

**East Devon Local Plan 2020-2042**

# Site Selection report

## Gypsy and Traveller Site, Langaton Lane



February 2025

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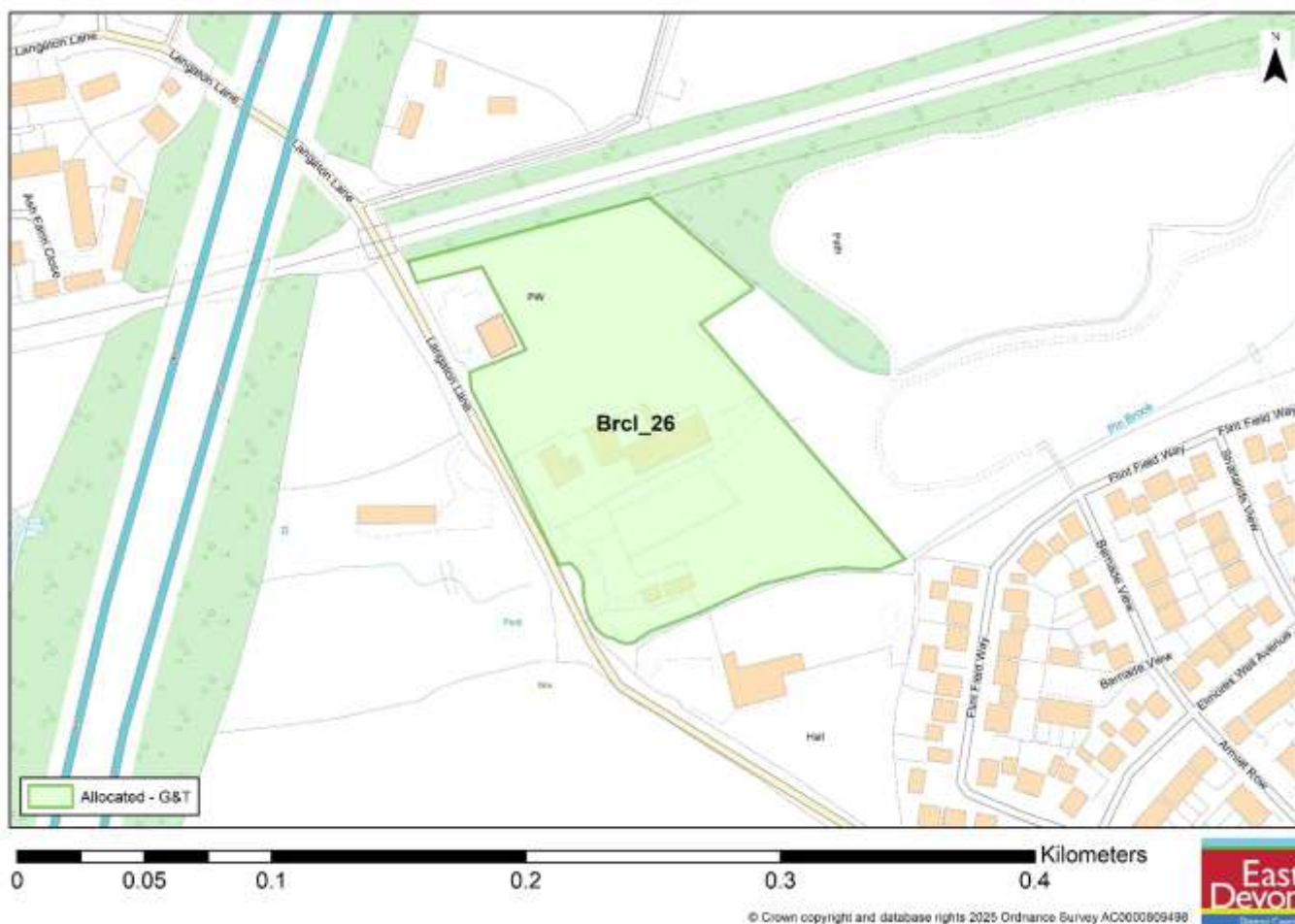
# 1 Introduction

- 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 one site at Ash Piggery, Langaton Lane, Pinhoe. A map of the site which has been assessed is below, followed by a table which highlights the site selection findings.
- 1.5 In addition to the sites which have been subject to assessment, other sites were not assessed because they did not pass 'site sifting'. This stage of the process rules out sites that are not 'reasonable alternatives' and therefore not considered as potential allocations in the Local Plan. In summary, to pass site sifting and therefore be considered as a potential allocation, the site should be identified as suitable, available, achievable in the HELAA; in a suitable location; not already allocated in a 'made' Neighbourhood Plan; and not already have planning permission. For obvious reasons, overlapping sites will only be assessed once. Further detail is contained in the Site Selection methodology.
- 1.6 The following sites did not pass site sifting at Langaton Lane, Pinhoe:
  - Brcl\_02 is probably unachievable in the HELAA due to noise impacts from M5.

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<sup>1</sup> 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](#)

<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 on land at Ash Piggery, Langaton Lane**

Site reference	Number of dwellings / hectares of employment land	Allocate?
Brcl_26	1.38 hectares	Yes (for Gypsy and Traveller accommodation use)

## 2 Site Reference Brcl\_26

### Site details

**Settlement:** None, the site is located at the West End of East Devon

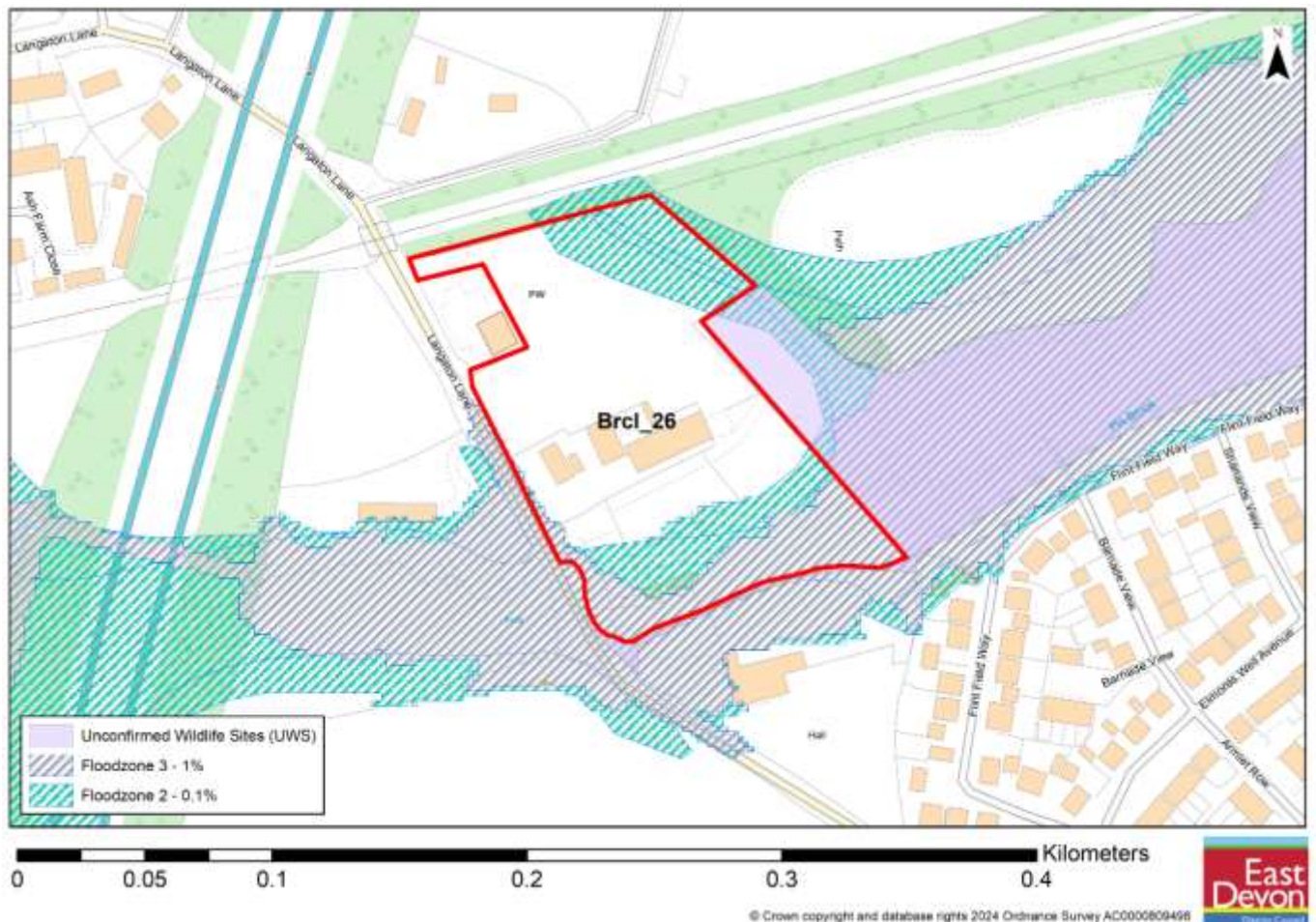
**Reference number:** Brcl\_26

**Site area (ha):** 1.38

**Address:** Ash Piggery, Langaton Lane, Pinhoe

**Proposed use:** Gypsy and Traveller accommodation

### Site map



## Photos



Access to the site from Langaton Lane, the site is on the right, beyond it the road is closed to vehicles



Looking west at the main buildings on the site, from Langaton Lane



Looking north across the site from the southern boundary

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

Located on a country lane with no through road access to vehicles and no pavements. Business park nearby. Lack of facilities for most residential use however, for Gypsy and Traveller use the site is well located with regard to the A30 and M5 and is close to historical stopping places.

### **Landscape**

Low-medium sensitivity. The site is a pleasant field, bungalow and associated buildings, which impact minimally on the surrounding landscape or countryside and are largely screened from view by hedgerows. The area is already subject to development and is relatively self contained due to nearby infrastructure barriers. Development is unlikely to impact upon the wider landscape

### **Historic environment**

Minor- close to a historic field enclosure but harm could be avoided. This is an area with a cultural history of Gypsy and Traveller activity and all known traditional stopping places in the area have now been developed.

### **Ecology**

Minor adverse effect predicted (not significant)

### **Accessibility**

Site lies within the West End, in close proximity to residential and employment development. It lies on a country lane without through access to traffic

### **Other constraints**

Grade 1 agricultural land. Part of site is liable to flood and the access road requires further assessment to check the depth of potential floodwater. Adjoins M5 and railway line. Employment buildings within site and the bungalow has an occupancy restriction.

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

No

**Opportunities**

A Gypsy/Traveller use could utilise the existing employment buildings and potentially the bungalow could be retained as communal accommodation/for community activity/site manager. This would enable a site to be provided in a location which has historic cultural significance.

**Yield (number of dwellings or hectares of employment land)**

1.38 hectares

**Contribution to spatial strategy**

Site is not best suited to residential due to proximity to M5 and distance from facilities. Langaton Lane is narrow and rural so would need to be upgraded for most employment use.

**Should the site be allocated?**

Yes, for Gypsy and Traveller accommodation

**Reasons for allocating or not allocating**

The site is well located for a Gypsy/Traveller accommodation use, being in the West End, close to main transport links and employment. It has the potential to utilise and incorporate an existing employment site. Flooding assessment work is required to ensure a safe access can be achieved and to direct development to those parts of the site at lowest risk.

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

Whole site should be allocated

## **Landscape Sensitivity Assessment**

### **Context**

#### **Landscape designation context**

Outside of National Landscape

#### **For sites within National Landscape, applicable special qualities**

Not applicable

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

Grade 1 agricultural land

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

3C. Sparsely settled farmed valley floors

- Open flat landform, often with distinct vegetated floodplain edge confined by valley sides
- Watercourses screened by riparian vegetation often with low flood-banks
- Hedges, not banks, generally on the boundary with rising land.
- Pastoral land use, with wet meadows and some arable, with variable field sizes
- Saltmarsh and reedbeds sometimes occur locally especially near the sea
- Sparsely settled
- Stone sometimes used for walls, bridges and quays.
- Network of narrow winding lanes, sometimes with major roads along boundaries
- Open internally, with views out screened by boundary vegetation
- Variable field pattern, with some areas apparently unenclosed
- Frequently tranquil although main transport routes may occur, reducing tranquillity
- River views

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

Slightly sloping site in agricultural (and associated residential) use, located close to the M5 and adjoining area of recent housing development

**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
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- major alteration/ new access provision required
- Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss
- Loss of trees/ hedgerow
- Impact on boundaries –tree and hedgerow root protection areas,
- Offsite access to services – eg need for extended footways/ cycleways/ bus stops
- Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant

**Analysis**

<b>Physical and natural characteristics</b>	
Low-medium	This site has a rural setting and appearance, accessed along a narrow country lane and bounded by fields and hedgerows, however it lies in close proximity to new housing and employment development, the M5 and railway. New planned development will encroach on the site's setting during the plan period.
<b>Cultural and historic associations</b>	
Medium	Historic boundary hedgerows, present on 1890 OS map. Subterranean evidence of historic (medieval) field boundaries and prehistoric field enclosures
<b>Relationship to existing settlement edge</b>	

Low-medium	Existing development and infrastructure have eroded the pastoral setting of the field so that it now sits on the edge of the urban area; this area is due to become more urbanised during the plan period
<b>Experiential landscape character</b>	
Low-medium	The site feels quite rural but the proximity of commercial and housing development to the southeast and southwest, the M5 and the railway create some noise and activity intrusion. As new development takes place the level of noise and activity is likely to increase
<b>Views</b>	
Low-medium	The site is largely flat but the field adjoining the house is well screened by field boundaries. There is intervisibility with new development to the southeast from within the site and, to a lesser extent, the taller buildings in the Science Park. There is some intervisibility with Exeter and the wider countryside in long range views.
<b>Overall landscape susceptibility</b>	
Low-Medium	The site is a pleasant field, bungalow and associated buildings, which impact minimally on the surrounding landscape or countryside and are largely screened from view by hedgerows. The area is already subject to development and is relatively self contained due to nearby infrastructure barriers. Development is unlikely to impact upon the wider landscape
<b>Within nationally designated landscape?</b>	
Site is not within a designated landscape.	
<b>Degree of intervisibility with nationally designated landscape</b>	
No intervisibility with the National Landscape.	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
<b>Landscape value</b>	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
<b>Overall landscape sensitivity</b>	
Medium-Low. The landscape is attractive but parts are already degraded/impacted by the M5 and substantial recent development.	
<b>Landscape guidance: opportunities in relation to development</b>	
None identified	

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## Historic Environment Site Assessment

### Notes on history of area

Former estate farm, probably associated with the Poltimore Estate. Separated from the original estate by substantial infrastructure including the railway line and M5 so that a newer, agriculturally tied bungalow has been constructed from which to farm the small amount of remaining land.

### Overall conclusion

Medium: no significant effects which cannot be mitigated. An impact is predicted, but would not compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished or compromised. Mitigation may make the impact acceptable. The overall significance of the asset would not therefore be materially changed.

<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?	Yes One possible non-designated heritage asset
List any heritage assets potentially affected.	Archaeological features- field/settlement enclosure

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<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 1	
Description of asset	MDV28622 Prehistoric enclosure Site of a prehistoric enclosure visible on aerial photographs of 1984 onwards, located on either side of Langaton Lane and to the north of Tithebarn Lane. Excavations in advance of a new water main showed that the enclosure originally had a bank inside its ditch, the later surviving up to 3 metres wide and 2 metres deep. A pile of broken shale bracelets was found in the lower layers of the ditch.
Significance of asset and setting	Lesser
Relationship of site with heritage asset	Evidence of prehistoric-Romanfield enclosure is visible from the air but not obvious at ground level. There are indications of historic hedgerow boundaries. There is minimal information available, however there may be archaeological remains on the site
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	Not at this stage Archaeological assessment can be undertaken as part of a planning application

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Moderate Development could potentially destroy the enclosures and any associated evidence. An archaeological assessment is required to establish the importance of this asset.
Could the site be developed in a way that minimised potential impact?	Potential impact could be minimised by identifying the extent of the earthworks. An archaeological assessment should be undertaken as part of the development to properly assess and record and subterranean evidence. Potentially the remnants could be retained as part of a landscaping scheme or open space or development could be limited to those parts of the site where no remains are present.
Would the development affect the heritage asset in other ways?	Unknown

<b>Step 4. How to maximise enhancements and avoid harm</b>	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	Yes
Would development enable further research and recording of the heritage asset?	Yes
Would development enable better revealing of the significance of the heritage asset?	See notes
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	Yes
Could the amount of development be reduced to avoid harm?	Yes
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	The enclosures only cover part of the site so it would be possible to design a scheme to avoid them if further archaeological assessment suggests they are worthy of retention in their entirety

## Ecological assessment

### 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	8200	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	8200	Minor adverse effect predicted (not significant)
Ramsar site	International	5600	Minor adverse effect predicted

			(not significant)
Marine Conservation Zone (MCZ)	National	28000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	5600	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	7600	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	5000	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	2100	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1800	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	1	Significant moderate adverse effect predicted
Draft Nature Recovery	County	1	Significant moderate

Network areas (NRN)			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? Yes**

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

**Number of European sites potentially impacted by site: 2**

**On site assessment**

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

No .

**Presence of veteran or ancient trees**

Yes, some mature hedgerow trees

**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)