

East Devon Local Plan 2020-2040

Site Selection report

Darts Farm and Business Park

Employment Sites



September 2024. Version 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 or not.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, or not. 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 employment or employment related sites at Darts Farm and Business Park. 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 Darts Farm and Business Park:
 - Clge_21 not suitable in HELAA as within Flood Zone 3.
 - Clge_22 not suitable in HELAA as within Flood Zone 3.

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](#)

East Devon Local Plan 2020-2040 – Site Selection – Darts Farm and Business Park Employment Sites

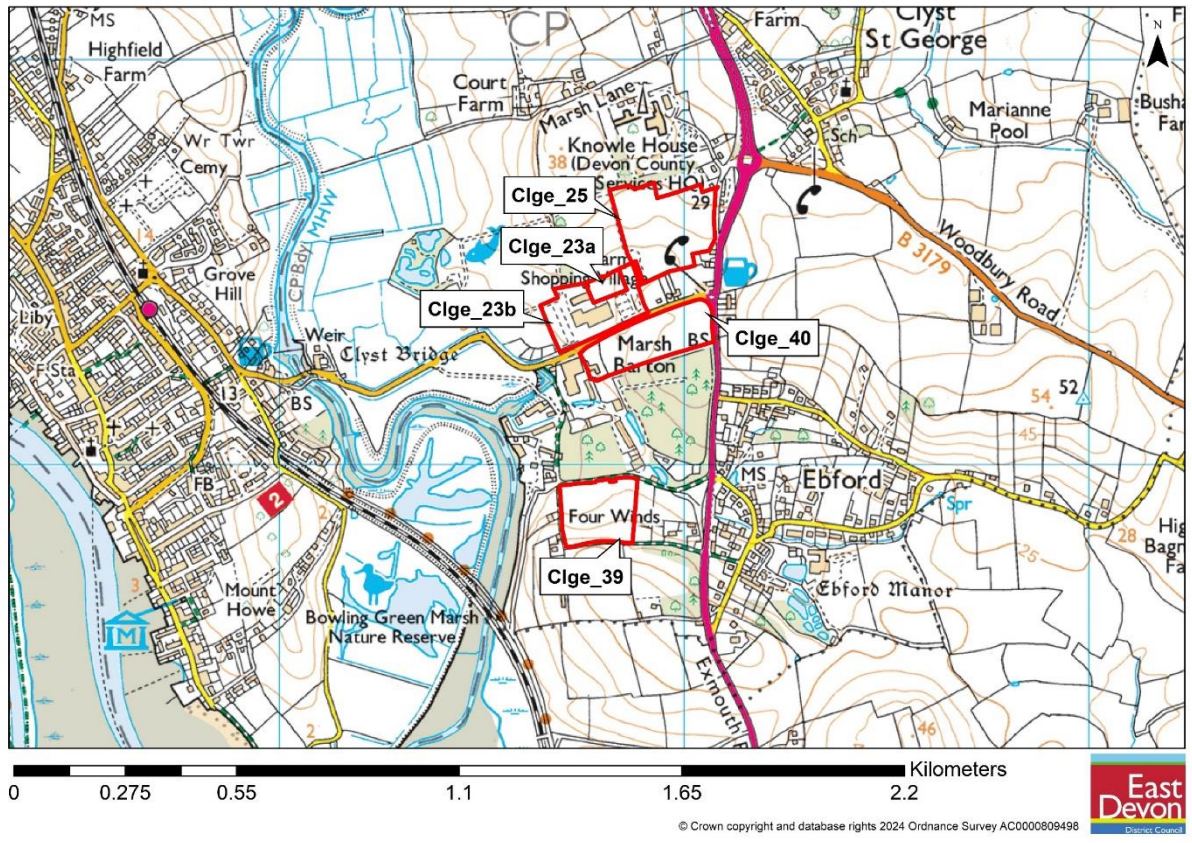
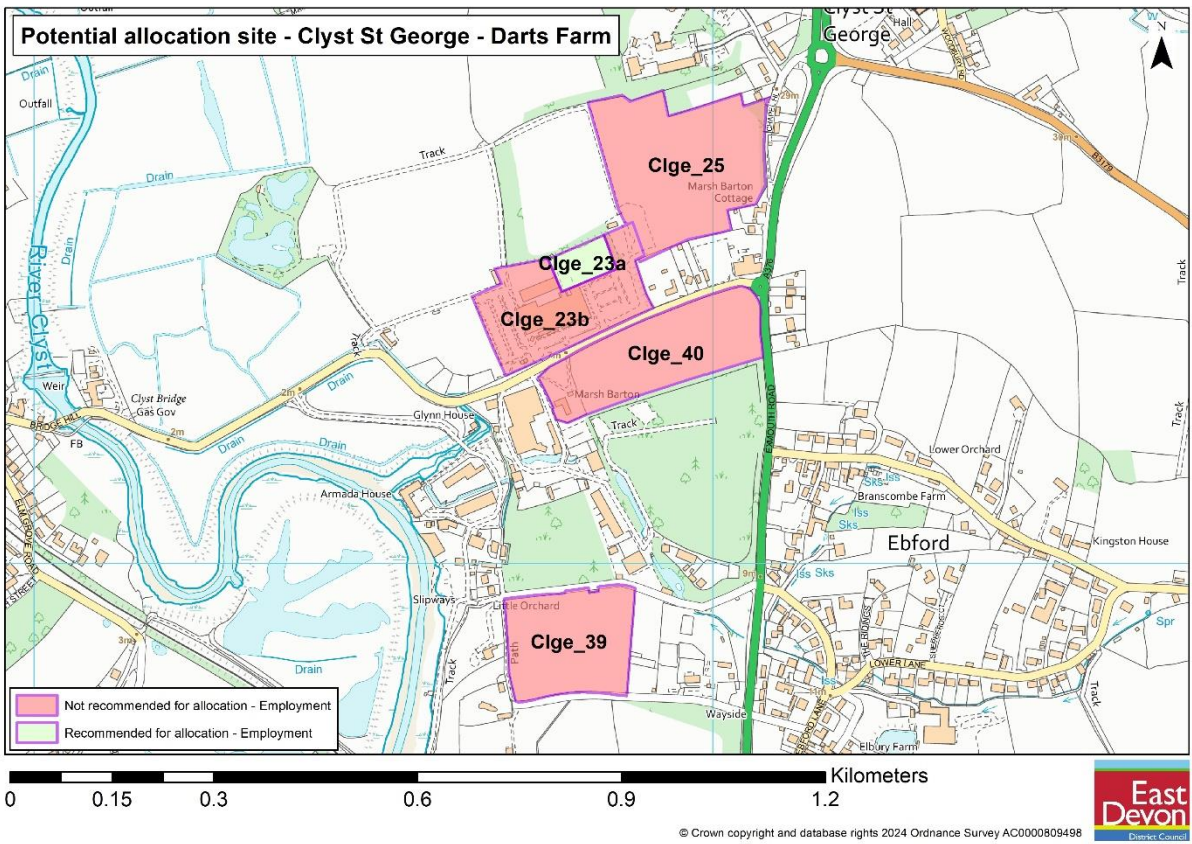


Figure 1.1: Overview of Site Selection findings at Clyst St George

Site reference	Number of dwellings / hectares of employment land	Allocate?
Clge_23	3.3 hectares	Part- (Clge_23a 0.63ha to the north east of the site)
Clge_25	4.51 hectares	No
Clge_39	2.77 hectares	No
Clge_40	3.34 hectares	No

2 Site Reference Clge_23

Site details

Settlement: Clyst St George- Darts Farm

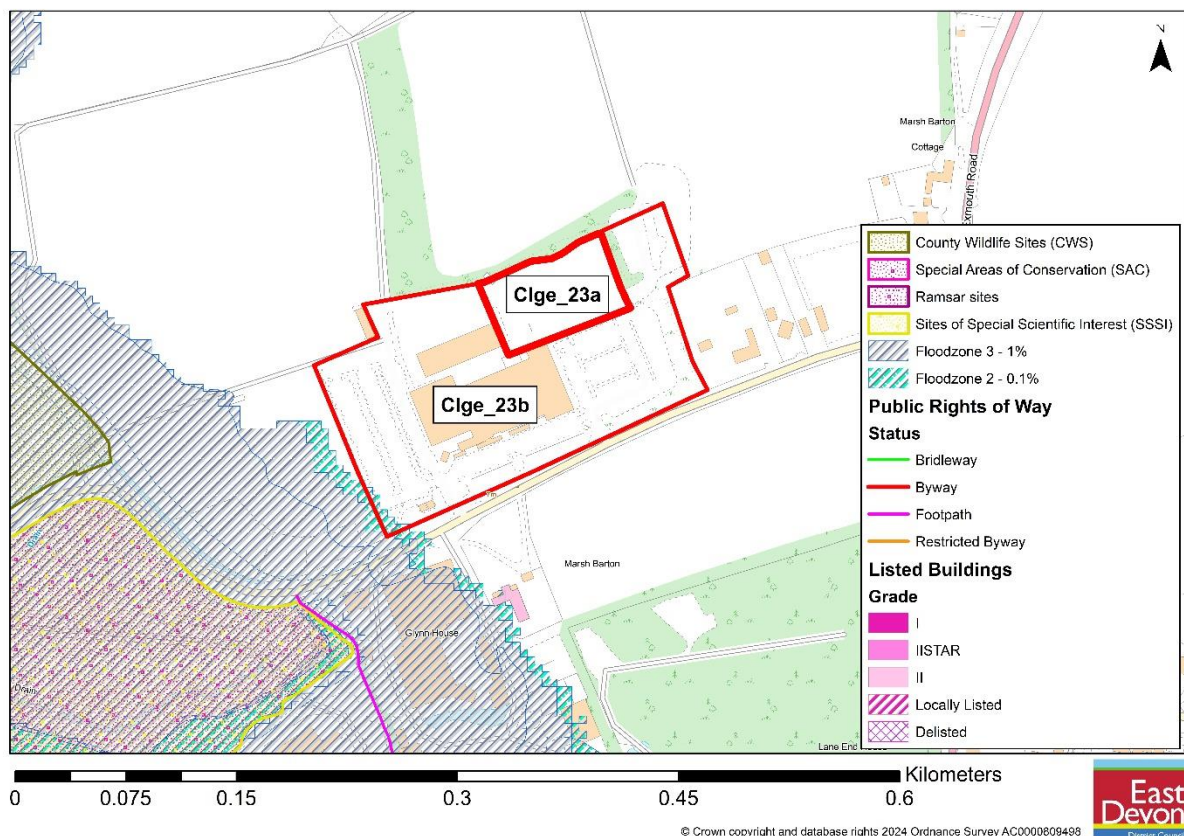
Reference number: Clge_23

Site area (ha): 3.3

Address: Darts Farm, EX30QH

Proposed use: Employment

Site map



Note- the whole site was assessed as Clge_23 but it is subdivided into 'a' (which is proposed for allocation) and 'b' (which is not proposed for allocation)

Photos



Dart's Farm view from the south eastern corner, adjacent to Topsham Road. Land to the south and west of the shopping complex is not suitable for development as it is required for car parking



Seen from Topsham Road, overflow car parking and a storage area to the rear of the site are proposed for allocation



The storage area proposed for allocation seen from within the site

Site Assessment Summary and Conclusion

Existing developed site. Good road access

Landscape

Low-medium As a site with existing commercial development on it, in an undesignated landscape, the potential harm is limited.

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected.

Ecology

No concerns identified

Accessibility

The site includes a range of shops and there are community facilities and services within 1600m. There is a frequent bus service. The majority of these facilities are within the village centre although access from the site would be via an unlit main road.

Other constraints

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

Yes

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

0.47ha

Contribution to spatial strategy

The site is not at a tiered settlement but is previously developed and already offers local employment. As such it is suitable for a small amount of additional employment use to meet local needs.

Should the site be allocated?

Yes- part (referred to as 'A' on the map, part 'B' has been rejected and should not be allocated as it is already developed to capacity)

Reasons for allocating or not allocating

The sites performs well in all respects. As it is largely developed already, there is limited space for further development. It is recommended that an area 0.63ha to the north east of the site be allocated for employment

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

Yes- 0.63ha should be allocated for employment uses (this is shown as Clge_23a on the map). Due to the adjoining uses, the employment use could be restricted to the manufacture or processing of food and drink products

3 Site Reference Clge_25

Site details

Settlement: Clyst St George-NE of Darts Farm

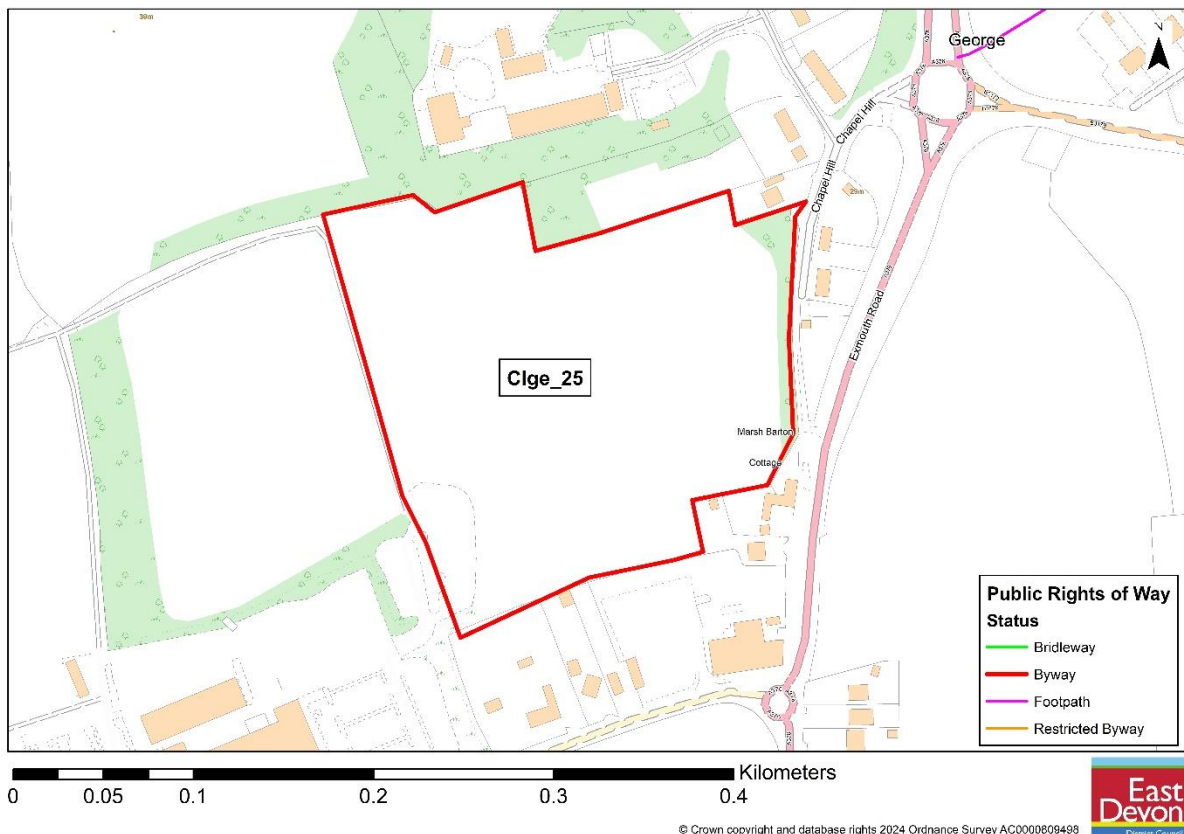
Reference number: Clge_25

Site area (ha): 4.51

Address: Land adjoining Darts Farm, EX30QH

Proposed use: Mixed use

Site map



Photos



Site seen from Chapel Hill looking west



Site seen from Exmouth Road looking southwest



View into the site from Darts Farm at the south western corner, looking north east

Site Assessment Summary and Conclusion

Infrastructure

Would need a new access or potentially could share Dart's Farm access. Close to facilities and bus route

Landscape

Medium- The site is an undeveloped, open field with some existing development around it.

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected.

Ecology

Minor adverse effect, although a hedgerow may need to be removed to facilitate access

Accessibility

The site lies adjacent to a small range of shops and there are community facilities and services within 1600m. There is a frequent bus service. The majority of these facilities are within the village centre although access from the site would be via an unlit main road.

Other constraints

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

Yes

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

4.51

Contribution to spatial strategy

The site is not at a tiered settlement and is an undeveloped field in open countryside. Although it lies adjacent to a site which offers local employment (hence it progressing to stage 3 assessment), that site can accommodate the additional employment required to meet local needs.

Should the site be allocated?

No

Reasons for allocating or not allocating

This site performs reasonably well but it is not required as sufficient employment land to serve local needs can already be accommodated on the adjoining site.

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

No

4 Site Reference Clge_39

Site details

Settlement: Clyst St George- Adj Darts Business Park

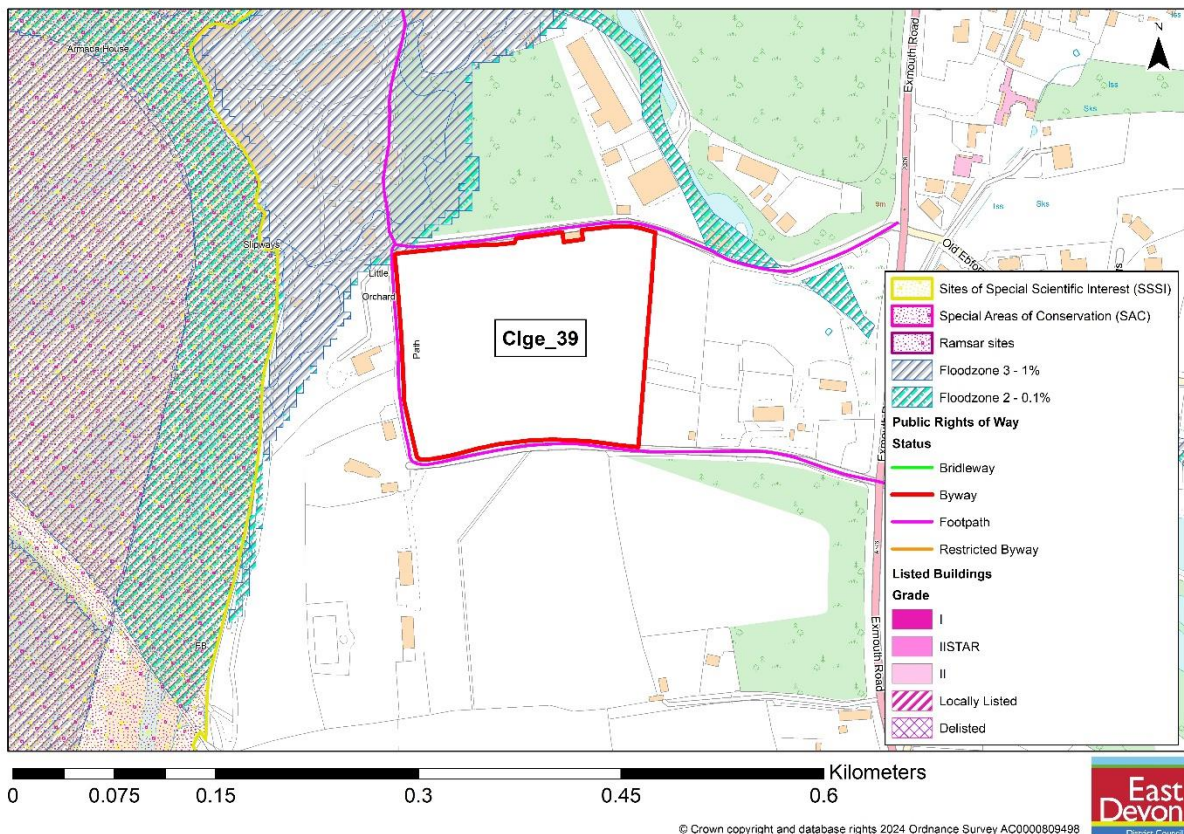
Reference number: Clge_39

Site area (ha): 2.77

Address: Land south of Old Ebford Lane, , Ebford, EX3 0GA

Proposed use: Employment

Site map



Photos



Looking across the site from the northern boundary



The site seen from the northwestern corner. Access is via a narrow lane



The site from the south, looking northwest. This access is a very narrow, rural lane

Site Assessment Summary and Conclusion

Infrastructure

Nearby highway network already has capacity issues,

Landscape

Development of any part of the site will urbanise a currently rural area. Visual impact will be significantly increased if a major access is required. Sensitivity is increased because the site is bounded by footpaths/cycleways which access the wider footpath/cycle network along the Exe Estuary approx 100m away

Historic environment

Medium- There is evidence of medieval earthworks and field remnants. 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 harm predicted (not significant). Despite proximity to the nationally important River Exe and estuary development is unlikely to have a significant impact due to intervening land uses

Accessibility

Site lies between Ebford and Clyst St George (Approx 400m and 800m respectively). There is a nearby bus service on the main road. The site is bounded by public footpaths on three sides. Access roads to the north and south are very narrow country lanes.

Other constraints

Grade 1 agricultural land (a very small area to the north west corner is Grade 2)

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

Yes

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

2.77ha

Contribution to spatial strategy

Site is located in the countryside but within walking/cycling distance of two tier 4 settlements. Close to existing business park.

Should the site be allocated?

No

Reasons for allocating or not allocating

Site is located in a rural position accessed along single track roads. Development, along with additional commercial traffic, would change the character to an unacceptable degree. Grade 1 agricultural land.

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

No

5 Site Reference Clge_40

Site details

Settlement: Clyst St George- Adj Darts Business Park

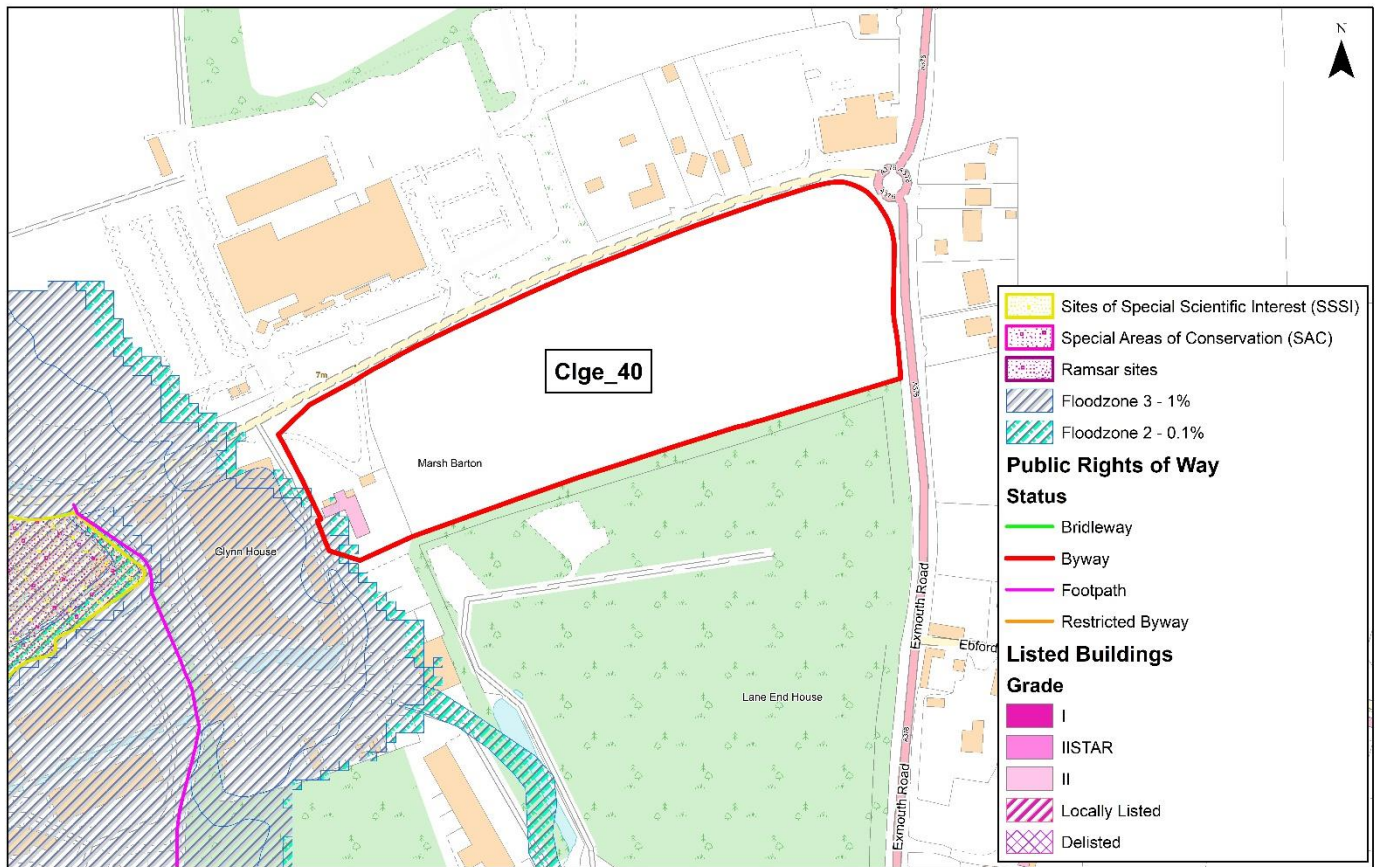
Reference number: Clge_40

Site area (ha): 3.34

Address: Land south of Topsham Road, Clyst St George

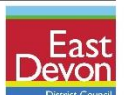
Proposed use: Employment

Site map



0 0.05 0.1 0.2 0.3 0.4 Kilometers

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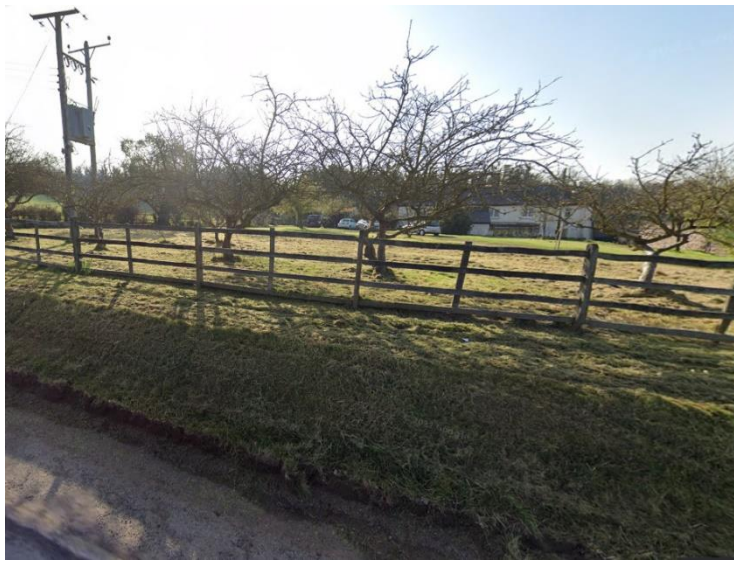
Photos



Site seen from the northeastern corner at the junction with the A376, looking west



View across the site from the south west, with Topsham Road behind. Grade 2 listed Marsh Barton Farmhouse lies to the right of the photo



Grade 2 listed Marsh Barton Farmhouse forms the eastern section of the site. Seen here from Topsham Road it is set within an orchard and garden

Site Assessment Summary and Conclusion

Infrastructure

Nearby highway network already has capacity issues,

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 of the western end would be seen in the context of existing development.

Historic environment

Moderate- A Grade 2 listed farmhouse and its garden lie within the western section of the site and there is potential for harm. It is recommended that any development be restricted to the eastern field and not encroach onto the farmhouse garden in any way. Harm could be reduced through landscaping, design, reducing density and height, and reflecting the agricultural character of the area.

Ecology

Minor adverse harm predicted (not significant). Despite proximity to the nationally important River Exe and estuary development is unlikely to have a significant impact due to intervening land uses

Accessibility

Site lies between Ebford and Clyst St George (Approx 400m from each). There is a nearby bus service. The site is opposite an existing shopping/retail park and there are several other businesses nearby.

Other constraints

Grade 1 agricultural land

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

Yes

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

2.9ha

Contribution to spatial strategy

Site is located in open countryside, albeit close to a tiered settlement, adjacent to a small business park and opposite a retail park

Should the site be allocated?

No

Reasons for allocating or not allocating

The site is reasonably well located but it forms the pastoral setting to the Grade 2 listed farmhouse to the west. The site is quite exposed, so development will be highly visible, and the land is Grade 1.

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

No