

East Devon Local Plan 2020-2042

Site Selection report

**Employment Land South of Langdon
Business Park, near Clyst St Mary**



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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.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 one site to the South of Langdon Business Park on the A3052, near Clyst St Mary (but within Sowton parish). 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 land adjacent to Langdon Business Park, A3052, near Clyst St Mary:
 - Sowt_04 overlaps with Sowt_12.

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](#)

- Sowt_05 overlaps with Sowt_12.
- Sowt_06 overlaps with Sowt_15.
- Sowt_07 probably unachievable on its own in HELAA due to access via Sowt_06. Would need to be developed in combination.
- Sowt_12 probably unachievable in HELAA due to costs of removal and remediation of anaerobic digester and piggery which would make site unviable.
- GH/ED/56 overlaps with Sowt_15.

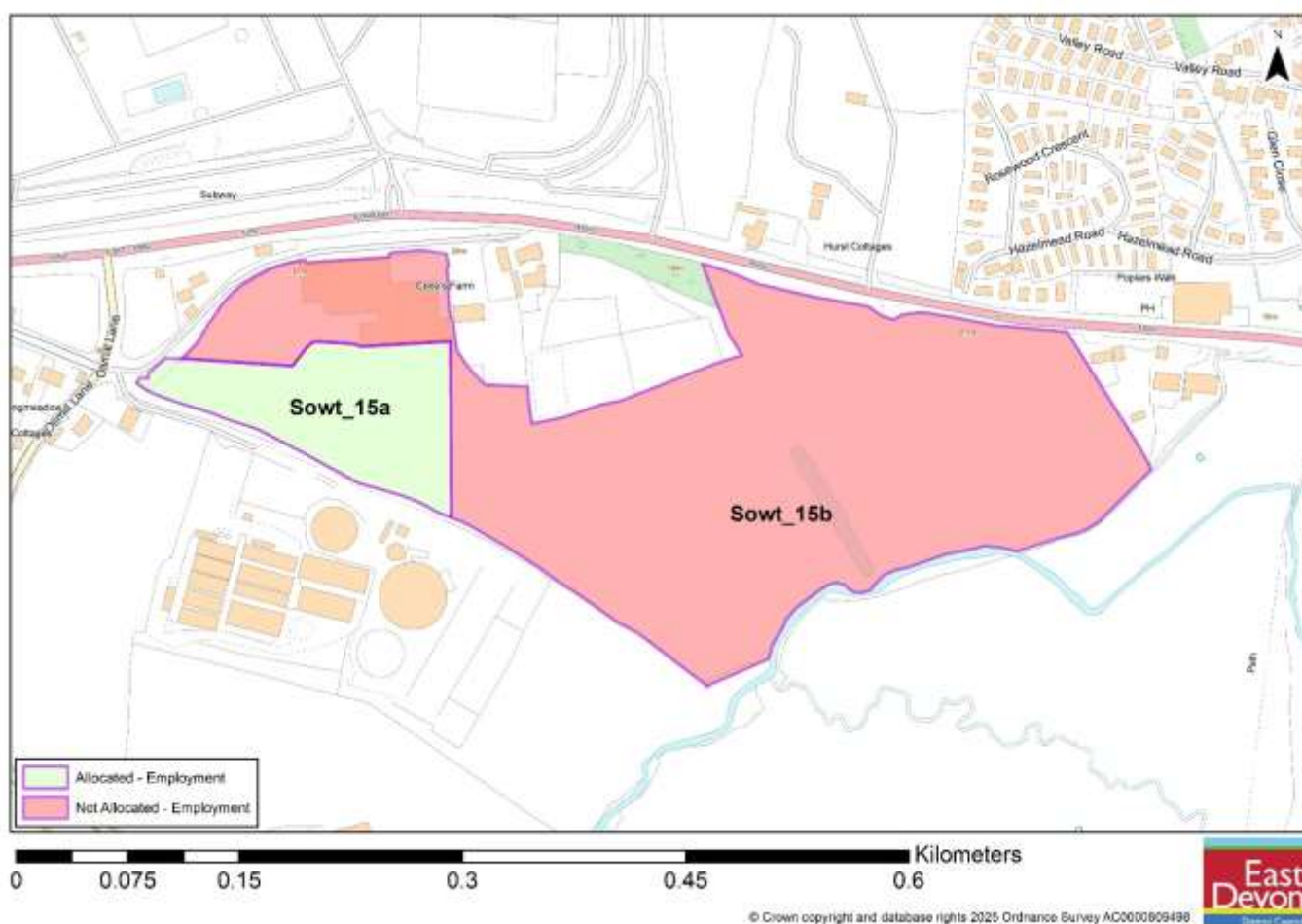


Figure 1.1: Overview of Site Selection findings on land South of Langdon Business Park

Site reference	Number of dwellings / hectares of employment land	Allocate?
Sowt_15	9.05ha	Part- 1ha to the west of the site (Sowt_15a) to be

Site reference	Number of dwellings / hectares of employment land	Allocate?
		allocated for employment use

2 Site Reference Sownt_15

Site details

Settlement: Employment land adjacent to Langdon Business Park

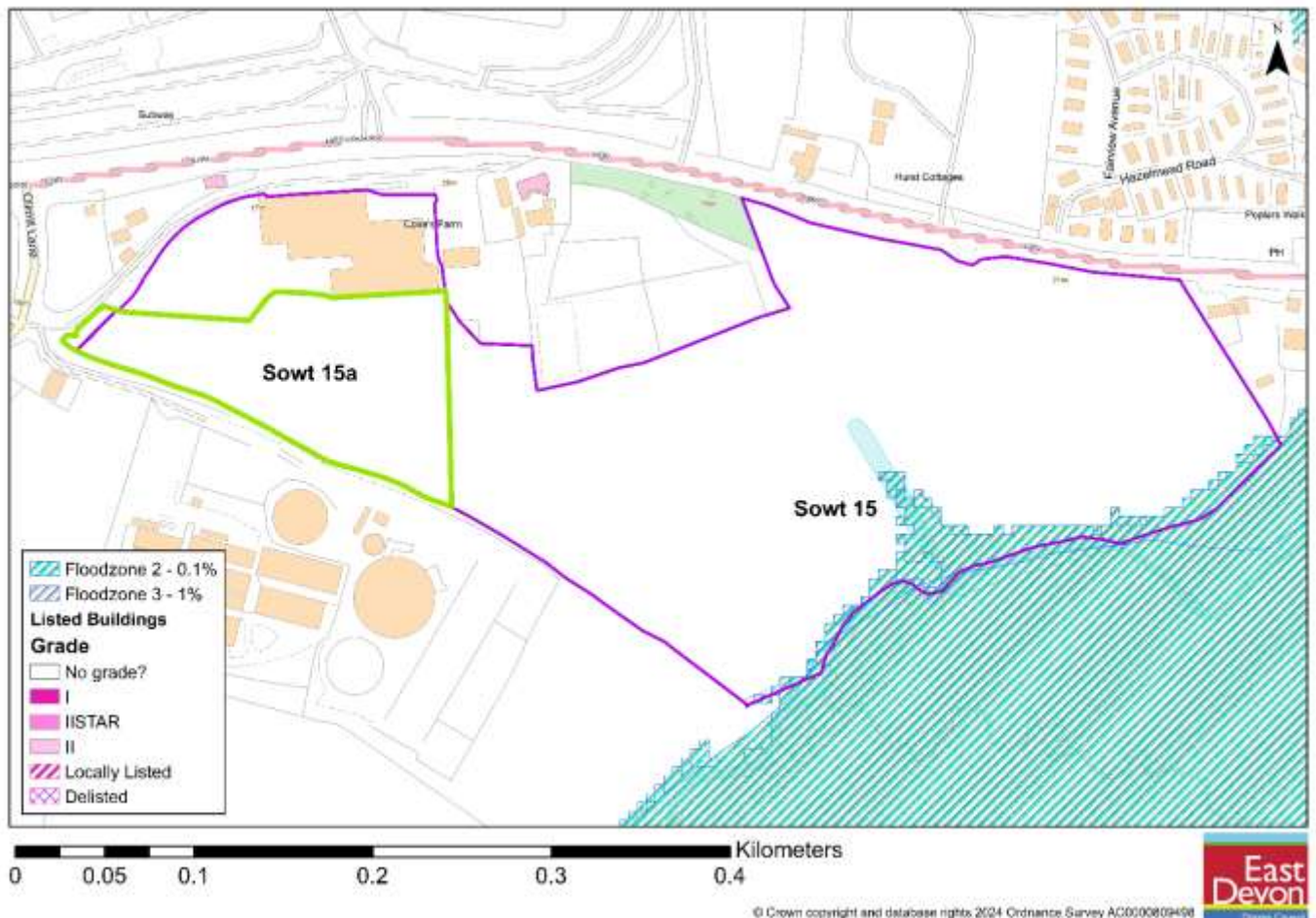
Reference number: Sownt_15

Site area (ha): 9.05

Address: Langdon Business Park, Sidmouth Road, Clyst St Mary

Proposed use: Employment

Site map



Photos



The eastern part of the site, looking south west from the A3052



Looking south west across the front of the site from the A3052



Looking east towards the site from Oil Mill Lane, to the west. The site lies between and beyond the arrows

Site Assessment Summary and Conclusion

Infrastructure

Existing business park with established access, limited in size, reasonable road collision record within vicinity.

Landscape

The sensitivity varies across the site and increases to the east. Any development should be restricted to the west of the site, between Langdon's Business Park and the commercial buildings to the south. Visual impact will be significantly increased if a new access onto A3052 is required. The development boundaries should be landscaped with a hedge of native species and a strip of woodland to soften the transition between the remaining field and new development.

Historic environment

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, this is likely to be in the form. The overall significance of the asset would not therefore be materially changed

Ecology

Minor adverse effect predicted (not significant)

Accessibility

The site lies around 400m from Clyst St Mary, adjacent to an existing business park with established access and close to a pub, an exhibition centre and a residential caravan park. Bus stop within easy walking distance (although there is limited pavement).

Other constraints

Protected trees lie within and in the boundary of the site. These would require protection.

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

No

Opportunities

The existing business park could be extended, providing an opportunity for existing businesses to expand

Yield (number of dwellings or hectares of employment land)

9.05 hectares

Contribution to spatial strategy

Site is located in the countryside but within walking/cycling distance of a tier 4 settlement. Adjoins existing business park.

Should the site be allocated?

Part of the site should be allocated. The whole site is unsuitable as it would be excessively large, would impact on a heritage asset and mature trees.

Reasons for allocating or not allocating

As above.

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

Part of the site (1ha to the western end of the site) should be allocated

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

For sites within National Landscape, applicable special qualities

Other relevant biodiversity, historic environment and/or geological designations

Landscape Character Type and relevant key characteristics

Clyst Lowland Farmlands. 3E Lowland Plains- Lowland, undulating farmed landscape underlain by mudstones, siltstones and sandstones.

Landscape crossed by streams and meandering watercourses which feed into the more distinct valleys of the Clyst (a tributary to the Exe) and the Tale (a tributary to the Otter).

Higher ground to the north at Budlake (harder igneous geology) providing a more distinctive and often wooded skyline.

Generally well treed appearance due to significant numbers of hedgerow trees although few woodlands with exception of Killerton Estate (part of Ashclyst Forest).

Notable small orchards often on the outskirts of villages.

Mixture of small to medium scale fields often with curving boundaries reflecting medieval origin.

Mixed farming including arable and some pasture along watercourses where there is seasonal flooding, as well as areas of horsiculture and hobby farming.

Nature conservation interest provided by unimproved neutral grassland and marshy grassland, particularly fringing streams and plantation/ semi-natural and ancient woodland in the north-west.

Historic parkland in the north-west of this area with notable areas of parkland and veteran trees.

Dispersed pattern of small villages (particularly along the watercourses many with 'Clyst' place names), dispersed farmsteads and town of Honiton.

Strong local vernacular of cob and thatch.

Overarching perceptions of tranquillity and quintessential English lowland farmland when away from infrastructure and communication corridors and a sense of isolation in parts.

Views to surrounding ridges of higher land.

Local landscape character of site and immediate surrounds

Mixed brownfield and greenfield site south of the A3052 junction with the Devon County Showground, and at its closest lying 400m east of Clyst St Mary village. In the NW of the site is Langdon business park (aka Oilmill Industrial Estate) which includes a largely level bus depot part for Dartline Coaches, with substantial open air storage & parking areas, and large warehouse buildings on the site. Rest of site comprises two level irregularly shaped agricultural fields bounded by hedgerows and mature trees. Situated adjacent to Coxe's Farm to the north (a small part is site Sowl_07) and Enfield Farm (rearing pigs) and a substantial anaerobic digestion facility to the south (Site Sowl_12). Access to the western field is off a narrow track off Oil Mill Lane, whilst the northern field is accessed directly off the A3052. Small group of roadside dwellings adjacent to NE corner, Detached park homes site (Cat and Fiddle Park) and the Cat and Fiddle public house lie further to the NE, separated by the A3052. Grindle Brook (small tributary which flows into river Clyst) adjoins the S/SE boundary, with agricultural land beyond.

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

Physical and natural characteristics	
Low-medium	The site contributes to local landscape character through hedgerow boundaries and a sense of openness, contributing to the setting of nearby listed buildings. The site is undistinctive in terms of landform or land cover. It is Grade 3 agricultural land.
Cultural and historic associations	
Medium	Historic boundary hedgerows, present on 1890 OS map. Earthworks visible on aerial photographs of 1947 have been previously recorded here as representing medieval ridge and furrow, to the south of Cat and Fiddle Park. This area of 'ridge and furrow' however may relate to the series of orchard banks. Roman Road adjoins the site. Several specimen trees, some protected.
Relationship to existing settlement edge	
Low-medium	Semi-rural location separated from nearby settlements but dense estate of caravan park homes to the north east, main road to the north and industrial buildings to the west and southwest, and clusters of development along the A3052 have urbanised the area somewhat. Most nearby development is 1-1.5 storeys and screened by roadside planting.
Experiential landscape character	
Low-medium	The eastern field adjoins a main road, and is well screened by hedgerow planting. Views across the site can be seen from the access point and the lower section of hedgerow adjoining it. There is road noise and intrusion from lighting to the north of the site and commercial activity (within) the western part of the site and to the south west.

Views	
Low-medium	Boundary trees and hedgerows would provide some screening of new development from short and long distance viewpoints. Development of the western section of the site would have the lowest impact in landscape terms as development would be seen in the context of existing built form, especially if the existing access could be used. Development of the eastern field, and southern section of the western field, would extend into the countryside but there is scope to 'infill' between Langdon's Business Park within the site and the commercial area outside and to the south.
Overall landscape susceptibility	
Low-Medium	Due to the slightly elevated nature of the southern part of the site, long range views over the site and semi-rural location, development (other than to the west) would not integrate with existing development.
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
No intervisibility with the National Landscape.	
If outside designated landscape, factors which may raise or lower value from moderate	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
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	
The sensitivity varies across the site and increases to the east. Any development should be restricted to the west of the site, between Langdon's Business Park and the commercial buildings to the south. Visual impact will be significantly increased if a new access onto A3052 is required. The development boundaries should be landscaped with a hedge of native species and a strip of woodland to soften the transition between the remaining field and new development.	
Landscape guidance: opportunities in relation to development	
None identified	

Historic Environment Site Assessment

Notes on history of area

One of 6 villages on, and named after, the river Clyst. Around 600m from the site of the battle that took place in 1549, known as the Prayer Book Rebellion.

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.

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes Coxes Farm Cottage and Linden Lea are both Grade 2 listed and lie adjacent to the already developed section of the site, Langdon's Business Park (100m and 20m respectively). They have not been assessed on the basis that the existing commercial development within the site intervenes between, and reduces further impact from, new greenfield development.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes Two possible non-designated heritage assets, remains of a linhay associated with Coxes Farm and earthworks. There may be potential for archaeological remains from the Roman Road to the north to be found on the site but these should be captured by a comprehensive archaeological assessment.
List any heritage assets potentially affected.	Asset 1 Earthworks and Asset 2 remains of a linhay

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	HER Number: MDV62984 Name: Earthworks, South of Cat and Fiddle Park Earthworks visible on aerial photographs of 1947 have been previously recorded here as representing medieval ridge and furrow, to the south of Cat and Fiddle Park. This area of 'ridge and furrow' however may relate to the series of orchard banks identified at Coxe's Farm and recorded as a separate record.
Significance of asset and setting	Lesser
Relationship of site with heritage asset	The heritage asset is located across most of the site so there is a direct relationship between the two. It is hard to assess the significance without further information.
Level of contribution (site to heritage asset)	Little
Further assessment required?	Yes At present there is not enough information to properly assess the significance of the assets. Archaeological assessment is required.

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Major Development could potentially destroy the earthworks, linhay 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 and position of the linhay. 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

Step 4. How to maximise enhancements and avoid harm	
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	It may be possible to design a layout which incorporates the earthworks/linhay as part of a landscaping scheme or open space. In any case, an archaeological assessment should be undertaken to gauge the extent and importance of the assets. Limiting development to the western section of the site may avoid the enclosure remains.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 2	
Description of asset	HER Number: MDV10133 Name: LINHAY in the Parish of Sowton. Coxes dairy. Linhay. Type 1. Timber posts with beams running from back to front.
Significance of asset and setting	Lesser
Relationship of site with heritage asset	The heritage asset is located across most of the site so there is a direct relationship between the two. It is hard to assess the significance without further information.
Level of contribution (site to heritage asset)	Little
Further assessment required?	Yes At present there is not enough information to properly assess the significance of the assets. Archaeological assessment is required.

Step 3. Identifying potential impact on significance of heritage asset

Heritage asset 2

What impact would development have on the heritage asset and its setting?	Major Development could potentially destroy the earthworks, linhay 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

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 2 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 2 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	It may be possible to design a layout which incorporates the earthworks/linhay as part of a landscaping scheme or open space. In any case, an archaeological assessment should be undertaken to gauge the extent and importance of the assets. Limiting development to the western section of the site may avoid the earthworks remains.

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	2700	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	2700	Minor adverse effect predicted (not significant)

Ramsar site	International	1190	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	22000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	2700	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	2700	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	7500	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	4090	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1230	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	237	Minor adverse effect

			predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	123	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	133	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? 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. 1 Ash and 4 Oak Trees covered by TPO (1 oak within open field), other, smaller 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)