

**East Devon Local Plan 2020-2042**

# Site Selection report

Development next to the M5 and  
north of Topsham



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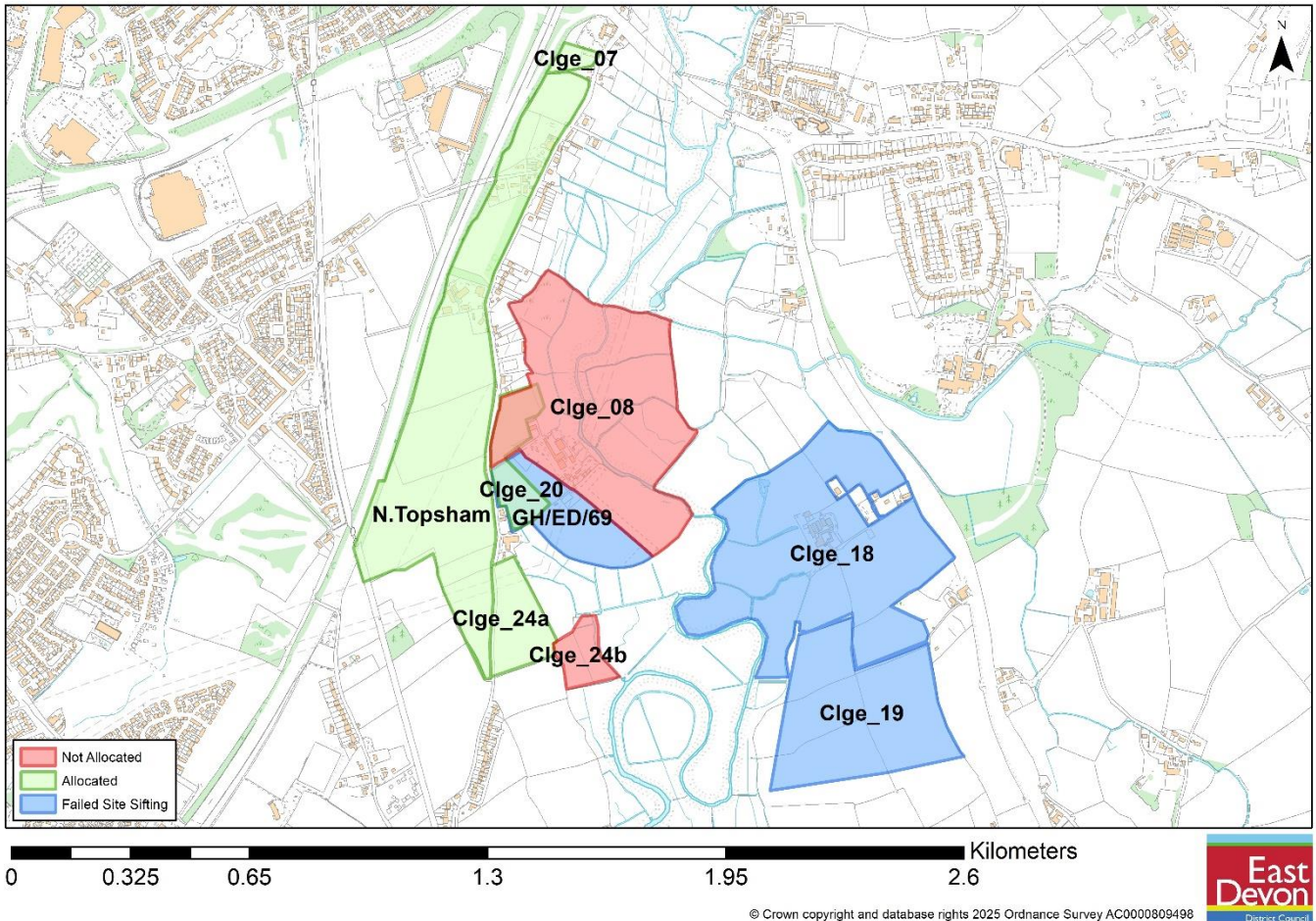
# 1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2042 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.<sup>1</sup> 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.<sup>2</sup>
- 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

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<sup>1</sup> Site Selection Methodology (2024): [eastdevon.gov.uk/media/4vrnkicu/sal-001-site-selection-methodology\\_v2-2020-2042.pdf](https://eastdevon.gov.uk/media/4vrnkicu/sal-001-site-selection-methodology_v2-2020-2042.pdf); Landscape Assessment: [sal-002-landscape-sensitivity-assessment-methodology.pdf](https://eastdevon.gov.uk/media/4vrnkicu/sal-002-landscape-sensitivity-assessment-methodology.pdf) ; HESA Methodology: [sal-003-historic-environment-assessment-methodology.pdf](https://eastdevon.gov.uk/media/4vrnkicu/sal-003-historic-environment-assessment-methodology.pdf); Ecology Guidelines: [sal-004-ecology-guidelines-for-housing-allocation.pdf](https://eastdevon.gov.uk/media/4vrnkicu/sal-004-ecology-guidelines-for-housing-allocation.pdf)

<sup>2</sup> 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 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

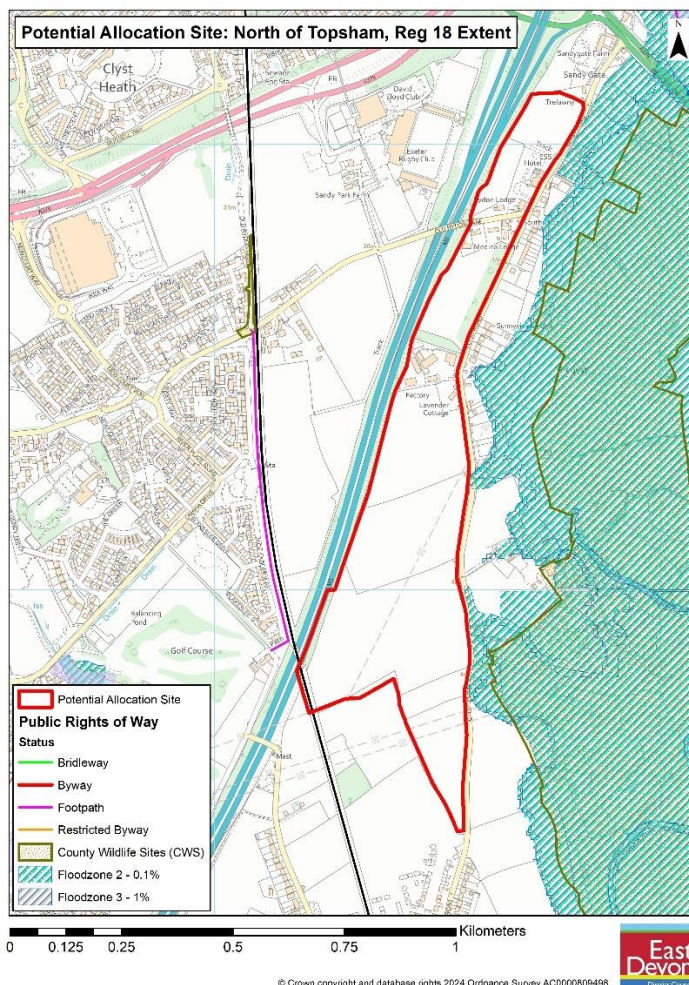
**Reference number:** N/A

**Site area (ha):** 29 ha

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

**Proposed use:** mixed use development scheme

### Site map



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## 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.

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## **Landscape**

The whole site has no impact on NL 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 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, 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. And requires comprehensive masterplanning for the whole site and given that the development is located close to Exeter city and M5, the site should have certain opportunities for around 510 new homes and at least 2.4 hectares of employment land in the area.

## **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**

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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.

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## **Landscape Sensitivity Assessment**

### **Context**

#### **Landscape designation context**

Outside of NL

#### **For sites within NL, applicable special qualities**

#### **Other relevant biodiversity, historic environment and/or geological designations**

#### **Landscape Character Type and relevant key characteristics**

3B. Lower rolling farmed and settled valley slopes & 7. Main cities and towns

#### **Local landscape character of site and immediate surrounds**

- Gently rolling landform, sloping up from valley floor. Numerous shallow valleys contain small streams. Red sandstone geology apparent in cuttings and soils in west of study area.
- Many hedgerow trees, copses and streamside tree rows. Oak and ash predominate, and there are small blocks of woodland.
- Predominantly pastoral farmland, often with a wooded appearance. Variable sized fields with wide, low hedged boundaries and a mostly irregular pattern, reflecting different phases of enclosure.
- Semi-natural habitats include streams and ditches, grassland, woodland and trees.
- A relatively enclosed and sheltered landscape. Some parts of the LCT feel well settled, whilst others feel exceptionally remote, with very little traffic.
- Views tend to occur across valleys, rather from within them. Higher land in other LCTs forms the backdrop to views.

#### **Does the local landscape character of the site and immediate surrounds conform to published assessments?**

Yes

#### **General and site-specific affects that could arise from development**

- Introduction of built form and associated infrastructure
- Impact of light spill from street lighting or windows on areas noted for dark skies

- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- consider if existing arrangements are satisfactory or can be improved by minor modification or if major alteration/ new access provision required
- Offsite access to services – e.g. needs for extended footways/ cycleways/ bus stops
- Construction phase impacts including potential off-site impacts e.g. large delivery vehicles/ construction plant accessing narrow winding lanes.

## Analysis

<b>Physical and natural characteristics</b>	
Medium	flat landform in general, most of the land are improved pasture and arable landcover, gappy hedgerow, combined with numbers of medium field scale with regular Field pattern, simple landcover complexity, Dense well managed hedgerows
<b>Cultural and historic associations</b>	
Medium – high	Site of a two-day battle at the crossings of the River Clyst, from 4th to 5th August 1549, part of the Prayer book rebellion. Clyst Heath is also said to be the site of an earlier battle in 1455.
<b>Relationship to existing settlement edge</b>	
Low	Settlement edge type : ring road and conspicuous rear boundaries, Edge form: irregular and partly contained , Settlement setting: open
<b>Experiential landscape character</b>	
Medium	Overall remote and isolated, with expansive view, Buildings: farm buildings with few dwellings Transport corridors: Winding rural lanes and straight roads, Condition: undeveloped & simple, Scenic quality: low-medium
<b>Views</b>	
Medium	Enclosure/ openness: part enclosed Skylines: open Skyline structures: telecoms masts / pylons/ modern buildings, Intervisibility: existing settlement Degree of intervisibility: partial, Visible from: publically accessible land/ roads Visual receptors: visitors to public access land/ Walkers and cyclists on minor roads/ Motorists on A roads
<b>Overall landscape susceptibility</b>	

Low-medium	The whole site has no impact on NL 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.
<b>Within nationally designated landscape?</b>	
No	
<b>Degree of intervisibility with nationally designated landscape</b>	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
<b>Landscape value</b>	
Low – Despoiled or degraded landscape with little or no evidence of being valued by the local community	
<b>Overall landscape sensitivity</b>	
Medium	
<b>Landscape guidance: opportunities in relation to development</b>	

## Historic Environment Site Assessment

**Reference number:** N.Topsham

### Notes on history of area

The history of Clyst St. George is deeply intertwined with its location along the River Clyst, which has shaped its agricultural heritage. The village's name, derived from the river, highlights its connection to the land. St. George's Church, although largely rebuilt following a fire in 1940, retains elements of its historical past. The village's development has been influenced by its proximity to Exeter and Topsham, with the A376 serving as a vital link.

### Overall conclusion

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.

<b>Step 1. Identify any heritage assets potentially affected</b>
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Is the site within 100 metres of a designated heritage asset?	No
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No
List any heritage assets potentially affected.	No

### **Ecology Site Assessment**

**Reference number:** N.Topsham

#### **Context – Sites and features (desk study)**

<b>Site / feature name</b>	<b>Geographic value</b>	<b>Distance from site / feature (metres)</b>	<b>Predicted impact</b>
Special Area of Conservation (SAC)	International	16597	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	1455	Minor adverse effect predicted (not significant)
Ramsar site	International	1455	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	10000+	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1455	Minor adverse effect predicted (not significant)

National Nature Reserve (NNR)	National	9544	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	5924	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	4680	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	151	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	245	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	0	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	12	Significant moderate adverse effect predicted

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## Comments

**Within River Axe SAC Nutrient catchment zone?** No

**Within Beer Quarry and Caves SAC bat consultation zone?** No

**Within East Devon Pebblebed Heaths SAC HRA mitigation zone?** Yes

**Within Exe Estuary SPA HRA mitigation zone?** No

**Within East Devon Pebblebed Heaths 400m exclusion zone?** No

**Number of European sites potentially impacted by site:** 0

## On site assessment

**Does the site consist of any habitats other than agriculturally improved grassland or arable (excluding small/negligible areas of habitat)?**

10/12/2023 . No

**Presence of veteran or ancient trees**

Trees and vegetation on the edge of the site boundary.

**Large numbers of mature trees within hedgerows or otherwise**

Yes.

**Presence of ponds not identified on aerial imagery**

No.

**Networks of small field parcel and hedgerows (any areas where allocation is likely to require removal of substantial areas of hedgerow to facilitate a suitable development footprint)**

No.

**Any other incidental features of ecological interest (protected/notable species incidentally recorded)**

. No

**Is there any evidence which contradicts the desk study results?** No.

## Conclusion

Minor adverse effect predicted (not significant)

### 3 Site Reference Clge\_07

#### Site details

**Settlement:** Clyst St George

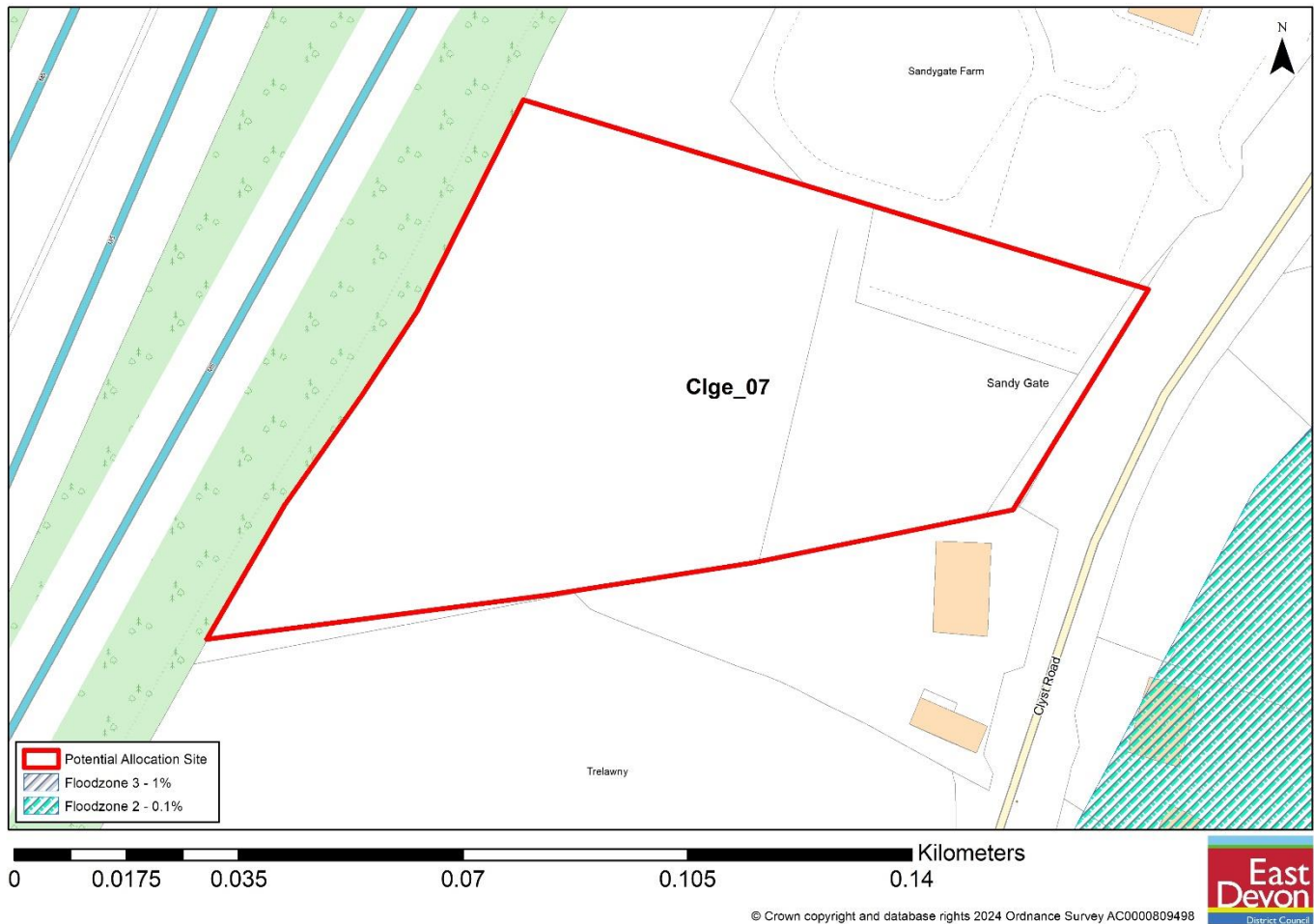
**Reference number:** Clge\_07

**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



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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**

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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.

**Landscape Sensitivity Assessment**

**Reference number:** Clge\_07

**Context**

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## Landscape designation context

Outside of NL

### For sites within NL, applicable special qualities

### Other relevant biodiversity, historic environment and/or geological designations

### Landscape Character Type and relevant key characteristics

7. Main cities and towns

### Local landscape character of site and immediate surrounds

### Does the local landscape character of the site and immediate surrounds conform to published assessments?

To clarify, this area falls within the transition between 3B and 7. Visually, it belongs within 3B, featuring the lower rolling terrain of farmed valleys and settled areas.

### General and site-specific affects that could arise from development

- Impact of light spill from street lighting or windows on areas noted for dark skies
- Impact on topography – steep slopes likely to require significant earthworks/ retaining structures
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- consider if existing arrangements are satisfactory or can be improved by minor modification or if major alteration/ new access provision required
- Offsite access to services – e.g. need for extended footways/ cycleways/ bus stops
- Construction phase impacts including potential off-site impacts e.g. large delivery vehicles/ construction plant accessing narrow winding lanes.

## Analysis

<b>Physical and natural characteristics</b>	
Medium	Scarp slope and the upper part has a flat landform, Heathland landcover, hedgerow with trees, small field scale with irregular Field pattern, simple landcover complexity, Dense well managed hedgerows
<b>Cultural and historic associations</b>	

Medium – high	Site of a two-day battle at the crossings of the River Clyst, from 4th to 5th August 1549, part of the Prayer book rebellion. Clyst Heath is also said to be the site of an earlier battle in 1455.
<b>Relationship to existing settlement edge</b>	
Low-medium	Settlement edge type : ring road and conspicuous rear boundaries, Edge form: irregular and partly contained , Settlement setting: plateau top
<b>Experiential landscape character</b>	
Medium	isolated, with enclosed view, Transport corridors: Winding rural lanes but close to A road, Condition: undeveloped & simple, Scenic quality: medium
<b>Views</b>	
Medium	Enclosure/ openness: part enclosed Skylines: open Skyline structures: telecoms masts / pylons/ modern buildings, Intervisibility: existing settlement Degree of intervisibility: partial, Visible from: publically accessible land/ roads Visual receptors: Motorists on A roads
<b>Overall landscape susceptibility</b>	
Low-medium	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.
<b>Within nationally designated landscape?</b>	
No	
<b>Degree of intervisibility with nationally designated landscape</b>	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
<b>Landscape value</b>	
Low – Despoiled or degraded landscape with little or no evidence of being valued by the local community	
<b>Overall landscape sensitivity</b>	
Low	
<b>Landscape guidance: opportunities in relation to development</b>	

### Historic Environment Site Assessment

Reference number: Clge\_07

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## Notes on history of area

The history of Clyst St. George is deeply intertwined with its location along the River Clyst, which has shaped its agricultural heritage. The village's name, derived from the river, highlights its connection to the land. St. George's Church, although largely rebuilt following a fire in 1940, retains elements of its historical past. The village's development has been influenced by its proximity to Exeter and Topsham, with the A376 serving as a vital link.

## Overall conclusion

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.

<b>Step 1. Identify any heritage assets potentially affected</b>	
Is the site within 100 metres of a designated heritage asset?	No
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No
List any heritage assets potentially affected.	No

## Ecology Site Assessment

Reference number: Clge\_07

## Context – Sites and features (desk study)

<b>Site / feature name</b>	<b>Geographic value</b>	<b>Distance from site / feature (metres)</b>	<b>Predicted impact</b>
Special Area of Conservation (SAC)	International	16501	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	2450	Minor adverse effect predicted (not significant)
Ramsar site	International	2450	Minor adverse effect

			predicted (not significant)
Marine Conservation Zone (MCZ)	National	10000+	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	2450	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	10416	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	5686	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	4770	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	140	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	209	Minor adverse effect predicted (not significant)

Draft Nature Recovery Network areas (NRN)	County	0	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	162	Minor adverse effect predicted (not significant)

**Comments**

**Within River Axe SAC Nutrient catchment zone? No**

**Within Beer Quarry and Caves SAC bat consultation zone? No**

**Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes**

**Within Exe Estuary SPA HRA mitigation zone? No**

**Within East Devon Pebblebed Heaths 400m exclusion zone? No**

**Number of European sites potentially impacted by site: 0**

**On site assessment**

**Does the site consist of any habitats other than agriculturally improved grassland or arable (excluding small/negligible areas of habitat)?**

10/12/2023 . No

**Presence of veteran or ancient trees**

Trees and vegetation on the edge of the site boundary.

**Large numbers of mature trees within hedgerows or otherwise**

Yes.

**Presence of ponds not identified on aerial imagery**

No.

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**Networks of small field parcel and hedgerows (any areas where allocation is likely to require removal of substantial areas of hedgerow to facilitate a suitable development footprint)**

Yes.

**Any other incidental features of ecological interest (protected/notable species incidentally recorded)**

Site comprises 4 fields, hedgerow removal would be expected. No

**Is there any evidence which contradicts the desk study results?**

No.

## **Conclusion**

Minor adverse effect predicted (not significant)

## 4 Site Reference Clge\_08

### Site details

**Settlement:** Clyst St George

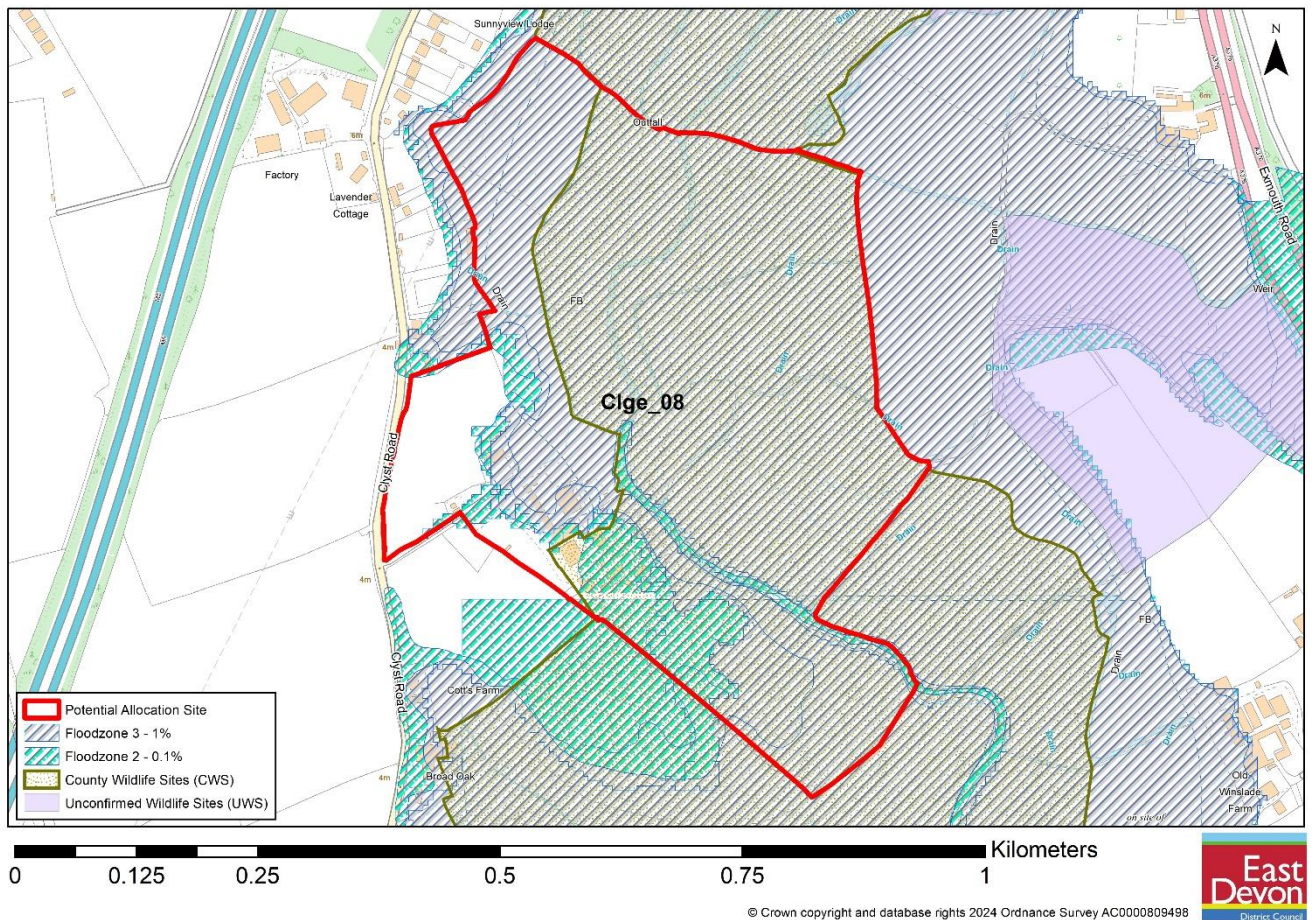
**Reference number:** Clge\_08

**Site area (ha):** 25.43

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

**Proposed use:** Residential

### Site map



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## Photos



View from Clyst Road, photo shows the existing site conditions



View from Clyst Road, photo shows the existing site conditions



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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 NL 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**

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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.

**Landscape Sensitivity Assessment**

Reference number: Clge\_08

**Context**

**Landscape designation context**

Outside of NL

**For sites within NL, applicable special qualities**

**Other relevant biodiversity, historic environment and/or geological designations**

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## **Landscape Character Type and relevant key characteristics**

3B. Lower rolling farmed and settled valley slopes & 3C. Sparsely settled farmed valley floors

### **Local landscape character of site and immediate surrounds**

3B • Gently rolling landform, sloping up from valley floor. Numerous shallow valleys contain small streams. Red sandstone geology apparent in cuttings and soils in west of study area.

- Many hedgerow trees, copses and streamside tree rows. Oak and ash predominate, and there are small blocks of woodland.
- Predominantly pastoral farmland, often with a wooded appearance. Variable sized fields with wide, low hedged boundaries and a mostly irregular pattern, reflecting different phases of enclosure.
- Semi-natural habitats include streams and ditches, grassland, woodland and trees.
- A relatively enclosed and sheltered landscape. Some parts of the LCT feel well settled, whilst others feel exceptionally remote, with very little traffic.
- Views tend to occur across valleys, rather from within them. Higher land in other LCTs forms the backdrop to views.

3C: • Open, flat landform, often with distinct vegetated floodplain edge. Winding river courses with main channels and smaller tributaries. Active river processes.

- Network of narrow winding lanes in some valleys, but generally access is limited to bridging points and occasional riverside paths. Main roads cross some valleys. In-use and former railway lines (one now a tramway) utilising flat valley floors.
- Open internally, with views out screened by boundary vegetation. Long views along valleys, especially from bridges, framed by valley sides.

### **Does the local landscape character of the site and immediate surrounds conform to published assessments?**

Yes

### **General and site-specific affects that could arise from development**

- Introduction of built form and associated infrastructure
- Impact of light spill from street lighting or windows on areas noted for dark skies

- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- consider if existing arrangements are satisfactory or can be improved by minor modification or if major alteration/ new access provision required
- Impact on watercourses/ waterbodies
- Offsite access to services – e.g. need for extended footways/ cycleways/ bus stops
- Construction phase impacts including potential off site impacts e.g. large delivery vehicles/ construction plant accessing narrow winding lanes.

## Analysis

<b>Physical and natural characteristics</b>	
Medium	flat landform in general, most of the land are Heathland landcover, hedgerow, large field scale with regular Field pattern, Uniform land cover complexity, gappy hedgerow, Strained post and wire Fencing
<b>Cultural and historic associations</b>	
Medium – high	Site of a two-day battle at the crossings of the River Clyst, from 4th to 5th August 1549, part of the Prayer book rebellion. Clyst Heath is also said to be the site of an earlier battle in 1455.
<b>Relationship to existing settlement edge</b>	
Low	Settlement edge type : ring road and conspicuous rear boundaries, Edge form: irregular and partly contained , Settlement setting: open
<b>Experiential landscape character</b>	
Medium	Overall remote and isolated, with expansive view, Buildings: farm buildings with few dwellings Transport corridors: Winding rural lanes and straight roads, Condition: undeveloped & simple, Scenic quality: low-medium
<b>Views</b>	
Low-medium	Enclosure/ openness: part enclosed Skylines: open Skyline structures: telecoms masts / pylons/ modern buildings, Degree of intervisibility: partial, Visible from: publically accessible land/ roads Visual receptors: visitors to public access land/ Walkers and cyclists on minor roads
<b>Overall landscape susceptibility</b>	

Medium	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 NL 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.
<b>Within nationally designated landscape?</b>	
No	
<b>Degree of intervisibility with nationally designated landscape</b>	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
<b>Landscape value</b>	
Medium	
<b>Overall landscape sensitivity</b>	
Medium	
<b>Landscape guidance: opportunities in relation to development</b>	

### Historic Environment Site Assessment

Reference number: Clge\_08

### Notes on history of area

The history of Clyst St. George is deeply intertwined with its location along the River Clyst, which has shaped its agricultural heritage. The village's name, derived from the river, highlights its connection to the land. St. George's Church, although largely rebuilt following a fire in 1940, retains elements of its historical past. The village's development has been influenced by its proximity to Exeter and Topsham, with the A376 serving as a vital link.

### Overall conclusion

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.

<b>Step 1. Identify any heritage assets potentially affected</b>	
Is the site within 100 metres of a designated heritage asset?	No
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No

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List any heritage assets potentially affected.

No

**Ecology Site Assessment**

Reference number: Clge\_08

**Context – Sites and features (desk study)**

<b>Site / feature name</b>	<b>Geographic value</b>	<b>Distance from site / feature (metres)</b>	<b>Predicted impact</b>
Special Area of Conservation (SAC)	International	16007	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	1475	Minor adverse effect predicted (not significant)
Ramsar site	International	1475	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	10000+	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1475	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	9074	Minor adverse effect predicted (not significant)

Local Nature Reserve (LNR)	Regional	6041	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	4851	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	0	Significant moderate adverse effect predicted
Unconfirmed Wildlife Site (UWS)	County	155	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	0	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	0	Significant moderate adverse effect predicted

**Comments**

**Within River Axe SAC Nutrient catchment zone? No**

**Within Beer Quarry and Caves SAC bat consultation zone? No**

**Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes**

**Within Exe Estuary SPA HRA mitigation zone? No**

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**Within East Devon Pebblebed Heaths 400m exclusion zone? No**

**Number of European sites potentially impacted by site: 0**

**On site assessment**

**Does the site consist of any habitats other than agriculturally improved grassland or arable (excluding small/negligible areas of habitat)?**

10/12/2023 . Yes

**Presence of veteran or ancient trees**

Unimproved grassland, including overgrown grass.

**Large numbers of mature trees within hedgerows or otherwise**

No.

**Presence of ponds not identified on aerial imagery**

No.

**Networks of small field parcel and hedgerows (any areas where allocation is likely to require removal of substantial areas of hedgerow to facilitate a suitable development footprint)**

No.

**Any other incidental features of ecological interest (protected/notable species incidentally recorded)**

. No

**Is there any evidence which contradicts the desk study results?**

No.

**Conclusion**

Minor adverse effect predicted (not significant)

## 5 Site Reference Clge\_20

### Site details

**Settlement:** Clyst St George

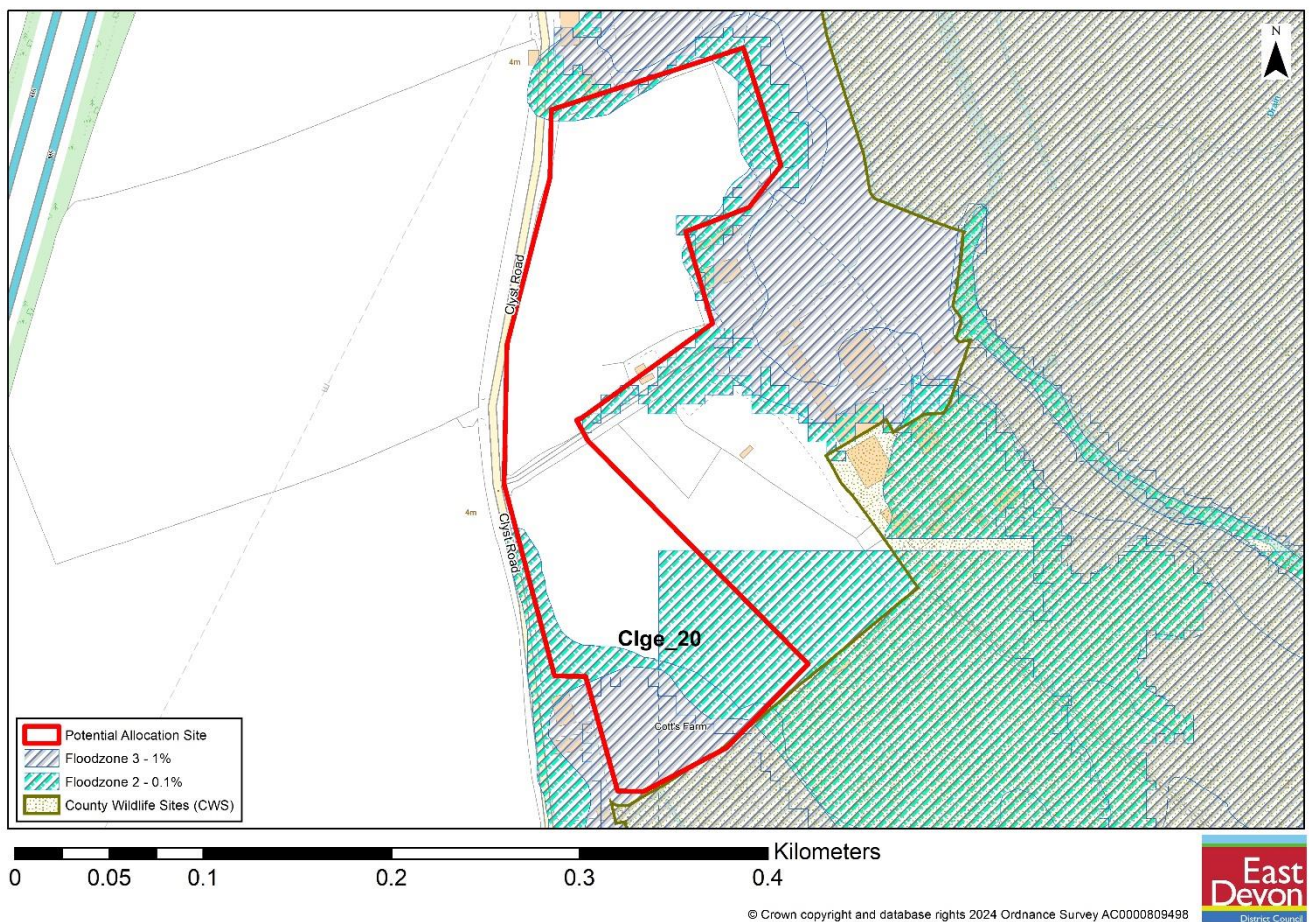
**Reference number:** Clge\_20

**Site area (ha):** 3.41

**Address:** East of Clyst Road, Topsham,

**Proposed use:** Residential

### Site map



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## 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

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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 NL 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.

## **Landscape Sensitivity Assessment**

**Reference number:** Clge\_20

### **Context**

#### **Landscape designation context**

Outside of NL

#### **For sites within NL, applicable special qualities**

#### **Other relevant biodiversity, historic environment and/or geological designations**

#### **Landscape Character Type and relevant key characteristics**

3B. Lower rolling farmed and settled valley slopes

#### **Local landscape character of site and immediate surrounds**

- Gently rolling landform, sloping up from valley floor. Numerous shallow valleys contain small streams. Red sandstone geology apparent in cuttings and soils in west of study area.

- Many hedgerow trees, copses and streamside tree rows. Oak and ash predominate, and there are small blocks of woodland.
- Predominantly pastoral farmland, often with a wooded appearance. Variable sized fields with wide, low hedged boundaries and a mostly irregular pattern, reflecting different phases of enclosure.
- Semi-natural habitats include streams and ditches, grassland, woodland and trees.
- A relatively enclosed and sheltered landscape. Some parts of the LCT feel well settled, whilst others feel exceptionally remote, with very little traffic.
- Views tend to occur across valleys, rather from within them. Higher land in other LCTs forms the backdrop to views.

**Does the local landscape character of the site and immediate surrounds conform to published assessments?**

Yes

**General and site-specific affects that could arise from development**

- Introduction of built form and associated infrastructure
- Impact of light spill from street lighting or windows on areas noted for dark skies
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- consider if existing arrangements are satisfactory or can be improved by minor modification or if major alteration/ new access provision required
- Offsite access to services – e.g. need for extended footways/ cycleways/ bus stops
- Construction phase impacts including potential off site impacts e.g. large delivery vehicles/ construction plant accessing narrow winding lanes.

**Analysis**

<b>Physical and natural characteristics</b>	
Medium	flat landform, arable landcover, small field scale with regular Field pattern, simple landcover complexity, estate fencing
<b>Cultural and historic associations</b>	
Medium- high	Embankments marked on modern and historic maps through the Clyst Valley The Devon HLC categorises the field as part of Period XIX

<b>Relationship to existing settlement edge</b>	
Low	Settlement edge type : ring road and conspicuous rear boundaries, Edge form: irregular and partly contained , Settlement setting: open
<b>Experiential landscape character</b>	
Medium	Overall remote and isolated, with expansive view, Buildings: farm buildings with few dwellings Transport corridors: Winding rural lanes and straight roads, Condition: undeveloped & simple, Scenic quality: low-medium
<b>Views</b>	
Low-medium	Enclosure/ openness: part enclosed Skylines: open Skyline structures: telecoms masts / pylons/ modern buildings, Degree of intervisibility: partial, Visible from: publically accessible land/ roads Visual receptors: visitors to public access land/ Walkers and cyclists on minor roads/
<b>Overall landscape susceptibility</b>	
Medium	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 NL 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.
<b>Within nationally designated landscape?</b>	
No	
<b>Degree of intervisibility with nationally designated landscape</b>	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
<b>Landscape value</b>	
Medium	
<b>Overall landscape sensitivity</b>	
Medium-High	
<b>Landscape guidance: opportunities in relation to development</b>	

### Historic Environment Site Assessment

Reference number: Clge\_20

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## Notes on history of area

The history of Clyst St. George is deeply intertwined with its location along the River Clyst, which has shaped its agricultural heritage. The village's name, derived from the river, highlights its connection to the land. St. George's Church, although largely rebuilt following a fire in 1940, retains elements of its historical past. The village's development has been influenced by its proximity to Exeter and Topsham, with the A376 serving as a vital link.

## Overall conclusion

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.

<b>Step 1. Identify any heritage assets potentially affected</b>	
Is the site within 100 metres of a designated heritage asset?	No
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No
List any heritage assets potentially affected.	No

## Ecology Site Assessment

Reference number: Clge\_20

## Context – Sites and features (desk study)

<b>Site / feature name</b>	<b>Geographic value</b>	<b>Distance from site / feature (metres)</b>	<b>Predicted impact</b>
Special Area of Conservation (SAC)	International	16395	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	1385	Minor adverse effect predicted (not significant)
Ramsar site	International	1385	Minor adverse effect

			predicted (not significant)
Marine Conservation Zone (MCZ)	National	10000+	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1385	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	9191	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	6202	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	4847	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	0	Significant moderate adverse effect predicted
Unconfirmed Wildlife Site (UWS)	County	541	Minor adverse effect predicted (not significant)

Draft Nature Recovery Network areas (NRN)	County	0	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	0	Significant moderate adverse effect predicted

**Comments**

**Within River Axe SAC Nutrient catchment zone? No**

**Within Beer Quarry and Caves SAC bat consultation zone? No**

**Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes**

**Within Exe Estuary SPA HRA mitigation zone? No**

**Within East Devon Pebblebed Heaths 400m exclusion zone? No**

**Number of European sites potentially impacted by site: 0**

**On site assessment**

**Does the site consist of any habitats other than agriculturally improved grassland or arable (excluding small/negligible areas of habitat)?**

10/12/2023 . See notes

**Presence of veteran or ancient trees**

Brownfield site in the built area, few trees in the north and unimproved overgrown grassland with vegetation in the eastern.

**Large numbers of mature trees within hedgerows or otherwise**

No.

**Presence of ponds not identified on aerial imagery**

No.

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**Networks of small field parcel and hedgerows (any areas where allocation is likely to require removal of substantial areas of hedgerow to facilitate a suitable development footprint)**

No.

**Any other incidental features of ecological interest (protected/notable species incidentally recorded)**

Brownfield site in built area. No

**Is there any evidence which contradicts the desk study results?**

No.

## **Conclusion**

Minor adverse effect predicted (not significant)

## 6 Site Reference Clge\_24

### Site details

**Settlement:** Clyst St George

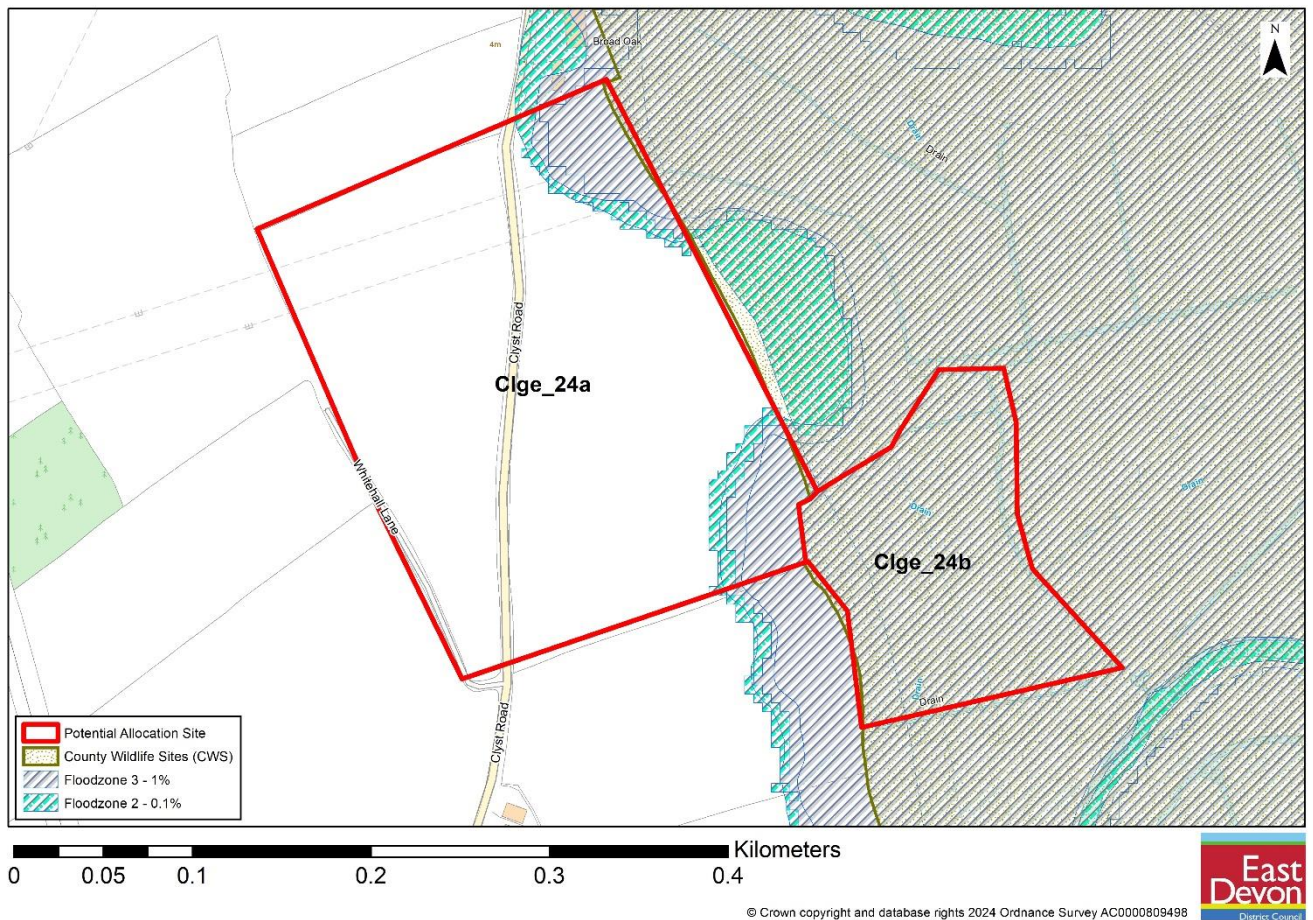
**Reference number:** Clge\_24

**Site area (ha):** 8.23

**Address:** Clyst Road, Topsham, Devon

**Proposed use:** Residential

### Site map



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## 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.

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## **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 NL 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

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## **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.

## **Landscape Sensitivity Assessment**

**Reference number:** Clge\_24

### **Context**

#### **Landscape designation context**

Outside of NL

#### **For sites within NL, applicable special qualities**

#### **Other relevant biodiversity, historic environment and/or geological designations**

#### **Landscape Character Type and relevant key characteristics**

3B. Lower rolling farmed and settled valley slopes & 3C. Sparsely settled farmed valley floors

#### **Local landscape character of site and immediate surrounds**

3B • Gently rolling landform, sloping up from valley floor. Numerous shallow valleys contain small streams. Red sandstone geology apparent in cuttings and soils in west of study area.

- Many hedgerow trees, copses and streamside tree rows. Oak and ash predominate, and there are small blocks of woodland.
- Predominantly pastoral farmland, often with a wooded appearance. Variable sized fields with wide, low hedged boundaries and a mostly irregular pattern, reflecting different phases of enclosure.
- Semi-natural habitats include streams and ditches, grassland, woodland and trees.
- A relatively enclosed and sheltered landscape. Some parts of the LCT feel well

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settled, whilst others feel exceptionally remote, with very little traffic.

- Views tend to occur across valleys, rather from within them. Higher land in other LCTs forms the backdrop to views.

3C: • Open, flat landform, often with distinct vegetated floodplain edge. Winding river courses with main channels and smaller tributaries. Active river processes.

- Network of narrow winding lanes in some valleys, but generally access is limited to bridging points and occasional riverside paths. Main roads cross some valleys. In-use and former railway lines (one now a tramway) utilising flat valley floors.
- Open internally, with views out screened by boundary vegetation. Long views along valleys, especially from bridges, framed by valley sides.

**Does the local landscape character of the site and immediate surrounds conform to published assessments?**

Yes

**General and site-specific affects that could arise from development**

- Introduction of built form and associated infrastructure
- Impact of light spill from street lighting or windows on areas noted for dark skies
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- consider if existing arrangements are satisfactory or can be improved by minor modification or if major alteration/ new access provision required
- Offsite access to services – e.g. need for extended footways/ cycleways/ bus stops
- Construction phase impacts including potential off site impacts e.g. large delivery vehicles/ construction plant accessing narrow winding lanes.

**Analysis**

<b>Physical and natural characteristics</b>	
Low-medium	flat landform, arable landcover, combined by three small- medium field scale with regular Field pattern, simple landcover complexity, gappy hedgerow, mix of palisade & Strained post and wire fencing
<b>Cultural and historic associations</b>	

Medium- high	Embankments marked on modern and historic maps through the Clyst Valley The Devon HLC categorises the field as part of Period XIX
<b>Relationship to existing settlement edge</b>	
Low	Settlement edge type : ring road and conspicuous rear boundaries, Edge form: irregular and partly contained , Settlement setting: open
<b>Experiential landscape character</b>	
Medium	Overall remote and isolated, with expansive view, Buildings: farm buildings with few dwellings Transport corridors: Winding rural lanes and straight roads, Condition: undeveloped & simple, Scenic quality: low-medium
<b>Views</b>	
Medium	Enclosure/ openness: part enclosed Skylines: open Skyline structures: telecoms masts / pylons/ modern buildings, Intervisibility: existing settlement Degree of intervisibility: partial, Visible from: publically accessible land/ roads Visual receptors: visitors to public access land/ Walkers and cyclists on minor roads
<b>Overall landscape susceptibility</b>	
Low	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 NL due to distance. Set on the valley floor of River Clyst, the site has limited views from Clyst Road.
<b>Within nationally designated landscape?</b>	
No	
<b>Degree of intervisibility with nationally designated landscape</b>	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
<b>Landscape value</b>	
Low-Medium	
<b>Overall landscape sensitivity</b>	
Low	
<b>Landscape guidance: opportunities in relation to development</b>	

## Historic Environment Site Assessment

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**Reference number:** Clge\_24

**Notes on history of area**

The history of Clyst St. George is deeply intertwined with its location along the River Clyst, which has shaped its agricultural heritage. The village's name, derived from the river, highlights its connection to the land. St. George's Church, although largely rebuilt following a fire in 1940, retains elements of its historical past. The village's development has been influenced by its proximity to Exeter and Topsham, with the A376 serving as a vital link.

**Overall conclusion**

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.

<b>Step 1. Identify any heritage assets potentially affected</b>	
Is the site within 100 metres of a designated heritage asset?	No
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No
List any heritage assets potentially affected.	No

**Ecology Site Assessment**

**Reference number:** Clge\_24

**Context – Sites and features (desk study)**

<b>Site / feature name</b>	<b>Geographic value</b>	<b>Distance from site / feature (metres)</b>	<b>Predicted impact</b>
Special Area of Conservation (SAC)	International	16137	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	1030	Minor adverse effect predicted (not significant)

Ramsar site	International	1030	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	10000+	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1030	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	8740	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	6486	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	4611	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	0	Significant moderate adverse effect predicted
Unconfirmed Wildlife Site (UWS)	County	693	Minor adverse effect predicted

			(not significant)
Draft Nature Recovery Network areas (NRN)	County	0	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	0	Significant moderate adverse effect predicted

**Comments**

**Within River Axe SAC Nutrient catchment zone? No**

**Within Beer Quarry and Caves SAC bat consultation zone? No**

**Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes**

**Within Exe Estuary SPA HRA mitigation zone? No**

**Within East Devon Pebblebed Heaths 400m exclusion zone? No**

**Number of European sites potentially impacted by site: 0**

**On site assessment**

**Does the site consist of any habitats other than agriculturally improved grassland or arable (excluding small/negligible areas of habitat)?**

10/12/2023 . See notes

**Presence of veteran or ancient trees**

Brownfield, small and large trees in the garden and aside of the road.

**Large numbers of mature trees within hedgerows or otherwise**

No.

**Presence of ponds not identified on aerial imagery**

No.

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**Networks of small field parcel and hedgerows (any areas where allocation is likely to require removal of substantial areas of hedgerow to facilitate a suitable development footprint)**

No.

**Any other incidental features of ecological interest (protected/notable species incidentally recorded)**

Brownfield site in built area. No

**Is there any evidence which contradicts the desk study results?**

No.

## **Conclusion**

Minor adverse effect predicted (not significant)

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