

East Devon Local Plan 2020-2040

Site Selection report

PAYHEMBURY



September 2024

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)

Cover photo – www.payhembury.org

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

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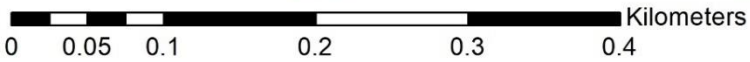
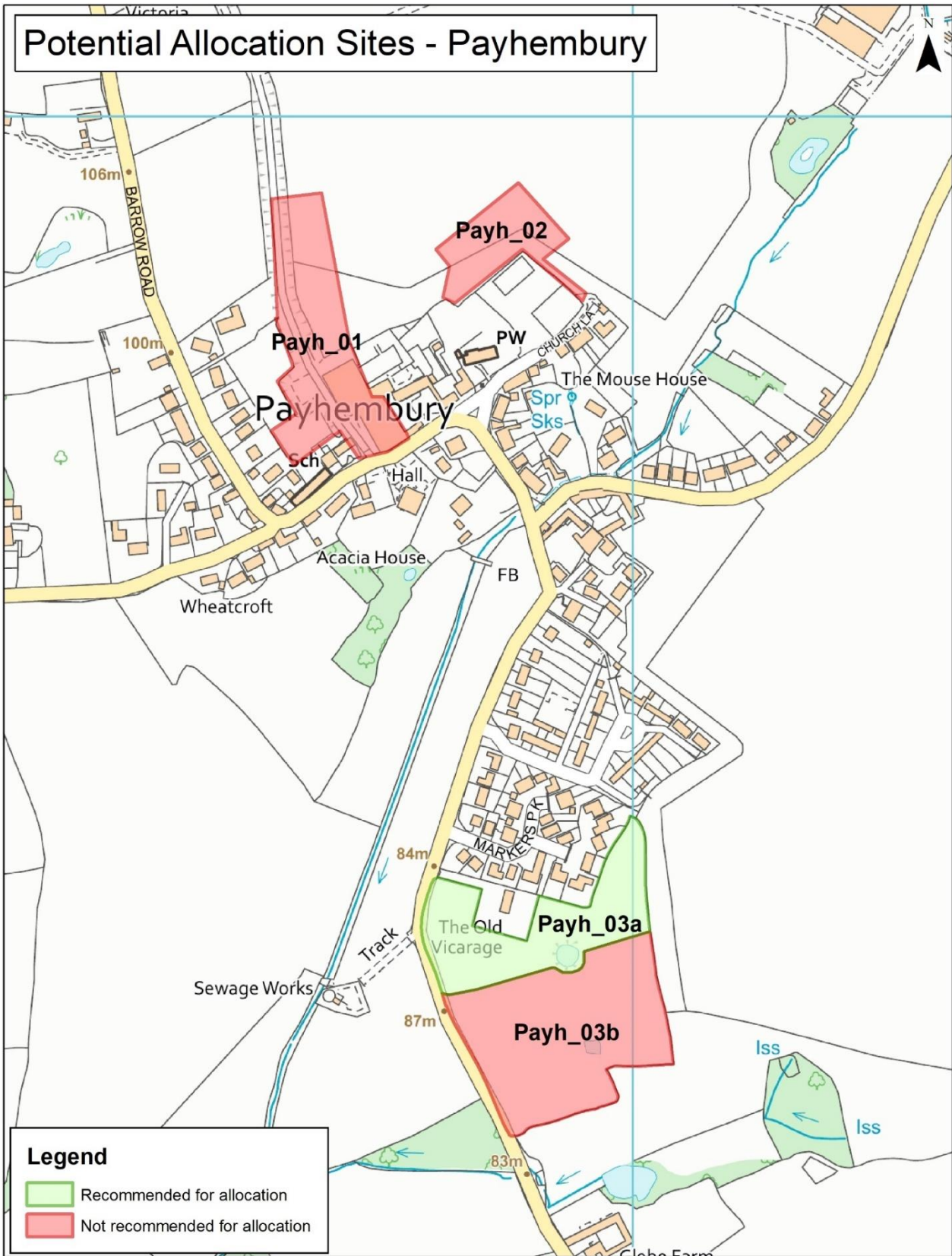
1 Introduction

- 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 Payhembury. 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 above which have been subject to assessment, other sites were not assessed because they failed 'site sifting'. This stage of the process rules out sites that are not 'reasonable alternatives' and therefore not considered as potential allocations in the Local Plan. In summary, to pass site sifting and therefore be considered as a potential allocation, the site should be identified as suitable, available, achievable in the HELAA; in a suitable location; not already allocated in a 'made' Neighbourhood Plan; and not already have planning permission. For obvious reasons, overlapping sites will only be assessed once. Further detail is contained in the Site Selection methodology.

¹ 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](#)

Potential Allocation Sites - Payhembury



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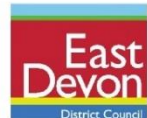


Figure 1.1: Overview of Site Selection findings at Payhembury

Site reference	Number of dwellings / hectares of employment land	Allocate?
Payh_01	15 dwellings	No
Payh_02	14 dwellings (consent for 9; remaining area for 5 dwellings)	No
Payh_03	50 dwellings	Yes (part – 03a only for around 15 dwellings)

2 Site Reference Payh_01

Site details

Settlement: Payhembury

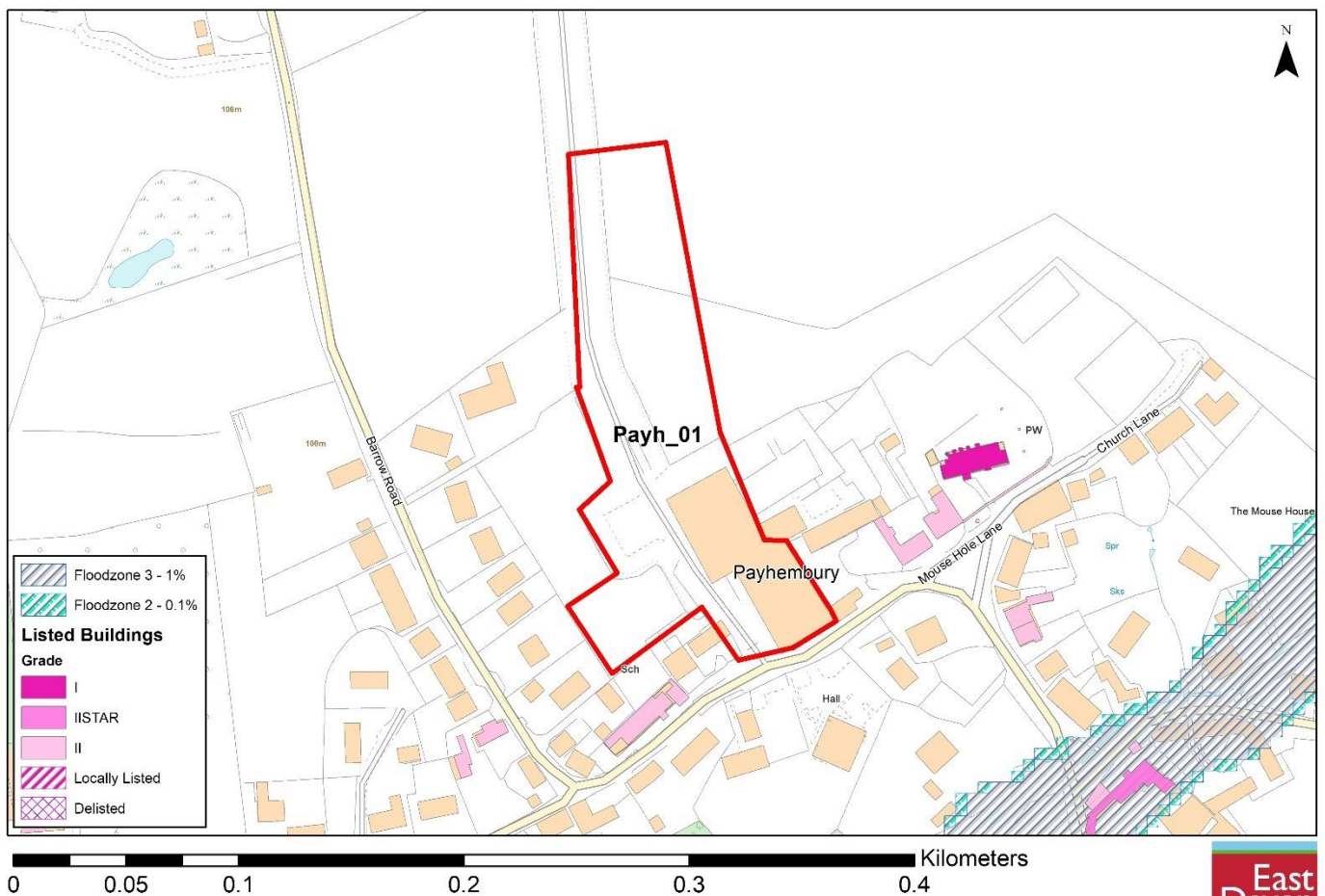
Reference number: Payh_01

Site area (ha): 1.419

Address: Slade Barton, EX14 3HR

Proposed use: Approx. 15 dwellings

Site map



Photos



From village road into site – already consented for mixed use (re-)development (under construction)



Looking further into consented area for (re-)development, towards remaining site area beyond



View looking towards northern extent of site from edge of St Marys churchyard (heritage asset)

Site Assessment Summary and Conclusion

Infrastructure

Access: Current industrial/local employment units near to Payhembury school and village facilities, exiting access and footway on south side of carriageway.

DCC Education: Site within walking distance of Payhembury primary school. The primary has some capacity to support development, but as it is a popular school with out-of-area children this is likely to cause a pushback on other primary schools. Advised site is adjacent/ takes in part of the school site and impact on school could be a concern and needs to be carefully assessed. However, this would have been a consideration for the current permissions. Additional secondary capacity required and transport costs for secondary apply. The Kings academy has previously clearly indicated it will not expand without significant investment and potentially new school.

Landscape

Outside of National Landscape (AONB). Employment units and agricultural field at Slade Barton in Payhembury village. Site slopes up towards the north. Current permission for 9 dwellings and relocated workshop on southern part of the site. Remainder of site is considered to have capacity for 5 dwellings. Remainder of the site to north is highly exposed and poorly related to the existing village development. Overall, the site has a medium landscape sensitivity to new development.

Historic environment

Heritage assets present: Grade II Apple Tree Cottage (50m), Grade II Yeomans Cottage (72m), Grade II Payhembury VC School and School House (18m), Grade II Sunnyside (48m), Grade II

Higher House (59m), Grade I St Mary's Church (75m). Potential for adverse heritage impact subject to final design and layout. Northern extent of site more exposed.

Overall, medium - no significant effects which cannot be mitigated.

Ecology

Ecology: Nature Recovery Network (1m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (73m). Site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Overall, significant moderate adverse effect predicted.

Accessibility

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

Other constraints

Site is not in the flood zone but central road running through the site is at low risk of surface water runoff. Grade 3 agricultural land in strategic 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)

34 max yield based on total site area. However consent for 9 plus employment (being implemented), with potential for approx 5 on remaining land.

Contribution to spatial strategy

Payhembury is a Service Village in the emerging Local Plan

Should the site be allocated?

No

Reasons for allocating or not allocating

Large proportion of the site has permission for 9 dwellings and relocated workshop (planning permission under ref. 20/0550/MOUT and 22/0989/MRES) which is on site at time of writing. Remainder of site is considered to have capacity for 5 dwellings. However, this area to the north of the consented scheme is highly exposed with higher landscape sensitivity, potential for

adverse heritage impact and poorly related to the existing village development, protruding into the countryside beyond existing built form.

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

Southern two-thirds of site would be suitable for allocation but already has consent for mixed use (residential and employment) use. Not considered a need to allocate this area as the consented works are underway.

3 Site Reference Payh_02

Site details

Settlement: Payhembury

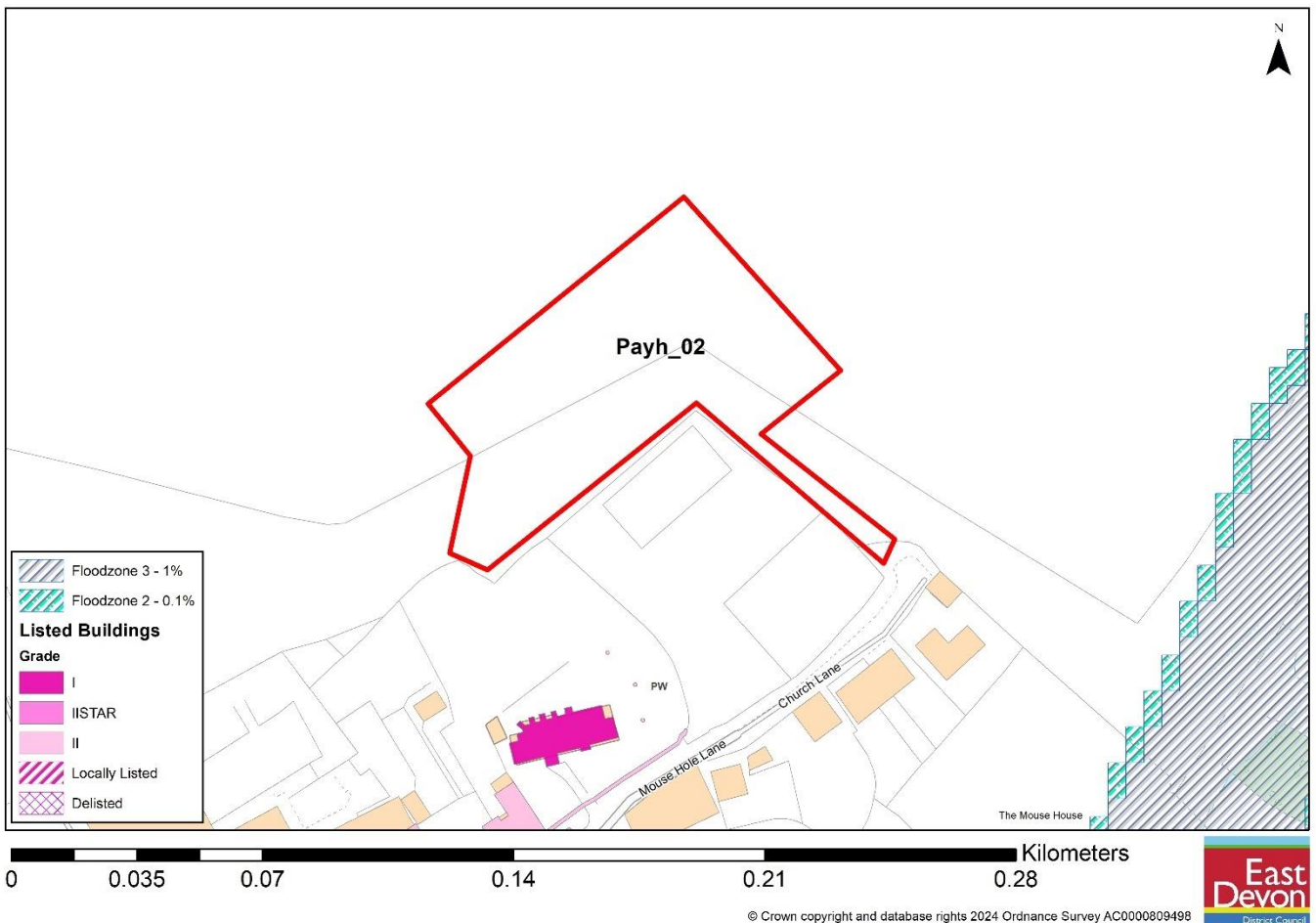
Reference number: Payh_03

Site area (ha): 0.57

Address: Behind Playing fields, EX14 3HR

Proposed use: Approx. 15 dwellings

Site map



Photos



Looking east across site towards NL, from where site adjoins church yard of St Marys (heritage asset)



View from within recreation field, just below site, to housing further below and open countryside beyond, indicating prominence of site.



Looking across site SE-NW from churchyard, showing steep topography and skyline

Site Assessment Summary and Conclusion

Infrastructure

Access: Restricted access through Church Lane but a possible connection through Payh_01 could make access to this parcel more viable. Limited visibility for pedestrians and cycles on Church Lane.

DCC Education: Site within walking distance of Payhembury primary school. The primary has some capacity to support development, but as it is a popular school with out-of-area children this is likely to cause a pushback on other primary schools. Additional secondary capacity required and transport costs for secondary apply. The Kings academy has previously clearly indicated it will not expand without significant investment and potentially new school.

Landscape

Outside of NL. Agricultural field adjoining Payhembury village recreation ground. Site slopes up towards the north. Highly exposed site to north of village adjacent to Grade I listed building and curtilage (St Mary's Church). Overall, the site has a high/medium landscape sensitivity to new development.

Historic environment

Heritage assets present: Grade II Sunnyside (75m), Grade II Higher House (61m), Grade I St Mary's Church (45m). Likely significant heritage impact to adjacent Grade I listed church and curtilage.

Overall, impact considered to be high, with significant effects which cannot be mitigated.

Ecology

Ecology: Nature Recovery Network (1m). Site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Overall, significant moderate adverse effect predicted.

Accessibility

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

Other constraints

Site does not contain any areas at risk of flooding. Grade 2 agricultural land in strategic 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)

14

Contribution to spatial strategy

Payhembury is a Service Village in the emerging Local Plan

Should the site be allocated?

No

Reasons for allocating or not allocating

Outside of National Landscape but highly exposed site, on northerly sloping ground, to north of village adjacent to Grade I listed building and curtilage (St Mary's Church), with high landscape sensitivity and likely high impact on the significance of this heritage asset.

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

No

4 Site Reference Payh_03

Site details

Settlement: Payhembury

Reference number: Payh_03

Site area (ha): 3.34

Address: Markers Park, Payhembury, EX14 3NL

Proposed use: Up to approx. 65 dwellings (mid yield 50)

Site map



Photos



Far northern corner of site, adjoining drive to Old Vicarage (n.b. not a heritage asset)



North across site towards Old Vicarage



View into site from southern approach



Within site towards Marl Pit / pond (centre of image)

Site Assessment Summary and Conclusion

Infrastructure

As for Payh_01: DCC Education - Payhembury primary school has some capacity to support development, but as it is a popular school with out-of-area children this is likely to cause a pushback on other primary schools. Additional secondary capacity required and transport costs for secondary apply.

DCC Highways comments - Direct access onto highway, local services & facilities in area, no concerns with road collisions, site accessibility - no significant issues. (Further advice sought on reduced site area)

Landscape

Outside of NL. Prominent site with high intervisibility with undesignated lowland plain landscape to the west across the floodplain and through boundary trees from southern approach to Payhembury. Agricultural field adjoining Payhembury built-up area. Site slopes up towards the east. Overall, the site has a high/medium landscape sensitivity to new development.

Historic environment

Heritage assets present: Grade II Glebe Farm to south (115m). Other heritage assets to north in and around historic village core, with intervening modern development / intervisibility. Marl pit within site which is recorded on the HER and reflects the long standing association with agricultural activity which has played a significant part in shaping the community. Overall, medium - no significant effects which cannot be mitigated.

Ecology

Ecology: Nature Recovery Network (5m). Site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone. Mature trees and hedgerows to borders. Mature trees in open field. Ponds to centre of field. Overall, significant moderate adverse effect predicted.

Accessibility

5 out of 12 facilities within 1,600m of site. (nb HELAA assessment says 6 but includes play area (presumably recreation ground) that is not recorded as such for Payh01 and 02)

Other constraints

Site does not contain any areas at risk of flooding. Grade 3 agricultural land in strategic 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)

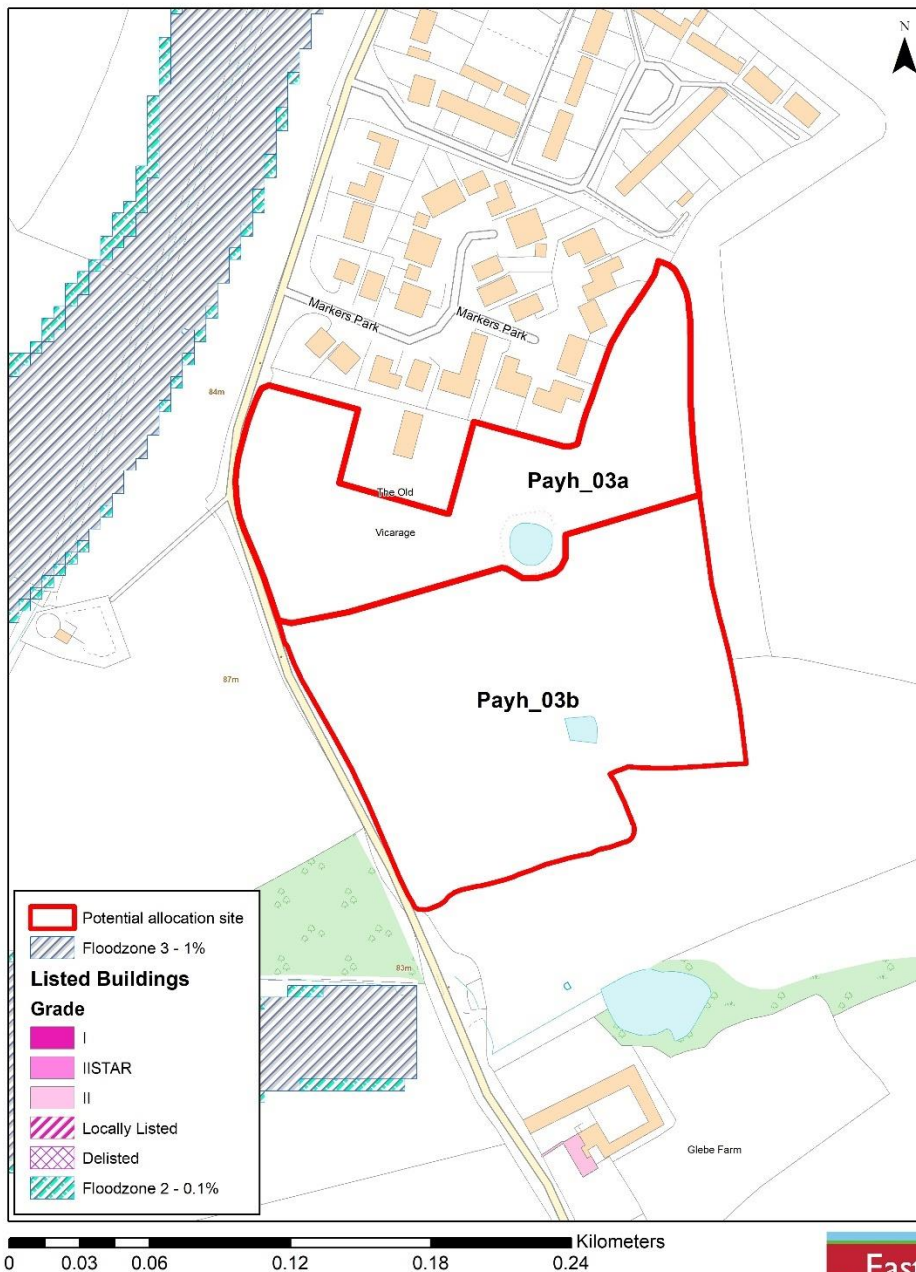
Potential for part of northern area of site to be developed – approx 15 dwellings

Contribution to spatial strategy

Payhembury is a Service Village in the emerging Local Plan

Should the site be allocated?

Yes (in part – 3a only)



Reasons for allocating or not allocating

Prominent site but outside of, and with no/little intervisibility with, the National Landscape. Northern section adjoins Payhembury built-up area. No absolute landscape, ecological or heritage impacts identified to preclude development of this site, in addition to the small number of units (9) under development on site Payh_01.

However, the site context and constraints do not support allocation of the whole site primarily due to scale, infrastructure constraints and also presence of mature internal trees. Transport links and narrow lanes in particular need to be considered and development beyond c.15 dwellings is unlikely to be appropriate.

Potential for development to be designed sensitively regarding Marl pit pond.

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

Yes – part of site (3a) adjoining existing built development at current southern extent of Payhembury.