

East Devon Local Plan 2020-2042

Site Selection report

Land at Mosshayne Lane,
East of Exeter (Brcl_31)



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1. Introduction

East Devon District Council is preparing a Local Plan covering the period 2020 to 2042 that will allocate sites for development. The site 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.

For each settlement, a Site Selection report contains the assessment of sites and identifies those recommended to be allocated, alongside those that are not recommended.

This report contains a summary of the assessment and selection of site east of Exeter (Parish of Broadclyst).

2. Full picture of sites considered

As part of the overall work there have been a number of calls for sites. Submitted sites are recorded on the map over the page. Noting that the picture is complicated by the fact that – in some cases – overlapping sites, and variations with for example differing boundaries, have been submitted at different points in time.

Initial work undertaken involved sifted out sites that failed to meet certain specified considerations, particularly as highlighted by the work of the Housing and Employment Land Availability Assessment Panel and in their assessment, where they concluded that sites were unacceptable for development.

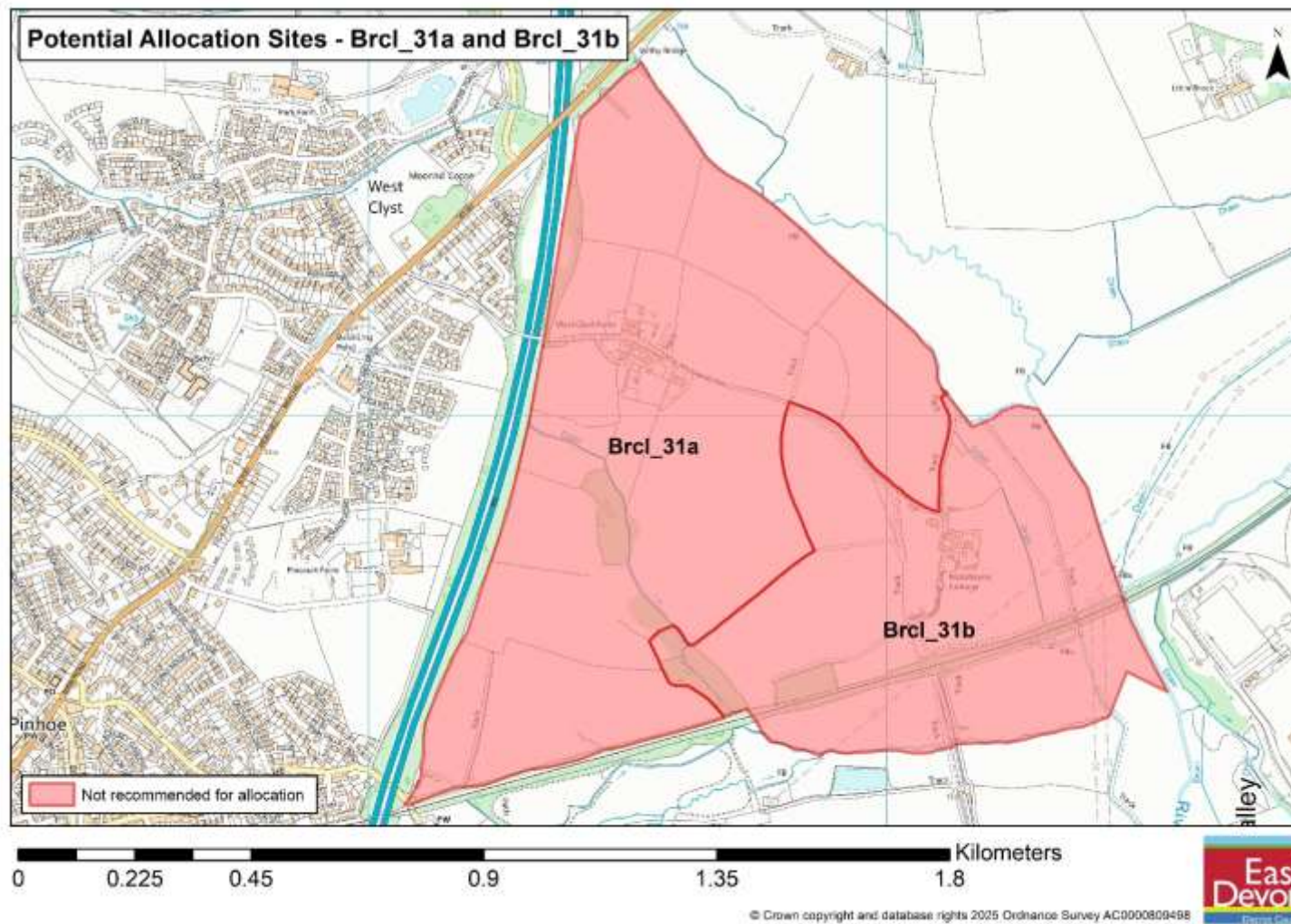
Non-developable conclusions were based on technical assessment, not policy judgement, and included sites where for example it was concluded that safe highway access could not be achieved.

3. Sites subject to detailed assessment

This section of the report provides information on sites that passed the sifting stage and draws conclusions on assessment results (noting that site assessment follows on in separate report sections – though in this report we provide summary details on fuller assessment that has been undertaken).

Overview

Site reference	Number of dwellings / hectares of employment land	Allocate?
Brcl_31	1,000 dwellings	Brcl_31a – No Brcl_31b – No



4. Site Reference: Brcl_31

Site details

Settlement: East of Exeter

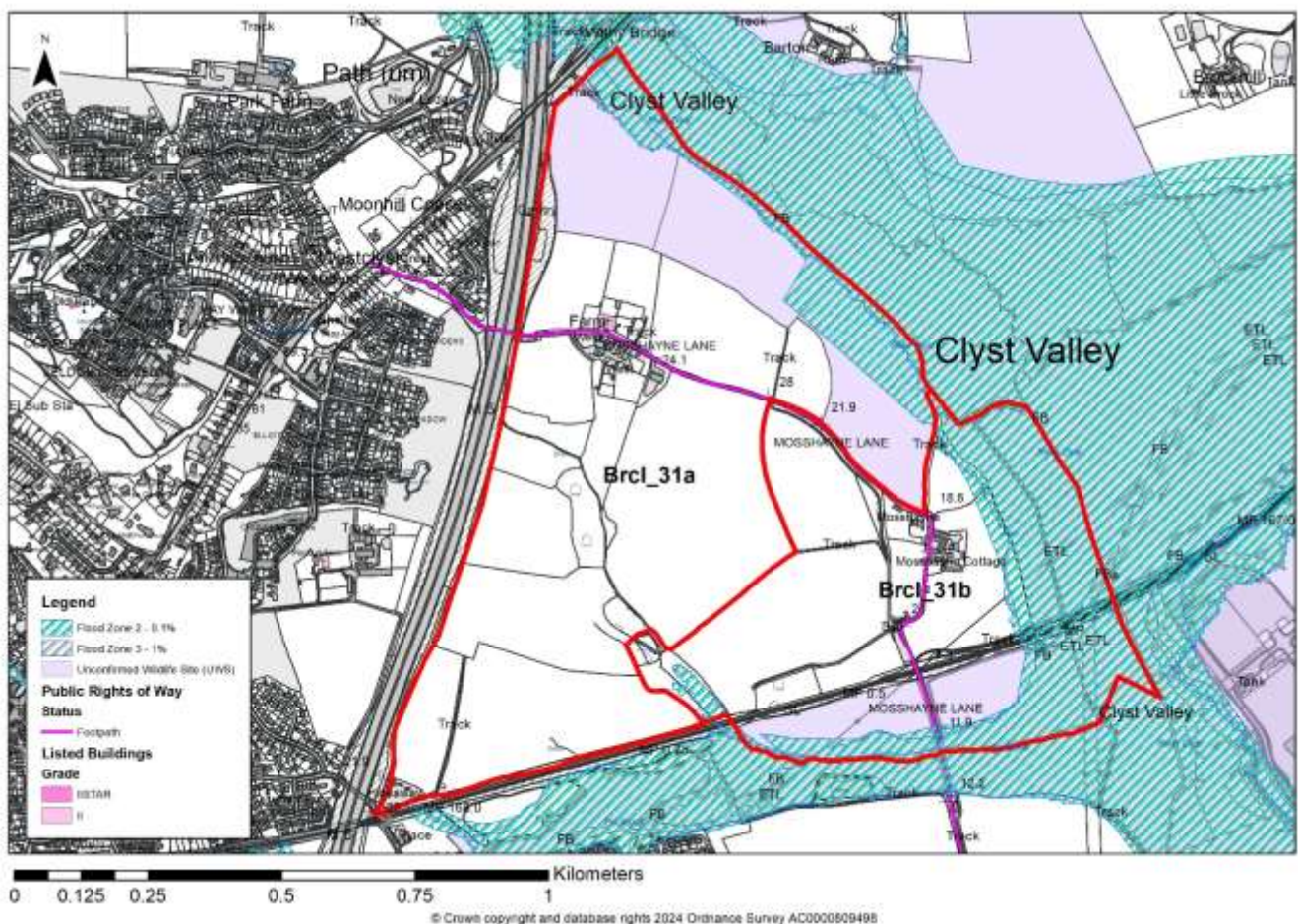
Reference number: Brcl_31a & Brcl_31b

Site area (ha): 109.75 (Brcl_31a – 68.78ha & Brcl_31b – 40.97ha)

Address: Land at Mosshayne Lane, Pinhoe, Exeter, East Devon, EX1 3TR

Proposed use: Residential

Site map



Photos





Site Assessment Summary and Conclusion

Infrastructure

Clarification is needed regarding the access point off the B3181 at the northern end of the site. The Barratt Homes / David Wilson Homes Regulation 18 representation states: “The majority of the development would be accessed via a spine road from the B3181, with the smaller residential parcels in the south-western part of the site accessed from Langaton Lane. It is therefore considered that any concerns from the highway authority can be suitably addressed and mitigated through an alternative access strategy.”

However, National Highways owns land that includes a ransom strip to this access point and a representative on their behalf has since told EDDC: “I would like to emphasise that our estate cannot be considered as being available for third party development and alternative access proposals should be explored. National Highways would request this is made clear in any public consultation.”

The housebuilder has said they intend to commence discussions with National Highways shortly, with the aim of resolving any issues prior to publication of the Regulation 19 Local Plan.

A full spectrum of facilities would be expected alongside the development including Community Hall, GP practice, Primary School, Secondary School, Public Houses, Shops, Post Office & Stores, Open Spaces, and Play Areas.

DCC Highways (from previously submitted Brcl_16 site): Langerton Lane is rather small to get access, would prefer access via other plots from Tithebarn Way. **DCC Education (from previously submitted Brcl_16 site):** Additional capacity required - Site for new primary school allocated at

Mosshayne. New school provision would depend on level of development and require developer funding. Additional secondary provision required.

Landscape

Medium sensitivity – This large site of mainly undeveloped fields has the M5 and the new developments at Pinn Court Farm & Moonhill Copse to the west, the Exeter-Waterloo trainline and the new development at Tithebarn to the south and Exeter Logistics Park & Skypark to the south-east.

Historic environment

Medium sensitivity – There is a Grade II listed building on the site (West Clyst Farm on Mosshayne Lane), but this is already surrounded by a small development and the proposals state that the existing lane would be maintained.

Ecology

Minimal ecological impact provided trees and hedgerows are retained. The site includes an Unconfirmed Wildlife Site (Broadclyst Moor - Dymonds Bridge Marsh) but this could be incorporated into the Clyst Valley Regional Park. Overall, minor adverse effect predicted (not significant).

Accessibility

The site would require its own range of facilities, but it is currently within 1,600m of four or more facilities, including schools, a hall, and a pub. The nearest primary school is currently Westclyst Community Primary School and nearest secondary school is Clyst Vale Community College. The nearest train station is Pinhoe (approximately 700m from the south-west corner of the site).

Other constraints

A total of 14.81ha falls within FZ3 (1% chance of flooding) and 20.22ha within FZ2 (0.1%) but these areas fall within the Clyst Valley Regional Park portion of the site. Agricultural Land – Only a small pocket of the site (in the south-east) was classified in the post-1988 assessment (at Grade 2 and Grade 3b) but the 2002 strategic assessment work found the majority of the site to be Grade 1 (and

Grade 3 in the north and along the boundary to the south-east of the site). Noise issues that would affect the site will likely require mitigation – particularly from the M5 to the west and possibly also from the railway line to the south. Wooded areas are at some risk of flooding from surface water runoff. The southern-most part of the site contains potentially important archaeological assets. The site incorporates part of the Clyst Valley Regional Park. The site may contain Great Crested Newts and other protected species.

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

No

Opportunities

North-South trail (part of the Clyst Valley Regional Park Strategy), sports pitches, community facility, natural & semi-natural greenspace for biodiversity enhancements and green with play space.

Yield (number of dwellings or hectares of employment land)

Approximately 1,000 dwellings

Contribution to spatial strategy

Land at Mosshayne Lane is a sustainable location for new development, which would align with the Council's overall spatial strategy. The site is in close proximity to the extensive facilities and services available in Exeter, as well as other existing infrastructure in the vicinity of the site, including Pinhoe Railway Station to the south-west and Exeter Science Park to the south. The proposed development could facilitate a connection over the railway line, providing a link to these facilities.

Should the site be allocated?

No – we cannot see that the highway access constraint can be overcome.

Reasons for allocating or not allocating

The site would require its own facilities but, nevertheless, is a sustainable location for new development, which would align with the Council's overall spatial strategy. It is in close proximity to the extensive facilities and services available in Exeter, as well as other existing infrastructure in the vicinity of the site, including Pinhoe Railway Station to the south-west and Exeter Science Park to the south.

The proposed development would accommodate approximately 1,000 dwellings, land for educational use and extensive areas of public open space (including a country park), which would collectively represent a sustainable community that could benefit future and existing residents within the western part of East Devon.

Since this site was originally submitted, the south-eastern portion of the site (Brcl_31b) has been removed at the request of a local landowner (with the remainder of the site being Brcl_31a). But there is a major issue regarding an important access point to the north of the site from the B3181, which would need to be resolved between Highways England and the developer. Because of these highway access concerns, allocation is not credible

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	7,506	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	5,442	Minor adverse effect predicted (not significant)
Ramsar site	International	5,442	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	14,591	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	3,483	Minor adverse effect predicted (not significant)
National Nature	National	7,691	Minor adverse effect predicted (not significant)

Reserve (NNR)			
Local Nature Reserve (LNR)	Regional	4,828	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1,505	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	296	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	0	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	0	Significant moderate adverse effect predicted

Comments

Minor adverse effect predicted (not significant)

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)?

Yes - Area of woodland, UWS, Core Nature Area and Priority Habitat

Presence of veteran or ancient trees

See notes

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

Significant moderate adverse effect predicted

