

East Devon Local Plan 2020-2042

Site Selection report

Employment Site, Lodge Trading Estate, Station Road, Broadclyst



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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 at Lodge Trading Estate, Station Road, Broadclyst. 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 Lodge Trading Estate, Station Road, Broadclyst:
 - Brcl_19 overlaps with Brcl_27.

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](#)

- Brcl_30 overlaps with Brcl_27.

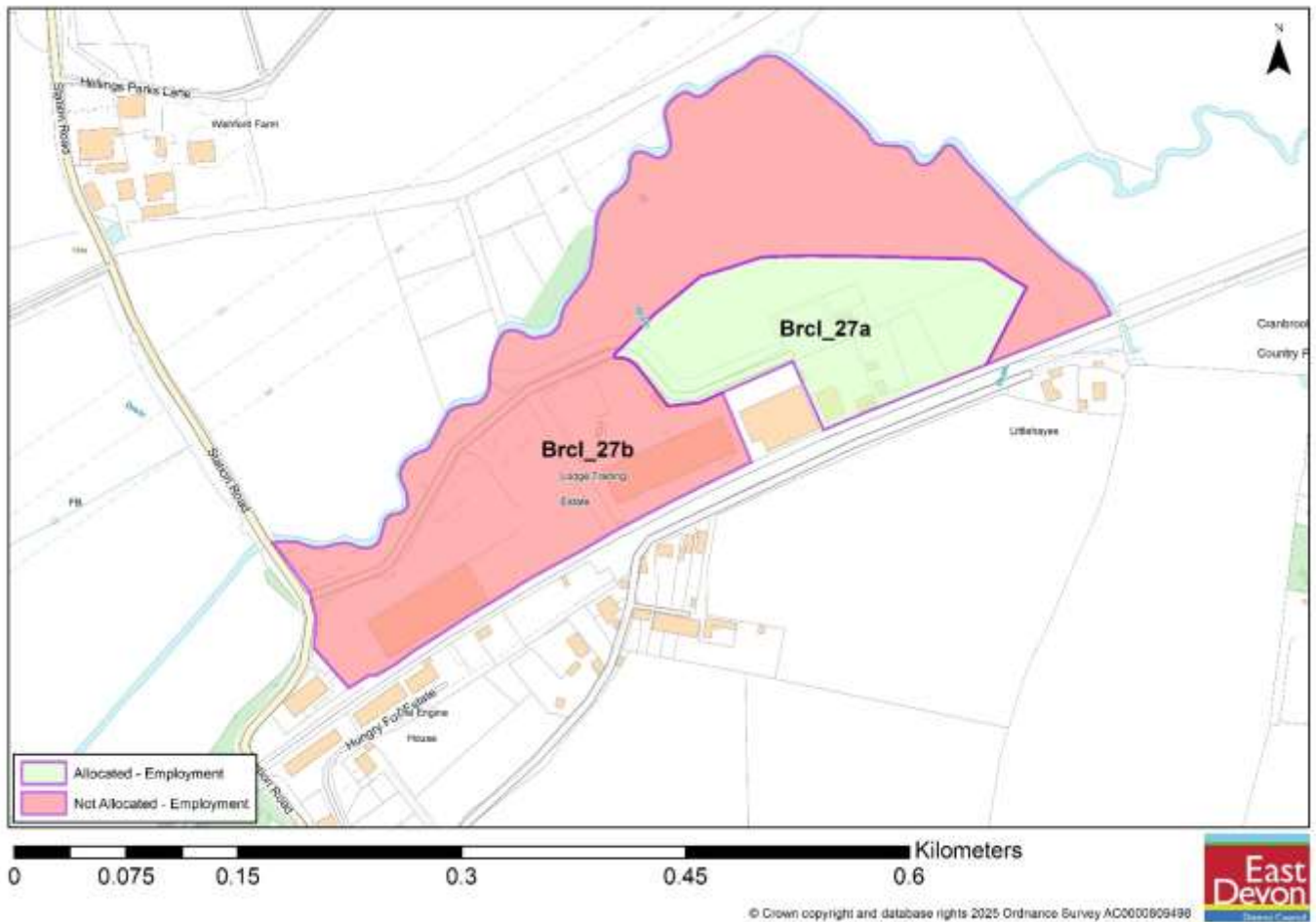


Figure 1.1: Overview of Site Selection findings on land at Lodge Trading Estate, Station Road, Broadclyst

Site reference	Number of dwellings / hectares of employment land	Allocate?
Brcl_27	8.42 hectares	Part- Brcl_27a should be allocated, it measures 1.89ha

2 Site Reference Brcl_27

Site details

Settlement: The site adjoins an existing employment site

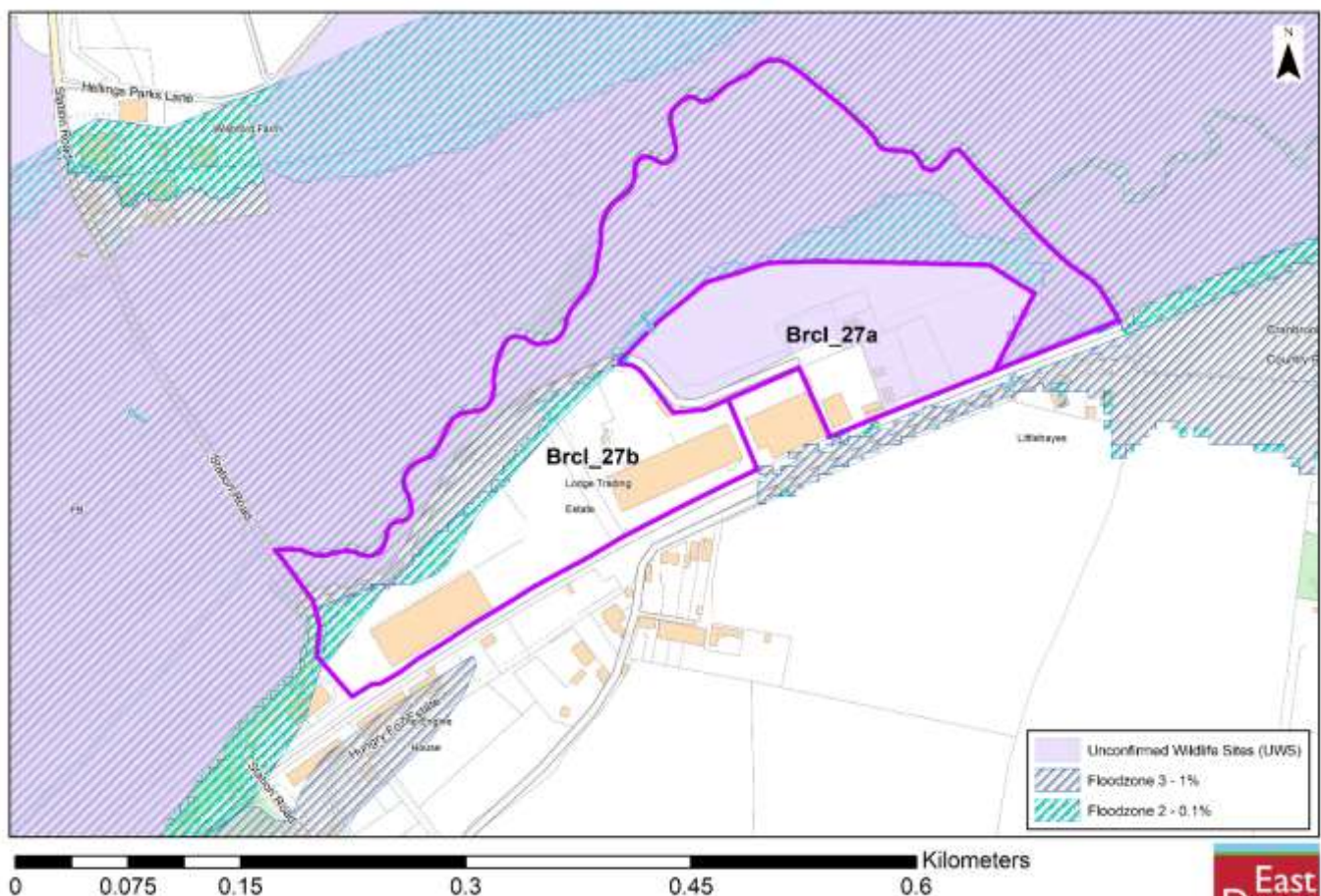
Reference number: Brcl_27

Site area (ha): 8.42 (1.89 to be allocated)

Address: Lodge Trading Estate, Station Road, Broadclyst

Proposed use: Employment

Site map



Photos



Access to the site from Station Road



Looking across the eastern section of the site (the area suggested for allocation)



Looking across the floodplain, this part of the site is not proposed for allocation

Site Assessment Summary and Conclusion

Infrastructure

The site contains an existing business park. DCC advise that careful consideration needs to be given to Broadclyst Station, the WEA of Cranbrook, and the associated detail in the Cranbrook Plan. They also raise concerns about highway capacity and potential conflict with other road users on Station Road.

Landscape

Low-medium sensitivity. The site is not in a designated landscape. It does feature in some medium-long range views and is relatively flat and open, but development would be seen in the context of existing development.

Historic environment

Medium-There is evidence of prehistoric enclosure and field boundaries. An archaeological survey is needed prior to development and it may be possible to design a layout to incorporate any subterranean remains.

Ecology

Minor adverse effect predicted (not significant)

Accessibility

Site adjoins the outskirts of Cranbrook and lies approximately halfway between the A30 and Broadclyst in a small hamlet. Accessibility is reasonable and the main road is very well used, albeit prone to flooding and narrow in parts. 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

Overhead high voltage electricity line with possible easement on a very small part of the northern boundary. No high pressure gas pipeline zones. Site lies adjacent to the Cranny Brook. Approx 4 ha of the total site is in Flood Zone 3. This will impact on the gross development area. An additional 0.9 ha is in Flood Zone 2, Flood zones 2 and 3 are on the northern and eastern boundaries. Area of low risk of surface water flooding in the northern part of the site. Grade 3a and 3b agricultural land. Parts of the

site are in active employment use.

Site lies wholly in the Clyst Valley Regional Park (secondary recreational zone, hub and wildlife sanctuary zone (indicative) - shown in the CVRP Masterplan Fig 7).

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

No

Opportunities

The site is partly developed, partly overgrown. Opportunity to reuse a brownfield site. Poorly related to Cranbrook despite proximity, due to difficulty with bridging the railway line.

Yield (number of dwellings or hectares of employment land)

1.89 hectares (after land is discounted due to constraints)

Contribution to spatial strategy

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

Should the site be allocated?

Yes, in part. However, this part of the site is subject to flooding and further work will be required to understand the extent and nature of the flood risk (through a Level 2 Strategic Flood Risk Assessment).

Reasons for allocating or not allocating

The site is reasonably well located adjacent to development (and including existing commercial development), close to facilities and public transport. It could function as an expansion to the existing business park. Development could affect subterranean heritage assets. The design would need to protect existing trees and hedgerows and an archeological assessment would be required. Land that is liable to flood or is in active employment use already should not be allocated. Limitations on highway capacity could limit the range of employment uses. The site lies within the CVRP but will not detract given it's brownfield character.

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

Yes, part of the site (1.89ha) could be allocated, site Brcl_27a on the map

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

Site lies wholly in the Clyst Valley Regional Park (secondary recreational zone, hub and wildlife sanctuary zone (indicative) - shown in the CVRP Masterplan Fig 7).

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

This flat site lies outside the built up area boundary of the new settlement of Cranbrook which is south of the site. The site consists of older industrial buildings, broken ground and scrubby grass within native hederow boundary to the north and east. Brcl_27 includes Lodge Trading estate - a collection of Class B units between Broadclyst village and the airport. The Cranny Brook forms the site's northern boundary. To the south is the Exeter-London Waterloo railway line (single track at this time) with only a single platform to the south of the track, serving Cranbrook (but no foot/cycle

bridge over railway at present). To the west is the existing buildings on the Trading Estate. Brcl_27 would use the existing site access (a private road serving the Trading Estate) off from Station Road. That road also provides pedestrian and vehicular access to Cranbrook. Previous application 16/0263/MOUT for 44 dwellings dismissed at appeal 13 April 2017.

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	Not in National Landscape. Landscape character LCT 3C. Sparsely settled farmed valley floors. Site contains hardstanding, disturbed ground, scrub and semi-improved grassland. Site lies wholly in the Clyst Valley Regional Park (secondary recreational zone, hub and wildlife sanctuary zone (indicative) - shown in the CVRP Masterplan Fig 7)..
Cultural and historic associations	

Low-Medium	Historic boundary hedgerows, present on 1890 OS map. Subterranean evidence of historic (medieval) field boundaries.
Relationship to existing settlement edge	
Low-medium	Some industrial development in/around the site as well as a small hamlet of late 19thC dwellings but topography means the residential development is well screened . In future, this site will lie on the edge of an expanded Cranbrook
Experiential landscape character	
Low-medium	The site feels quite rural on its northern side but the proximity of commercial development and the railway create some noise and activity intrusion. As Cranbrook expands the level of noise and activity is likely to increase
Views	
Low-medium	Site is previously developed and seen against a backdrop of commercial development to the south/west.
Overall landscape susceptibility	
Low-Medium	Site is previously developed and seen against a backdrop of commercial development to the south/west.
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	
Low. As a partly previously developed site with minimal landscape features there is an opportunity to soften the appearance of buildings and hard surfaces with trees and soft landscaping	
Landscape guidance: opportunities in relation to development	
None identified	

Historic Environment Site Assessment

Notes on history of area

Broadclyst Station was agricultural land until 1860 when the railway was built and a station house, and surrounding houses, were built. It closed in 1966. The goods yard remains.

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?	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 boundary and cropmark

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	MDV10169 Circular Cropmark Enclosure North West of Blue Hayes House, Broad Clyst, 113989 Hedgerow A roughly circular ditched enclosure of probable later prehistoric to Roman date was visible as a cropmark in the floodplain of the River Clyst on aerial photographs of 1966, north-west of Blue Hayes House, Broad Clyst. Geophysical survey has revealed historic hedgerow field boundaries.
Significance of asset and setting	Lesser
Relationship of site with heritage asset	Evidence of prehistoric-Roman crop mark enclosures 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 The heritage asset is located centrally and across 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)	Lesser
Further assessment required?	Not at this stage Archaeological assessment can be undertaken as part of a planning application

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?	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

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 enclosures 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 enclosures.

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	6600	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	6600	Minor adverse effect predicted (not significant)
Ramsar site	International	7800	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	20000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	5400	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	6600	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	7250	Minor adverse effect

			predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	3300	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	264	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	1	Significant moderate adverse effect predicted
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	1	Significant moderate adverse effect predicted

Comments

Site lies immediately adjacent to a unconfirmed wildlife site, priority habitat and nature recovery network. Retention of the boundary hedgerow and careful landscaping should minimise any impact on these areas

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)?

Semi improved grassland/scrub/disturbed ground

Presence of veteran or ancient trees

No

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)