

East Devon Local Plan 2020-2042

Site Selection report

Employment Site, Greendale Barton



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.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 Greendale Barton. 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 Greendale Barton:
 - GH/ED/63 within the larger site Farr_03, which was assessed as part of new settlement Option 2.
 - GH/ED/65 overlaps with Wood_38.

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](#)

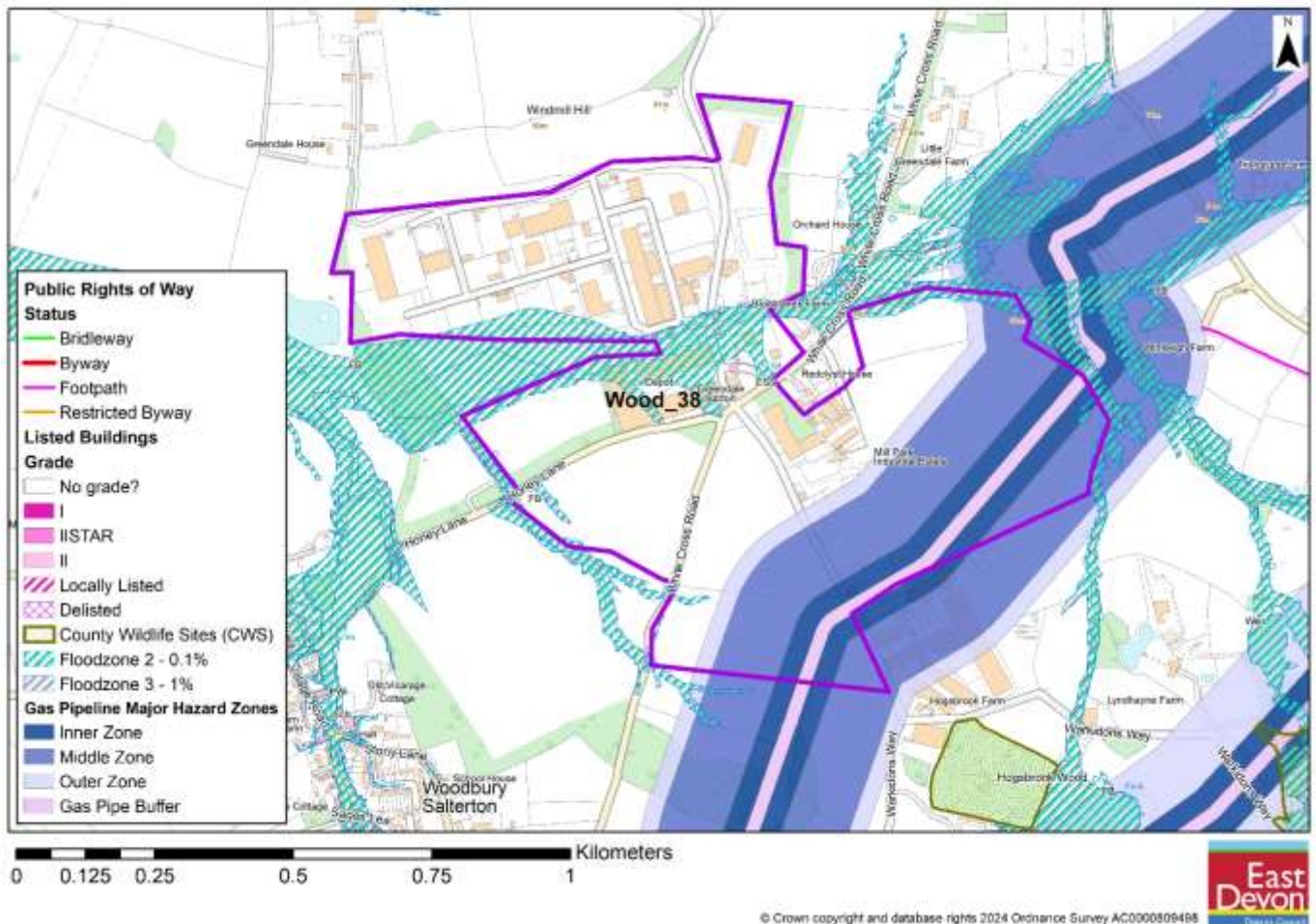


Figure 1.1: Overview of Site Selection findings on land at Greendale Barton, Woodbury

Site reference	Number of dwellings / hectares of employment land	Allocate?
Wood_38	71.2 hectares	No

2 Site Reference Wood_38

Site details

Settlement: The site adjoins an existing employment site

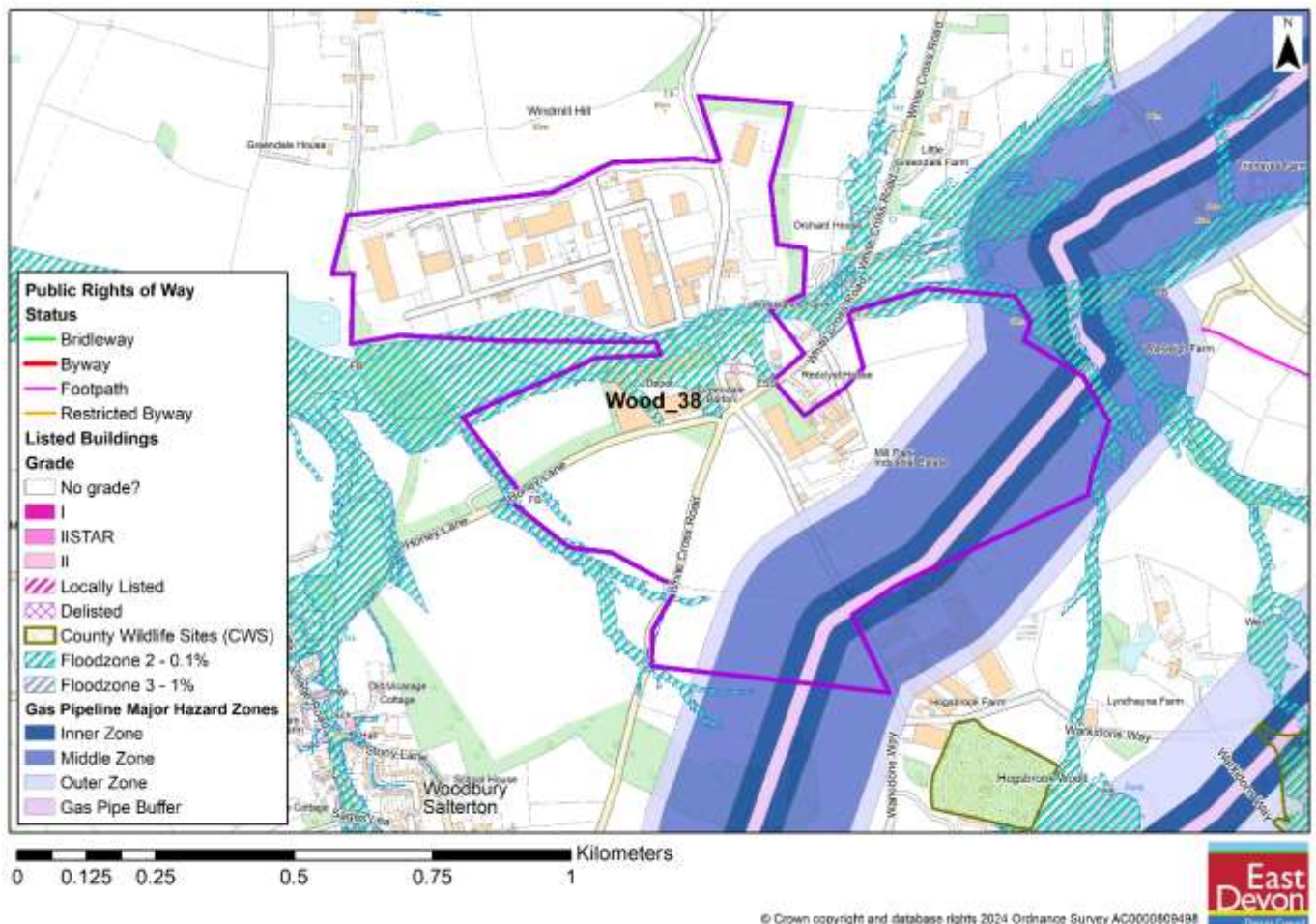
Reference number: Wood_38

Site area (ha): 71.2ha (this reduces to 20.8ha when developed areas and those subject to flooding or high pressure gas pipeline safety/buffer zones are removed)

Address: Greendale Barton, Woodbury Salterton, Woodbury

Proposed use: Employment

Site map



Photos



Looking southwest across the employment site from the access lane off the A3052



Looking southeast across the employment site from the access lane off the A3052



Looking from Honey Lane across the south western section of the site, towards White Cross Road



Looking from White Cross Road northwards across the site towards Greendale Barton. The developed area lies below the hedgeline in the middle of the photo



Standing in front of Mill Park industrial estate looking west across the southern part of the site



From scheduled monument tumulus, Colaton Raleigh Common within National Landscape, 2.5km to southeast of site

Site Assessment Summary and Conclusion

Infrastructure

The site contains one main existing business park and several smaller areas in business use. DCC state - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking

and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy

Landscape

Medium sensitivity. The site is not in a designated landscape. Medium- Limited sense of the site from the A3052 to the north, but views from the access road quickly become apparent showing the extensive existing business park in the foreground and fields beyond. There are open views of the site from lane (Warkidons Way) to the south, which show the built form of the existing business park set lower down the valley, along with Hogsbrook Farm buildings to east, surrounded by rural context of agricultural fields rising to the south. Similar findings for view along White Cross Road and Honey Lane - predominantly rural context, with the presence of existing business park in views to the north.

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. Grade II listed Greendale Barton is located in the centre of the site, on the southern edge of the existing business park. Grade II listed Brooklands Farm is around 30m from edge of site in north west - mature trees obscure views into the site, but potential impact upon this asset.

Ecology

Minor adverse effect predicted (not significant). Several TPOs cover parts of the site. Hogsbrook Farm County Wildlife Site located 131m to south.

Accessibility

Site adjoins an existing employment site. All of the site is (just) within 1,600 metres of a bus route with an hourly or better service. Poor pedestrian or cycle accessibility.

Other constraints

Northern tip of site may contain Grade 2 agricultural land, but the remainder is Grade 3. A slither of Flood zone 3 and high surface water flood risk bisects the central part of the site, east to west. Flood risk also present on western and eastern fringes. Most of site, except southern and eastern edge, is within waste consultation zone. No overhead high voltage electricity lines. High pressure gas pipeline and related safety/buffer zones lie beneath 26.8 Ha of site. Also 24.5 Ha on land with existing employment development. Discount 51.3 Ha to reduce gross development area to 20.8 hectares. Southern part of site is within (outer) water protection zone. Part of the site (the field north of Honey Lane- approx 3.7 Ha) is within the proposed Clyst Valley Regional Park.

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

No

Opportunities

The site includes a significant employment site and could provide pedestrian/cycle links through it and to the wider area.

Yield (number of dwellings or hectares of employment land)

20.8 hectares (after land is discounted due to constraints. Removing land within the proposed extension to Clyst Valley Regional Park would reduce the yield by a further 3.7Ha)

Contribution to spatial strategy

The site is in open countryside, however it incorporates a significant existing business park and therefore passed stage 2 sifting.

Should the site be allocated?

No

Reasons for allocating or not allocating

Countryside location remote from facilities (these are not accessible on foot and there are no cyclepaths). Landscape impact varies across the site but the least intrusive areas have already been developed and the undeveloped parts of the site will be much more visually intrusive. The position and extent of the HSE High Pressure Gas pipeline and its safeguarding zones across the central/ eastern part of the site, plus the amount of land within the Flood Zone, reduce the site capacity. Sites to the west might be achievable but they are quite visible in the wider landscape (and the least visible field is within the proposed CVRP extension) and are not well related to the existing business park.

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

No

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 partially within the proposed extension to the Clyst Valley Regional Park. Site contains a Grade 2 listed building and lies close to other heritage assets. There is evidence of historic field patterns. A CWS lies 131m south of the site. The site contains TPO'd trees.

Landscape Character Type and relevant key characteristics

3B and 3E

3B. Lower rolling farmed and settled valley slopes

- Gently rolling lower valley slopes
- Pastoral farmland, with a wooded appearance
- Variable field patterns and sizes with either wide, low boundaries and irregular patterns or small fields

with medium to tall boundaries and a regular pattern.

- Many hedgerow trees, copses and streamside tree rows
 - Settled, with varied settlement size, building ages and styles, sometimes with unity of materials in places through use of stone.
 - Presence of leisure-related development often associated with coast
 - Winding, often narrow sunken lanes with very tall earth banks. Main roads may dominate locally.
 - Streams and ditches
 - Some parts tranquil and intimate all year round, except near main transport routes.
 - Enclosed and sheltered landscape and wider views often restricted by vegetation
-

3E Lowland Plains

Note:

Bold text indicates a Devon-wide characteristic. Not bold indicates a local characteristic

- Level to gently sloping or rolling plain between the valley floors and the start of steeper valley sides.
- Small discrete woodland blocks, and pockets of orchard planting, particularly around Whimple.
- Mixed farmland, often in arable cultivation. Regular medium to large field pattern with local variation, particularly around settlements. Contains some of the most fertile farmland in the study area.
- Semi-natural habitats include roadside hedges and hedgerow trees - particularly oaks – streams and pockets of grassland.
- Historic villages, farms and lanes, but some features lost due to ploughing. Notable concentration of historic parklands including veteran trees. Maritime influences on estuary villages.
- Settled, with a mixed pattern of villages, hamlets and isolated farms. Great variety of building materials and styles, even within single settlements. Cranbrook is a focal point for contemporary buildings and includes large-scale structures.
- Variable highway network, from sparse rural lanes to motorway and A-roads. Relatively few public rights of way.
- Surprising feeling of remoteness in some parts. Despite local impacts of development and infrastructure, much of the area retains a pleasant, rural feel.
- Long views over low hedges. Some views marred by pylons and other infrastructure.
- Surrounding LCTs (for example Estuary and Pebble Bed Heaths) contribute to views and influence character. Lowland Plains visible from surrounding higher LCTs.

Local landscape character of site and immediate surrounds

The scale of the site means that the character varies across it. Overall, the landscape is a medium scale, predominantly agricultural, often with long views. Key characteristics include a gently rolling landform, predominantly pastoral farmland with variable sized fields contained in wide low hedged boundaries and that it is well settled. It is special for expansive views from higher ground.

The undulating landscape means that views of much of the site are localised, with the principal views obtained from the A3052 Sidmouth Road. The approach along the A3052 from the east is

relatively open. Here, the landscape has a strong rural character with long reaching views, notwithstanding the built character of Greendale Business Park.

Looking across the landscape it is clear that most of the existing employment development is built on the lower hill slopes and is much less visually intrusive than new development would be. It is considered that the less obtrusive parts of the site are at capacity and any further outward expansion would be much more obtrusive.

A recent landscape sensitivity assessment undertaken on behalf of EDDC as part of an appraisal for a new settlement (Landscape Sensitivity Assessment for New Community East of Exeter – Fiona Fyfe Associates 2022) identified Windmill Hill and its surroundings as being of high sensitivity to commercial development noting that while ‘the presence of existing large-scale development reduces sensitivity to some degree, the remaining undeveloped ground is more elevated and plays an important role in screening the Business Park’.

Previous application 23/0298/FUL for Retention of NHS vaccination centre and associated car park dismissed at appeal 1 March 2024.

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	
Medium	<p>Not in National Landscape, but parts are visible in long range views from it.</p> <p>Landscape character LCT 3B and 3E. Site contains hardstanding, considerable employment development and hardstanding to the northern half with smaller scale employment and agricultural fields to the south. Site lies partly in the Clyst Valley Regional Park</p> <p>Key characteristics include a gently rolling landform, predominantly pastoral farmland with variable sized fields contained in wide low hedged boundaries and that it is well settled. It is special for expansive views from higher ground.</p>
Cultural and historic associations	
Medium	<p>Historic boundary hedgerows, present on 1890 OS map. Subterranean evidence of historic (medieval) field boundaries, extraction pits and listed farmhouse.</p>
Relationship to existing settlement edge	
Low-medium	<p>Considerable industrial development within the site and along the A3052 but the site itself is clearly separated from nearby villages. Topography means that much of the existing development is reasonably well screened although any further development to the south, east or west is likely to be much more obtrusive.</p>
Experiential landscape character	
Low-medium	<p>The site feels rural and quite tranquil on its southern and western sides but, moving northwards through the site, the proximity of commercial development creates considerable noise and activity intrusion.</p>
Views	
Medium	<p>Views into, out of and of the site vary due to the scale of the site. There are a number of long range views, especially from the A3052 to the east.</p> <p>The undulating landscape means that views of much of the site are localised. Most of the existing employment development is built on the lower hill slopes and is much less visually intrusive than new development would be. At close</p>

	quarters the character of the site is strongly influenced by the presence of the business park and the site is seen in this context, in mid-distance views from the east and south, the business park itself tends not to be visible, while the undeveloped southern parts of the site are clearly visible within a strong rural setting. It is considered that the less obtrusive parts of the site are at capacity and any further outward expansion would be much more obtrusive.
Overall landscape susceptibility	
Medium	Most of the existing employment development is built on the lower hill slopes and is much less visually intrusive than new development would be. It is considered that the less obtrusive parts of the site are at capacity and any further outward expansion would be much more obtrusive and visible from a wider area.
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
Some 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	
Medium. The site is partly previously developed but this is restricted to the less visually obtrusive lower valley slopes. Further development would be more visible in short, medium and longer range views.	
Landscape guidance: opportunities in relation to development	
There is an opportunity to soften the appearance of buildings and hard surfaces with trees and soft landscaping.	

Historic Environment Site Assessment

Notes on history of area

Greendale Barton originated from a farmhouse and associated workers cottages which formed hamlet named after the Grindle brook. In the early 19th Century a local philanthropist constructed a Church and school and the village of Woodbury Salterton grew up around them.

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
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes One designated heritage asset A group of possible non-designated heritage asset
List any heritage assets potentially affected.	Grade 2 listed Greendale Barton Archaeological features- field boundaries/enclosures, earthworks

Step 2. Existing contribution of site to significance of heritage asset

Heritage asset 1	
Description of asset	<p>2/71 Greendale Barton - - II</p> <p>Former farmhouse, now divided into 3 dwellings. C17 with later alterations. Roughcast cob on stone footings, the rear (service end) wing of brick some of which looks early (i.e. late C18); gabled-end slate roofs. 3-room, through-passage plan, the higher end to the right of the passage, with a substantial service-end rear wing. Rear external lateral stack with moulded cap and brick shaft heats hall ; end stacks to both inner room and service end; axial stack to wing. 2 storeys. Front: (i.e. facing south-west); late C19 and C20 casement windows; leanto extension, and an early C20 gabled-end wing. Rear now forms the more visually coherent range; 4-window range; 1st floor: 2-, 3- and 4-light casement windows, the 2 to the right of the stack look C19; ground floor with a 4-light casement window to each of the 3 rooms. Wing: inner face, 5 window range, all C19 casements to 1st floor, of 2 lights; three C20 casement windows to ground floor. Interior: service-end only inspected; one large deeply chamfered unstopped cross ceiling beam. 2 jointed crucks, upper blades possibly later than lower blades, morticed and pegged at apex; 2 similar trusses over the higher end, visible in roof space, cut back below collar are probably jointed crucks also..</p>
Significance of asset and setting	Higher
Relationship of site with heritage asset	The heritage asset is located centrally within the site so there is a direct relationship between the two. The immediate surroundings are largely built up already.
Level of contribution (site to heritage asset)	Higher
Further assessment required?	Not at this stage Further 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 impact upon the agricultural setting of the farmhouse although it should be noted that the immediate surrounds are already built up.
Could the site be developed in a way that minimised potential impact?	Potential impact could be minimised by restricting development to peripheral parts of the site. An archaeological assessment should be undertaken as part of the development to properly assess and record and subterranean evidence.
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?	No
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?	Possibly
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?	Possibly
Notes	The asset is already surrounded on most sides by development and this, combined with the proximity of the floodplain, limit the scope for further development. Agricultural land to the south and south west contribute to the rural setting of the asset (and are likely to have formed part of the original holding with it) and development of these fields would have an impact but it is likely to be less significant than the existing, closer, development.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 2 (Group)	
Description of asset	A number of subterranean features may exist on the southern part of the site. Some are visible in aerial photographs, otherwise the evidence is from historic maps. It is not known what, if anything, remains of these features MDV112668 Name: Orchard Banks at Millpark industrial estate MDV112670: Orchard banks west of Hogsbrook farm MDV113974: Field boundary feature MDV112682: Extraction Pit MDV112671: Extraction Pit MDV112565: Extraction Pit MDV112665: Extraction Pit MDV112667: Extraction Pit MDV10508: Possible building MDV43562: Possible mill

Significance of asset and setting	Moderate Further assessment is required as part of any planning permission.
Relationship of site with heritage asset	Further assessment is required as part of any planning permission.
Level of contribution (site to heritage asset)	Significant (potentially)
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 (Group)	
What impact would development have on the heritage asset and its setting?	Moderate The site would need to be cleared in order to be redeveloped. It is unknown how extensive the assets are but it is likely they could be avoided
Could the site be developed in a way that minimised potential impact?	Yes
Would the development affect the heritage asset in other ways?	The site would need to be cleared. Further archaeological assessment would be required prior to undertaking groundworks.

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 5 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	Yes
Would development enable better revealing of the significance of the heritage asset?	Yes
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 5 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	Possibly
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	

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres) Note- size of site means distances are approx	Predicted impact
Special Area of Conservation (SAC)	International	2500	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	2500	Minor adverse effect predicted (not significant)

Ramsar site	International	5400	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	18000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	2500	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	2500	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	9250	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	131	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	131	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	1	Significant moderate adverse

			effect predicted
Draft Nature Recovery Network areas (NRN)	County	1	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

Site lies immediately adjacent to an unconfirmed wildlife site, priority habitat (this extends into the site along the brook) and nature recovery network.

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, these are TPO'd

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)