

East Devon Local Plan 2020-2040

Site Selection report

Employment Site, Lodge Trading Estate, Station Road, Broadclyst



September 2024. Version ref 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.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 one site at Lodge Trading Estate, Station Road, Broadclyst. A map of the site which has 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 sites did not pass site sifting at Lodge Trading Estate, Station Road, Broadclyst:
 - Brcl_19 overlaps with Brcl_27.
 - Brcl_30 overlaps with Brcl_27.

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](#)

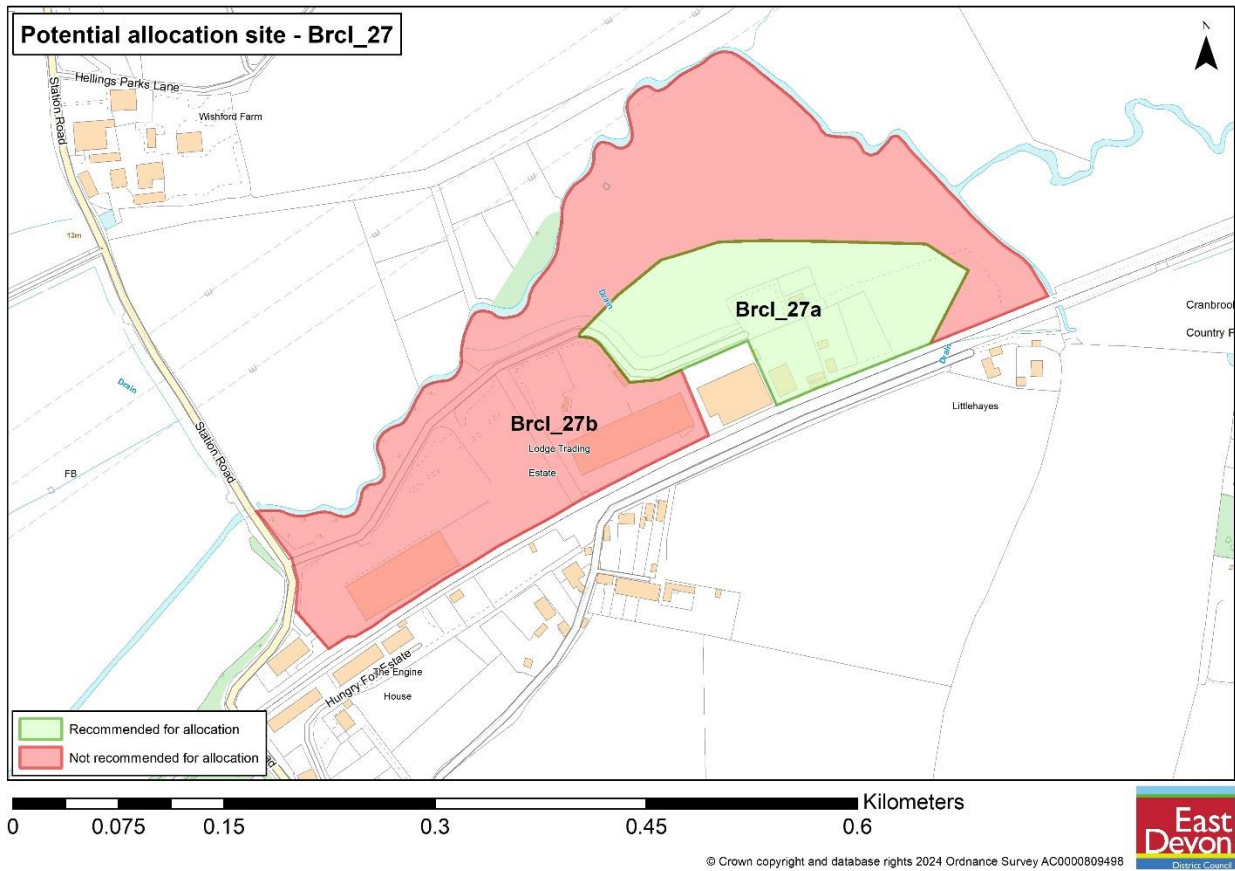


Figure 1.1: Overview of Site Selection findings on land at Lodge Trading Estate, Station Road, Broadclyst

Site reference	Number of dwellings / hectares of employment land	Allocate?
Brcl_27	8.42 hectares	Part- Brcl_27a should be allocated, it measures 1.89ha

2 Site Reference Brcl_27

Site details

Settlement: The site adjoins an existing employment site

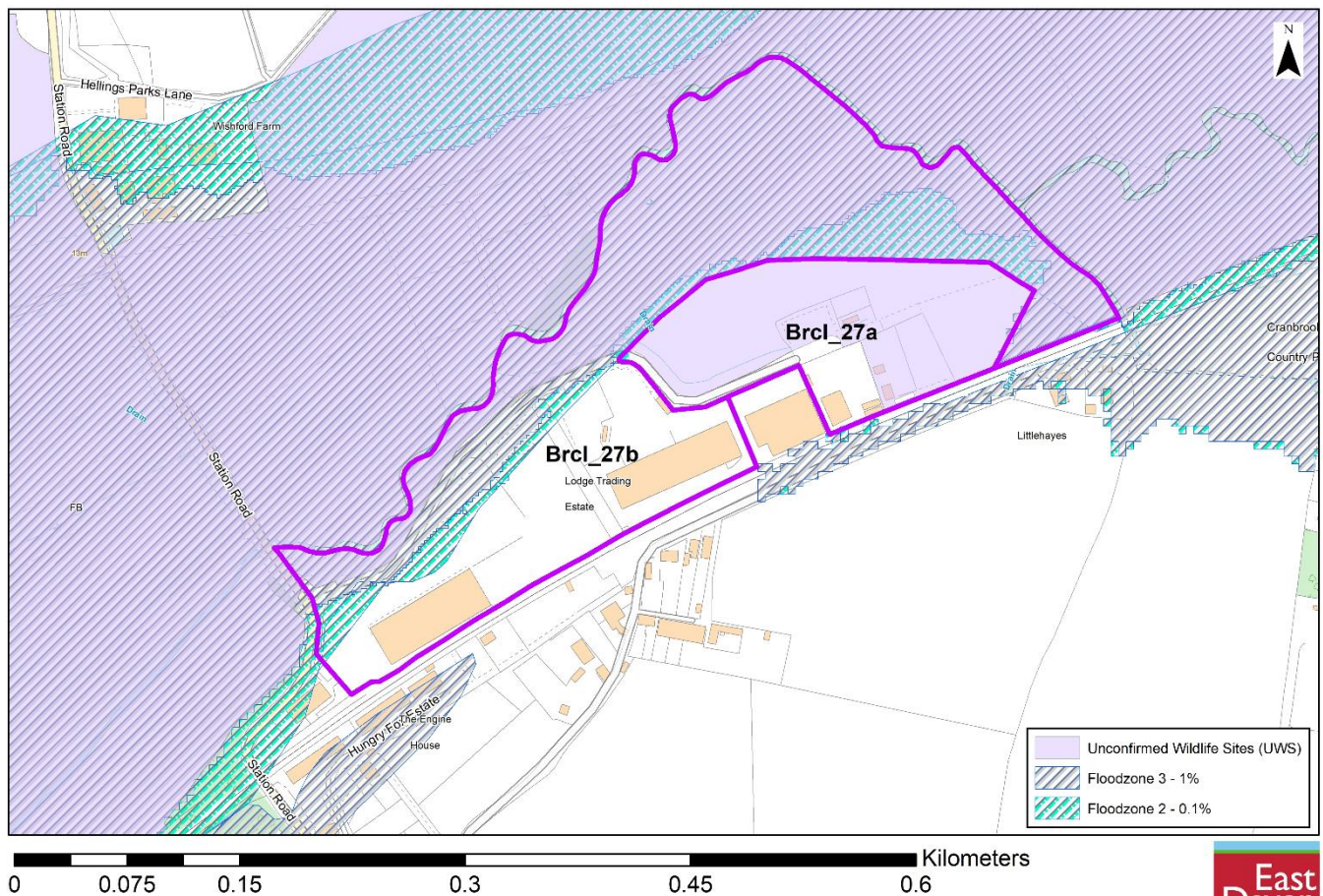
Reference number: Brcl_27

Site area (ha): 8.42 (1.89 to be allocated)

Address: Lodge Trading Estate, Station Road, Broadclyst

Proposed use: Employment

Site map



Photos



Access to the site from Station Road



Looking across the eastern section of the site (the area suggested for allocation)



Looking across the floodplain, this part of the site is not proposed for allocation

Site Assessment Summary and Conclusion

Infrastructure

The site contains an existing business park. DCC advise that careful consideration needs to be given to Broadclyst Station, the WEA of Cranbrook, and the associated detail in the Cranbrook Plan.

Landscape

Low-medium sensitivity. The site is not in a designated landscape. It does feature in some medium-long range views and is relatively flat and open, but development would be seen in the context of existing development.

Historic environment

Medium-There is evidence of prehistoric enclosure and field boundaries. An archaeological survey is needed prior to development and it may be possible to design a layout to incorporate any subterranean remains.

Ecology

Minor adverse effect predicted (not significant)

Accessibility

Site adjoins the outskirts of Cranbrook and lies approximately halfway between the A30 and Broadclyst in a small hamlet. Accessibility is reasonable and the main road is very well used, albeit prone to flooding and narrow in parts. The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.

Other constraints

Overhead high voltage electricity line with possible easement on a very small part of the northern boundary. No high pressure gas pipeline zones. Site lies adjacent to the Cranny Brook. Approx 4 ha of the total site is in Flood Zone 3. This will impact on the gross development area. An additional 0.9 ha is in Flood Zone 2, Flood zones 2 and 3 are on the northern and eastern boundaries. Area of low risk of surface water flooding in the northern part of the site. Grade 3a and 3b agricultural land. Parts of the site are in active employment use.

Site lies wholly in the Clyst Valley Regional Park (secondary recreational zone, hub and wildlife sanctuary zone (indicative) - shown in the CVRP Masterplan Fig 7).

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

No

Opportunities

The site is partly developed, partly overgrown. Opportunity to reuse a brownfield site. Poorly related to Cranbrook despite proximity, due to difficulty with bridging the railway line.

Yield (number of dwellings or hectares of employment land)

1.89 hectares (after land is discounted due to constraints)

Contribution to spatial strategy

Site is located in the countryside but within walking/cycling distance of Cranbrook and a tier 4 settlement. Includes existing business park.

Should the site be allocated?

Yes, in part.

Reasons for allocating or not allocating

The site is reasonably well located adjacent to development (and including existing commercial development), close to facilities and public transport. It could function as an expansion to the existing business park. Development could affect subterranean heritage assets. The design would need to protect existing trees and hedgerows and an archeological assessment would be required. Land that is liable to flood or is in active employment use already should not be allocated.

The site lies within the CVRP but will not detract given it's brownfield character.

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

Yes, part of the site could be allocated. This extends to 1.89ha and is site Brcl_27a on the map.