

East Devon Local Plan 2020-2040

Site Selection report

Clyst St Mary



September 2024

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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 sites at Clyst St Mary. A map of all the sites which have 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 Clyst St Mary:
 - Clma_01 already has planning permission.
 - Clma_02 already has planning permission.

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](#)

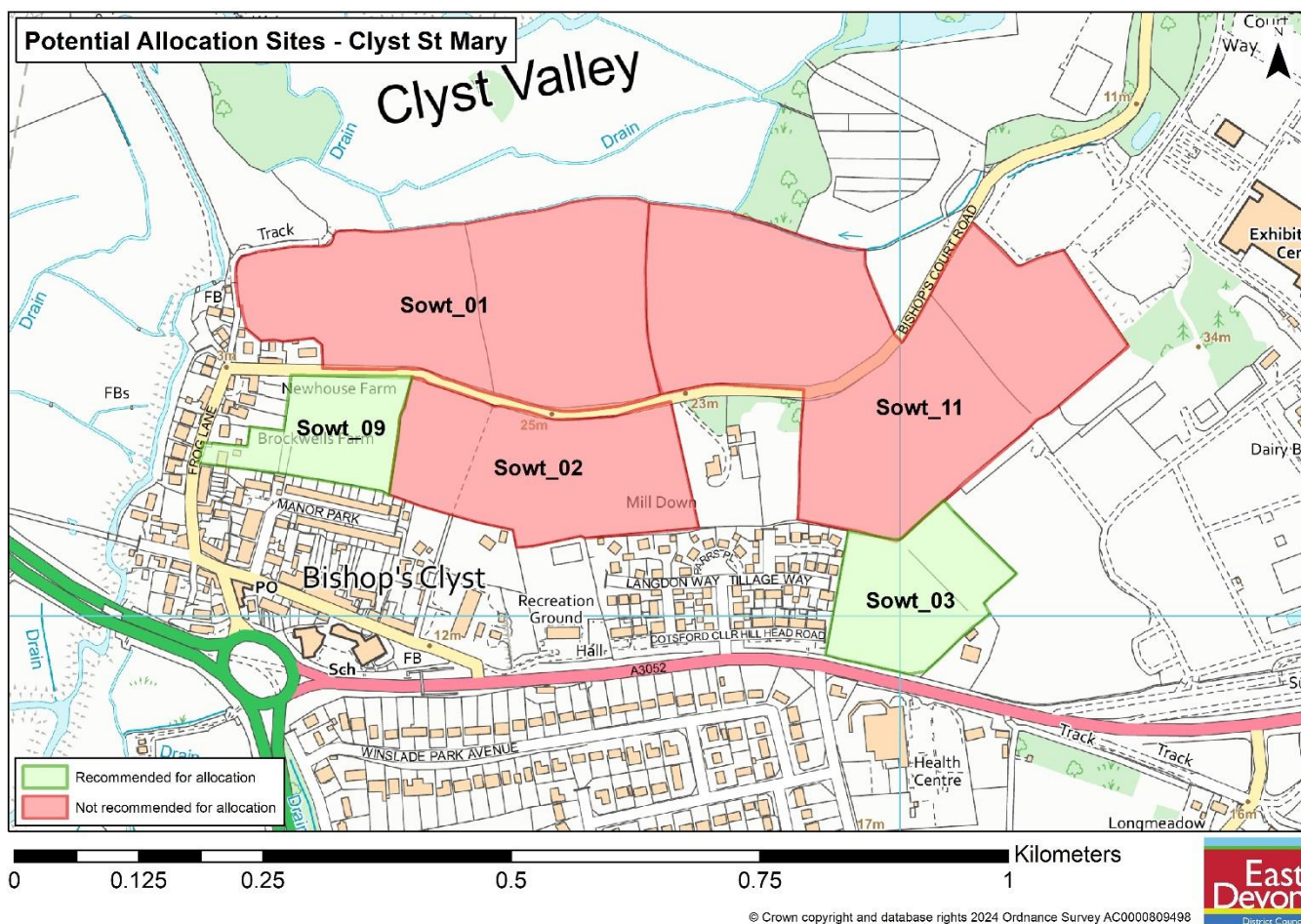


Figure 1.1: Overview of Site Selection findings at Clyst St Mary

Site reference	Number of dwellings / hectares of employment land	Allocate?
Sownt_01	107 dwellings	No
Sownt_02	64 dwellings	No
Sownt_03	37 dwellings	Yes
Sownt_09	35 dwellings	Yes
Sownt_11	161 dwellings	No

2 Site Reference Sowt_01

Site details

Settlement: Clyst St Mary

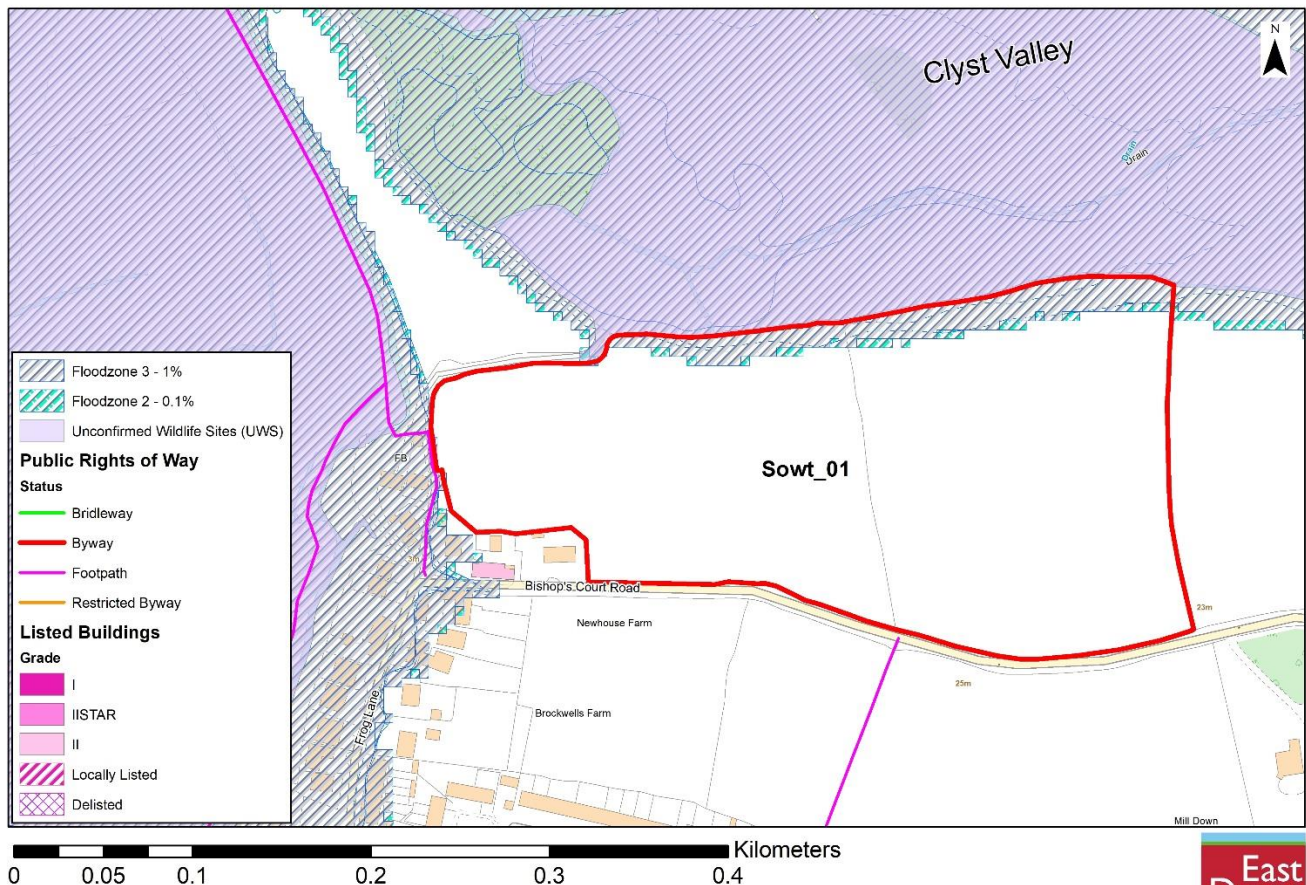
Reference number: Sowt_01

Site area (ha): 6.4

Address: Land at Bishops Court Lane, Clyst St Mary, EX5 1DG

Proposed use: Residential

Site map



Photos



Western edge of site, looking towards existing housing



View from north west edge, looking across the site



Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure. DCC Highways: Access would be recommended through the Greenspire development with the fit for purpose access though ped/cyclist/emergency access could be obtained through Frog Lane and/or Bishops Court Road. A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. Notwithstanding the submitters comments, the site is landlocked in isolation.

Landscape

Two fields on northern edge of Clyst St Mary that slope fairly steeply up to the south. Within locally designated Clyst Valley Regional Park. Mature tree-lined hedgerows with some very large oaks, medieval enclosure. Highly exposed from multiple viewpoints including PROWs to north and west. Adjacent heritage asset and curtilage to south west corner. Narrow sunken lane limiting access with pinch point through village to west. Limited context of built form. Limited connection with existing settlement edge. Overall, high/medium landscape sensitivity to new development.

Historic environment

Assets Present: Grade II listed Newhouse, 17m to SW, Clyst St. Mary Bridge (Scheduled Ancient Monument - At distance but intervisible with site), Battlefield, Clyst Heath and Clyst St Mary. Also, top of Grade I Bishop's Court is visible from southern part of site. Overall, Medium: no significant effects which cannot be mitigated.

Ecology

Unconfirmed Wildlife Site adjoins northern edge, Nature Recovery Network (on site to northern section), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (on site to northern section). 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

7 out of 12 facilities within 1,600m of site. No footpath along Bishop's Court Road or Frog Lane to access local facilities, but potential to access these via PROW running south (through Sowt_02), and then onto footpath on Bishops Clyst.

Other constraints

A strip of the site in the north is located within floodzones 2 and 3 which has reduced the overall potential yield. Grade 2 agricultural land.

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

Yes

Opportunities

Within Clyst Valley Regional Park, so potential to incorporate green infrastructure links with the wider Regional Park.

Yield (number of dwellings or hectares of employment land)

107

Contribution to spatial strategy

The scale of growth is too high, would not be consistent with the spatial strategy at Clyst St Mary as a Service Village for limited development to meet local needs.

Should the site be allocated?

No

Reasons for allocating or not allocating

The scale of development is too high to be consistent with the spatial strategy for Clyst St Mary. High/medium landscape sensitivity to new development given prominent and exposed site on the north side of the ridgeline. Significant moderate adverse effect predicted on ecology. Grade 2 agricultural land. Adverse traffic impact from a high scale of growth along narrow, country lanes (Frog Lane, Bishop's Court Road).

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

No

3 Site Reference Sowt_02

Site details

Settlement: Clyst St Mary

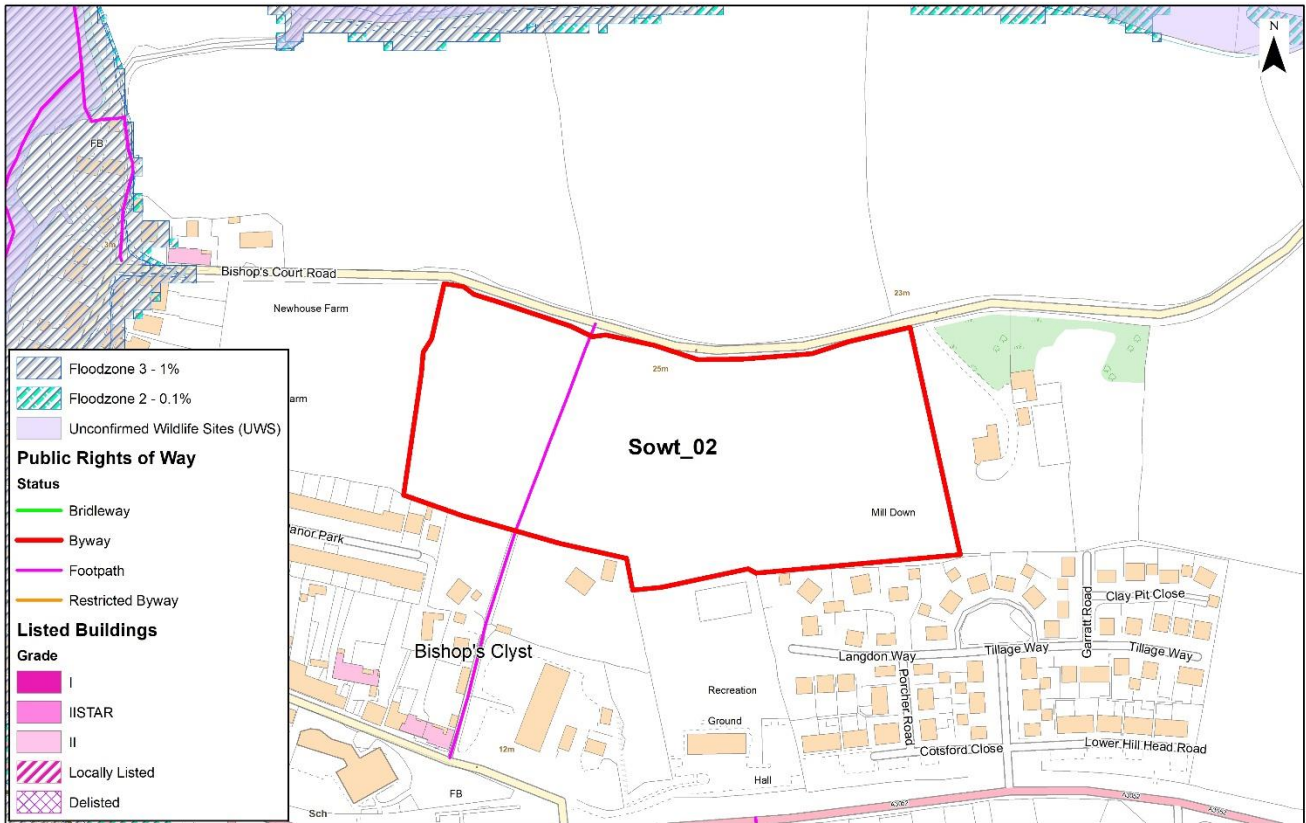
Reference number: Sowt_02

Site area (ha): 3.6

Address: Land south of Bishops Court Road, Clyst St Mary, Exeter, EX5 1BB

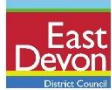
Proposed use: Residential

Site map



0 0.05 0.1 0.2 0.3 0.4 Kilometers

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Photos



View from Sowton Footpath 4 at the northern edge of site, looking south west



View from Sowton Footpath 4 in the centre of the site, looking east

Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure. DCC Highways: Access would be recommended through the Greenspire development with the fit for purpose access though ped/cyclist/emergency access could be obtained through Frog Lane and/or Bishops Court Road. A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need

to be considered in a comprehensive masterplan and access strategy. Notwithstanding the submitters comments, the site is landlocked in isolation.

Landscape

Two agricultural fields, rising above and to the north of the village. Prominent location on top of a small hill, means long distance views of the site. Limited relationship with existing settlement. Mature tree-lined hedgerows with some very large oaks. Highly exposed from multiple viewpoints including PROWs to centre of site and to the west. Narrow sunken lane limiting access with pinch point through village to west. TPOs to south of site along PROW. Overall, the site has a high/medium landscape sensitivity to new development.

Historic environment

Assets Present: Grade II listed Craig's Cottages (98m). Clyst St. Mary Bridge (Scheduled Ancient Monument - At distance but intervisible with site), Battlefield, Clyst Heath and Clyst St Mary. Also, top of Grade I Bishop's Court is visible from southern part of site. Overall, 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.

Ecology

Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, minor adverse effect predicted (not significant)

Accessibility

7 out of 12 facilities within 1,600m of site. Facilities can be accessed via the PROW running through the site and south to Bishops Clyst.

Other constraints

The site comprises a mix of grade 2 (in west) and grade 3b (in east) agricultural land. West field is within Green Wedge in adopted LP.

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

Yes

Opportunities

Within Clyst Valley Regional Park, so potential to incorporate green infrastructure links with the wider Regional Park. Upgrade PROW running through the site and to the south to Bishops Clyst, to improve pedestrian access to the village.

Yield (number of dwellings or hectares of employment land)

Contribution to spatial strategy

The scale of growth is high, and should consider whether it would be consistent with the spatial strategy at Clyst St Mary as a Service Village for limited development to meet local needs, particularly if other sites at the village are proposed for allocation.

Should the site be allocated?

No

Reasons for allocating or not allocating

The scale of growth is inconsistent with spatial strategy, particularly given there are more preferable alternative sites. High/medium landscape sensitivity to new development, given prominent and exposed site on the north side of the ridgeline. Significant moderate adverse effect predicted on ecology. Part Grade 2 agricultural land. Adverse traffic impact from a high scale of growth along narrow, country lanes (Frog Lane, Bishop's Court Road).

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

No.

4 Site Reference Sowt_03

Site details

Settlement: Clyst St Mary

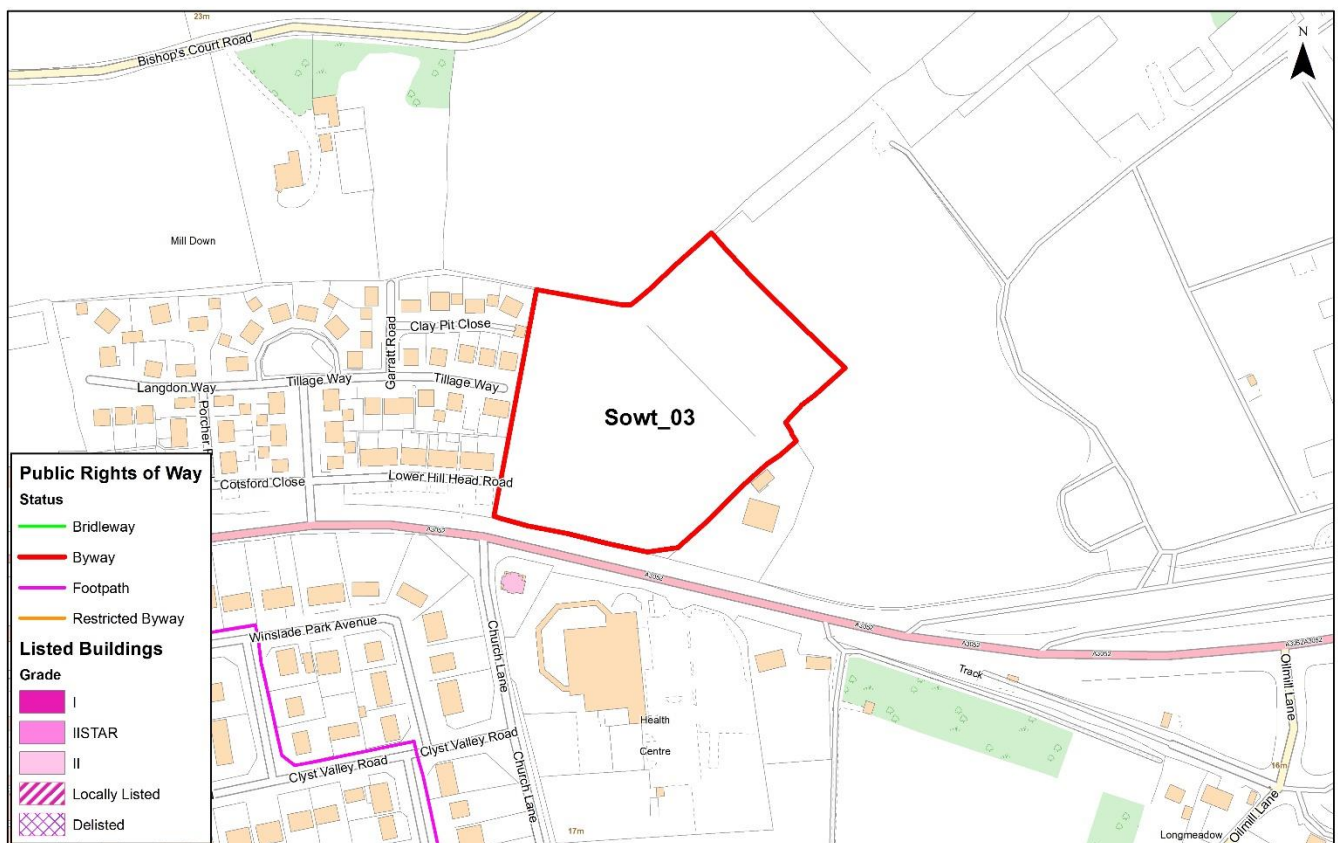
Reference number: Sowt_03

Site area (ha): 2

Address: Land north of Sidmouth Road, Clyst St Mary,

Proposed use: Residential

Site map



0 0.05 0.1 0.2 0.3 0.4 Kilometers

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Photos



View from south east edge of site looking west, with the A3052 on the left and the Greenspires development abutting the site in the centre



From south east edge of site, looking north



View from Lower Hill Head Road, looking east

Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure. DCC Highways: Access would be recommended through the Greenspire development with the fit for purpose access though ped/cyclist/emergency access could be obtained through Frog Lane and/or Bishops Court Road. A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. Notwithstanding the submitters comments, the site is landlocked in isolation.

Landscape

Two fields on the eastern edge of Clyst St Mary. Adjoins existing development and busy A3052 so strong presence of human activity/disturbance already exists. Northern edge of site, at the top of a ridgeline and adjacent to countryside is more visually prominent and less disturbed so potential for greater landscape impact from development. Overall, the site has a medium/low landscape sensitivity to new development.

Historic environment

Assets Present: Grade II listed Red lodge (27m). Heritage asset is on opposite side of main road. New development would have a minor impact only. Also located on Battlefield, Clyst Heath and Clyst St Mary. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

Ecology

Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, minor adverse effect predicted (not significant)

Accessibility

7 out of 12 facilities within 1,600m of site. Facilities can be accessed via existing footpath along the A3052. Bus stop adjacent to south provides hourly or greater service W to Exeter and E to Sidmouth.

Other constraints

Grade 3b agricultural land. Noise from traffic along the A3052 to the south. High cumulative flood risk in Strategic Flood Risk Assessment.

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

No

Opportunities

Within Clyst Valley Regional Park, so potential to incorporate green infrastructure links with the wider Regional Park.

Yield (number of dwellings or hectares of employment land)

37

Contribution to spatial strategy

The scale of growth at this site in isolation would be consistent with the spatial strategy at Clyst St Mary as a Service Village for limited development to meet local needs. However, if other sites are proposed for allocation, consider whether the level of development is too high for the spatial strategy.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

Scale of growth will help to meet housing requirement in a manner that is consistent with spatial strategy. Medium/low landscape sensitivity to new development. Low impact on historic environment. Minor adverse ecological effect. Good access to facilities and services.

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

n/a

5 Site Reference Sowt_09

Site details

Settlement: Clyst St Mary

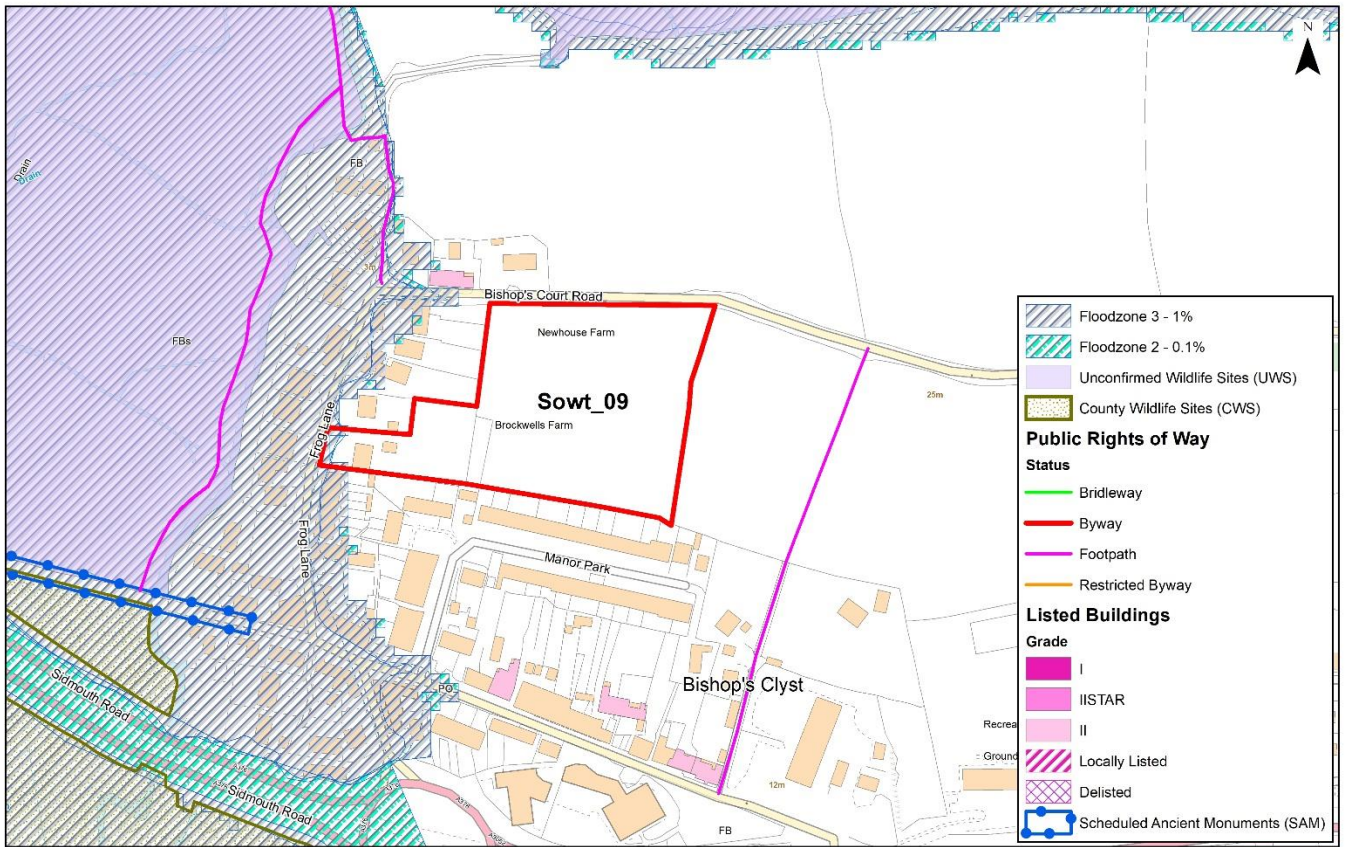
Reference number: Sowt_09

Site area (ha): 1.5

Address: Bishops Court Lane, Clyst St Mary,

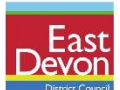
Proposed use: Residential

Site map



0 0.05 0.1 0.2 0.3 0.4 Kilometers

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Photos



View from eastern boundary, looking south west across the site



View from eastern boundary, looking north west across the site



Likely site access, from Frog Lane on western edge



View from Clyst St Mary Bridge Scheduled Monument – Sowt_09 is the field behind the houses in mid-distance (on Frog Lane)

Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure. DCC Highways: Access would be recommended through the Greenspire development with the fit for purpose access though ped/cyclist/emergency access could be obtained through Frog Lane and/or Bishops Court Road. - A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy.

Landscape

A field and residential garden adjacent to the north of Clyst St Mary. The site has westerly aspect rising up to valley side with a moderate slope. Existing built development on two sides means site relates well with general settlement form. Westerly aspect means human disturbance from large buildings on the eastern edge of Exeter (rugby stadium, hotel) and major transport corridors (A376, M5) are key visual and experiential characteristics of the site. Most of site is within Clyst Valley Regional Park. Overall, the site has a medium/low landscape sensitivity to new development.

Historic environment

Several assets within 100m, but only Grade II listed Newhouse (13m) has views of site. Also located on 1549 Battlefield, Clyst Heath and Clyst St Mary. Overall, 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.

Ecology

Unconfirmed Wildlife Site, Nature Recovery Network, S41 Habitat of Principle Importance (including rivers and streams, excluding hedgerows) all approx 50m away. Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, minor adverse effect predicted (not significant).

Accessibility

7 out of 12 facilities within 1,600m of site. But no footpath along Frog Lane to access village facilities.

Other constraints

High flood risk (flood zone 3) along western boundary. This includes the potential site access to the site (Frog Lane) which is within flood zone 3 – further assessment will be required through a planning application to ensure safe access and egress is possible. Grade 2 agricultural land. Within Green Wedge in adopted LP. Planning application 23/1948/MFUL for 37 dwellings is pending a decision.

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

Yes

Opportunities

Within Clyst Valley Regional Park, so potential to incorporate green infrastructure links with the wider Regional Park.

Yield (number of dwellings or hectares of employment land)

Contribution to spatial strategy

The scale of growth at this site in isolation would be consistent with the spatial strategy at Clyst St Mary as a Service Village for limited development to meet local needs. However, if other sites are proposed for allocation, consider whether the level of development is too high for the spatial strategy.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

Scale of growth will help to meet housing requirement in a manner that is consistent with spatial strategy. Medium/low landscape sensitivity to new development. Low impact on historic environment. Minor adverse ecological effect. Good access to facilities and services.

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

n/a

6 Site Reference Sowt_11

Site details

Settlement: Clyst St Mary

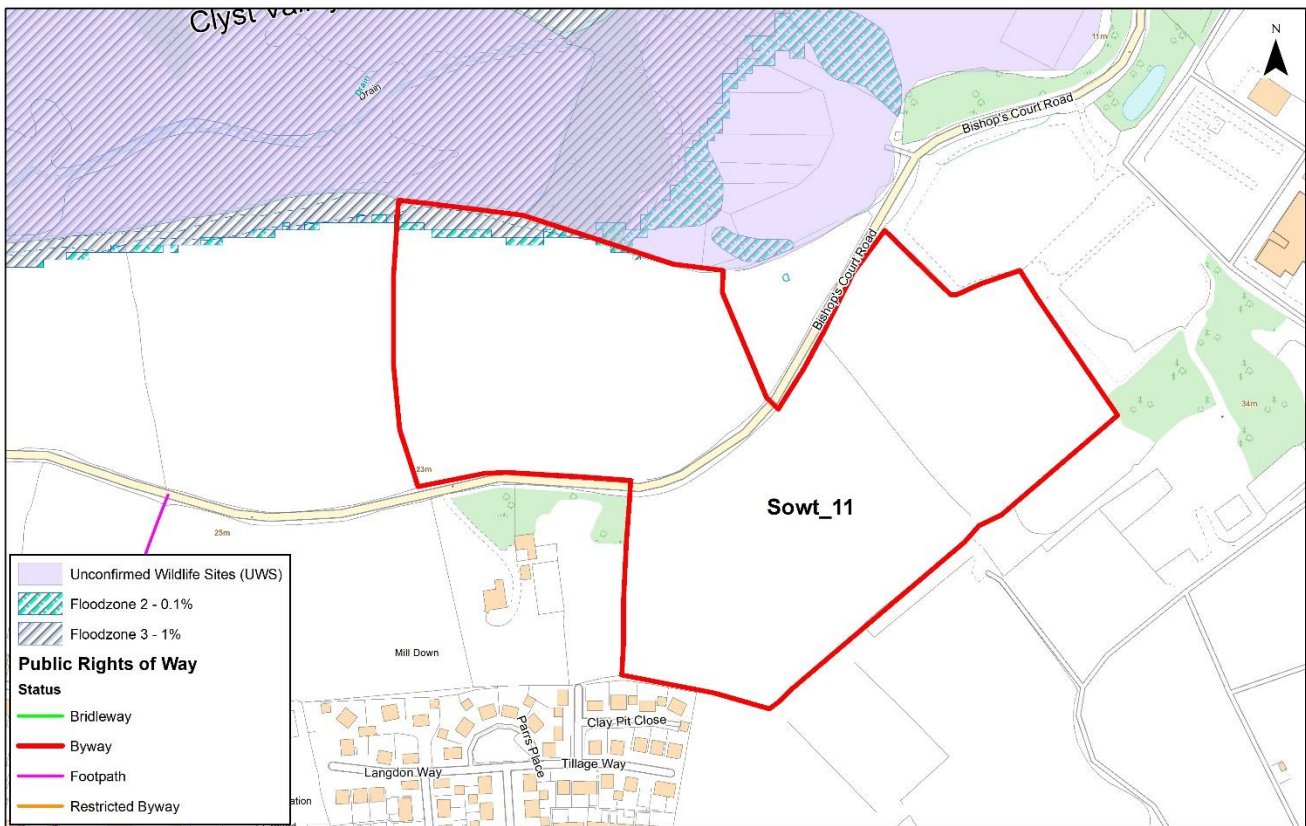
Reference number: Sowt_11

Site area (ha): 9.2

Address: Land at Bishops Court Lane, Clyst St Mary, EX5 1BX

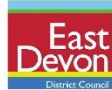
Proposed use: Residential

Site map



0 0.075 0.15 0.3 0.45 0.6 Kilometers

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Photos



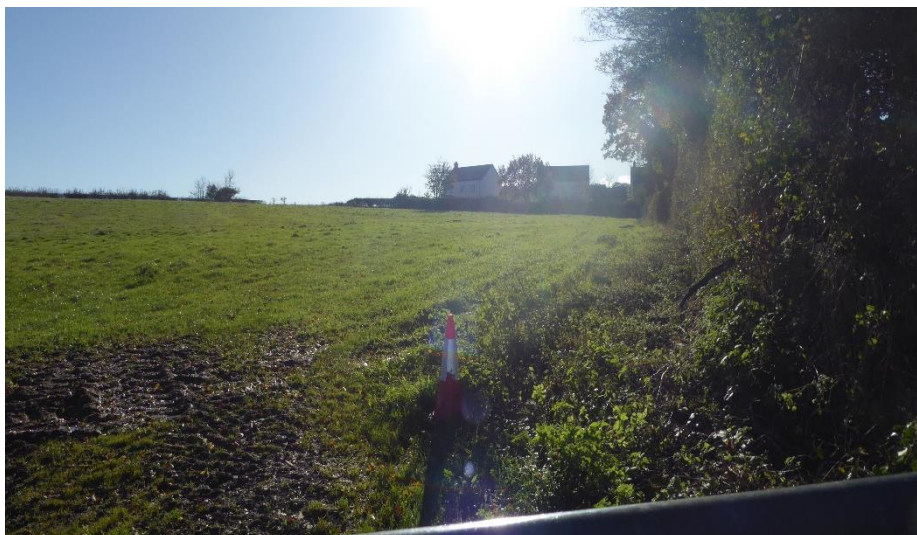
Looking north west across the site, from Bishop's Court Road



Looking north east across the site, from Bishop's Court Road



Looking east from Bishop's Court Road, the site occupies both sides of the road



Southern field, from Bishop's Court Road, with housing in the Greenspires development visible on the hilltop

Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure. DCC Highways: Access would be recommended through the Greenspire development with the fit for purpose access though ped/cyclist/emergency access could be obtained through Frog Lane and/or Bishops Court Road. - A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors

is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy.

Landscape

Three fields, straddling Bishop's Court Lane, NE of Clyst St Mary. Open, exposed site with a northerly aspect across the Clyst Valley. Limited relationship with existing settlement edge. Within existing Clyst Valley Regional Park. Overall, the site has a high/medium landscape sensitivity to new development.

Historic environment

Located on 1549 Battlefield, Clyst Heath and Clyst St Mary. Top of Grade I Bishop's Court is visible from the site. Overall, 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.

Ecology

Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, minor adverse effect predicted (not significant).

Accessibility

The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a bus route with an hourly or better service. There are no footpaths along Bishop's Court Lane to access these facilities, but there may be potential to link to facilities via the proposed allocation Sowt_03 to the south – see site promoter comments under “opportunities” below.

Other constraints

Northern edge of site has high flood risk. Comprises mainly grade 2 agricultural land, apart from Grade 3b towards southern boundary. North field is within Green Wedge in adopted LP.

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

Yes

Opportunities

Within Clyst Valley Regional Park, so potential to incorporate green infrastructure links with the wider Regional Park. Site promoter (Savills) identifies an opportunity to create road and Clyst Valley Trail link through from A3052 to Bishops Court Road via Sowt_03 to the south.

Yield (number of dwellings or hectares of employment land)

Contribution to spatial strategy

The scale of growth is too high, would not be consistent with the spatial strategy at Clyst St Mary as a Service Village for limited development to meet local needs.

Should the site be allocated?

No

Reasons for allocating or not allocating

When considered alongside other, more preferable, sites, the scale of growth would be too high and not consistent with the spatial strategy for Clyst St Mary. High/medium landscape sensitivity to new development. Currently poor access to facilities and services (although there may be potential to link to facilities via the proposed allocation Sowl_03 to the south). Mostly Grade 2 agricultural land.

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

The southern field, known as Sowl_11a, was included in the Draft Local Plan as a “second-choice” allocation for 30 dwellings. However, even this (smaller) site would still have an adverse landscape impact, so should not be allocated.