

**East Devon Local Plan 2020-2040**

# Site Selection report

## Broadclyst



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## 1. Introduction

East Devon District Council is preparing a Local Plan covering the period 2020 to 2040 that will allocate sites for development. The site 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.

For each settlement, a Site Selection report contains the assessment of sites and identifies those recommended to be allocated, alongside those that are not recommended.

This report contains a summary of the assessment and selection of sites in Broadclyst.

## 2. Full picture of sites considered

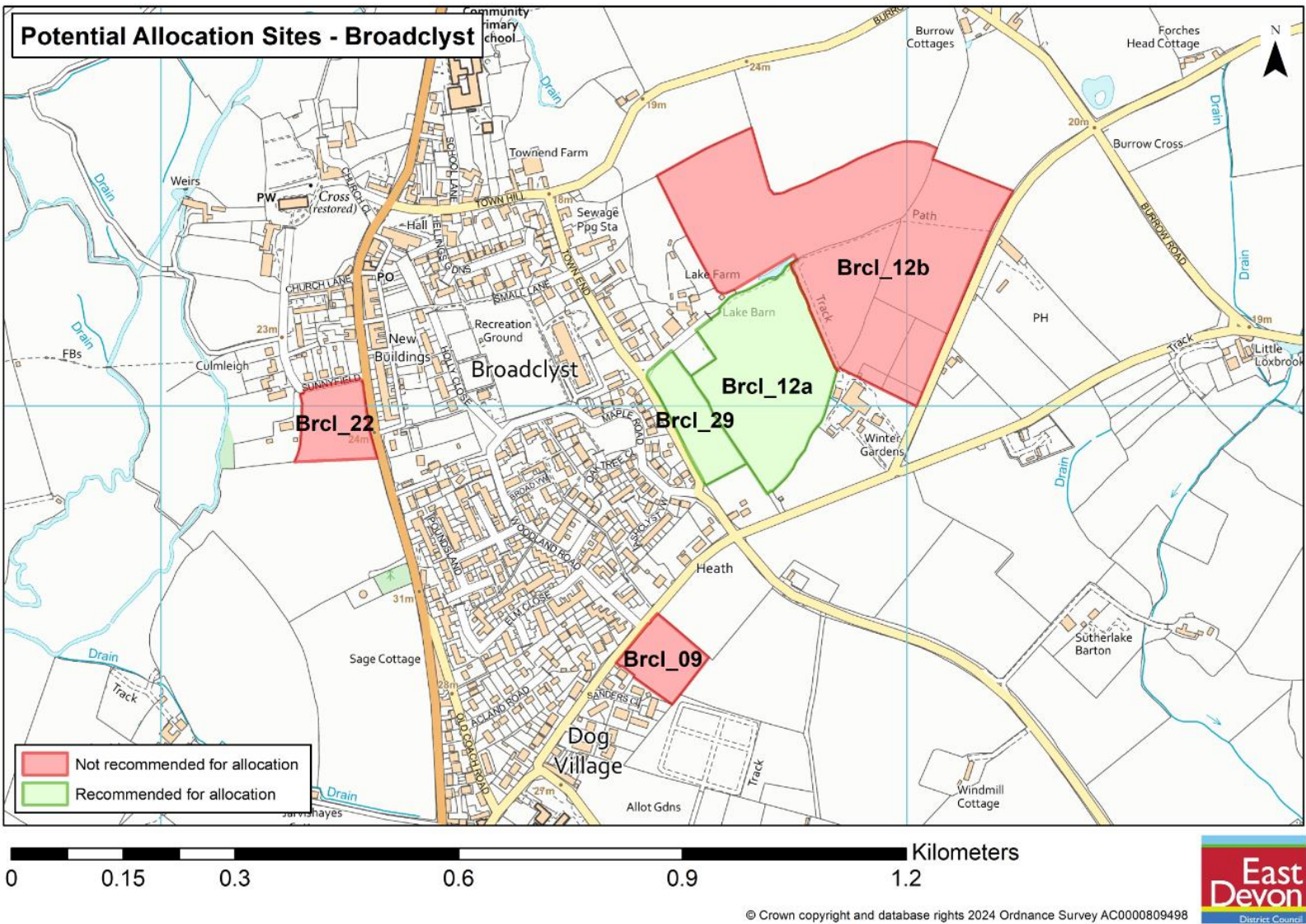
As part of the overall work there have been a number of calls for sites. Submitted sites are recorded on the map over the page. Noting that the picture is complicated by the fact that – in some cases – overlapping sites, and variations with for example differing boundaries, have been submitted at different points in time.

Initial work undertaken involved sifted out sites that failed to meet certain specified considerations, particularly as highlighted by the work of the Housing and Employment Land Availability Assessment Panel and in their assessment, where they concluded that sites were unacceptable for development.

Non-developable conclusions were based on technical assessment, not policy judgement, and included sites where for example it was concluded that safe highway access could not be achieved. Also through this sifting work, sites were sifted out where they were assessed as remote from settlements falling in the local plan hierarchy.

Sites sifted out of the process at this stage were:

- Brcl\_18 – site is within a conservation area and surrounded on all sides by listed buildings, including the Grade I listed St John the Baptist Church.



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### 3. Sites subject to detailed assessment

This section of the report provides information on sites that passed the sifting stage and draws conclusions on assessment results (noting that site assessment follows on in separate report sections – though in this report we provide summary details on fuller assessment that has been undertaken).

#### Overview

Site reference	Number of dwellings / hectares of employment land	Allocate?
<b>BROADCLYST WARD (VILLAGE OF BROADCLYST)</b>		
Brcl_09	15 dwellings (already allocated through the Broadclyst Neighbourhood Plan)	No (as this site has now been allocated through Policy H3 of the Broadclyst NP)
Brcl_12	70 dwellings and 0.54ha of employment land	Brcl_12a – Yes Brcl_12b – No
Brcl_22	20 dwellings (but not recommended for allocation)	No
Brcl_29	24 dwellings and 0.1ha of employment land	Yes

## 4. Site Reference: Brcl\_09

### Site details

**Settlement:** Broadclyst

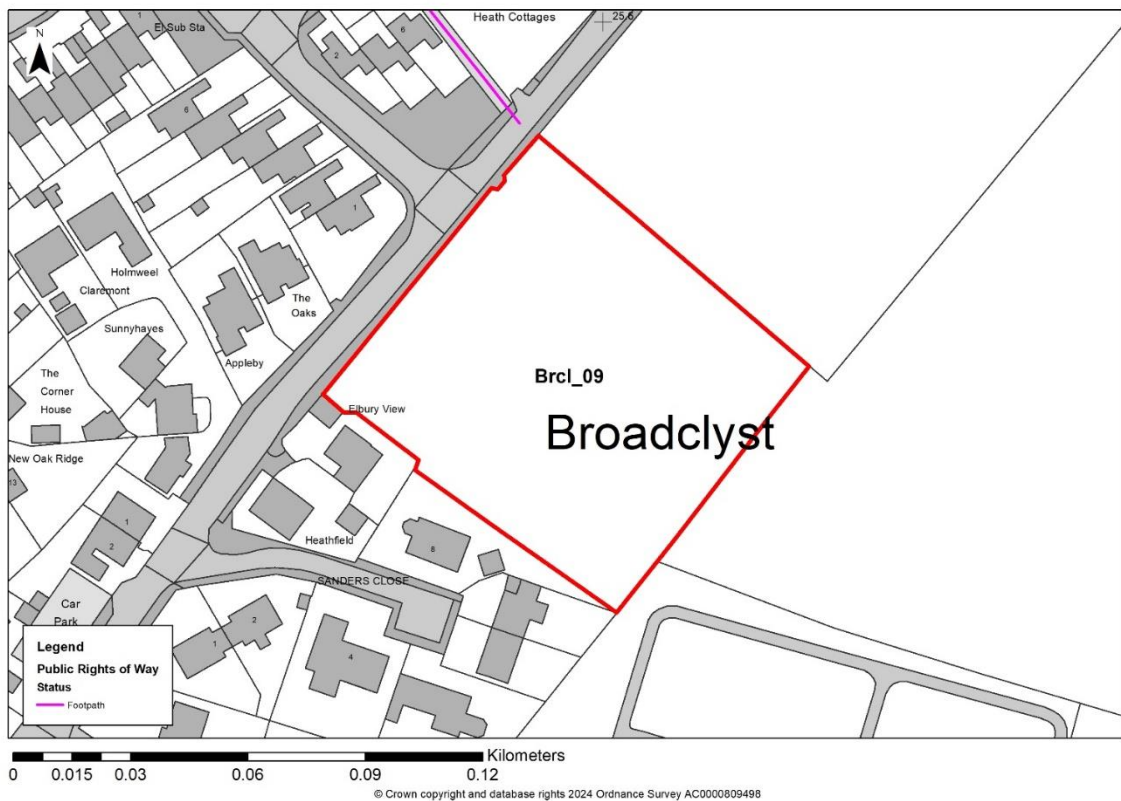
**Reference number:** Brcl\_09

**Site area (ha):** 0.77

**Address:** Land at Heathfield (south-east of Woodbury View), Broadclyst

**Proposed use:** Residential

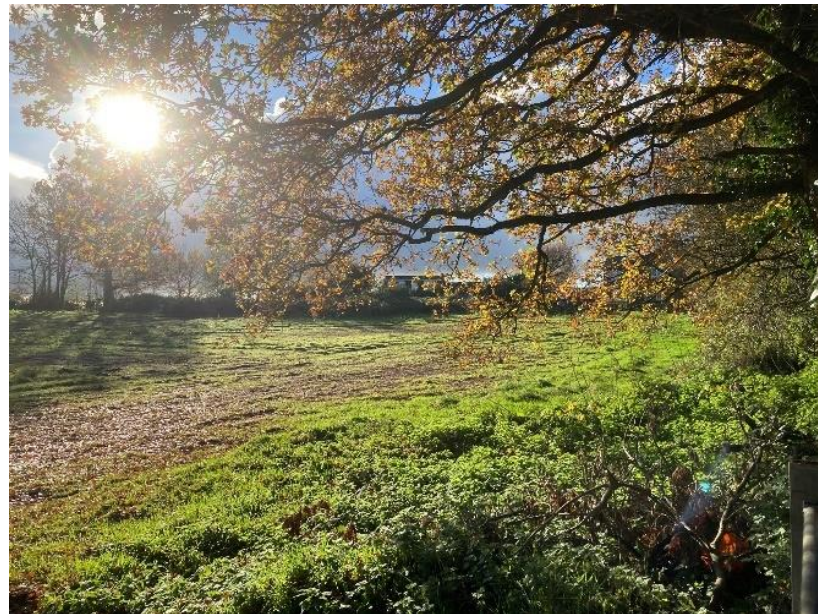
### Site map



## Photos







## Site Assessment Summary and Conclusion

### Infrastructure

**Access:** Accessible from highway OK. **DCC Education:** Broadclyst Primary School is very popular and fills up with out of area children. Development within Broadclyst would mean that there would be a push back to other schools. The current primary school could not support the level of development proposed 36.8 ha and could not be extended further. Additional new secondary provision required to support any development.

## **Landscape**

Outside of National Landscape. Comprises single agricultural field adjacent to Broadclyst village, sloping up towards the south-east, with mature trees and hedgerow to surround. Multiple TPOs to borders. Overall, the site has a medium landscape sensitivity to new development.

## **Historic environment**

Assets Present: Grade II Listed Heath Gardens to north (105m), Grade II Listed 2 Station Road 156m to south. Overall, no change - No change to assets or their settings.

## **Ecology**

Site is a greenfield arable site adjacent to Broadclyst village, sloping up towards the south-east, with mature trees and hedgerow to surround. Site is adjacent to a small area of Nature Recovery Network (1m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

## **Accessibility**

Eight out of 12 facilities are within 1,600m of the site.

## **Other constraints**

Site is free of flood risk. Site is grade 1 agricultural land. Planning application (00/P1550) for 23 houses and 5 bungalows refused in 2000, dismissed at appeal.

## **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)**

15 dwellings

**Contribution to spatial strategy**

Broadclyst is a Tier 3 settlement and acts as a Local Centre that should meet local needs and those in the immediate surrounding. This development would help to maintain the settlement's role as a local centre.

**Should the site be allocated?**

No

**Reasons for allocating or not allocating**

This site has now been allocated through Policy H3 of the Broadclyst NP.

## 5. Site Reference: Brcl\_12

### Site details

**Settlement:** Broadclyst

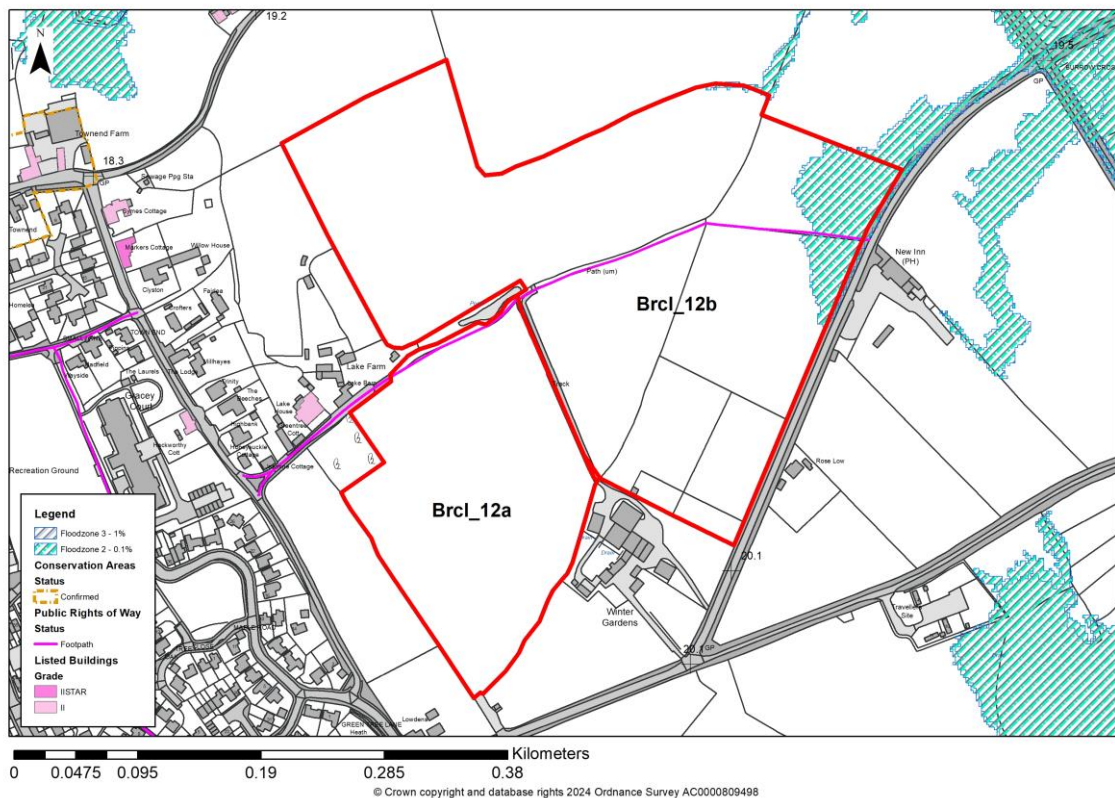
**Reference number:** Brcl\_12a & Brcl\_12b

**Site area (ha):** 12.56 (Brcl\_12a – 3.54ha & Brcl\_12b – 9.02ha)

**Address:** Land west of Whimble Road, Broadclyst, EX5 3BX

**Proposed use:** Mixed use

### Site map



## Photos



*Photo Area 1*



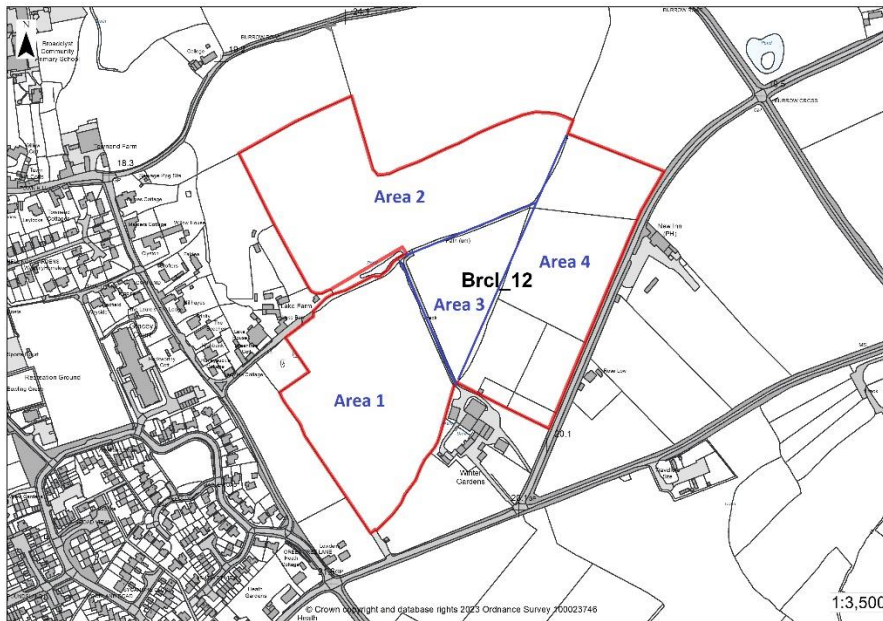
*Photo Area 2*



*Photo Area 3*



*Photo Area 4*



*Diagram of photo areas*

## Site Assessment Summary and Conclusion

### Infrastructure

**Access:** Accessible from highway OK. **DCC Education:** Broadclyst Primary School is very popular and fills up with out of area children. Development within Broadclyst would mean that there would be a push back to other schools. The current primary school could not support the level of development proposed 36.8 ha, and could not be extended further. Additional new secondary provision required to support any development.

### Landscape

Outside of National Landscape. Comprised of six small and medium fields with mature hedgerows and mature trees. Residential development to west provides some context of built form when viewing but site is otherwise bordered by agricultural fields. Public footpath crosses site east to west. Overall, the site has medium landscape sensitivity to new development.

### Historic environment

Assets Present: Grade II listed Lake House (20m), Grade II listed College Cottage (105m), multiple listed buildings and Broadclyst Conservation Area 130-150m distant with

screening / separation. Overall, moderate - Change affecting the special character of assets, where elements which contribute to their significance and their setting are harmed.

### **Ecology**

Nature Recovery Network (1m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (1m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

### **Accessibility**

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

### **Other constraints**

A portion of the eastern section of the site (within Brcl\_12b) is located within flood zones 2 and 3 which would reduce overall potential yield. Also present in patches are areas at low risk of surface water runoff. Site is grade 1 agricultural land.

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

No

### **Opportunities**

No

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

70 dwellings (excluding the rejected Brcl\_12b portion of land) and 0.54ha of employment land.



### **Contribution to spatial strategy**

Broadclyst is a Tier 3 settlement and acts as a Local Centre that should meet local needs and those in the immediate surrounding. This development would help to maintain the settlement's role as a local centre.

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

Yes, in part – Brcl\_12a.

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

This site is comprised of six small and medium fields with mature hedgerows and trees to borders. Residential development to the west provides some context of built form but the site is otherwise bordered by agricultural fields. Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. It is on Grade 1 agricultural land but outside of the National Landscape. Overall, the site has a medium landscape sensitivity to new development, and moderate heritage sensitivity. With regard to ecology, a significant moderate adverse effect is predicted. Site is considered appropriate for development, subject to final detailed scheme and proportionate mitigation. However, this should be limited to the southernmost field (Brcl\_12a, directly adjacent to Brcl\_29) as any larger development would be on too great a scale for a settlement the size of Broadclyst.

## 6. Site Reference: Brcl\_22

### Site details

**Settlement:** Broadclyst

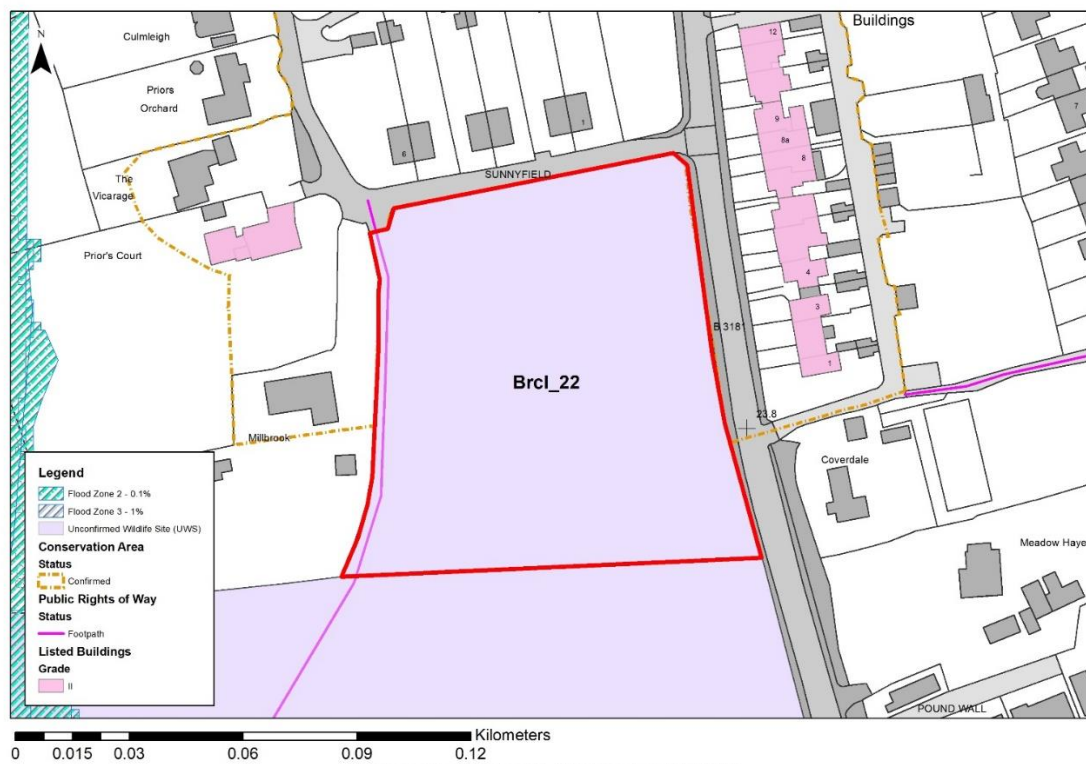
**Reference number:** Brcl\_22

**Site area (ha):** 0.92

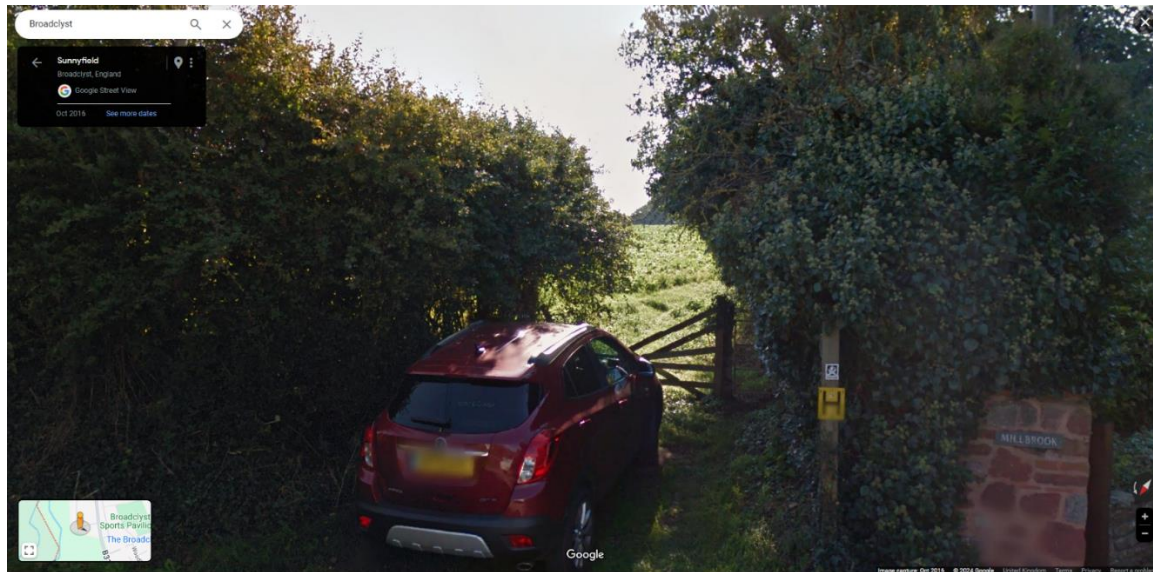
**Address:** Land at Jarvishayes Farm Junction of B3181 and Sunnyfield, Broadclyst, EX5 3EU

**Proposed use:** Residential

### Site map



## Photos



## Site Assessment Summary and Conclusion

### Infrastructure

**DCC Highways:** Site accessibility – no significant issues. Would require appropriate delivery of vehicular and pedestrian access to the wider network. **DCC Education:** Broadclyst primary school is very popular and fills up with out of area children. Development within Broadclyst would mean that there would be a push back to other schools. Additional secondary provision required. Transport costs could apply to transport children to primary school and Clyst Vale Community College. n.b. This site was submitted as part of the 2022 Call For Sites, so has not been through the Housing and Economic Land Availability (HELAA) process; therefore, we do not have comments from DCC Highways or DCC Education. However, we have provided comments made on the nearby site, Brcl\_18.

### Landscape

Outside of National Landscape. An area of green field at 0.92 Ha. Site is comprised of a single greenfield site with mature hedgerows and trees to borders. Grade 1 agricultural land. Residential development to north, east and west provide some context of built form.

## **Historic environment**

Assets Present: Grade II listed Priors Court (20m), multiple Grade II listed buildings and Broadclyst Conservation Area adjacent. Overall, Major – Considerable change affecting the special character of assets including their setting, where the significance of those elements is substantially harmed or lost.

## **Ecology**

Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.

## **Accessibility**

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

## **Other constraints**

Site is free from flood risk. Site is grade 1 agricultural land.

## **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)**

20 dwellings

### **Contribution to spatial strategy**

Broadclyst is a Tier 3 settlement and acts as a Local Centre that should meet local needs and those in the immediate surrounding. This development would help to maintain the settlement's role as a local centre.

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

No

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

This site is surrounded to three sides by the Broadclyst Conservation Area, with a high presence of listed buildings. It is overlooked by the 'gateway' to the Conservation Area, with the typical yellow estate properties to the east. In this instance, and with the presence of available alternative sites to meet local need, the site is considered unacceptable for future development.

# 7. Site Reference: Brcl\_29

## Site details

Settlement: Broadclyst

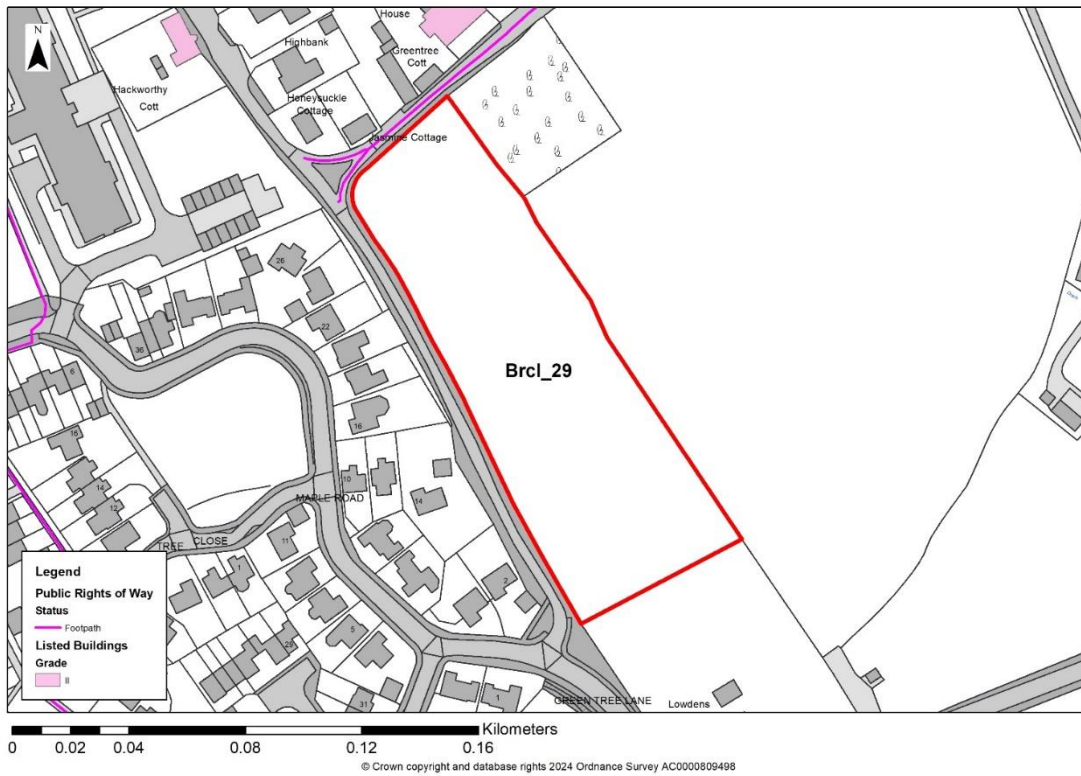
Reference number: Brcl\_29

Site area (ha):

Address:

Proposed use: Mixed use

## Site map



## Photos





## Site Assessment Summary and Conclusion

### Infrastructure

**Access:** Constrained approach road not currently capable of two way vehicular flow. No existing ped/cycle infrastructure in the immediate vicinity. Mitigation likely to be required.

**DCC Education:** Broadclyst Primary School is very popular and fills up with out of area children. Development within Broadclyst would mean that there would be a push back to other schools. The current primary school could not support the level of development proposed 36.8 ha, and could not be extended further. Additional new secondary provision required to support any development.

n.b. This site was submitted as part of the 2022 Call For Sites, so has not been through the Housing and Economic Land Availability (HELAA) process; therefore, we do not have comments from DCC Highways or DCC Education. However, for education, we have provided comments made on the nearby site, Brcl\_12.

### Landscape

Outside of National Landscape. An area of green field at 0.96ha, adjacent to Brcl\_12. Site is comprised of a single greenfield site with mature hedgerows and trees to borders. Grade 1 agricultural land and outside of the National Landscape. Residential development to west provides some context of built form but site is otherwise bordered by agricultural fields.



## **Historic environment**

Assets Present: Grade II listed Lake House (20m), Grade II listed Hackworthy Cottage (105m), multiple listed buildings and Broadclyst Conservation Area 130-150m distant with screening / separation. Overall, moderate – Change affecting the special character of assets, where elements which contribute to their significance and their setting are harmed.

## **Ecology**

Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

## **Accessibility**

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

## **Other constraints**

Site is free from flood risk. Site is grade 1 agricultural land.

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

No

## **Opportunities**

Site provides improved access to Brcl\_12.

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

24 dwellings and 0.1ha of employment land

### **Contribution to spatial strategy**

Broadclyst is a Tier 3 settlement and acts as a Local Centre that should meet local needs and those in the immediate surrounding. This development would help to maintain the settlement's role as a local centre.

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

Yes

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

An area of green field at 1ha, adjacent to Brcl\_12. Site is comprised of a single greenfield site with mature hedgerows and trees to borders. Grade 1 agricultural land and outside of the National Landscape. Residential development to west provides some context of built form but site is otherwise bordered by agricultural fields. Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Site is well related to existing built-up area and provides an alternative access option to Brcl\_12. Figure of 94 homes considered appropriate in combination with adjacent site Brcl\_12. Overall, the site has a medium landscape sensitivity to new development, moderate heritage sensitivity where change would affect the special character of assets, where elements which contribute to their significance and their setting are harmed. With regard to ecology, significant moderate adverse effect is predicted. Site is considered appropriate for development, subject to final detailed scheme and proportionate mitigation.