

**East Devon Local Plan 2020-2040**

# **Site Selection report**

## **Plymtree**



**September 2024. Version 1**

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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.<sup>1</sup> The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites or not.<sup>2</sup>
- 1.3 For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site, or not. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of sites at Plymtree. 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 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 Plymtree:
  - Plym\_02 overlaps Plym\_03 and 04.

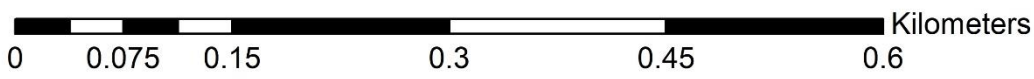
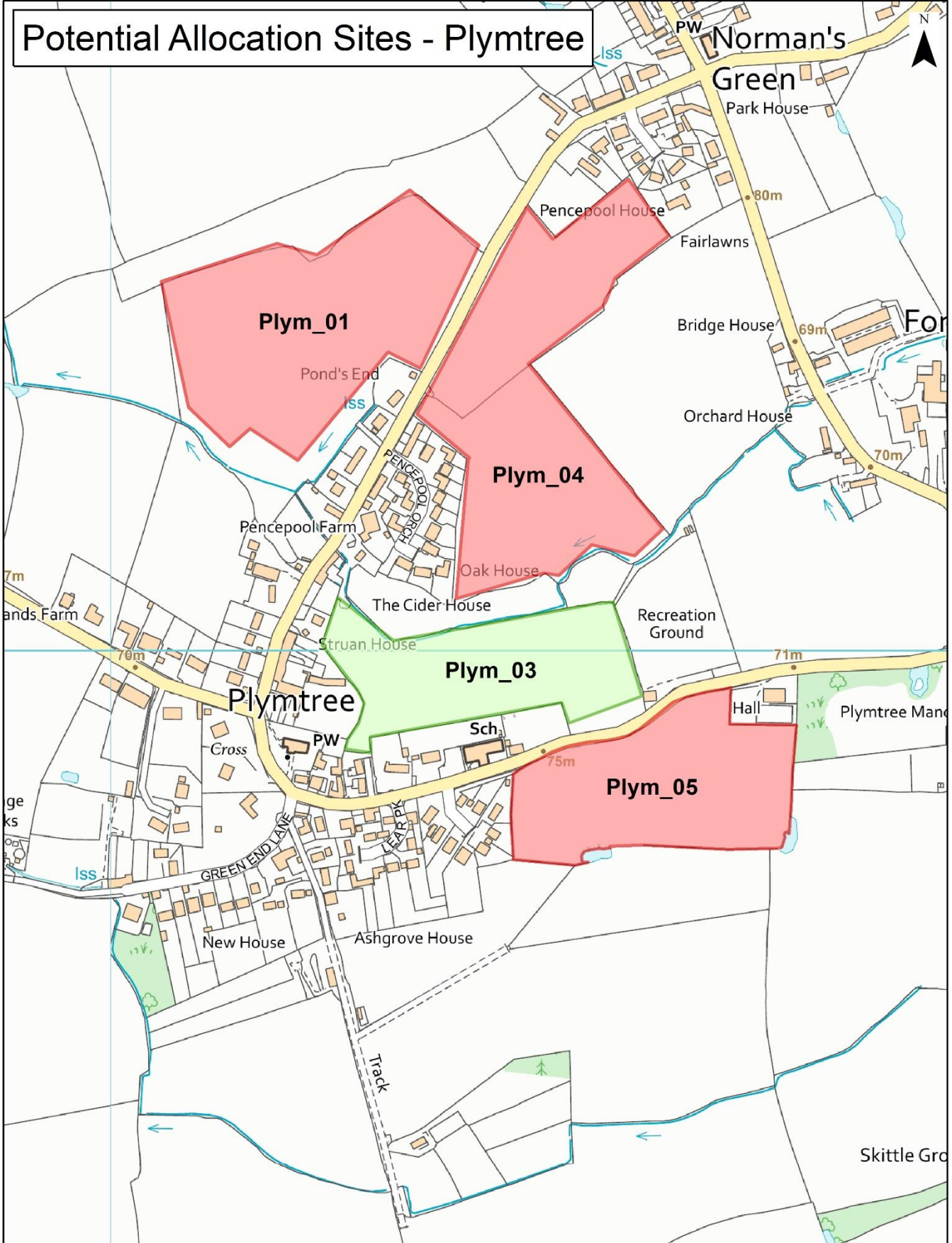
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<sup>1</sup> INSERT WEB LINK TO UPDATED VERSION OF METHODOLOGY, ALSO INCL. ECOLOGY, LANDSCAPE, HESA SPECIFIC METHODOLOGIES

<sup>2</sup> 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 - Plymtree



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

<b>Site reference</b>	<b>Number of dwellings / hectares of employment land</b>	<b>Allocate?</b>
Plym_01	50 dwellings	No
Plym_03	30 dwellings	Yes
Plym_04	70 dwellings	No
Plym_05	43 dwellings	No

## 2 Site Reference Plym\_01

### Site details

**Settlement:** Plymtree

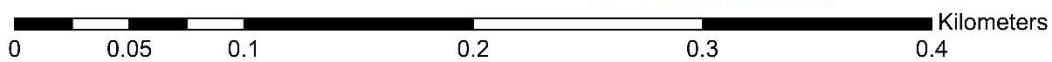
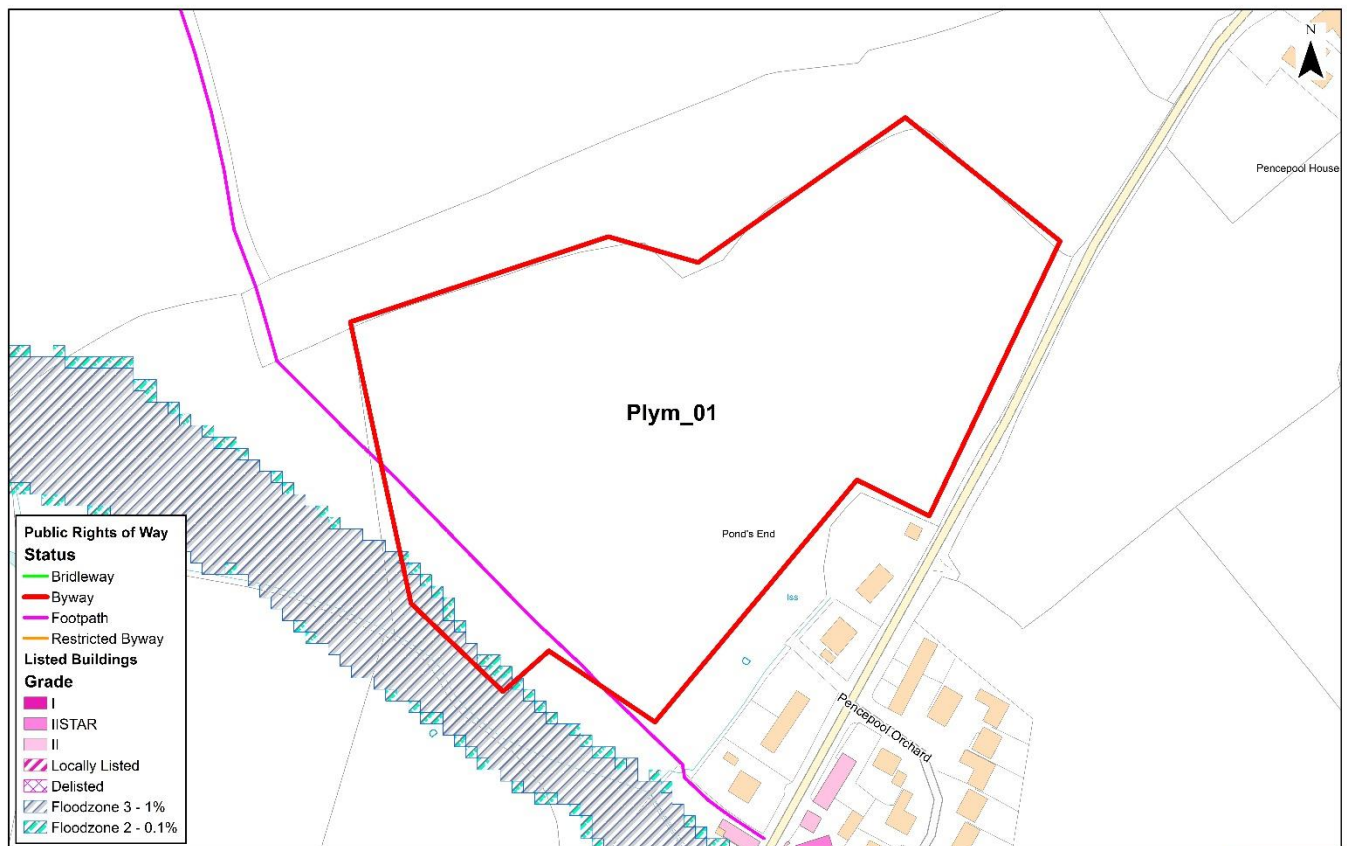
**Reference number:** Plym\_01

**Site area (ha):** 4.5

**Address:** Fordmore Farm, Plymtree

**Proposed use:** Residential

### Site map



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## Photos



Site boundary, looking from the adjacent lane towards the village



Photo looking in to the site from the northeastern corner, looking south west



Site from the south eastern corner, looking north. Field gateway is in the foreground



## **Site Assessment Summary and Conclusion**

### **Infrastructure**

Plymtree Primary has some capacity to support development, but not to accommodate all of the potential development. Transport costs to secondary would apply.

### **Landscape**

High- Settlement edge provides some context of built form, but this is softened by the ribbon form of development and the presence of mature hedgerows and trees meaning the site also has a close relationship with surrounding countryside. The topography is such that views into the site are short-range (and roadside views are blocked by a hedgerow). Landscape to the west is open and tranquil.

### **Historic environment**

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

### **Ecology**

Minor adverse effect predicted (not significant)

### **Accessibility**

The site is within 1,600 metres of 4 or more different local facilities but over 1,600 metres from a train station or bus route with an hourly or better service

### **Other constraints**

Approx. 0.04 ha of the site is in Flood Zone 3.

### **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)**

50 dwellings

### **Contribution to spatial strategy**

Plymtree is a service village in the emerging Local Plan settlement hierarchy

**Should the site be allocated?**

No

**Reasons for allocating or not allocating**

Site extends into open countryside and visually does not relate well to the village

# Site Reference Plym\_03

## Site details

**Settlement:** Plymtree

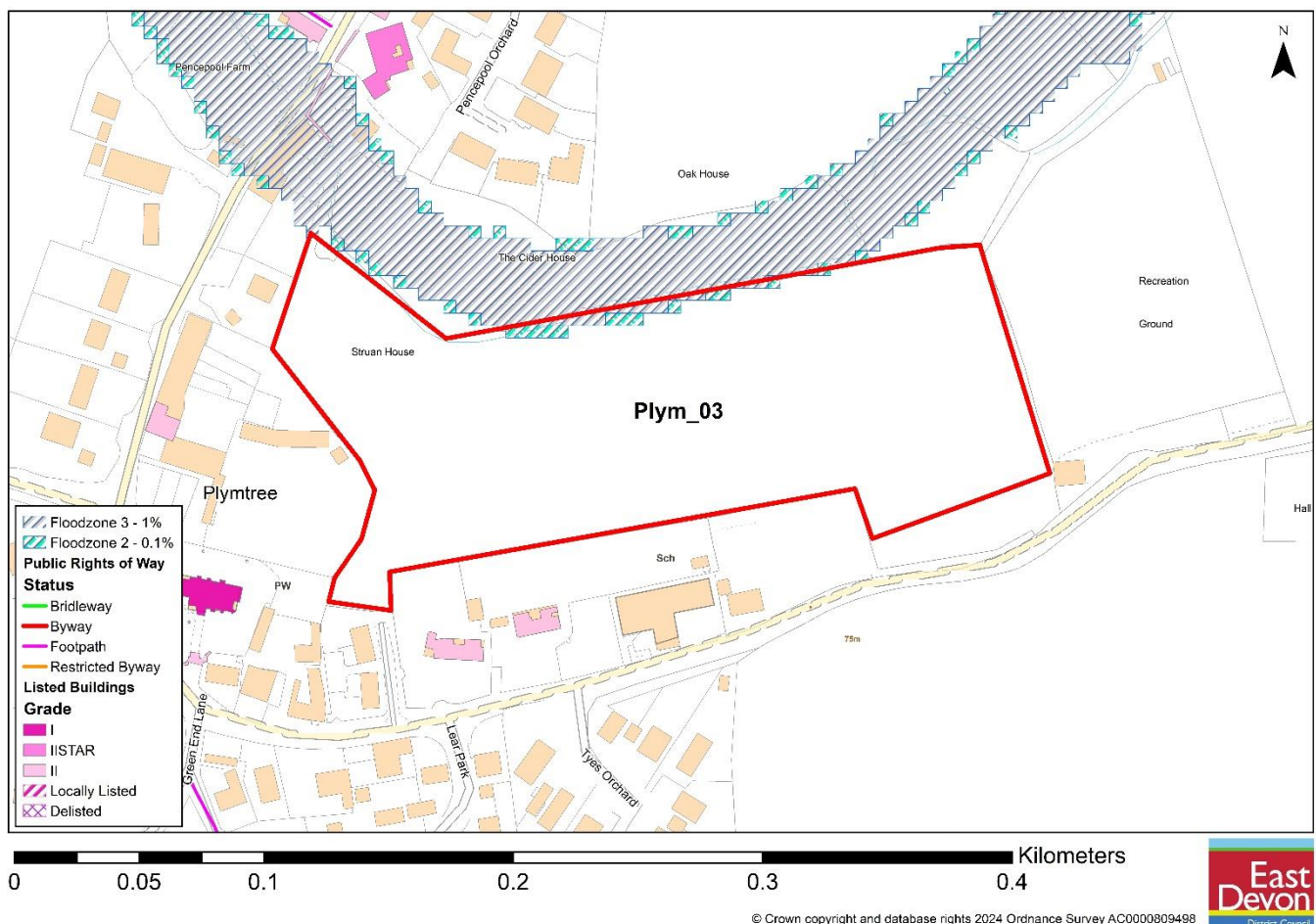
**Reference number:** Plym\_03

**Site area (ha):** 2.86

**Address:** Land at Plymtree (north of the school)

**Proposed use:** Residential

## Site map



## Photos



The Church Tower is glimpsed from within the site



Grade 2 listed Knight's Cottage looking from the site



Looking south from within the site



## **Site Assessment Summary and Conclusion**

### **Infrastructure**

Plymtree Primary has some capacity to support development, but not to accommodate all of the potential development. Transport costs to secondary would apply.

### **Landscape**

Low-Medium Existing development on three sides provides strong context of built form, and the presence of mature hedgerows and trees lessen visibility over parts of the site. The site has a close relationship with surrounding countryside

### **Historic environment**

High- adjoins several listed buildings which would be impacted to varying degrees. It is felt that this can be satisfactorily addressed by reducing the capacity of the site from 43 to 30 to enable a satisfactory layout and landscaping scheme to be achieved.

### **Ecology**

Minor adverse effect predicted (not significant)

### **Accessibility**

The site is within 1,600 metres of 4 or more different local facilities but over 1,600 metres from a train station or bus route with an hourly or better service

### **Other constraints**

Approx. 0.03 ha of the site is in Flood Zone 3.

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

No

### **Opportunities**

Potential to provide cycle and pedestrian links from the site to the village hall and recreation ground as well as the wider village

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

43 dwellings

### **Contribution to spatial strategy**

Plymtree is a service village in the emerging Local Plan settlement hierarchy

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

Yes

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

The site is well located in the centre of the village, behind existing development and close to facilities. Heritage concerns can be adequately mitigated by reducing the capacity from 43 to 30. Note- application for 30 houses 23/1247/MOUT.

### 3 Site Reference Plym\_04

#### Site details

**Settlement:** Plymtree

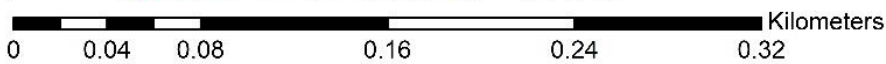
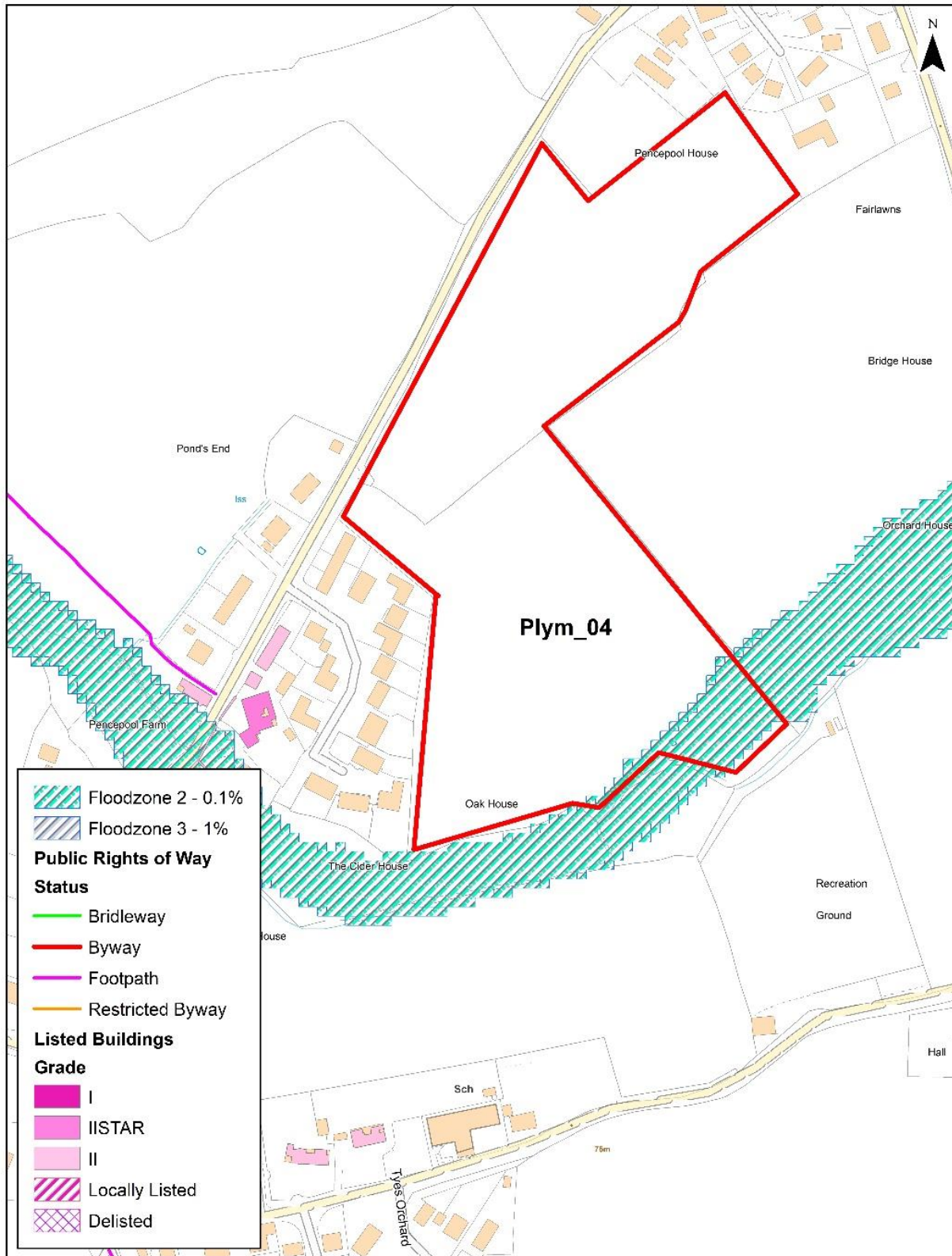
**Reference number:** Plym\_04

**Site area (ha):** 4.88

**Address:** Land at Plymtree (north of the recreation ground)

**Proposed use:** Residential

# Site map





## Photos



Site looking northeast from south western corner, away from the village. Site is screened along the roadside so views into the site from other nearby vantage points are limited.



Site viewed from the opposite side of the village, adjacent to the preschool/recreation ground. Site is the field in the middle ground, behind the line of trees. Photo below is taken from the gateway to the north of the recreation ground. The site is highly visible from here



## **Site Assessment Summary and Conclusion**

### **Infrastructure**

Plymtree Primary has some capacity to support development, but not to accommodate all of the potential development. Transport costs to secondary would apply.

### **Landscape**

Medium-High Cluster of development to the north and south provide some context of built form, but this is softened by the distance between them, the open character of the fields that make up the site and the presence of mature hedgerows and trees meaning the site also has a close relationship with surrounding countryside.

### **Historic environment**

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

### **Ecology**

Minor adverse effect predicted (not significant)

### **Accessibility**

The site is within 1,600 metres of 4 or more different local facilities but over 1,600 metres from a train station or bus route with an hourly or better service

### **Other constraints**

Of the 4.88 ha site, approximately 0.23 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments.

### **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)**

70 dwellings

### **Contribution to spatial strategy**

Plymtree is a service village in the emerging Local Plan settlement hierarchy

**Should the site be allocated?**

No

**Reasons for allocating or not allocating**

Site would join Norman's Green to Plymtree, impacting on the separate character and identities of both settlements and the open countryside character.

# 4 Site Reference Plym\_05

## Site details

**Settlement:** Plymtree

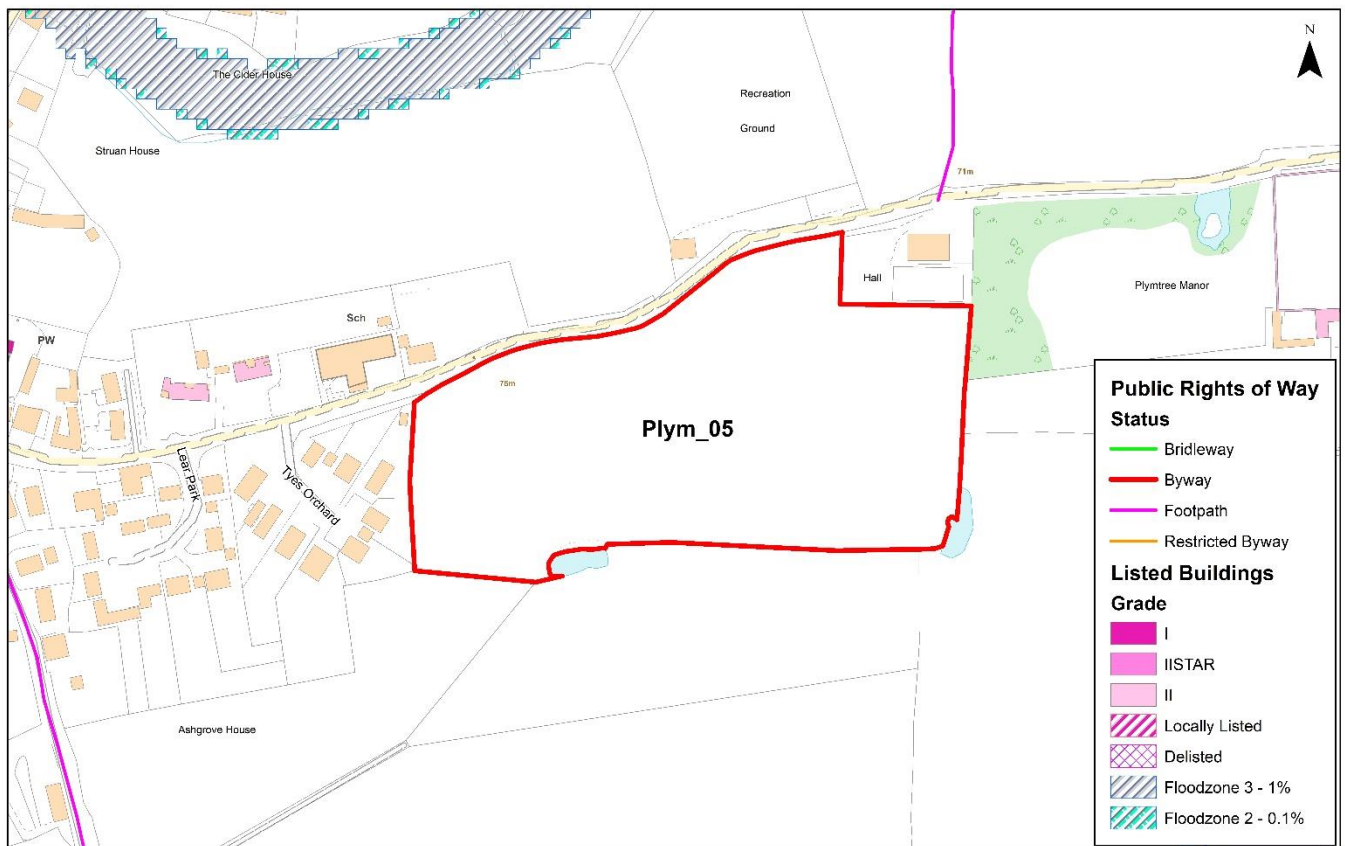
**Reference number:** Plym\_05

**Site area (ha):** 3.29

**Address:** Land West of the Village Hall

**Proposed use:** Residential

## Site map



0 0.05 0.1 0.2 0.3 0.4 Kilometers

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## Photos



Site viewed from the north east boundary, looking west along the lane towards the village. The site extends to the trees in the far middle ground (shown by an arrow)



Site viewed from the north west boundary looking eastwards away from the village. The site extends to the trees in the far middle ground (shown by an arrow)

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

Plymtree Primary has some capacity to support development, but not to accommodate all of the potential development. Transport costs to secondary would apply.

### **Landscape**

Medium Existing development on one side provides some context of built form, and the presence of mature hedgerows and trees lessen visibility over parts of the site. The site has a close relationship with surrounding countryside

### **Historic environment**

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, this is likely to be in the form. The overall significance of the asset would not therefore be materially changed

### **Ecology**

Minor adverse effect predicted (not significant)

### **Accessibility**

The site is within 1,600 metres of 4 or more different local facilities but over 1,600 metres from a train station or bus route with an hourly or better service

### **Other constraints**

#### **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)**

43 dwellings

### **Contribution to spatial strategy**

Plymtree is a service village in the emerging Local Plan settlement hierarchy

**Should the site be allocated?**

No

**Reasons for allocating or not allocating**

The site is a significant greenfield site which contributes to the setting of the adjacent listed Manor House and its formal gardens. It is located on the periphery of the village (albeit the village hall is located beyond it) and would extend built form into the open countryside.