

East Devon Local Plan 2020-2040

Site Selection report

Development next to the M5 and
north of Topsham



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Contact details

Planning Policy
East Devon District Council
Blackdown House, Border Road, Heathpark Industrial Estate, HONITON,
EX14 1EJ

Phone: 01404 515616

Email: planningpolicy@eastdevon.gov.uk

www.eastdevon.gov.uk/planning/planning-policy/
[@eastdevon](https://www.instagram.com/eastdevon)

To request this information in an alternative format or language please phone 01404 515616 or email csc@eastdevon.gov.uk

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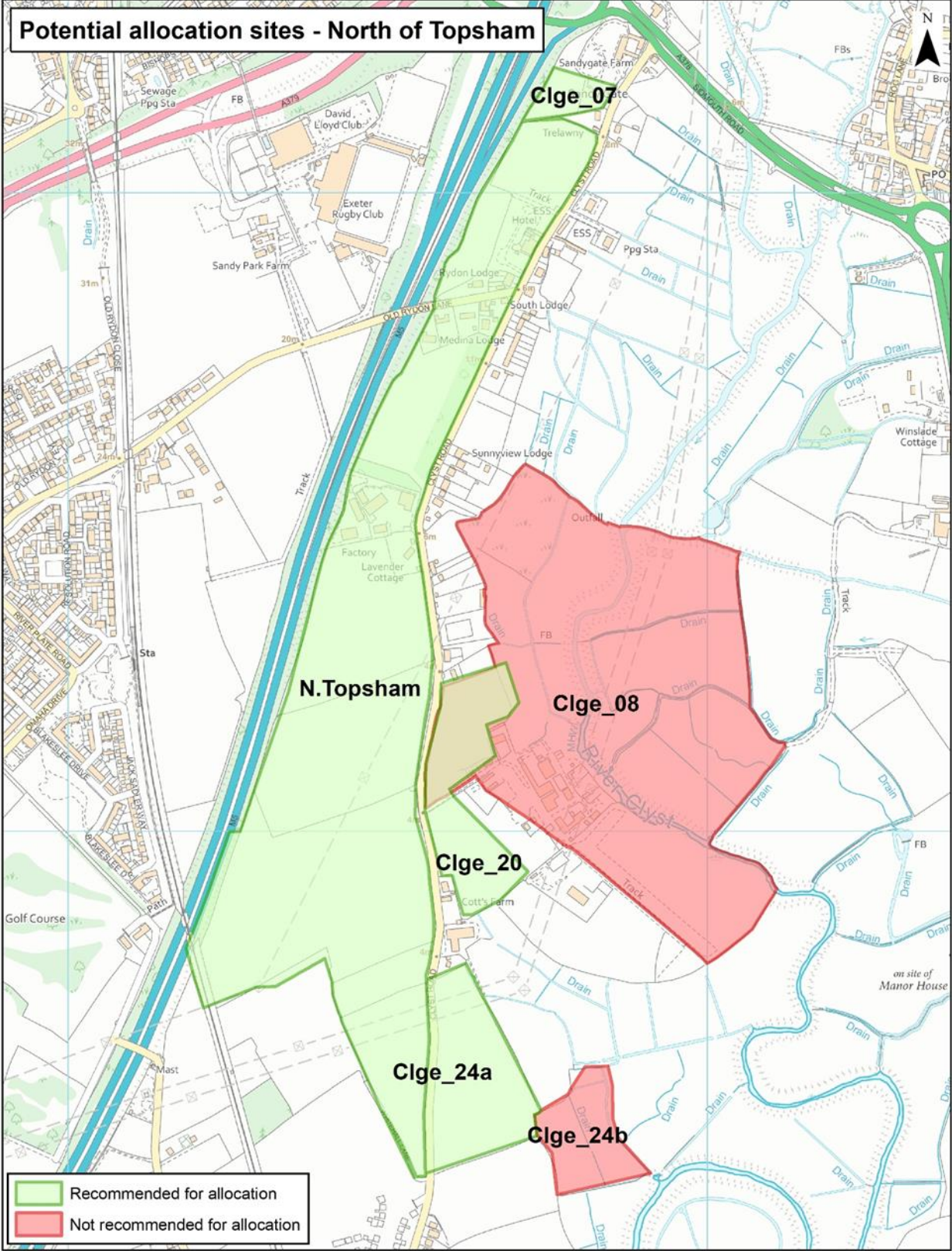
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1 Introduction

- 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 Development next to the M5 and north of Topsham. 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 failed '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 north Topsham:
 - Clge_18 – the HELAA Panel concluded that the site is Probably Unachievable
 - Clge_19 – the HELAA Panel concluded that the site is Probably Unachievable
 - GH/ED/69 – consider as part of site Clge_20

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 at Development next to the M5 and north of Topsham

| Site reference | Number of dwellings / hectares of employment land | Allocate? |
|---|--|----------------------|
| Development next to the M5 and north of Topsham | 29 hectares (510 Dwellings + 2.4 hectares employment land) | Yes |
| Clge_07 | 0.7 hectares (Employment land) | Yes |
| Clge_08 | 44 dwellings | No |
| Clge_20 | 46 dwellings | Yes |
| Clge_24 | 72 dwellings | Yes, partly Clge_24a |

2 Site Reference Development next to the M5 and north of Topsham

Site details

Settlement: Clyst St George

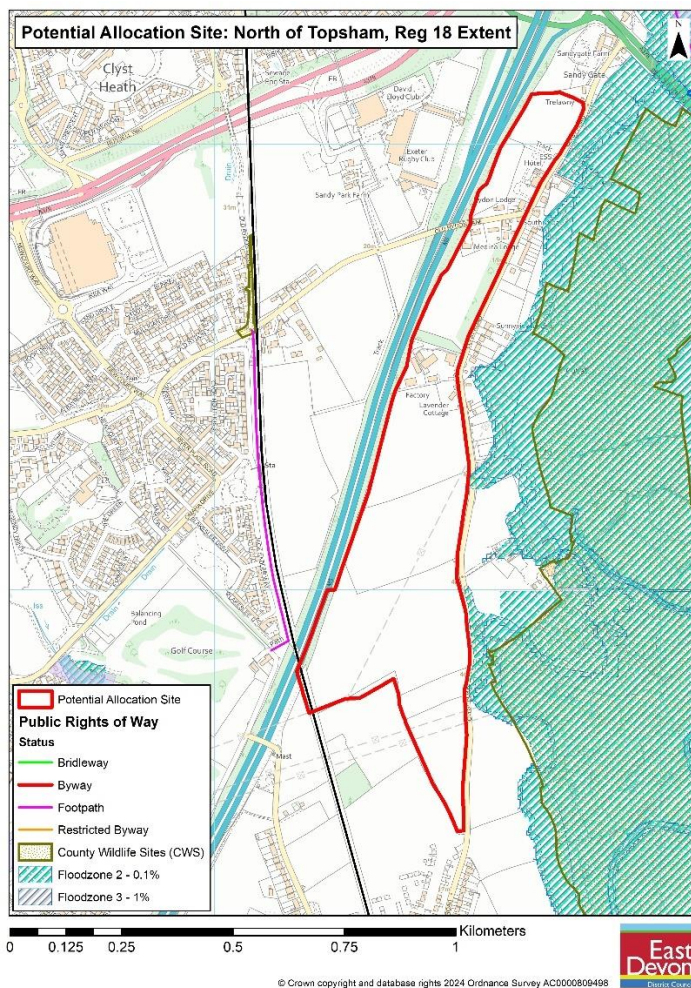
Reference number: N/A

Site area (ha): 29 ha

Address: Clyst Road, Sandygate, Exeter, EX2 7JL

Proposed use: mixed use development scheme

Site map



Photos



View from Clyst Road, photo shows the field



View from Clyst Road, photo shows the existing agriculture land



View from Clyst Road, photo shows the existing agriculture land



View from Clyst Road, photo shows the Hotel nearby the site



View from Clyst Road, photo shows the Taylor Wimpey housing site

Site Assessment Summary and Conclusion

Infrastructure

DCC -highways: The northern part of the site would be accessible from Clyst Rd only, and the development for the southern part needs an approved Movement Masterplan which will require contributions to a new pedcycle bridge link over the railway to Newcourt Rd. DCC - Education: Sites to the east of the M5 - 44.8ha. The existing primary school at Clyst St Mary would not have the capacity to support this level of development - would require a new primary capacity/school/site funded by the development. Also, a new secondary capacity would be required. The need for new capacity should be assessed in conjunction with proposed developments in the vicinity of Ebford/ Clyst St George/Clyst St Mary and proposed growth in Exeter, needs to be considered alongside Exeter Local Plan Review.

Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.

Landscape

The whole site has no impact on National Landscape due to distance. Overall, the site contains agricultural fields but urban influence with sporadic residential and commercial buildings, M5, and the eastern edge of Exeter nearby. The southern part of the site has more urban influence with the new housing development at the end of Clyst Road. The site is located within the proposed Clyst Valley Regional Park boundaries and existing Green Wedge in adopted Local Plan 2013-31.

Historic environment

The site located on the edge of East Devon and Exeter, has no designated heritage asset within 100m and the nearest heritage asset is the Clyst St Mary Bridge ancient monument.

Ecology

In overall, the site is situated between the heavily trafficked M5 and A376 highways. Primarily agricultural land with improved grassland, hedgerows, and boundary trees. It falls within the mitigation zones for the Exe Estuary & Pebblebed Heath and is within the proposed Clyst Valley Regional Park. Minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 metres of 4 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

Grade 1 agricultural land in strategic assessment, adjacent to mineral consultation area

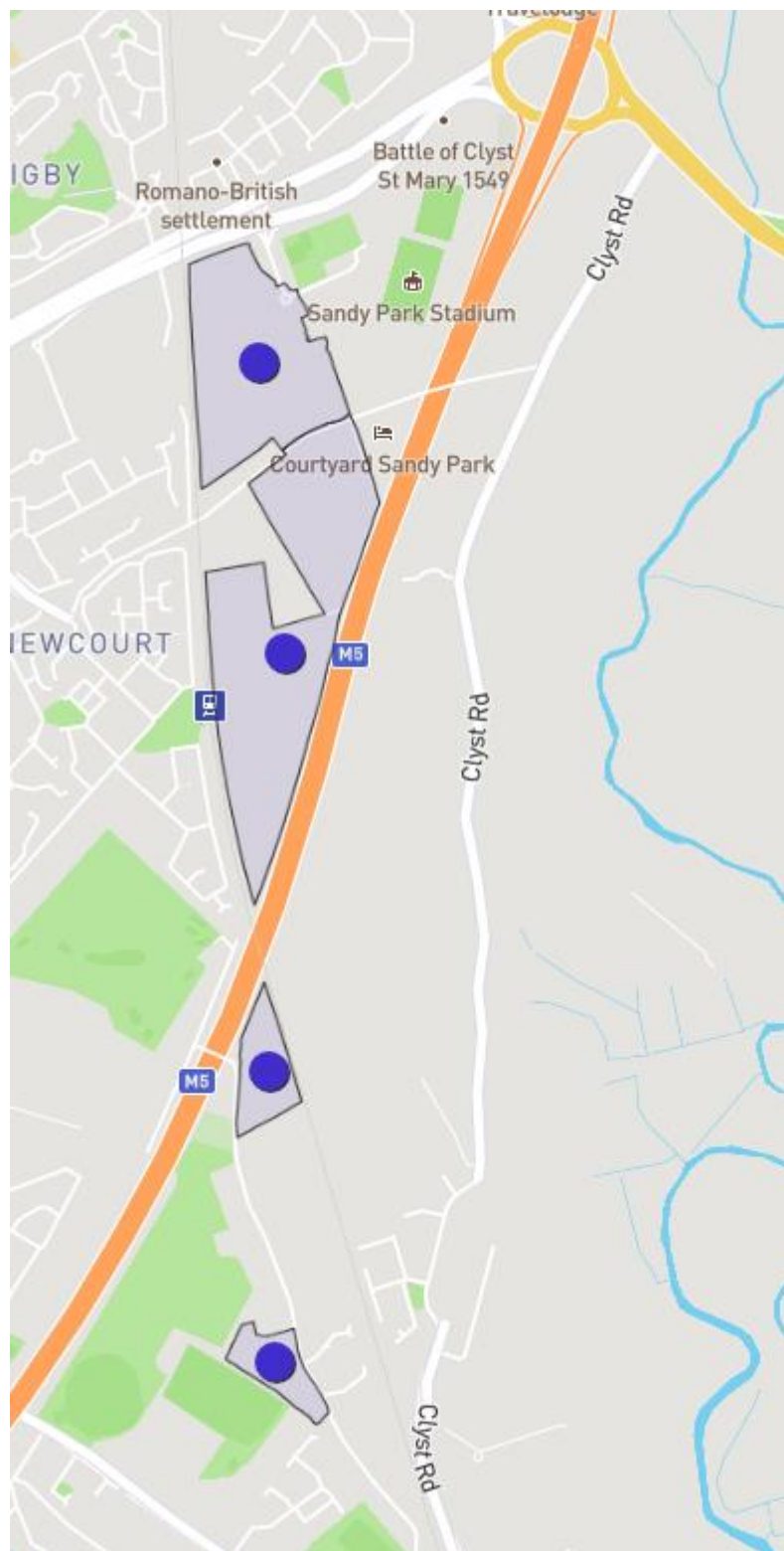
Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

Yes

Opportunities

The site could be a strategic development scheme for an urban extension to the north of Topsham. This requires comprehensive masterplanning for the whole site and ideally land within the city boundaries off Old Rydon Lane and Newcourt Road shown as proposed allocations in the draft Exeter Plan. The Exeter allocations (if progressed) would comprise a total 419 homes and 7ha of employment land within the city but close to the sites considered here. The total opportunity is therefore for over 900 homes and over 9ha of employment land. Linking these sites together in a sustainable way, delivering infrastructure on site and connections with services and infrastructure in the wider area would require a co-ordinated approach with the city council.

The following plan shows the sites included in the draft Exeter Plan:



Yield (number of dwellings or hectares of employment land)

29 hectares (mixed use)

510 new homes and at least 2.4 hectares employment land

Contribution to spatial strategy

Strategic development scheme for an urban extension to the north of Topsham

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site is located in the strategic location of East Devon and Exeter, close to the south of Junction 30 of the M5 and A376. Overall, the site has relatively flat land with an existing access road and is formed by the majority of agricultural land and some existing residential and employment lands, including some light industrial uses. Most of the land has no flooding issue, although it is close to the River Clyst where mainly flood zone 2&3 located. The site has a limited impact on the landscape and a minor ecological impact. The site contains good potential to develop as a new urban extension of the East Devon and Topsham area.

Further commentary on capacity issues at this site and on adjoining land

This site is made up of a series of HELAA submissions that promoted housing development. The submitted sites (under references Clge_06, Clge_05, Clge_03, Clge_04, Clge_01 and Clge_17) account for a gross area of around 20.55 hectares. At higher density development levels (at around 25 dwellings to a gross hectare) they could accommodate around 510 dwellings. This figure, taken in conjunction with additional sites referenced in this report – site Clge_20 & Clge_24a, with an extra capacity for around 86 dwellings makes up a provision of around 596 houses.

There is, however, within the red line boundary an area of land that has not to date been promoted for development. This extends to an area of around 4.9 hectares and could potentially accommodate a further 100 plus dwellings. But at this time we do not have evidence of confidence of delivery to specifically count this land into development provision.

We would also point out that the above assessment does not account for land take to accommodate mixed use developments. Devon County Council have indicated potential desirability and need for new primary school in this area (serving both this development in East Devon and development in Exeter) and this would have a land take of around 1.8 hectares. Any other land take for other community, economic or recreational uses could also impact on total land supply. The net impact could be lower land levels available for housing use with potential reduced housing numbers.

Further work is required around the above considerations and we will also be undertaking further flooding related assessment that could have some impacts on development capacity.

3 Site Reference Clge_07

Site details

Settlement: Clyst St George

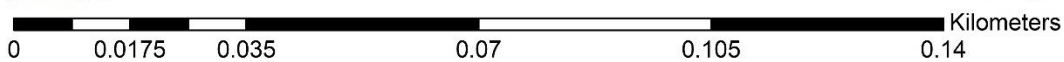
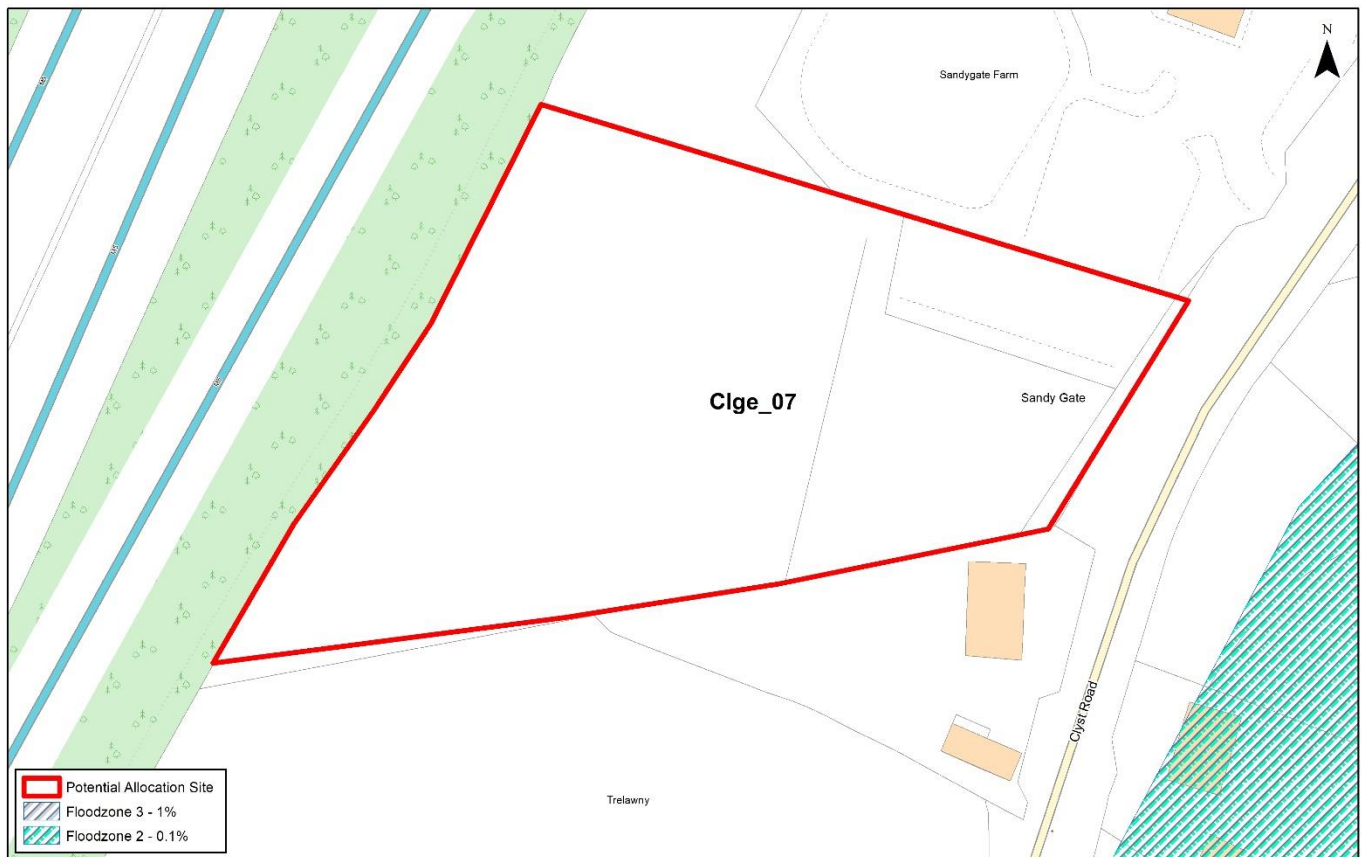
Reference number: Clge_07

Site area (ha): 0.7

Address: Land adjacent Martins of Exeter Ltd, Clyst Road, Sandygate, Exeter, EX2 7JL

Proposed use: Employment

Site map



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Photos



View from the subject site, photo shows the existing existing caravan dealer



View from the subject site, photo shows the existing existing caravan dealer & the A376



View from the subject site, photo shows the existing site conditions



View from the subject site, photo shows the existing site conditions

Site Assessment Summary and Conclusion

Infrastructure

DCC - highways: Access via Martins only NO DCC - Education: Sites to the east of the M5 - 44.8ha. The existing primary school at Clyst St Mary would not have the capacity to support this level of development - would require a new primary capacity/school/site funded by the development. Also new secondary capacity would be required. The need for new capacity should be assessed in conjunction with proposed developments in the vicinity of Ebford/ Clyst St George/Clyst St Mary and proposed growth in Exeter.

Landscape

This site sits on the border of East Devon, near the developed area of Exeter and alongside the busy M5 motorway. It is not within a designated landscape. The Site could be seen in the context of a caravan dealer, M5 and Sandy Park rugby ground, however, the views have been minimising due to the distance and intervening vegetation and hedgerow. Due to these limitations, the overall landscape sensitivity of the site is considered low.

Historic environment

The nearest designated heritage asset is Clyst St Mary bridge ancient monument 219m east of the site, however Site is not visible from this asset, due to the distance and intervening vegetation minimise views.

Ecology

The site is covered by Unimproved grassland, including overgrown grass, Trees and vegetation on the edge of the site boundary, including some mature trees. Clyst Marshes CWS within 150m and Sowton - Winslade Park Marshes UWS within 200m and located on the other side of A376. 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 train station or bus route with an hourly or better service

Other constraints

Grade 1 agricultural land in strategic assessment

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

Yes

Opportunities

The site is located close to the A376, and an existing caravan dealer. The site should have certain opportunities as employment land in the area, which would be beneficial from the potential development next to the M5 and north of Topsham.

Yield (number of dwellings or hectares of employment land)

0.7 hectare (employment land)

Contribution to spatial strategy

Strategic development scheme for an urban extension to the north of Topsham

Should the site be allocated?

Yes

Reasons for allocating or not allocating

Employment site with limited impact upon the historic environment, limited impact on the landscape and minor ecological impact. Good access to existing facilities and employment opportunities. Negatives: Accessible from Clyst Road is available, however, extra arrangement and work would be needed, worth noting that the land is owned by Martins, a company owned by the landowner.

4 Site Reference Clge_08

Site details

Settlement: Clyst St George

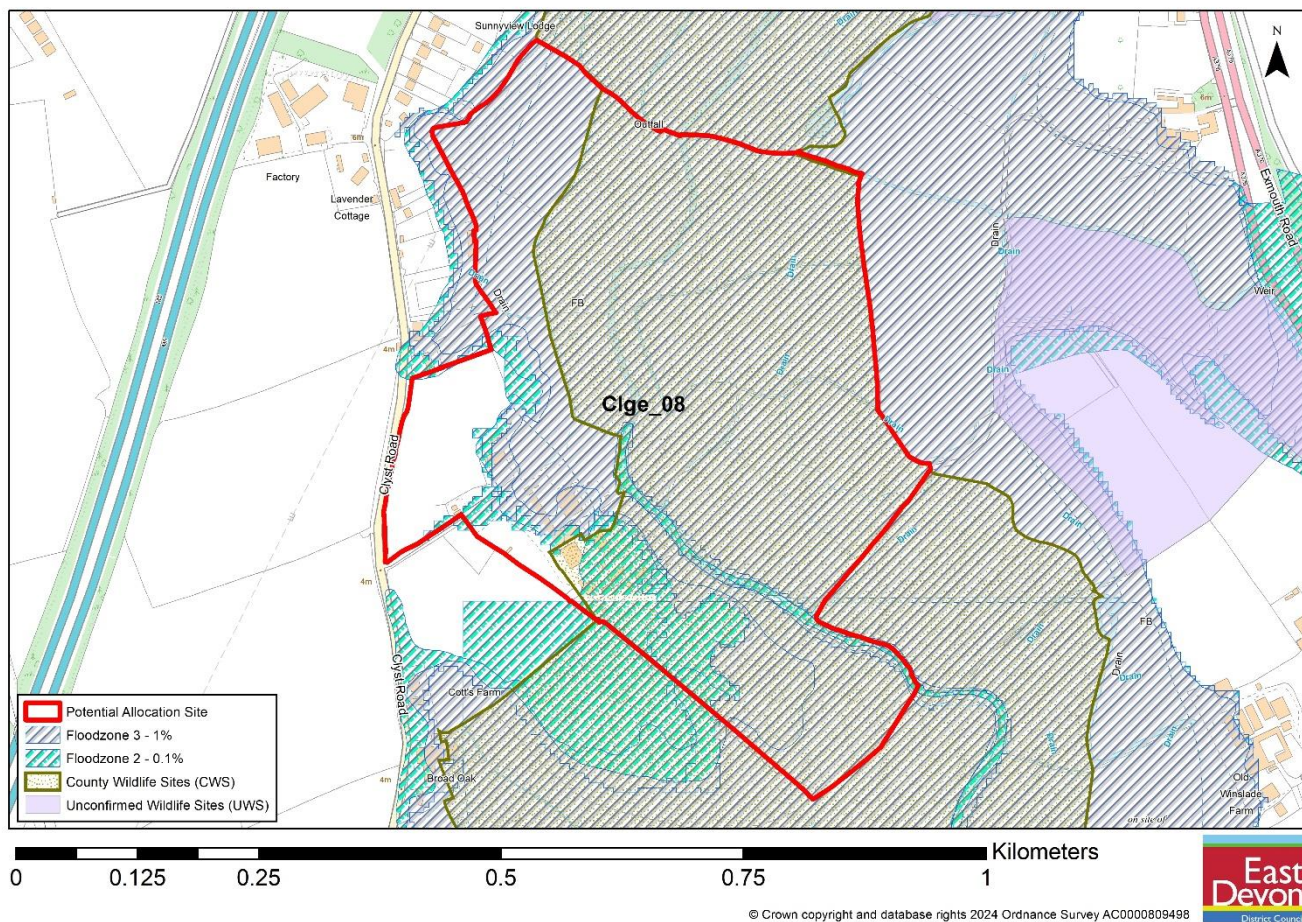
Reference number: Clge_08

Site area (ha): 25.43

Address: Land at Newcourt Barton, Clyst St Mary, EX3 0DB

Proposed use: Residential

Site map



Photos



View from Clyst Road, photo shows the existing site conditions



View from Clyst Road, photo shows the existing site conditions



View from Clyst Road, photo shows the access road

Site Assessment Summary and Conclusion

Infrastructure

DCC -highways: This land may have already been allocated enquiry with Lloyd Orriel, the development of land at this location needs an approved Movement Masterplan which will require contributions to a new pedcycle bridge link over the railway to Newcourt Rd. DCC - Education: Sites to the east of the M5 - 44.8ha. The existing primary school at Clyst St Mary would not have the capacity to support this level of development - would require a new primary capacity/school/site funded by the development. Also, a new secondary capacity would be required. The need for new capacity should be assessed in conjunction with proposed developments in the vicinity of Ebford/ Clyst St George/Clyst St Mary and proposed growth in Exeter.

Landscape

The site is located within Green Wedge in the adopted Local Plan 2013-31 and the proposed Clyst Valley Regional Park boundaries. No impact on National Landscape due to distance. Set on the valley floor of River Clyst, sporadic residential and industrial buildings dotted around the site to the west and south. The site has open views from Clyst Road and the existing dwellings and employment site. The site has low – medium landscape value with medium visibility.

Historic environment

The nearest designated heritage asset is the Clyst St Mary Bridge Ancient monument, however the site is not visible from this asset, due to the distance and intervening vegetation minimising views.

Ecology

The site is located within the Clyst Marshes County Wildlife Site, the Exe Estuary & Pebblebed Heath mitigation zones and the proposed Clyst Valley Regional Park boundaries. The site is covered by unimproved grassland, including overgrown grass, trees and vegetation on the edge of the site boundary, including some mature trees. Significant moderate adverse effect predicted.

Accessibility

The site is within 1,600 meters of 4 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

Grade 1 agricultural land in strategic assessment in the western part, Grade 3 in the east. Approx. 20.87 ha of the site reduced as within flood zone 3. Also high risk of surface water flooding.

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

Yes

Opportunities

No specific opportunities are identified at this stage in respect of possible site development.

Yield (number of dwellings or hectares of employment land)

44

Contribution to spatial strategy

Strategic development scheme for an urban extension to the north of Topsham

Should the site be allocated?

No

Reasons for allocating or not allocating

The majority of the site (20.87 ha) falls within flood zone 3 and is located within the existing Green Wedge, adjacent to Clyst Marshes County Wildlife Site and the proposed Clyst Valley Regional Park boundaries. The majority has been discounted due to the flood risk, and the remaining part would overlap with another allocation Clge_20. Thus, not recommended for allocation to avoid double counting.

5 Site Reference Clge_20

Site details

Settlement: Clyst St George

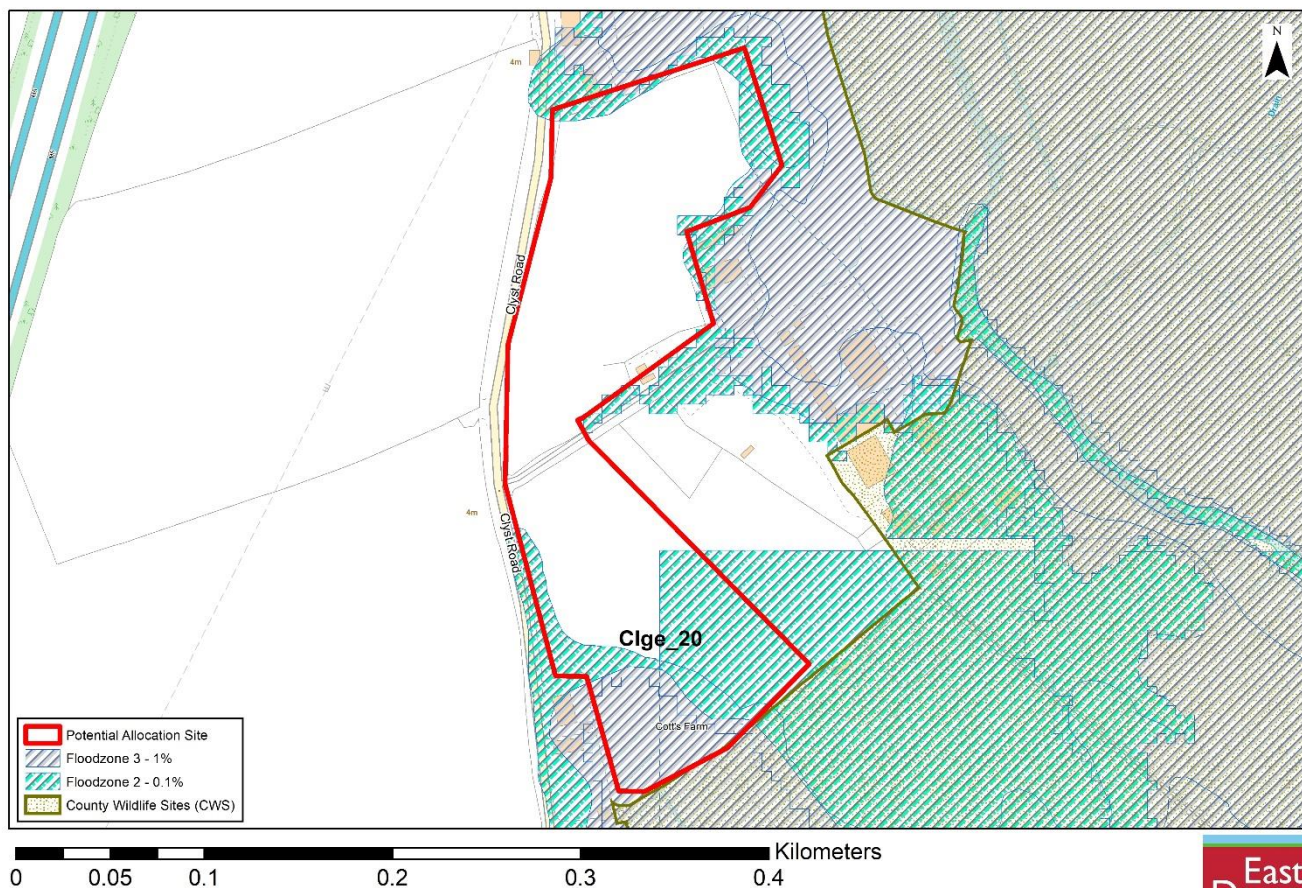
Reference number: Clge_20

Site area (ha): 3.41

Address: East of Clyst Road, Topsham,

Proposed use: Residential

Site map



Photos



Views from Sunny Court – existing residential dwellings, photo shows the subject site condition



View from Clyst Road, photo shows the existing site conditions.



View from Clyst Road, photo shows the access road

Site Assessment Summary and Conclusion

Infrastructure

DCC -highways: The development of land at this location needs an approved Movement Masterplan and will require contributions to a new pedcycle bridge link over the railway to Newcourt Rd. DCC - Education: Sites to the east of the M5 - 44.8ha. The existing primary school at Clyst St Mary would not have the capacity to support this level of development - would require a new primary capacity/school/site funded by the development. Also, a new secondary capacity would be required.

The need for new capacity should be assessed in conjunction with proposed developments in the vicinity of Ebford/ Clyst St George/Clyst St Mary and proposed growth in Exeter. 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.

Landscape

The site is located within the existing Green Wedge in adopted Local Plan 2013-31 and close to the proposed Clyst Valley Regional Park boundaries. No impact on National Landscape due to distance. Set on the valley floor of River Clyst, sporadic residential and industrial buildings dotted around the site. The site has open views from Clyst Road and the existing dwellings and employment site. The site has low landscape value with medium-high visibility.

Historic environment

The nearest designated heritage asset is the Clyst St Mary Bridge Ancient Monument, however, the site is not visible from this asset, due to the distance and intervening vegetation minimising views.

Ecology

The site is Located adjacent to Clyst Marshes County Wildlife Site and the proposed Clyst Valley Regional Park boundaries, within the Exe Estuary & Pebblebed Heath mitigation zones. The site is covered by unimproved grassland, including overgrown grass and vegetation on the edge of the site boundary and mature trees found at the southern site boundary. Minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 meters of 4 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

Grade 1 agricultural land in strategic assessment, The Southern part of the site is within flood zone 3, so yield has been reduced as a result. High risk of surface water flooding.

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

Yes

Opportunities

Could be part of the master planning for the urban extension to the north of Topsham

Yield (number of dwellings or hectares of employment land)

Contribution to spatial strategy

Strategic development scheme for an urban extension to the north of Topsham

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site is located in the southern part of the whole north of Topsham area, and close to the local business units site and few existing dwellings. The site has no major adverse impact on heritage, biodiversity and landscape aspects. The southern part of the site is within flood zone 3 and High risk of surface water flooding. And the Yield has reflected the flood risk. Considering the whole development next to the M5 and north of Topsham with a comprehensive master planning, and the subject site located to the other side of the road would be beneficial from the north of Topsham development and would provide extra housing in the area with limited adverse impact to the overall urban extension.

6 Site Reference Clge_24

Site details

Settlement: Clyst St George

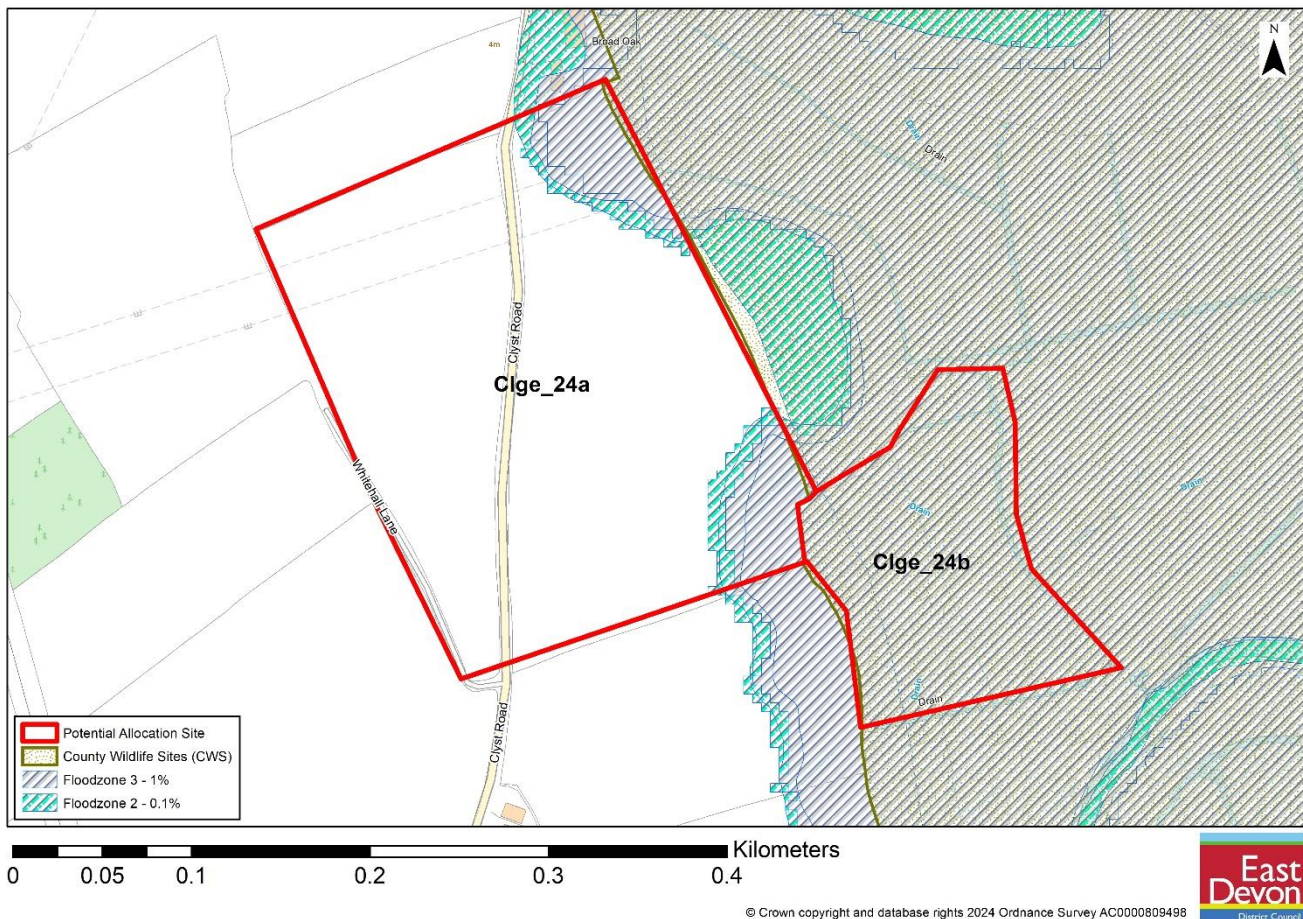
Reference number: Clge_24

Site area (ha): 8.23

Address: Clyst Road, Topsham, Devon

Proposed use: Residential

Site map



Photos



Views from Clyst Road, photo shows the subject site condition



View from Clyst Road, photo shows the housing development site close to the subject site



View from Clyst Road, photo shows the access road

Site Assessment Summary and Conclusion

Infrastructure

DCC -highways: The development of land at this location needs an approved Movement Masterplan and will require contributions to a new pedcycle bridge link over the railway to Newcourt Rd. DCC - Education: Sites to the east of the M5 - 44.8ha. The existing primary school at Clyst St Mary would not have the capacity to support this level of development - would require a new primary capacity/school/site funded by the development. Also, a new secondary capacity would be required. The need for new capacity should be assessed in conjunction with proposed developments in the vicinity of Ebford/ Clyst St George/Clyst St Mary and proposed growth in Exeter. 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.

Landscape

The site is located within the existing Green Wedge in adopted Local Plan 2013-31 and the proposed Clyst Valley Regional Park boundaries. No impact on National Landscape due to distance. Set on the valley floor of River Clyst, The site has limited views from Clyst Road. The site has low landscape value with low visibility.

Historic environment

The nearest designated heritage asset is the Clyst St Mary Bridge Ancient Monument, however, the site is not visible from this asset, due to the distance and intervening vegetation minimising views.

Ecology

The eastern part is located within Clyst Marshes County Wildlife Site and the proposed Clyst Valley Regional Park boundaries, The site is within the Exe Estuary & Pebblebed Heath mitigation zones. The site is covered by unimproved grassland, including overgrown grass and vegetation on the edge of the site boundary and mature trees found at site boundaries. Minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 meters of 4 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

Grade 1 agricultural land in strategic assessment, Eastern part of site is within flood zone 3, yield has been reduced as a result. High risk of surface water flooding.

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

Yes

Opportunities

Could be part of the master planning for the urban extension to the north of Topsham

Yield (number of dwellings or hectares of employment land)

72

Contribution to spatial strategy

Strategic development scheme for an urban extension to the north of Topsham

Should the site be allocated?

Yes, partly Clge_24a

Reasons for allocating or not allocating

The site is located in the southern part of the whole north of Topsham area, and close to the new housing site. The site has no major adverse impact on heritage, biodiversity and landscape aspects. Part of the Clge_24a fall within the whole North Topsham development area, and by including the rest of Clge_24a would provide around 40 extra dwellings in the area with limited adverse impact to the overall urban extension. However, Clge_24b would not be recommended as it is within flood zone 3 and High risk of surface water flooding.