

East Devon Local Plan 2020-2040

Site Selection report

Gypsy and Traveller Site, Langaton Lane



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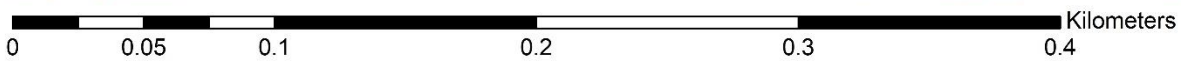
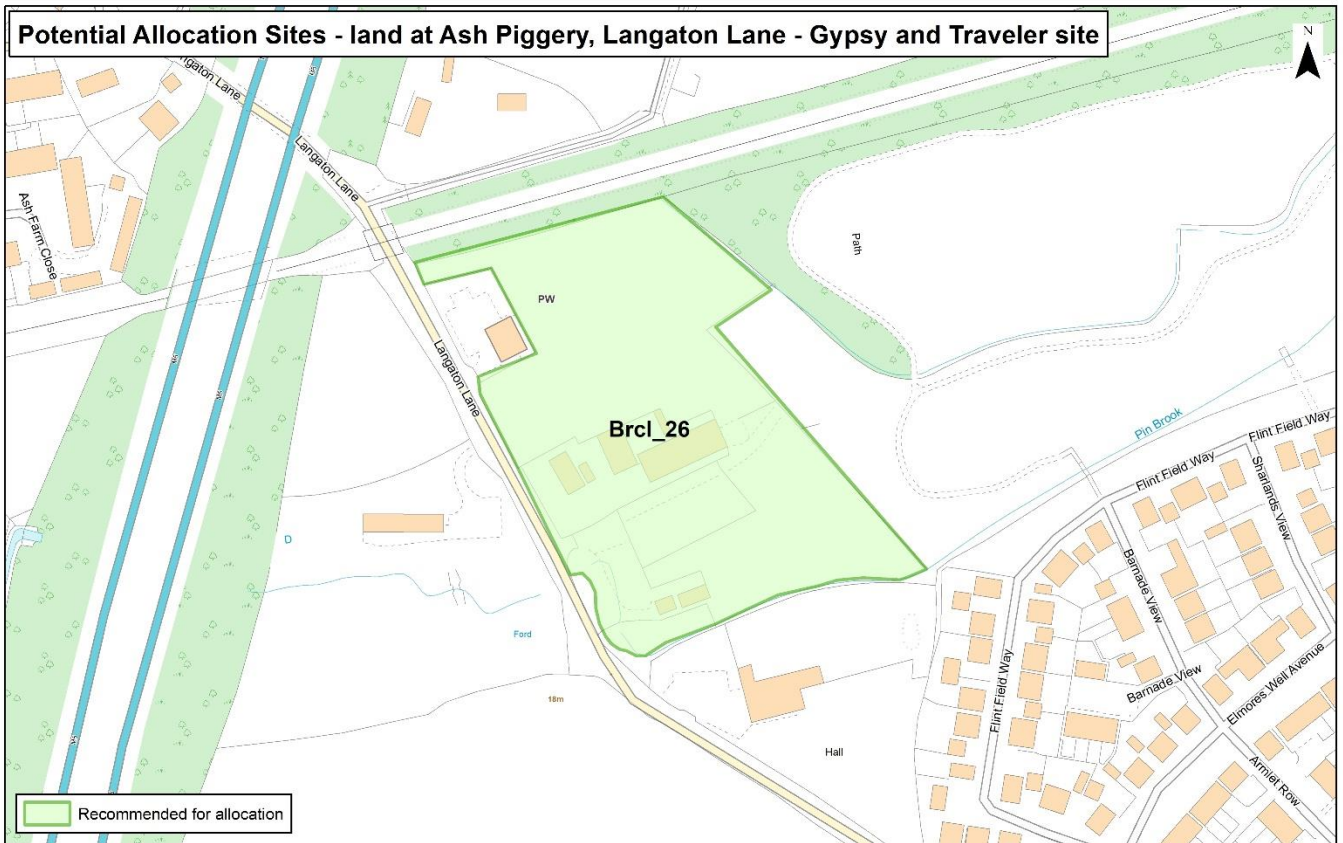
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1 Introduction

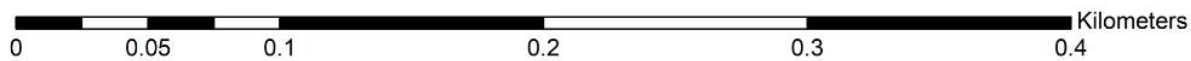
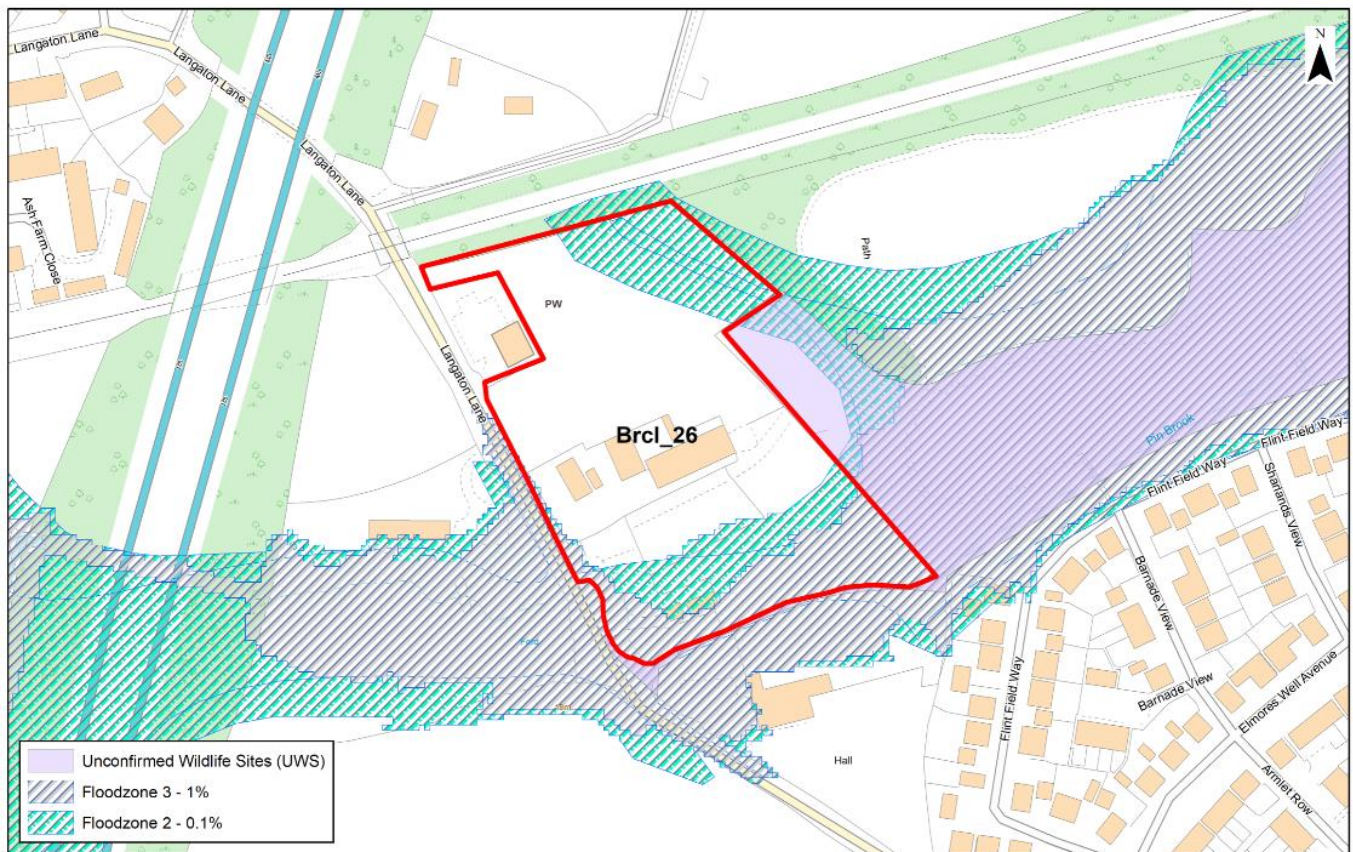
- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2040 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not.¹ The selection process is a judgement 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 Ash Piggery, Langaton Lane, Pinhoe. 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 Langaton Lane, Pinhoe:
 - Brcl_02 is probably unachievable in the HELAA due to noise impacts from M5.

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](#)



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Figure 1.1: Overview of Site Selection findings on land at Ash Piggery, Langaton Lane

Site reference	Number of dwellings / hectares of employment land	Allocate?
Brcl_26	1.38 hectares	Yes (for Gypsy and Traveller accommodation use)

2 Site Reference Brcl_26

Site details

Settlement: None, the site is located at the West End of East Devon

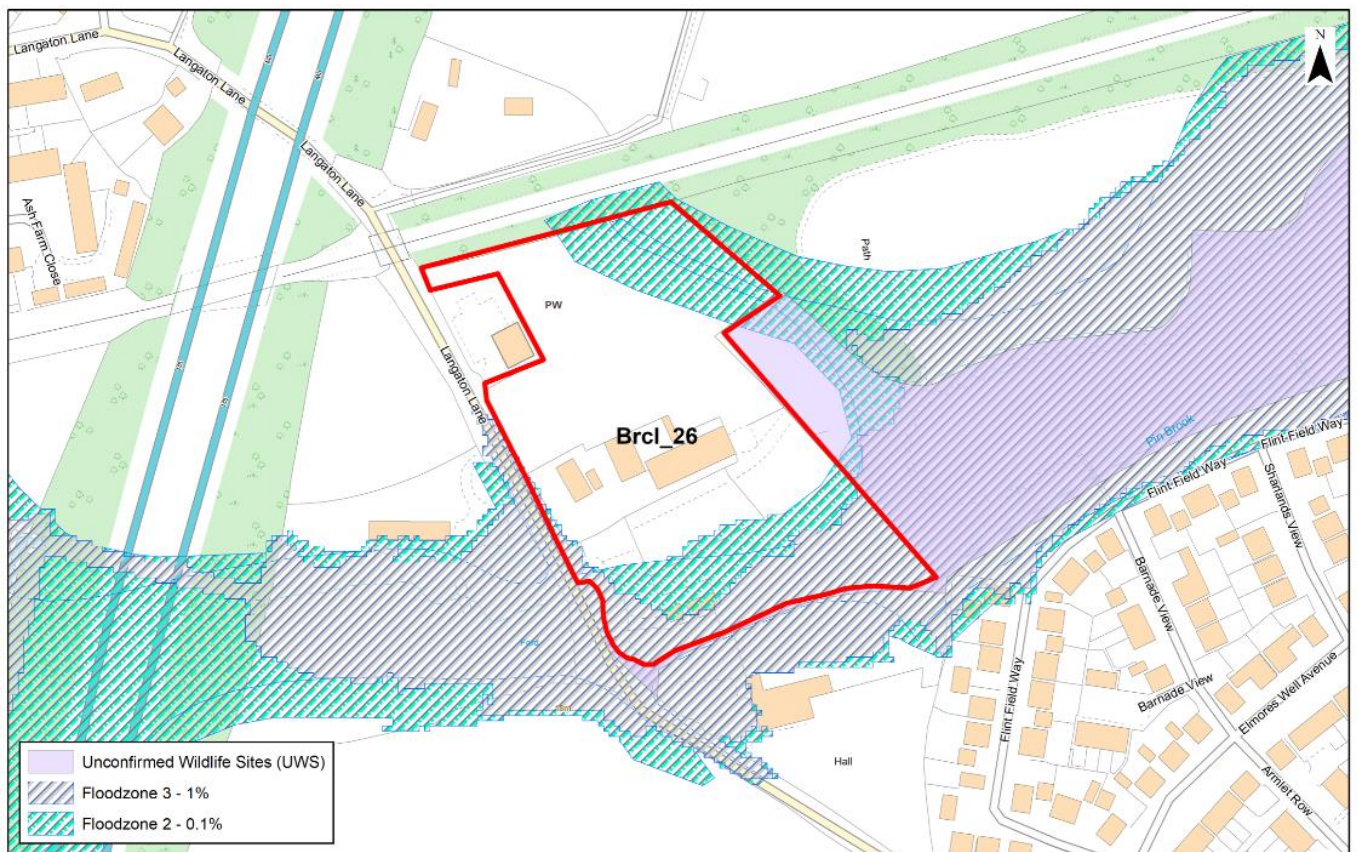
Reference number: Brcl_26

Site area (ha): 1.38

Address: Ash Piggery, Langaton Lane, Pinhoe

Proposed use: Gypsy and Traveller accommodation

Site map



0 0.05 0.1 0.2 0.3 0.4 Kilometers

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Photos



Access to the site from Langaton Lane, the site is on the right, beyond it the road is closed to vehicles



Looking west at the main buildings on the site, from Langaton Lane



Looking north across the site from the southern boundary

Site Assessment Summary and Conclusion

Infrastructure

Located on a country lane with no through road access to vehicles and no pavements. Business park nearby. Lack of facilities for most residential use however, for Gypsy and Traveller use the site is well located with regard to the A30 and M5 and is close to historical stopping places.

Landscape

Low-medium sensitivity. The site is a pleasant field, bungalow and associated buildings, which impact minimally on the surrounding landscape or countryside and are largely screened from view by hedgerows. The area is already subject to development and is relatively self contained due to nearby infrastructure barriers. Development is unlikely to impact upon the wider landscape

Historic environment

Minor- close to a historic field enclosure but harm could be avoided. This is an area with a cultural history of Gypsy and Traveller activity and all known traditional stopping places in the area have now been developed.

Ecology

Minor adverse effect predicted (not significant)

Accessibility

Site lies within the West End, in close proximity to residential and employment development. It lies on a country lane without through access to traffic

Other constraints

Grade 1 agricultural land. Part of site is liable to flood and the access road requires further assessment to check the depth of potential floodwater. Adjoins M5 and railway line. Employment buildings within site and the bungalow has an occupancy restriction.

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

No

Opportunities

A Gypsy/Traveller use could utilise the existing employment buildings and potentially the bungalow could be retained as communal accommodation/for community activity/site manager. This would enable a site to be provided in a location which has historic cultural significance.

Yield (number of dwellings or hectares of employment land)

1.38 hectares

Contribution to spatial strategy

Site is not best suited to residential due to proximity to M5 and distance from facilities. Langaton Lane is narrow and rural so would need to be upgraded for most employment use.

Should the site be allocated?

Yes, for Gypsy and Traveller accommodation

Reasons for allocating or not allocating

The site is well located for a Gypsy/Traveller accommodation use, being in the West End, close to main transport links and employment. It has the potential to utilise and incorporate an existing employment site.

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

Whole site should be allocated