

East Devon Local Plan 2020-2040

Site Selection report

**Employment Land South of Langdon
Business Park, near Clyst St Mary**



September 2024. Version ref 1.

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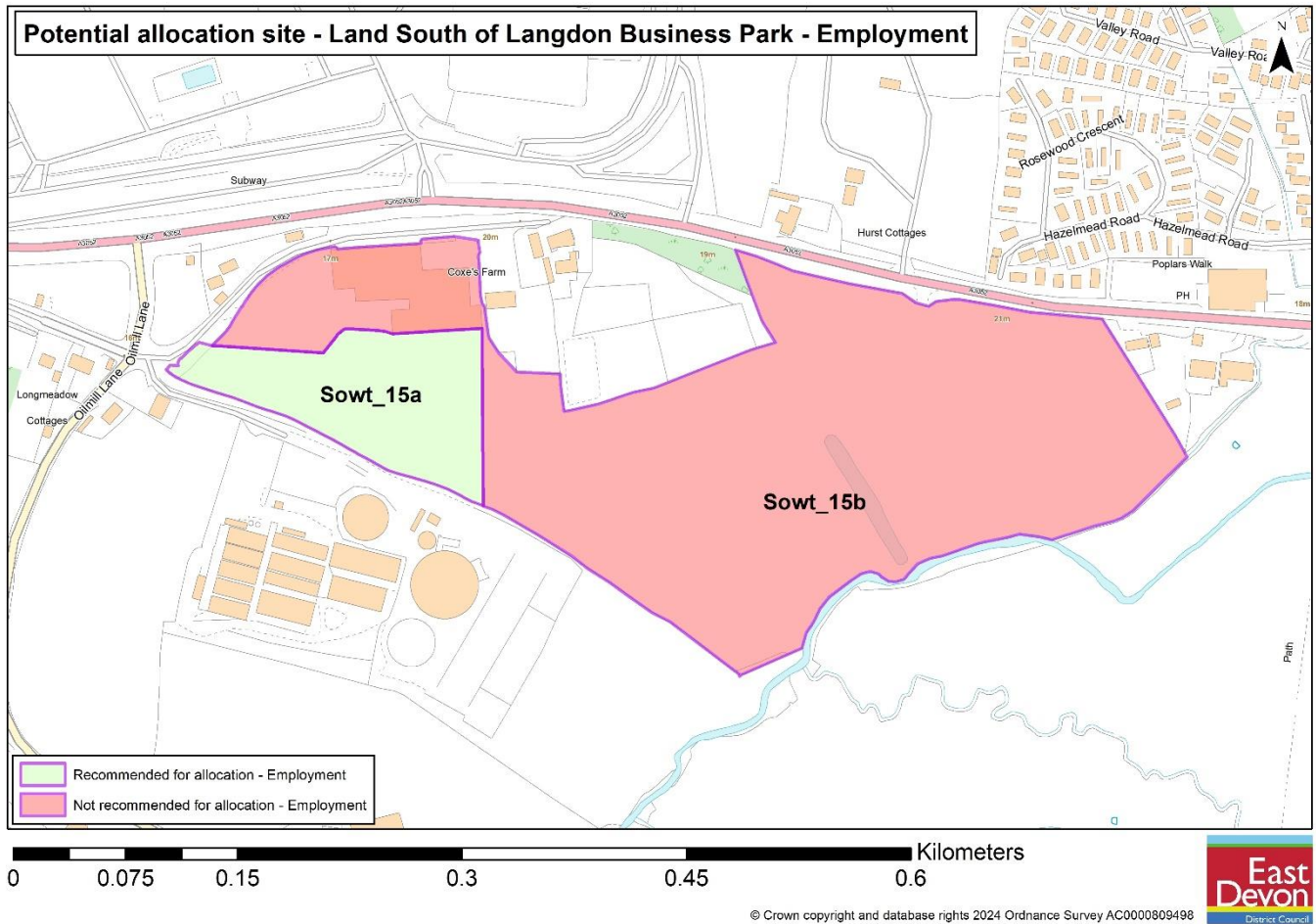
1 Introduction

- 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 to the South of Langdon Business Park on the A3052, near Clyst St Mary (but within Sowton parish). 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 adjacent to Langdon Business Park, A3052, near Clyst St Mary:
 - Sowt_04 overlaps with Sowt_12.
 - Sowt_05 overlaps with Sowt_12.

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](#)

- Sowt_06 overlaps with Sowt_15.
- Sowt_07 probably unachievable on its own in HELAA due to access via Sowt_06. Would need to be developed in combination.
- Sowt_12 probably unachievable in HELAA due to costs of removal and remediation of anaerobic digester and piggery which would make site unviable.
- GH/ED/56 overlaps with Sowt_15.



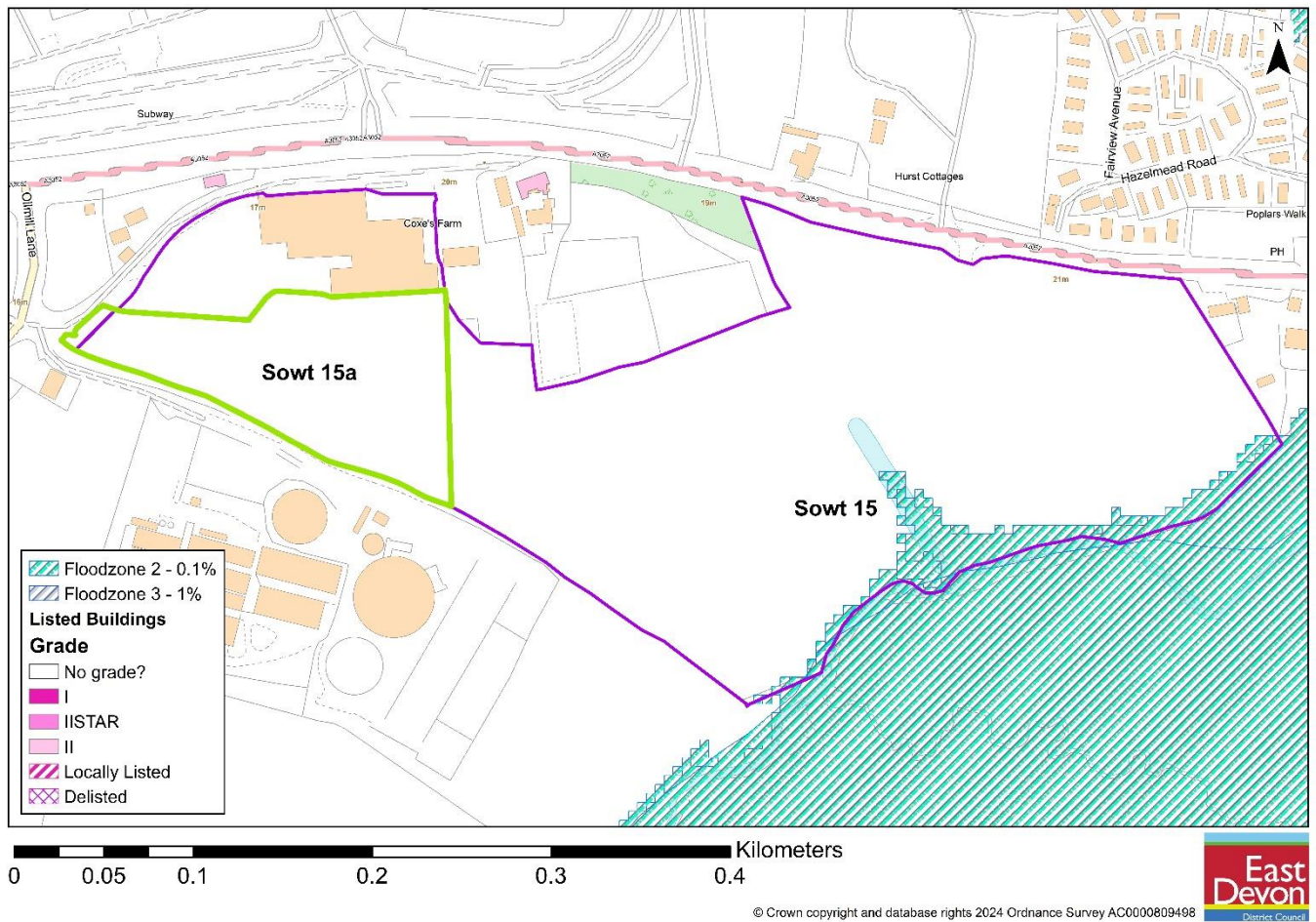


Figure 1.1: Overview of Site Selection findings on land South of Langdon Business Park

Site reference	Number of dwellings / hectares of employment land	Allocate?
Sowt_15	9.05ha	Part- 1ha to the west of the site (Sowt_15a) to be allocated for employment use

2 Site Reference Sowt_15

Site details

Settlement: Employment land adjacent to Langdon Business Park

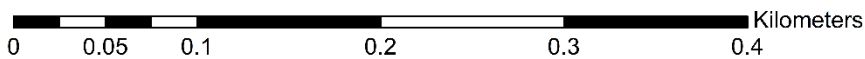
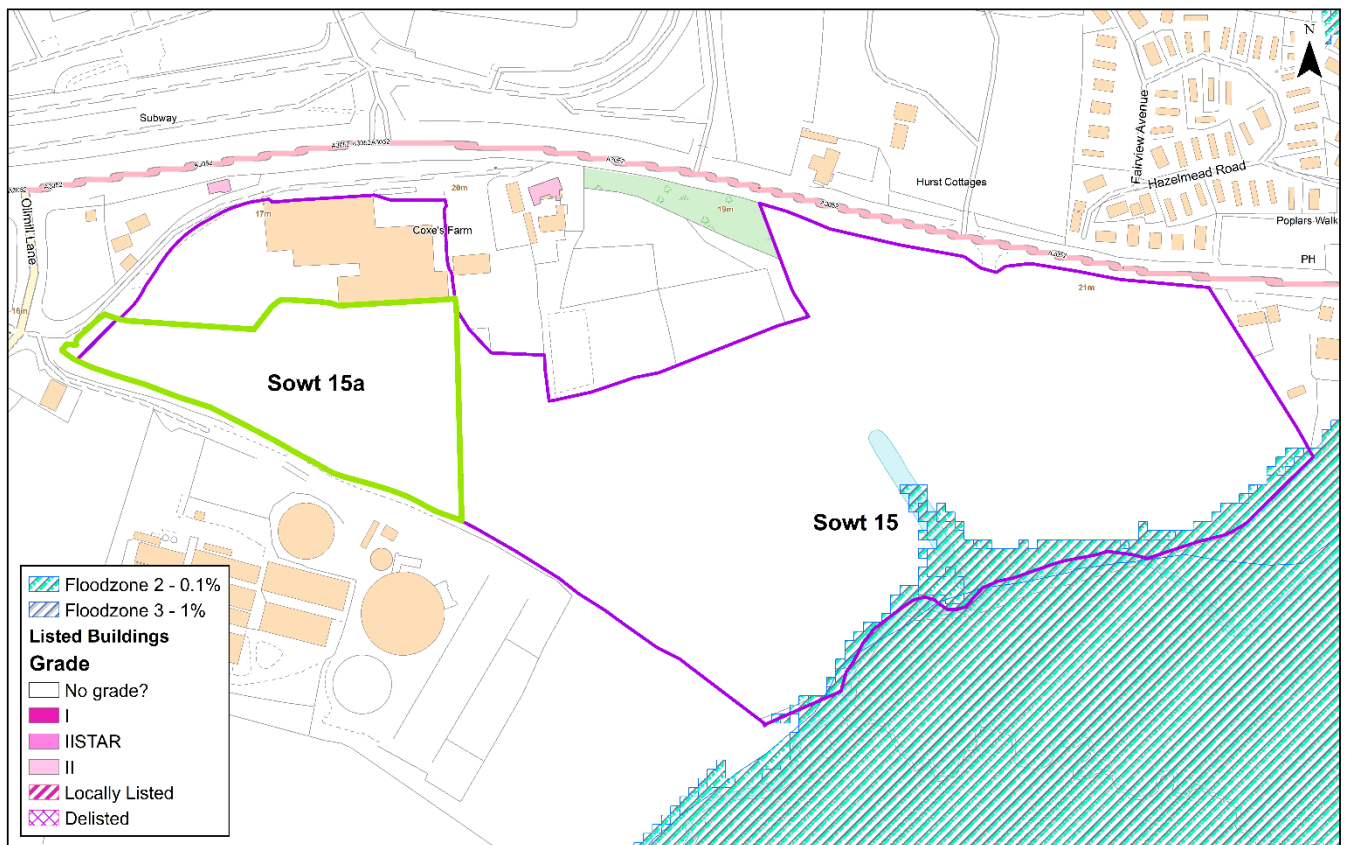
Reference number: Sowt_15

Site area (ha): 9.05

Address: Langdon Business Park, Sidmouth Road, Clyst St Mary

Proposed use: Employment

Site map



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Photos



The eastern part of the site, looking south west from the A3052



Looking south west across the front of the site from the A3052



Looking east towards the site from Oil Mill Lane, to the west. The site lies between and beyond the arrows

Site Assessment Summary and Conclusion

Infrastructure

Existing business park with established access, limited in size, reasonable road collision record within vicinity.

Landscape

The sensitivity varies across the site and increases to the east. Any development should be restricted to the west of the site, between Langdon's Business Park and the commercial buildings to the south. Visual impact will be significantly increased if a new access onto A3052 is required. The development boundaries should be landscaped with a hedge of native species and a strip of woodland to soften the transition between the remaining field and new development.

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 lies around 400m from Clyst St Mary, adjacent to an existing business park with established access and close to a pub, an exhibition centre and a residential caravan park. Bus stop within easy walking distance (although there is limited pavement).

Other constraints

Protected trees lie within and in the boundary of the site. These would require protection.

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)

9.05 hectares

Contribution to spatial strategy

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

Should the site be allocated?

Part of the site should be allocated. The whole site is unsuitable as it would be excessively large, would impact on a heritage asset and mature trees.

Reasons for allocating or not allocating

As above.

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

Part of the site (1ha to the western end of the site) should be allocated