

East Devon Local Plan 2020-2042

Site Selection report

Westclyst



February 2025

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

Contents

1	Introduction.....	4
2	Site Reference Brcl_04.....	6
3	Site Reference Polt_07.....	16

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.¹ The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites.²
- 1.3 For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of sites at Westclyst. 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 Westclyst:
 - Brcl_01 – Approved planning application.
 - Brcl_20 – Approved planning application.
 - Polt_03 – overlap with Polt_07.

¹ Site Selection Methodology (2024): [sal-001-site-selection-methodology_v2-2020-2042.pdf](#); Landscape Assessment: [sal-002-landscape-sensitivity-assessment-methodology.pdf](#); HESA Methodology: [sal-003-historic-environment-site-assessment-methodology.pdf](#); Ecology Guidelines: [sal-004-ecology-guidelines-for-housing-allocation.pdf](#)

² Following the approach advocated by the Planning Advisory Service – see Topic 5 – Site Selection Process: [Future Proofing the Plan Making Process | Local Government Association](#)

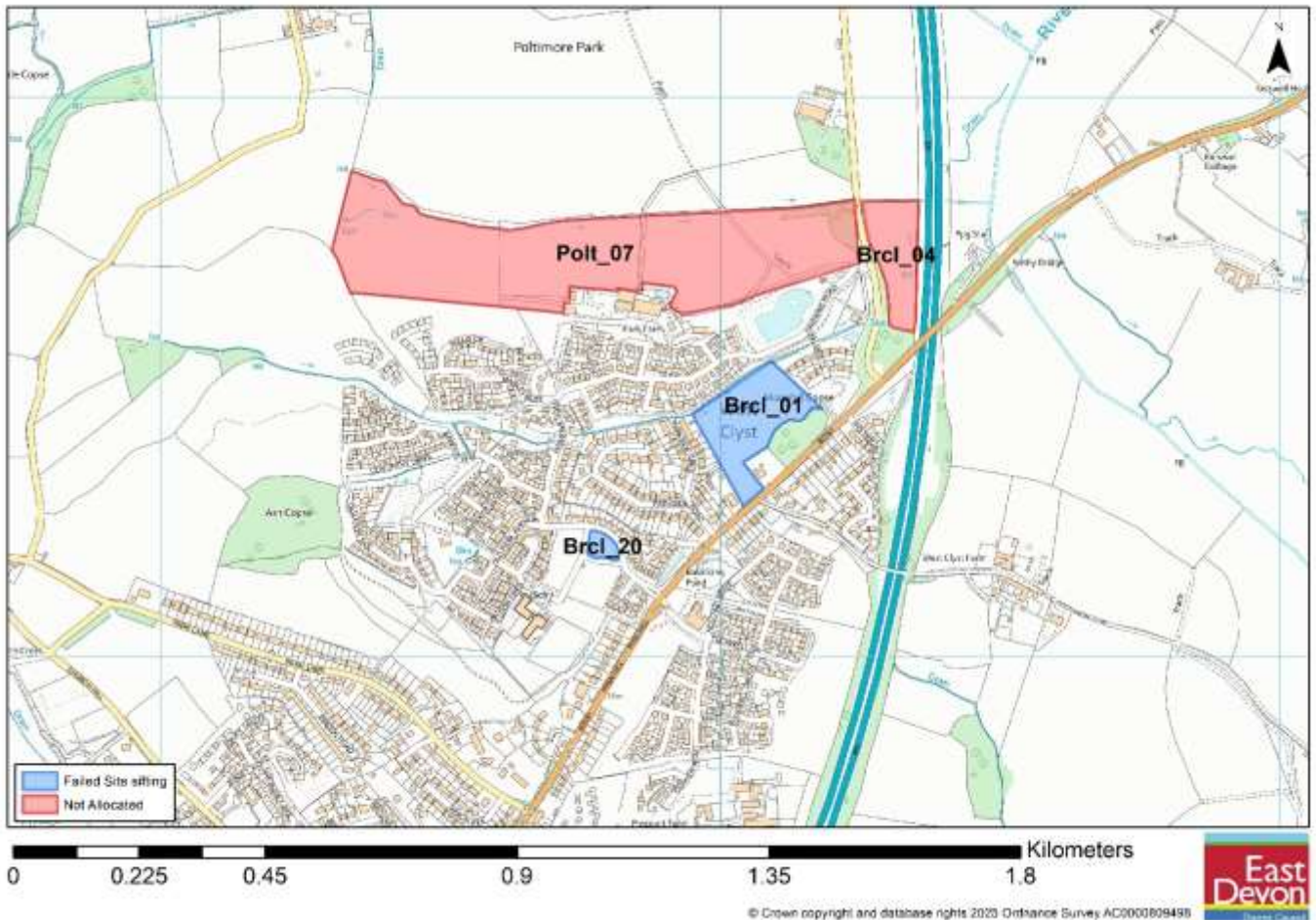


Figure 1.1: Overview of Site Selection findings at Westclyst

Site reference	Number of dwellings / hectares of employment land	Allocate?
Brcl_04	8 dwellings	No
Polt_07	200 dwellings	No

2 Site Reference Brcl_04

Site details

Settlement: Westclyst

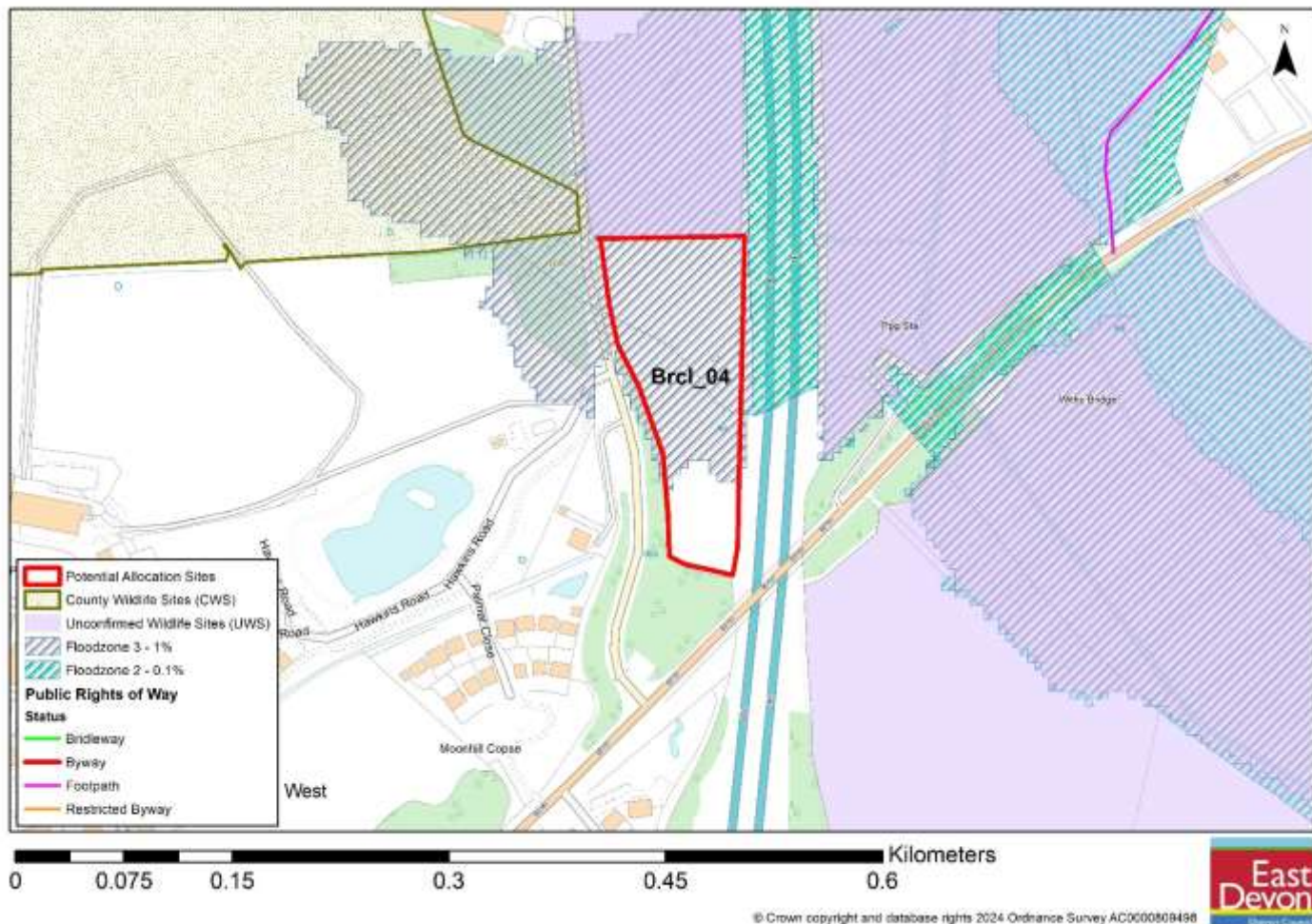
Reference number: Brcl_04

Site area (ha): 1.6 ha

Address: Land adjacent Poltimore Park, Poltimore, EX4 0AU

Proposed use: Residential

Site map



Photos



View from Poltimore Road, photo shows the field conditions.



View from Poltimore Road, photo shows the field conditions.



View from Poltimore Road, photo shows the access road.

Site Assessment Summary and Conclusion

Infrastructure

DCC - highways: Access from Poltimore Rd OK DCC - Education: In close proximity to West Clyst Community Primary - potentially capacity to support development. Additional secondary provision is required.

Landscape

The site is a relatively flat agricultural field with medium-high visibility, located between Westclyst and the M5, adjoining new residential development and parkland. This site has medium landscape sensitivity.

Historic environment

The site is located on the edge of West Clyst, with no designated heritage asset within 100m and the nearest heritage asset is Grade II listed Poltimore Depot, Former 10 Group Royal Observer Corps HQ, 202m to North.

Ecology

The site is used for agriculture covered by crops and vegetation on the edge of the site boundary. The site falls in the Exe Estuary & Pebbled Heath buffer zone, and Section 41 (S41) Habitat of Principle Importance, County Wildlife sites (CWS) and unconfirmed wildlife sites (UWS) within 100m of the site. Significant moderate adverse effect predicted.

Accessibility

The site is within 1,600 meters of 8 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

The site falls in Floodzone 3

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

No

Opportunities

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

Yield (number of dwellings or hectares of employment land)

8 dwellings

Contribution to spatial strategy

Compatible with the status of Westclyst in the settlement hierarchy.

Should the site be allocated?

No

Reasons for allocating or not allocating.

The site is located at the edge of Westclyst development, adjacent to M5, with medium landscape sensitivity and Significant moderate adverse effects on ecology. The majority of the site falls within flood zone 3.

Landscape Sensitivity Assessment

Reference number: Brcl_04

Context

Landscape designation context.

Outside of NL

For sites within AONB, 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 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

Construction phase impacts including potential off site impacts e.g. large delivery vehicles/ construction plant accessing narrow winding lanes.

Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss

Analysis

Physical and natural characteristics	
Medium	flat landform, arable landcover, gappy hedgerow, regular field pattern, small field scale, Strained post and wire fencing
Cultural and historic associations	
Medium- high	A deer park at Poltimore is mentioned in the 16th century and was still extant in 1892.
Relationship to existing settlement edge	

Low-medium	Settlement edge type : ring road and conspicuous rear boundaries, Edge form: exposed, Settlement setting: low lying
Experiential landscape character	
Medium	Remote and isolated , Transport corridors: close to motorway; Condition: well managed; Scenic quality: low
Views	
Medium	Enclosure/ openness: part Open Skylines: open& wooded Skyline structures: busy motorway, Views: interrupted / short, Intervisibility: motorway and existing settlement Degree of intervisibility: partial Visible from: publically accessible land/ cycle routes/ road Visual receptors: visitors to public access land, Walkers and cyclists on minor roads/ Motorists on M5
Overall landscape susceptibility	
medium	The site is a relatively flat agricultural field with medium-high visibility, located between Westclyst and the M5, adjoining new residential development and parkland.
Within nationally designated landscape?	
No	
Degree of intervisibility with nationally designated landscape	
If outside designated landscape, factors which may raise or lower value from moderate	
Landscape value	
Low – Despoiled or degraded landscape with little or no evidence of being valued by the local community	
Overall landscape sensitivity	
medium	
Landscape guidance: opportunities in relation to development	

Historic Environment Site Assessment

Reference number: Brcl_04

Notes on history of area

Westclyst's character blends a rural setting with modern development. Recent expansion, particularly with new housing estates, reflects the area's growing popularity. This expansion has been influenced by improved transport links. The

village's layout has developed along the main road running through Westclyst, connecting the historic centre with the newer residential areas.

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.

Step 1. Identify any heritage assets potentially affected	
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.	Poltimore Depot, Former 10 Group Royal Observer Corps HQ (180m) The road network has disrupted the view between the listed building and the site.

Ecology Site Assessment

Reference number: Brcl_04

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	17611	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	6677	Minor adverse effect predicted (not significant)
Ramsar site	International	6677	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	3312	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	14831	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	5093	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1273	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	14	Significant moderate adverse effect predicted
Unconfirmed Wildlife Site (UWS)	County	0	Significant moderate adverse effect predicted
Draft Nature Recovery Network areas (NRN)	County	9087	Minor adverse effect predicted

			(not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	52	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)?

8/18/2021 . No

Presence of veteran or ancient trees

the site was using as agricultural alnd. sweetcorn field

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)

Yes.

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 Polt_07

Site details

Settlement: Westclyst

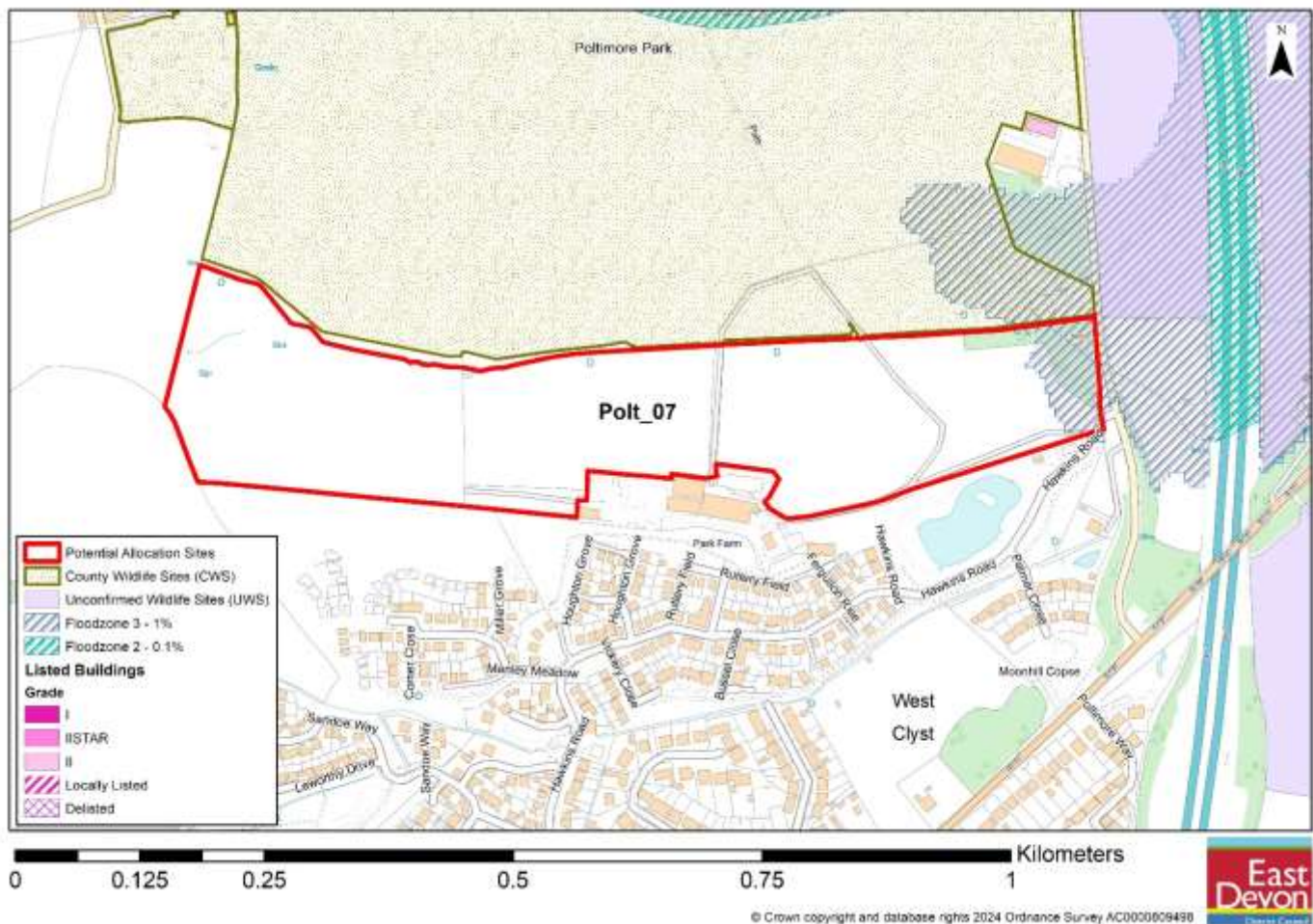
Reference number: Polt_07

Site area (ha): 13.8139

Address: Land at west clyst poltimore, Exeter, EX4 0BB

Proposed use: Residential

Site map



Photos



View from the entrance of the park



Photo of the park



Photo of the park



View from the higher point of the park

Site Assessment Summary and Conclusion

Infrastructure

DCC - highways: Potential for access via Old Park farm and Poltimore Road. Poltimore Road's junction with the B3181 may require improvement as per comments on Polt 02, 04 and 06, along with ped/cycle route/strategy contributions. A comprehensive transport assessment will be required. - Education: Large combination of sites. Distant from Stoke Canon Primary which has some capacity to support development - consider in relation to Pinhoe. New primary and secondary capacity is required, and depending on provision, transport costs would apply for primary and secondary. Need to be considered alongside west-end development and Exeter development plans.

Landscape

The site is a steep slope agricultural field with medium-high visibility, located between alongside M5, adjoining new residential development and parkland, the site retains a rural character and provides a green backdrop to views from Poltimore House and parkland. This site has a medium- high landscape sensitivity.

Historic environment

The site will be visible from the Grade II* listed Poltimore house (166m NE) and the associated surrounding parkland. High heritage impact upon the setting of the house, a Grade II* listed building, and parkland.

Ecology

The site is existing farmland and covered by improved grassland, with trees and vegetation on the edge of the site boundary. Section 41 (S41) Habitat of Principle

Importance and County Wildlife Site (CWS) adjoining to the site (North & Northeast).
Significant moderate adverse effect predicted.

Accessibility

The site is within 1,600 metres of 9 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

Most of the site is grade 3b agricultural land, with some grade 2 in the east., on the eastern corner of the site, approx. 0.625 ha of the site is within Flood Zone 3.

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

Yes

Opportunities

The site is located close to the M5 and existing housing site. The site should have certain opportunities as residential if Westclyst needs to expand further. However, due to the constraints, the opportunities would be low.

Yield (number of dwellings or hectares of employment land)

200 dwellings

Contribution to spatial strategy

Compatible with the status of Westclyst in the settlement hierarchy.

Should the site be allocated?

No

Reasons for allocating or not allocating

The subject site lies outside the existing Built-up Area and is located in the open countryside, within existing Green Wedges in the local plan and has Medium- high landscape and heritage impact and a Small part of the site within flood zone 3.

Landscape Sensitivity Assessment

Reference number: Polt_07

Context

Landscape designation context

Outside of NL

For sites within AONB, 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. 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 on topography – steep slopes likely to require significant earthworks/ retaining structures
- Impact of light spill from street lighting or windows on areas noted for dark skies
- Loss of trees/ hedgerow/ other noteworthy habitats
- Impact on boundaries –tree and hedgerow root protection areas,

Analysis

Physical and natural characteristics	
Medium- high	the site has a mixture of flat landform and gently rolling landform, arable and unimproved pasture landcover, irregular field pattern, vast field scale, intricate Landcover complexity, Strained post and wire fencing
Cultural and historic associations	
Medium- high	A deer park at Poltimore is mentioned in the 16th century and was still extant in 1892.
Relationship to existing settlement edge	
Medium	Settlement edge type : ring road and conspicuous rear boundaries, Edge form: open , Settlement setting: partly valley side, partly Valley bottom, overall open
Experiential landscape character	
Medium-high	Remote and wild , Transport corridors: Winding rural lanes but close to motorway; Buildings: farm buildings and dwellings Condition: undeveloped; Scenic quality: medium- high
Views	
High	Enclosure/ openness: part Open Skylines: open& wooded Skyline structures: busy motorway, Views: interrupted / short,

	Intervisibility: motorway and existing settlement Degree of intervisibility: partial Visible from: publically accessible land/ cycle routes/ road Visual receptors: visitors to public access land, Walkers and cyclists on minor roads/ Motorists on M5
Overall landscape susceptibility	
medium- high	The site is a steep slope agricultural field with medium-high visibility, located between alongside M5, adjoining new residential development and parkland, the site retains a rural character and provides a green backdrop to views from Poltimore House and parkland.
Within nationally designated landscape?	
No	
Degree of intervisibility with nationally designated landscape	
If outside designated landscape, factors which may raise or lower value from moderate	
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Overall landscape sensitivity	
medium- high	
Landscape guidance: opportunities in relation to development	

Historic Environment Site Assessment

Reference number: Polt_07

Notes on history of area

Westclyst's character blends a rural setting with modern development. Recent expansion, particularly with new housing estates, reflects the area's growing popularity. This expansion has been influenced by improved transport links. The village's layout has developed along the main road running through Westclyst, connecting the historic centre with the newer residential areas.

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.

Step 1. Identify any heritage assets potentially affected	
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.	Poltimore Depot, Former 10 Group Royal Observer Corps HQ (180m) Visibility from the edge of the boundary is possible, but due to the distance and mature trees between the listed building and the site, the impact would be minor.

Ecology Site Assessment

Reference number: Polt_07

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	17753	Minor adverse effect predicted (not significant)

Special Protection Area (SPA)	International	6357	Minor adverse effect predicted (not significant)
Ramsar site	International	6357	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	2396	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	14884	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	4154	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	370	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	0	Significant moderate adverse

			effect predicted
Unconfirmed Wildlife Site (UWS)	County	11	Significant moderate adverse effect predicted
Draft Nature Recovery Network areas (NRN)	County	9082	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	39	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)?

8/18/2021 . No

Presence of veteran or ancient trees

Trees and vegetation on the edge of the site boundary and some of the mature tree inside the park.

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)

The site comprises multiple fields, and hedgerow removal would be expected. No

Is there any evidence which contradicts the desk study results?

No.

Conclusion

Significant moderate adverse effect predicted