

Clyst St Mary site by site assessment

This report has been produced by the Planning Policy Section of East Devon District Council and provides a critique of the Built-up Area Boundary for Clyst St Mary proposed at the 'Publication' stage of consultation on the East Devon Villages Plan. The document updates the previous 'Site by Site' assessments by taking into account consultation responses received and any change in circumstance, such as the grant of planning permission. Details of the previous site by site assessments and the comments received may be found at [Villages Plan 2016 consultation - East Devon](#).

In Clyst St Mary the main changes from the previous site by site assessment are:

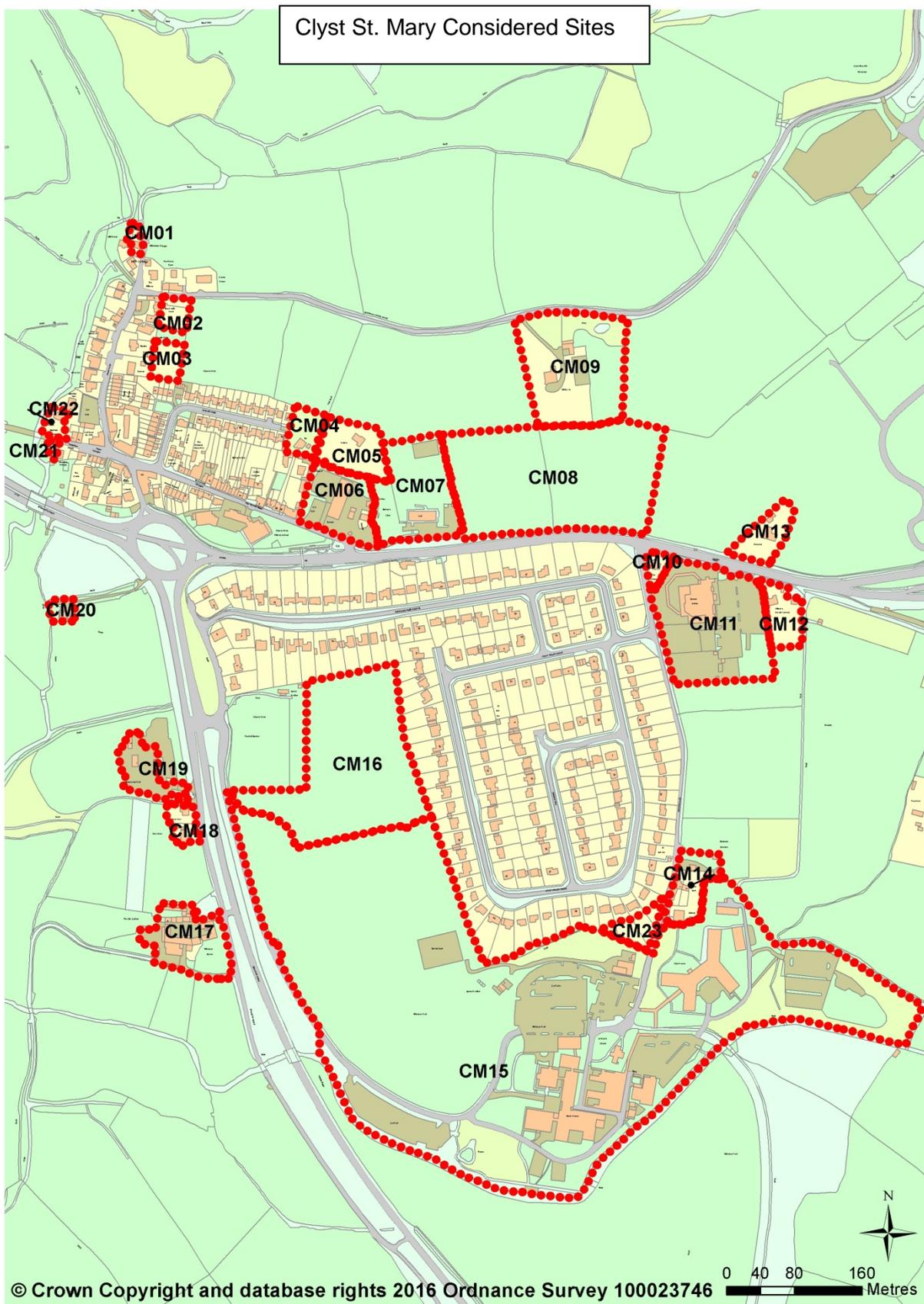
- The inclusion of an additional site for consideration (CM23)
- The summarisation of additional representations received.

The sites highlighted have been assessed in accordance with the approach set out in the consultation draft Villages Plan Section 4 'Built-up Area Boundaries and how they are defined'. The full document is available at [consultation draft Villages Plan](#), but the standard criteria used are shown below for ease of reference. The alternative approach that takes account of walking distances to services and facilities is included at the end of this document.

	Ref	Criteria	Exceptions	Commentary
General Criteria	A1	Boundaries should reflect the existing scale and core built form of the settlement and should not seek expansion to facilitate additional development.	Communities may wish to allocate specific sites to accommodate additional development through neighbourhood planning. If a neighbourhood plan is made that allocates development, that site may be included within the Built-up Area Boundary under criteria B3, although this may be at a future review of the Villages Plan, depending on the timing.	It is important that the Villages Plan is prepared in accordance with the strategy set out in the adopted local plan, which does not make provision for increased levels of development in rural settlements (rather it provides for infill development within the boundary and potential for affordable housing at the edges justified as an exception).
	A2	Where practical, boundaries should follow clearly defined physical features such as walls, fences, hedgerows, roads and water courses.	Where buildings are set in large grounds physical features may not form the appropriate boundary, depending on the relationship with the fabric of the settlement. For example, large gardens that 'stretch out' from the main built up area may be	It is clearly desirable for lines on maps to follow physical features that have a degree of permanence. This enables the plan to be easily read and understood by interested parties and often such features on the edge of

	Ref	Criteria	Exceptions	Commentary
			specifically excluded despite the absence of a physical boundary feature.	settlements mark a change in character from built settlement to rural. However, sometimes the change in character is more gradual, for example where large gardens form a 'buffer' between the main built form of the settlement and the wider countryside. In these circumstances it may be appropriate for the BUAB not to follow physical features.
Areas to be included	B1	Built and extant planning permissions for residential and employment uses which are both physically and functionally related to the settlement.	Where planning permission has been granted as an exception to normal planning policy, including any market housing built to enable affordable housing under either the interim 'mixed market affordable housing' policy or Strategy 35 of the emerging East Devon Local Plan OR where planning permission has been granted but due to special circumstances, such as low density development to protect mature trees, exclusion is appropriate.	Where sites with permission will secure development that will fall in line with the criteria detailed in this methodology it will typically be appropriate to include them in the boundary.
	B2	Built and extant planning permissions for community facilities, such as religious buildings, schools and community halls which are considered to be physically and functionally related to the settlement.	Where the buildings are set in extensive grounds either the grounds or the buildings and grounds may be excluded, depending upon the physical and functional relationship with the settlement.	Where buildings are physically well related to the built form of a settlement inclusion is appropriate. However, to include spacious grounds that are clearly beyond the built form of a settlement would suggest that development would be permitted in them when this is not the intention.

	Ref	Criteria	Exceptions	Commentary
	B3	Site allocations identified in the development plan for residential, community or employment uses which are physically and functionally related to the settlement.	Significant areas of open space on the edge of site allocations with the countryside will not be included	If site allocations are contained in a neighbourhood plan that is Made, the Built-up Area Boundary defined in the Villages Plan will be amended when the plan is reviewed. In the interim there may be a discrepancy between the neighbourhood and villages plan.
Areas to be excluded	C1	The curtilage of any property with the capacity to extend the built form of the settlement, including large residential gardens.	Where there are small areas of land surrounded on more than two sides or predominantly surrounded by buildings that would not extend the visual appearance of the settlement, subject to detailed landscape assessment.	The definition of Built-up Area Boundaries, is about defining a group of land and buildings that together take the physical form of a settlement. It is not about including outlying land and buildings simply because they share an address or post code or including land with future development potential.
	C2	Recreational or amenity space at the edge of settlements which has a predominantly open visual character.	Built structures, such as clubhouses, may be included where they 'read' as being part of the built form of the village.	
	C3	Isolated development which is physically or visually detached from the settlement (including farm buildings or renewable energy installations).	There is no expectation of there being exceptions.	
	C4	Parts of settlements that might comprise of groups of houses or buildings but which are separated by fields or open space from the main core of the village.	The only exception would apply where an outlying area also contains a range of services and facilities which might form a core service area in its own right.	



Settlement	Clyst St Mary
Site Reference	CM01
Address	Old Mill House Oil Mill Lane Clyst St Mary Exeter EX5 1AG
Planning Application Reference	None
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference	None
Representation Summary	None
Issues Considered	Dwelling with garden and garage to north of main bulk of settlement, well related to existing village. Garage located in the north of the site with potential for conversion to dwelling which would potentially extend the built form of the village.
Recommendation with reference to criteria used to determine	Include existing dwelling under criteria B1 but exclude garage and garden under criteria A1 and C1.

Settlement	Clyst St Mary
Site Reference	CM02
Address	Brockwells Court Frog Lane Clyst St Mary Exeter EX5 1BX
Planning Application Reference	None
SHLAA Reference	W139
Map	
Aerial Photo	
Photograph	
Representation Reference	None
Representation Summary	None
Issues Considered	Gardens of existing residential properties running adjacent to Bishop's court road. Previously included within SHLAA site W139 in 2011 so indication that site was recently available to development. Potential to extend the built form of the village.
Recommendation	Exclude under criteria's A1 and C1.

Settlement	Clyst St Mary
Site Reference	CM03
Address	Gardens to the rear of Denver and Pippins Frog Lane Clyst St Mary Exeter Devon EX5 1BX
Planning Application Reference	None
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference	None
Representation Summary	None
Issues Considered	Gardens of two detached residential properties. Potential to extend the built form of the village.
Recommendation	Exclude under criteria A1 and C1.

Settlement	Clyst St Mary
Site Reference	CM04
Address	Ilex Clyst St Mary Exeter EX5 1BB
Planning Application Reference	None
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference	7500 (2016 consultation)
Representation Summary	7500 (2016 consultation) - Queries why the BUAB includes house but excludes most of garden.
Issues Considered	Dwelling and large garden adjacent to a public footpath. Dwelling located to village core. Gardens well screened by planting along the site perimeter. Potential to extend the built form of the village.
Recommendation	Include dwelling under criteria B1 but exclude garden under criteria A1 and C1.

Settlement	Clyst St Mary
Site Reference	CM05
Address	Halland Clyst St Mary Exeter Devon EX5 1BB
Planning Application Reference	None
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference	None
Representation Summary	None
Issues Considered	Dwelling and large garden adjacent to a public footpath. Dwelling is visually and physically isolated on the site and from the core of the village. Potential to extend the built form of the village.
Recommendation	Exclude site under criteria A1, C1 and C2.

Settlement	Clyst St Mary
Site Reference	CM06
Address	Car Park and Garage, Sidmouth Rd, Clyst St Mary, Exeter EX5 1BB
Planning Application Reference	None
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference	None
Representation Summary	None
Issues Considered	Comprises a public car park and adjoining MOT and Service Centre, Well related to village core.
Recommendation	Include under criteria B1 and B2.

Settlement	Clyst St Mary
Site Reference	CM07
Address	Clyst St Mary Village Hall Clyst St Mary Exeter Devon EX5 1BG
Planning Application Reference	None
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference	None
Representation Summary	None
Issues Considered	Comprises the village hall, front car park, adjoining playground, open space and all weather play surface. Potential to extend the built form of the village.
Recommendation	Include village hall building and car park under B2 but exclude adjoining recreational spaces under B2 and C2.

Settlement	Clyst St Mary
Site Reference	CM08
Address	Land to the East of Clyst St Mary Village Hall Clyst St Mary Exeter Devon EX5 1BG
Planning Application Reference	15/1269/MRES and 13/0365/MOUT
SHLAA Reference	W201
Map	
Aerial Photo	
Photograph	
Representation Reference	None
Representation Summary	None
Issues Considered	Comprises approved planning application for up to 80 dwellings. Well related to core services and facilities.
Recommendation	Include entire site under criteria B1.

Settlement	Clyst St Mary
Site Reference	CM09
Address	Mill Down Bishops Court Road Clyst St Mary Exeter EX5 1DG
Planning Application Reference	15/0510/OUT
SHLAA Reference	W201
Map	
Aerial Photo	
Photograph	
Representation Reference	None
Representation Summary	None
Issues Considered	Dwelling and land adjoining site with planning permission for 80 dwellings. Considered to be separate from built core of the village as existing dwelling in an isolated location and access is along bishop's court road to the north. Previously subject to a refused planning application for 3 dwellings in 2015. Potential to increase the built form of the village.
Recommendation	Exclude under criteria A1 and C1.

Settlement	Clyst St Mary
Site Reference	CM10
Address	Red Lodge Church Lane Clyst St Mary Exeter EX5 1AB
Planning Application Reference	None
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference	None
Representation Summary	None
Issues Considered	A derelict grade II listed property adjacent to St Bridget Nurseries. Isolated from the main settlement by roads with poor footpath access to the village- necessitating crossing over a busy road with no pedestrian crossing point.
Recommendation	Exclude under criteria C3.

Settlement	Clyst St Mary
Site Reference	CM11
Address	St Bridget Nurseries Sidmouth Rd Clyst St Mary Exeter Devon EX5 1AE
Planning Application Reference	None
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference	7158 (2016 consultation), Various (2016 consultation)
Representation Summary	<p>7158 (2016 consultation) - Agree with many of the proposed changes to the BUAB, but thinks it is illogical to exclude St. Bridget's Nursery but include the allocation at Winslade Park. The allocation should be excluded on the basis of walking distances as has been proposed in villages like West Hill.</p> <p>Various (2016 consultation) - Difficult to understand why St Bridget Nurseries excluded when Winslade Park is included as it's closer to the core facilities.</p>
Issues Considered	Site comprises garden centre and some open land to the south-east. Very separate from the core of the village with poor pedestrian access by foot.

Recommendation	Exclude under criteria C3.
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Settlement	Clyst St Mary
Site Reference	CM12
Address	Hilldene Sidmouth Road Clyst St Mary Exeter Devon EX5 1AE
Planning Application Reference	None
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference	None
Representation Summary	None
Issues Considered	Site comprises dwelling and surgery adjacent to St Bridget's Nursery. Separate to the built core of the village with considerable walking distances to facilities and poor pedestrian access.
Recommendation	Exclude under criteria C3.

Settlement	Clyst St Mary
Site Reference	CM13
Address	Eastcote Sidmouth Road Clyst St Mary Exeter Devon EX5 1AE
Planning Application Reference	None
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference	None
Representation Summary	None
Issues Considered	Site comprises dwelling opposite St Bridget's Nursery. Well lighted with pavement and near a bus stop but separate to the built core of the village with long walking distances to core facilities.
Recommendation	Exclude under criteria C3.

Settlement	Clyst St Mary
Site Reference	CM14
Address	The Barn and Grindle House Church Lane Clyst St Mary Exeter EX5 1AB
Planning Application Reference	15/0793/OUT
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference	None
Representation Summary	None
Issues Considered	Site comprises an existing group of dwellings and land with planning permission for the construction of a new dwelling. Fair pedestrian access through to existing Winslade park estate but considerable walking distance from core village facilities (around 1100m)
Recommendation	Include under criteria A1 and B1.

Settlement	Clyst St Mary
Site Reference	CM15
Address	Winslade Park Clyst St Mary Exeter EX5 1DS
Planning Application Reference	14/2637/OUT
SHLAA Reference	W344
Map	<p>© Crown Copyright and database rights 2016 Ordnance Survey 100023746</p>
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Photograph	
Representation Reference	7158 (2015 consultation), Various (2016 consultation), 2043 (2016 consultation), 7158 (2016 consultation) 7209 (2016 consultation), 7244 and 7245 (2016 consultation), 7641 (2016 consultation), 7242 (2016 consultation), 7269 (2016 consultation)
Representation Summary	7158 (2015 consultation) - Greenfield part of application site 14/2637/OUT should be excluded (excluded from Local Plan allocation). Various- (2016 consultation) Agree with exclusion of sports area at Winslade Park (CM15) and CM16 from BUAB. Concerned that planning application for residential development at Winslade Park could be determined before Inspector has opportunity to consider the Villages Plan. Even though Winslade Park is allocated for housing in the Local Plan, it is not well related to the settlements and should therefore be

	<p>excluded from the BUAB. Clyst St Mary should be treated as Beer, Newton Poppleford and West Hill and land should be excluded on walking distances. 2043 (2016 consultation) - Appropriate to include Winslade Park allocation in BUAB in accordance with Criteria B3. The ‘alternative approach’ set out at paragraph 8.7 is illogical and nonsensical if a brownfield allocation is removed on the basis of walking distance to core services. Topography of area and footways demonstrate site is easy to walk to and sustainably located by any reading of the definition. Devon County Highway comments on planning applications confirm this. BUAB should be extended to include sports facilities that are not freely available to the general public. This space is at the edge of the settlement and should be considered for future development to release pressure for building on less suitable sites. Inclusion of land would be the best way to provide additional recreation facilities as part of a comprehensive approach to the future of the village. 7158 (2016 consultation) - There is a danger that a planning permission could be granted before the BUAB has been properly considered through the Villages Plan. Site at Winslade Park should not be included as it is not physically and functionally well related, parts of the site are in the floodplain and is not within an easy walk of services and facilities. Land at Winslade park regularly floods, but could now be included in BUAB. 7209 (2016 consultation) - Greenfield areas of Winslade Park were specifically excluded from Local Plan allocation and should remain open. 7244 and 7245 (2016 consultation) - Opposes inclusion of Winslade Park site in BUAB. Does not reflect scale and built form of village, is not physically or functionally related to Clyst St Mary and is remote from core services and facilities. Disputes reasons set out for including the red hatched area because a high proportion of future residents likely to be elderly or young families who will be less able to walk to local services. Pedestrian links are partly unlit and lacking pavements. The pedestrian footbridge is stepped, difficult to use for pushchairs and poorly maintained. Many existing residents cross via the roundabout rather than using the toucan because of the extra walking distance. The distance from services and physical barrier of busy a road makes access by sustainable modes of transport difficult. This is inconsistent with NPPF and plan should not be adopted. 7641 (2016 consultation) - Agree with inclusion of Winslade Park, but could consideration be given to a design brief to deal with the setting of historic assets and taking account of the landscape character. 7242 (2016 consultation) - Opposes the inclusion of Winslade Park as it does not reflect the existing scale and built form nor physically or functionally related to the settlement and it is unlikely that residents will walk to access services and facilities. 7269 (2016 consultation) Winslade park areas should be excluded as houses will be too far from the village centre for easy access on foot.</p>
<p>Issues Considered</p>	<p>Area comprises land that is allocated under strategy 26b of Local Plan for mixed-use development to accommodate 150 dwellings and 0.7 hectares of employment land. The allocation also identifies parts of the land that should be retained for</p>

	recreational use, as does the Neighbourhood Plan. Site is located a considerable walking distance (1200m) from core services and facilities accessible through a good footpath network through existing Winslade park development and footbridge/pedestrian crossing over the A3052.
Recommendation	Include area allocated in the local plan for residential development under criteria B3 but exclude other areas under criteria C2 and A1.

Settlement	Clyst St Mary
Site Reference	CM16
Address	Land off Clyst Valley Road Clyst St Mary Clyst St Mary Exeter EX5 1DE
Planning Application Reference	15/0072/MOUT
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference	7158 (2015 consultation), Various (2016 consultation)
Representation Summary	7158 (2015 consultation) - Unsustainable development site that was specifically excluded from the Local Plan. Would be contrary to proposed criteria A1. Various (2016 consultation) - Agree with exclusion of sports area at Winslade Park (CM15) and CM16 from BUAB.
Issues Considered	Land comprises a greenfield site which was recently subject to a refused application for 40 dwellings adjoining football field. Potential to increase the built form of the village.
Recommendation	Exclude under criteria A1.

Settlement	Clyst St Mary
Site Reference	CM17
Address	The Old Stables Winslade Barton Clyst St Mary Exeter EX5 1AT
Planning Application Reference	None
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference	None
Representation Summary	None
Issues Considered	Land comprises a series of well screened properties and a business along the A376. Physically and functionally very separate from the core of the village with no pedestrian access to core services and facilities.
Recommendation	Exclude under criteria C3.

Settlement	Clyst St Mary
Site Reference	CM18
Address	Winslade Cottage Clyst St Mary Exeter EX5 1AT
Planning Application Reference	None
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference	None
Representation Summary	None
Issues Considered	Land comprises two separate dwellings along 376. Physically and functionally very separate from the core of the village with no pedestrian access to core services and facilities.
Recommendation	Exclude under criteria C3.

Settlement	Clyst St Mary
Site Reference	CM19
Address	Land To North Of Winslade Cottage Exmouth Road Clyst St Mary EX5 1AT
Planning Application Reference	None
SHLAA Reference	None
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Aerial Photo	<p>© Crown Copyright and database rights 2016 Ordnance Survey 100023748</p>
Photograph	
Representation Reference	None
Representation Summary	None
Issues Considered	Land comprises a 9 pitch travelling showpersons site. Physically and functionally very separate from the core of the village with no pedestrian access to core services and facilities.
Recommendation	Exclude under criteria C3.

Settlement	Clyst St Mary
Site Reference	CM20
Address	Land South West of Roundabout Exmouth Road Clyst St Mary
Planning Application Reference	None
SHLAA Reference	None
Map	<p>© Crown Copyright and database rights 2016 Ordnance Survey 100023746</p>
Aerial Photo	<p>© Crown Copyright and database rights 2016 Ordnance Survey 100023746</p>
Photograph	
Representation Reference	None
Representation Summary	None
Issues Considered	Site comprises two buildings which formerly housed the equipment for the Clyst Valley sewerage system. Physically and functionally very separate from the core of the village with poor pedestrian access to core services and facilities. Very dangerously situated on the roundabout.
Recommendation	Exclude under criteria C3.

Settlement	Clyst St Mary
Site Reference	CM21
Address	Land Adjoining Riverside Cottage Clyst St Mary Devon
Planning Application Reference	None
SHLAA Reference	None
Map	<p>© Crown Copyright and database rights 2016 Ordnance Survey 100023746</p>
Aerial Photo	<p>© Crown Copyright and database rights 2016 Ordnance Survey 100023746</p>
Photograph	
Representation Reference	None
Representation Summary	None
Issues Considered	Site comprises an outbuilding adjacent to riverside cottage. Potential to extend the built form of the village.
Recommendation	Exclude under criteria C1.

Settlement	Clyst St Mary
Site Reference	CM22
Address	Glenfield View Clyst St Mary Exeter EX5 1BR
Planning Application Reference	None
SHLAA Reference	None
Map	
Aerial Photo	
Photograph Representation Reference	None
Representation Summary	None
Issues Considered	Site comprises a dwelling and garden at the edge of the settlement. Dwelling is well related to settlement and close to facilities and services. Potential to expand the built form of the settlement.
Recommendation	Include dwelling under criteria A1 and B1. Exclude garden under criteria A1 and C1.

Settlement	Clyst St Mary
Site Reference	CM23
Address	Clyst Valley Road Clyst St Mary Exeter Devon EX5 1DE
Planning Application Reference	None
SHLAA Reference	None
Map	
Aerial Photo	
Photograph	
Representation Reference	Various (2016 consultation)
Representation Summary	Various (2016 consultation) - Agree with exclusion of copse at rear of houses between 48 and 64 Clyst Valley Road, but black line exclusion should be extended to west boundary of Church Lane to ensure future development could not be accessed by demolishing existing properties.
Issues Considered	Site comprises gardens to the rear of properties along Clyst Valley Road. Wall runs along boundary to the west side.
Recommendation	Include under criteria A1, A2 and B1.

Application of the Alternative/Refinement of Built-up Area Boundary Definition for Clyst St Mary

As an alternative to the proposed methodology for Built-up Area Boundary, assessment was also undertaken in Clyst St Mary of walking distance and ease of walking, (especially in respect of access for the disabled/those with limited mobility and for parents/carers looking after children (for example pushing a buggy).

The village of Clyst St Mary is divided into two distinct parts by the busy A3052. The area to the north comprises predominantly older dwellings constructed in the 19th and early 20th century whereas the southern section is made up of a newer 1970s estate constructed on the grounds of the former Winslade house estate. Winslade House and the nearby buildings were used until recently as the premises of the company Friends Life. Since it was vacated it has now been allocated in the Local Plan for a mixed use scheme for 150 dwellings and 0.7 hectares of employment land.

The core services and facilities are mainly grouped in the northern part of the village (pub, school, village hall, shop and bus stop) and are served by reasonable footpaths and pedestrian access, although difficulty can arise in some parts where the road narrows and pavements are not present. A pedestrian footbridge and toucan crossing can be used to cross the A3052. The southern area includes the church and generally has excellent pedestrian footways which are lighted throughout.

Walking distances to the services and facilities in the north from some areas in the south exceed 800 metres and at some points exceed 1200m. This is particularly present in the southernmost part which comprises the allocated site at Winslade Park. It was therefore considered that a reasonable alternative would be to exclude the allocated site at Winslade Park on the basis of distance.

It was felt, however, that the presence of excellent pedestrian walkways, the predominantly flat topography and quiet, attractive route mean that the distance was not excessive and this would not be an insurmountable barrier to most residents. The preferred approach was therefore would be to include the allocated site as outlined for development in the Local Plan.

Various comments were received throughout the course of the consultation either supporting or objecting to the inclusion of the site. There were also representations that supported an increase in the extent of the boundary to also comprise the adjoining recreation land.

The objections were predominantly based on the following factors which have been considered in turn below.

- The site not being well related to the settlement.
- The distance to services and facilities.
- Some of the site being located in a flood plan.
- The inadequacy of pedestrian footpaths and lighting.

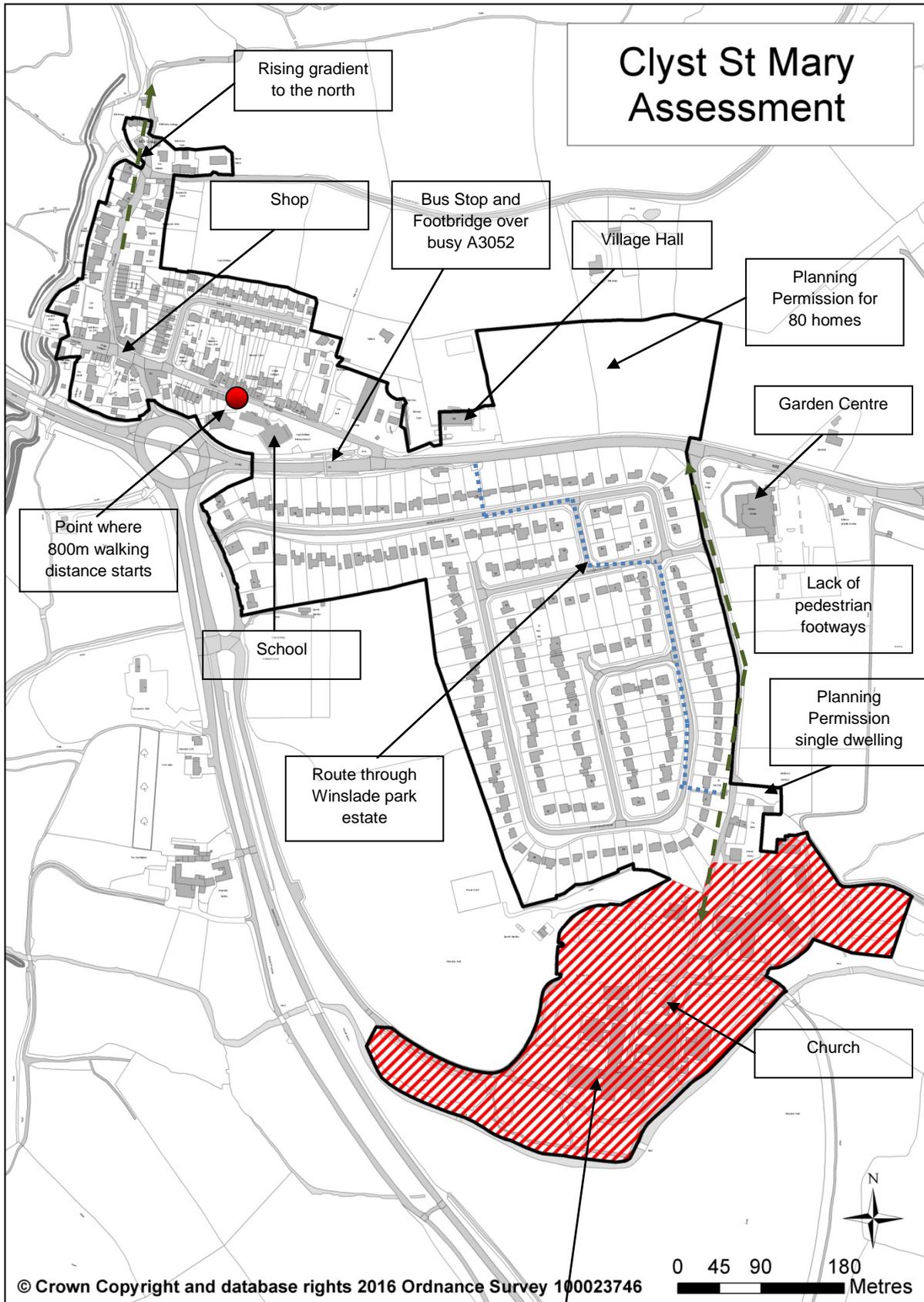
The site currently adjoins the former built-up area boundary of the settlement and access to the site is adequate, in this way it has a strong relationship with the existing settlement. These links should be improved once development on the site is brought forward.

Although the southern part of the site exceeds the 800m guide in terms of walking distances, officer assessment was that pedestrian access to services and facilities was adequate due to the presence of flat, quiet routes with dedicated pavements for the majority of the route.

The presence of flood plains was not considered in this assessment process as there is adequate policy protection for areas prone to flooding in the Local Plan.

Lighting cannot always be expected in villages but the presence of lighting for the majority of the route through the existing Winslade park housing development was a point in favour of the sites inclusion.

In consideration of the above, officer assessment was that there was no overriding reason to exclude the site from the built-up area boundary. Any increase to comprise the adjoining recreation land would be contrary to the criteria and therefore no changes to the proposed boundary have been made.



These red-cross hatched markings show a potential area to be excluded due to walking distances beyond 800m and in the southernmost part 1200m. This was not considered the preferred approach however due to the presence of good pedestrian walkways, the predominantly flat topography and quiet, attractive route.