

East Devon Local Plan 2020-2040

Site Selection report

Land North of the Science Park



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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 to the North of the Science Park, Tithebarn Way. 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 land to the North of the Science Park, Tithebarn Way:
 - Brcl_03 overlaps with Brcl_23.
 - Brcl_28 overlaps with Brcl_23.

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](#)

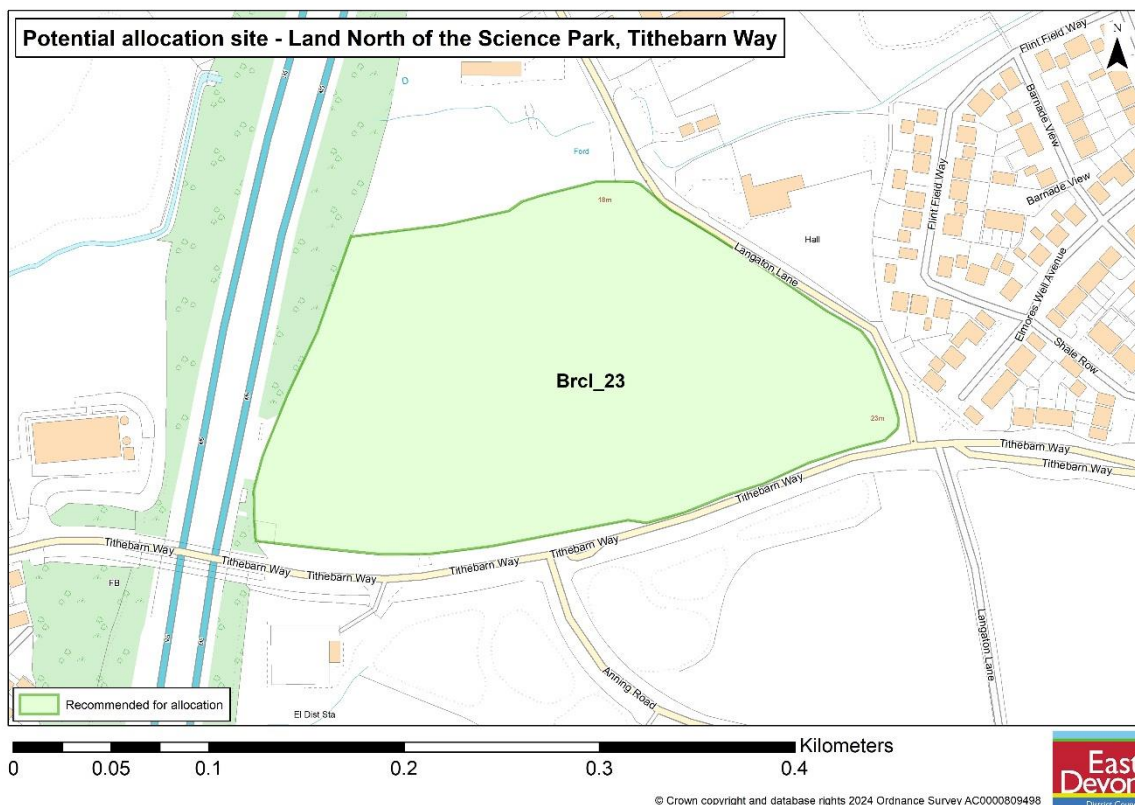


Figure 1.1: Overview of Site Selection findings on land North of the Science Park, Tithebarn Way

Site reference	Number of dwellings / hectares of employment land	Allocate?
Brcl_23	4.37 hectares	Yes- 2ha for employment, 2.37ha for residential (90 houses)

2 Site Reference Brcl_23

Site details

Settlement: Employment land north of the Science Park

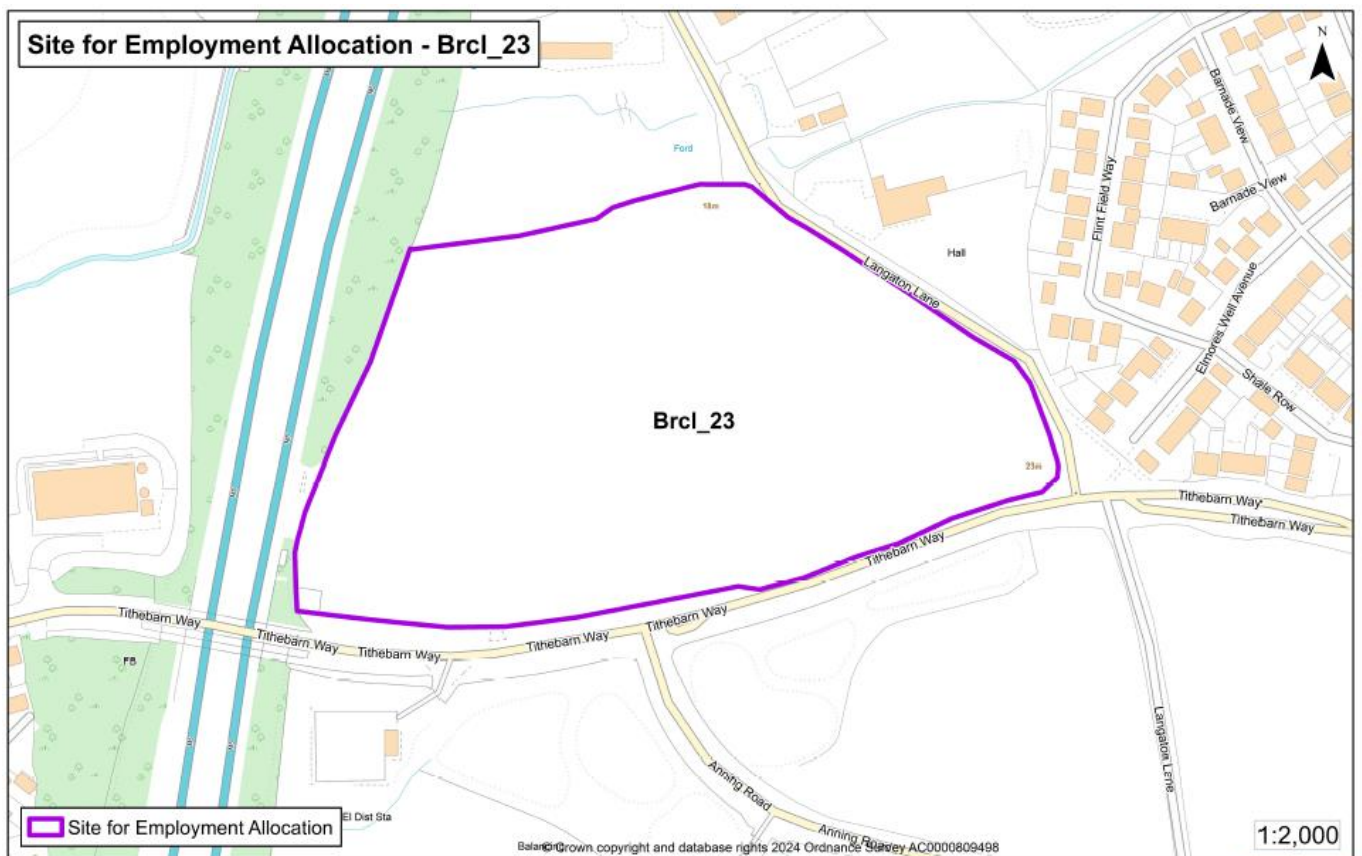
Reference number: Brcl_23

Site area (ha): 4.37

Address: Land north of the Science Park, Tithebarn Way

Proposed use: Employment and residential

Site map



0 0.035 0.07 0.14 0.21 0.28 Kilometers

Photos



Looking west across the site from the south eastern corner



Looking south across the site from the eastern boundary



Looking north east across the site from the Science Park junction on Tithebarn Way

Site Assessment Summary and Conclusion

Infrastructure

Land to the north of an existing business park. Good access via Tithebarn Way but Langaton Lane to the east is unsuited to large amounts of additional traffic. Well located with regard to the adjoining business park and nearby housing.

Landscape

The sensitivity is low as the site is surrounded by development and lies close to the motorway. It is, however, an attractive agricultural field so does provide a visual green space in an otherwise built up area.

Historic environment

Medium- there is evidence of prehistoric enclosure and cropmarks. 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 lies within the West End, in close proximity to residential and employment development.

Other constraints

Grade 1 and 2 agricultural land. Sliver of land to the north is in the floodplain. Adjoins M5

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

No

Opportunities

The existing business park could be extended, providing an opportunity for existing businesses to expand

Yield (number of dwellings or hectares of employment land)

4.37 hectares

Contribution to spatial strategy

Site is not best suited to wholly residential due to proximity to M5 and distance from facilities. The western section is therefore preferred for employment use.

Should the site be allocated?

Yes, for residential and employment use

Reasons for allocating or not allocating

The site is well located, being in the West End, close to housing and employment. It has the potential to form an expansion area for the Science Park or a stand alone employment site. Proximity to the M5 and distance from everyday facilities makes the western section poorly suited for residential use, although the eastern section could be.

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

Whole site should be allocated- 2ha for employment, 2.37ha for residential