services and facilities in the village centre. The site is within the East Devon National Landscape and is highly sensitive to landscape change. Grade 2 agricultural land.

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

No

5 Site Reference Newt_05

Site details

Settlement: Newton Poppleford

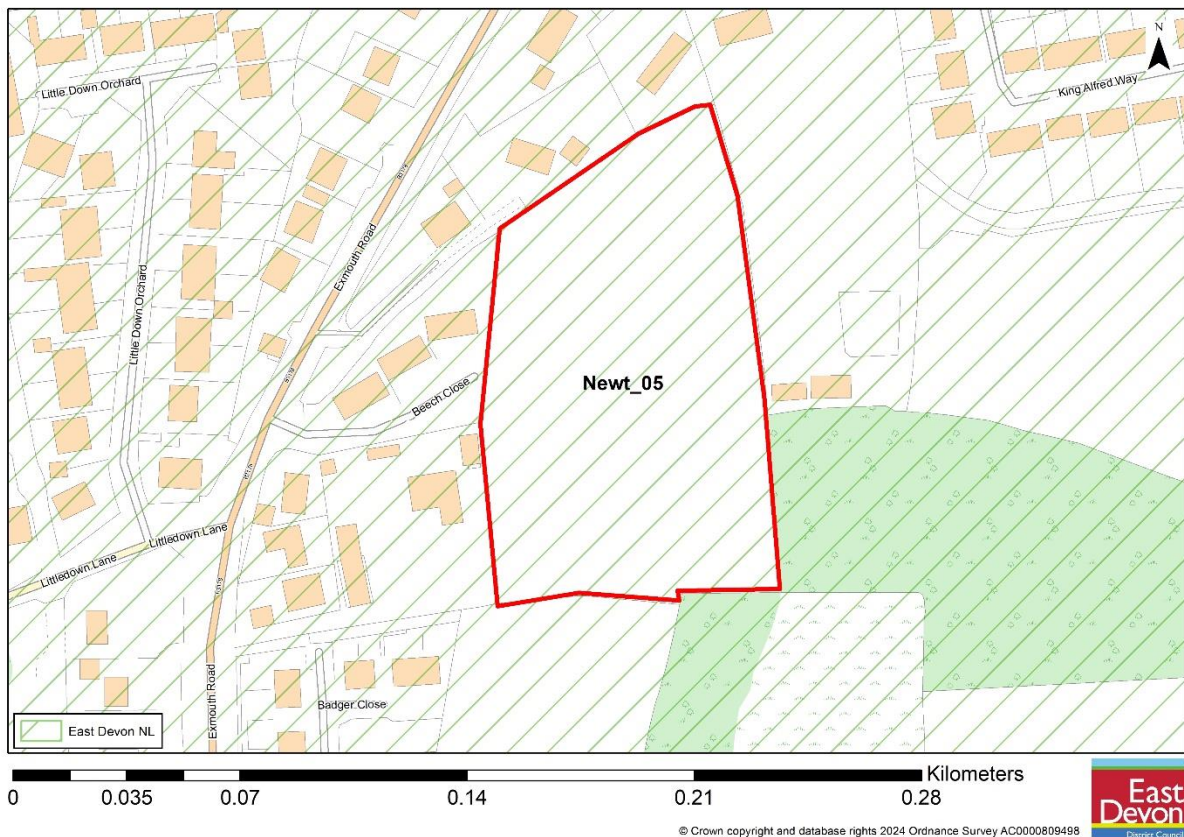
Reference number: Newt_05

Site area (ha): 1.11

Address: Land to the east Of Exmouth Road

Proposed use: Residential

Site map



Photos



Looking northeast from field gate to Beech Close



Looking southeast from field gate to Beech Close



Taken from eastern end of Burrow Lane looking southeast with site visible as green field in middle.



Mature beech tree to southern boundary.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Highways has no objection. Devon County Education advise that Newton Poppleford Primary has some capacity to support some limited development. Sites within safe walking distance of the primary school preferable. Depending on level of development new primary capacity could be required, but no ability to extend on the current primary school. There could be some push back to Sidmouth primary and Sidbury primary. Additional secondary capacity required. Transport costs apply for secondary.

Landscape

Newt_05 is located in the East Devon National Landscape. The site forms a grassed field with access from Beech Close, a small cul de sac serving three recently built houses. , It rises up to an attractive group of trees to the east of the site that form a prominent skyline feature. Overall sensitivity to change is high.

Historic environment

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

Ecology

Newt_05 is within the Pebblebed Heaths habitat mitigation zone. Newt_05 is adjacent to a woodland nature recovery network. Significant moderate adverse impacts are predicted.

Accessibility

Newt_05 is within 1600 metres of six services and facilities and is adjacent to a hourly bus service. However, there is not considered to be a safe and convenient route for pedestrians or cyclists to access the facilities, which are concentrated in the east of the village.

Other constraints

Newt_05 is Grade 2 agricultural land and is in a drinking water source protection zone. Planning permission on this site and Newt_04 was refused on appeal in 2014 (13/1490/MOUT).

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

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

27.

Contribution to spatial strategy

Newton Poppleford is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of up to 27 dwellings on Newt_05 would make a positive contribution to this spatial strategy.

Should the site be allocated?

No

Reasons for allocating or not allocating

There is no safe and convenient pedestrian or cycling access to the services and facilities in the village centre. It was suggested at the Local Plan Member Working Group meeting that the promoter of the site had direct access to the footpath to the north from which access to the core of the village could be obtained but we have no

evidence of this at this time. The site is within the East Devon National Landscape and is highly sensitive to landscape change. Grade 2 agricultural land.

If whole site is not suitable for allocation, could a smaller part be allocated? No

6 Site Reference Newt_13

Site details

Settlement: Newton Poppleford

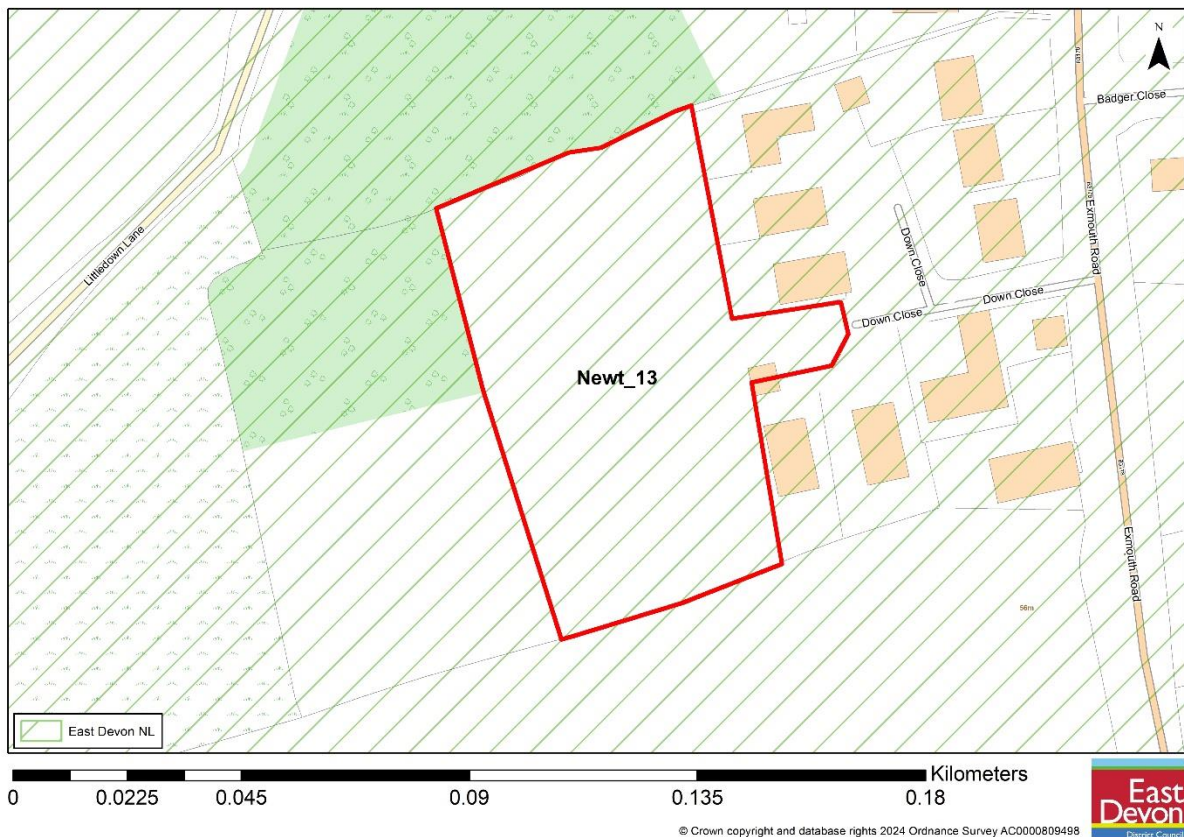
Reference number: Newt_13

Site area (ha): 0.48

Address: Land off Down Close

Proposed use: Residential

Site map



Photos



Looking west towards site from Down Close

Site Assessment Summary and Conclusion

Infrastructure

Devon County Highways has no objection, subject to access being from Down Close. Devon County Education advise that Newton Poppleford Primary has some capacity to support some limited development. Sites within safe walking distance of the primary school preferable. Depending on level of development new primary capacity could be required, but no ability to extend on the current primary school. There could be some push back to Sidmouth primary and Sidbury primary. Additional secondary capacity required. Transport costs apply for secondary.

Landscape

Newt_13 comprises a grassed field with a wooded area on gently sloping land to the west of single storey dwelling on Down Close. Three site boundaries are well vegetated, with the eastern boundary to the adjoining housing being suburban style fencing. The site is within the East Devon National Landscape and has a medium susceptibility to landscape change. In a recent appeal decision the Inspector concluded that the site could be developed in a way that would preserve landscape character (Paragraph 19 of appeal decision for [22/2779/PIP](#)).

Historic environment

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

Ecology

Newt_13 is within the Exe Estuary and Pebblebed Heaths habitat mitigation zones. Newt_13 is adjacent to a woodland nature recovery network. Significant moderate adverse impacts are predicted.

Accessibility

Newt_13 is within 1600 metres of six services and facilities and is adjacent to a hourly bus service. However, there is not considered to be a safe and convenient route for pedestrians or cyclists to access the facilities, which are concentrated in the east of the village. This assessment was supported by an appeal Inspector ([22/2779/PIP](#)), who dismissed an appeal on these grounds.

Other constraints

Newt_13 is shown as partly Grade 1 and partly Grade 2 agricultural land. However, an Agricultural Land Classification Report submitted with a recent appeal found that it was Grade 3b and this was accepted by the Inspector (ref. [22/2779/PIP](#)). The site is in a drinking water source protection zone.

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

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

11

Contribution to spatial strategy

Newton Poppleford is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of up to 11 dwellings on Newt_05 would make a small contribution to this spatial strategy.

Should the site be allocated?

No

Reasons for allocating or not allocating

Lack of safe and convenient pedestrian or cycling access to the services and facilities in the village centre.

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

No

7 Site Reference Newt_14

Site details

Settlement: Newton Poppleford

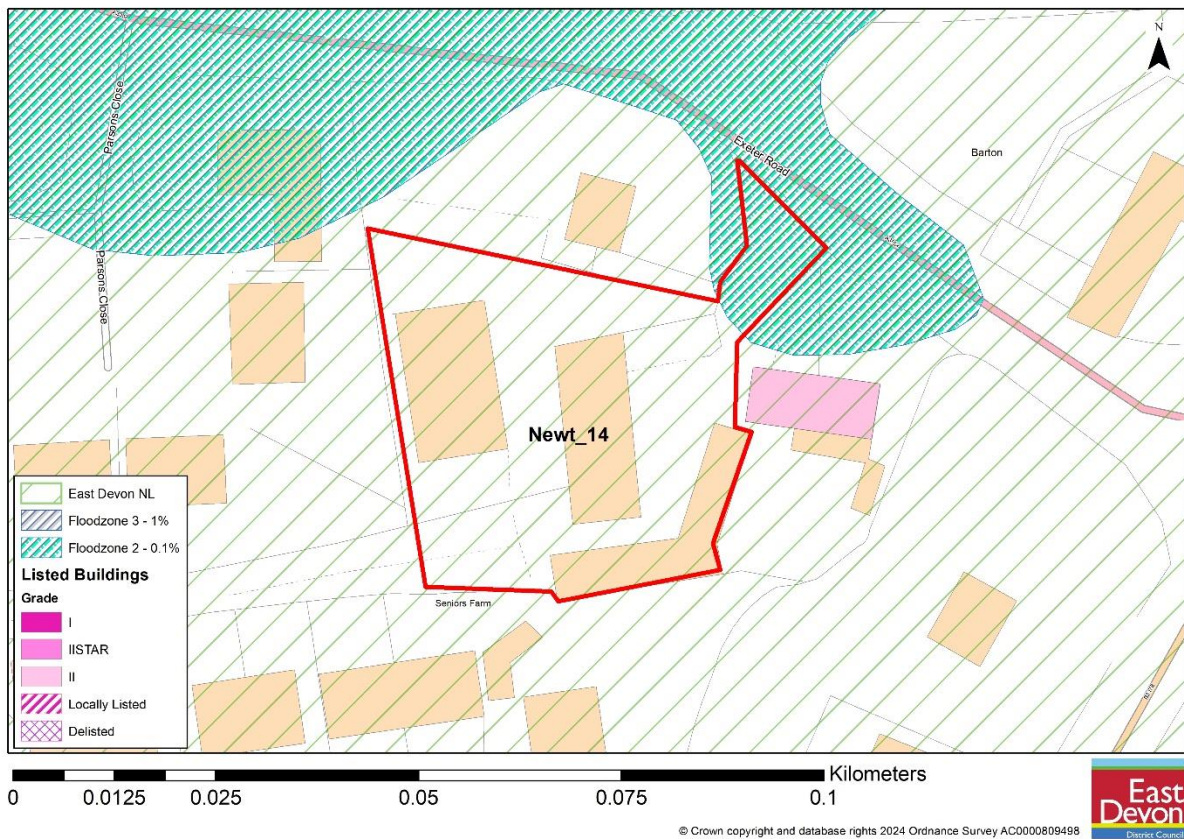
Reference number: Newt_14

Site area (ha): 0.17

Address: Seniors Farm yard

Proposed use: Residential

Site map



Photos



Looking southwest across Exeter Road



Looking southeast across Exeter Road



Senior Farmhouse, Grade II listed from Exeter Road

Site Assessment Summary and Conclusion

Infrastructure

Devon County Highways advise that it is likely that improvements to visibility outside of the submitted site would be required to secure an appropriate residential access. Devon County Education advise that Newton Poppleford Primary has some capacity to support some limited development. Sites within safe walking distance of the primary school preferable. Depending on level of development new primary capacity could be required, but no ability to extend on the current primary school. There could be some push back to Sidmouth primary and Sidbury primary. Additional secondary capacity required. Transport costs apply for secondary.

Landscape

Newt_14 is within the East Devon National Landscape but comprises agricultural buildings with housing on all sides. Overall susceptibility to landscape change Medium low.

Historic environment

The close proximity of the site means that any development would have a major impact on the setting of Seniors Farm, a grade II listed building. However, the utilitarian nature of the existing agricultural buildings on the site could be said to detract from the existing setting and it may be that a different form of development could result in an enhancement of setting.

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

Ecology

Site is within Pebblebed Heaths mitigation zone. Minor adverse effect predicted (not significant).

Accessibility

Newt_14 is within 1600 metres of six services and facilities and is adjacent to a hourly bus service. However, there is not considered to be a safe and convenient route for pedestrians or cyclists to access the facilities, which are concentrated in the east of the village.

Other constraints

The access to Newt_14 and the adjacent road are within flood zone 3. It is in a drinking water source protection zone and has a moderate risk of groundwater flooding.

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

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

5

Contribution to spatial strategy

Newton Poppleford is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of up to 5 dwellings on Newt_14 would make a minor contribution to this spatial strategy.

Should the site be allocated?

No

Reasons for allocating or not allocating

Lack of safe and convenient pedestrian or cycling access to the services and facilities in the village centre.

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

No
