

Land to the South of

Clyst Honiton, Devon

Vision Document



Welcome to
CLYST HONITON
Please drive carefully



on
The



TRAFALGAR WAY

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Prepared on behalf of
Land Value Alliances LLP (LVA)
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LAND VALUE ALLIANCES

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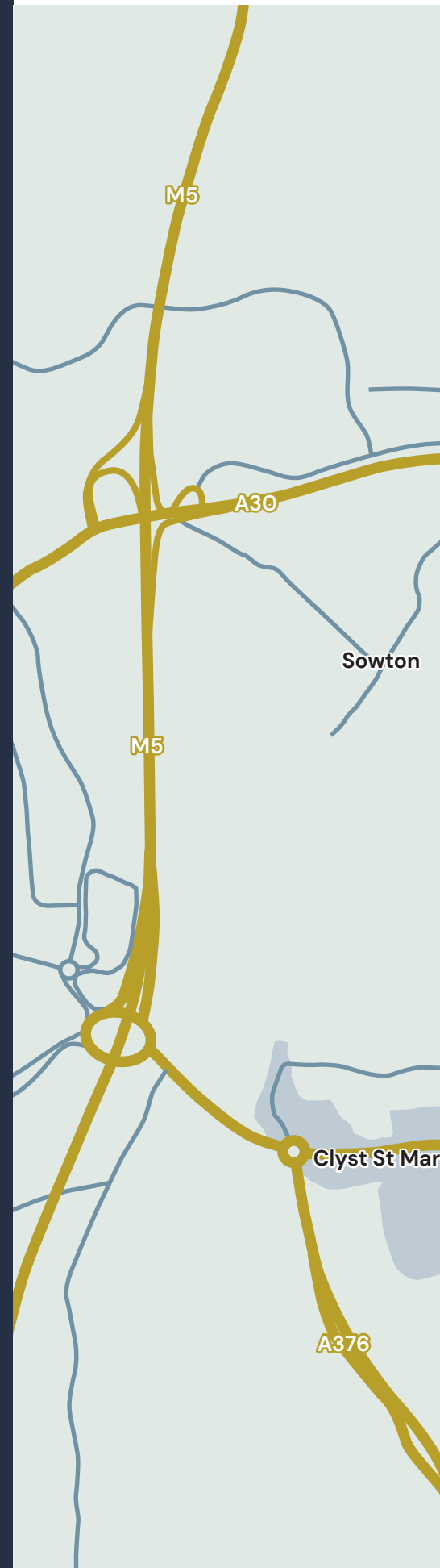
Introduction

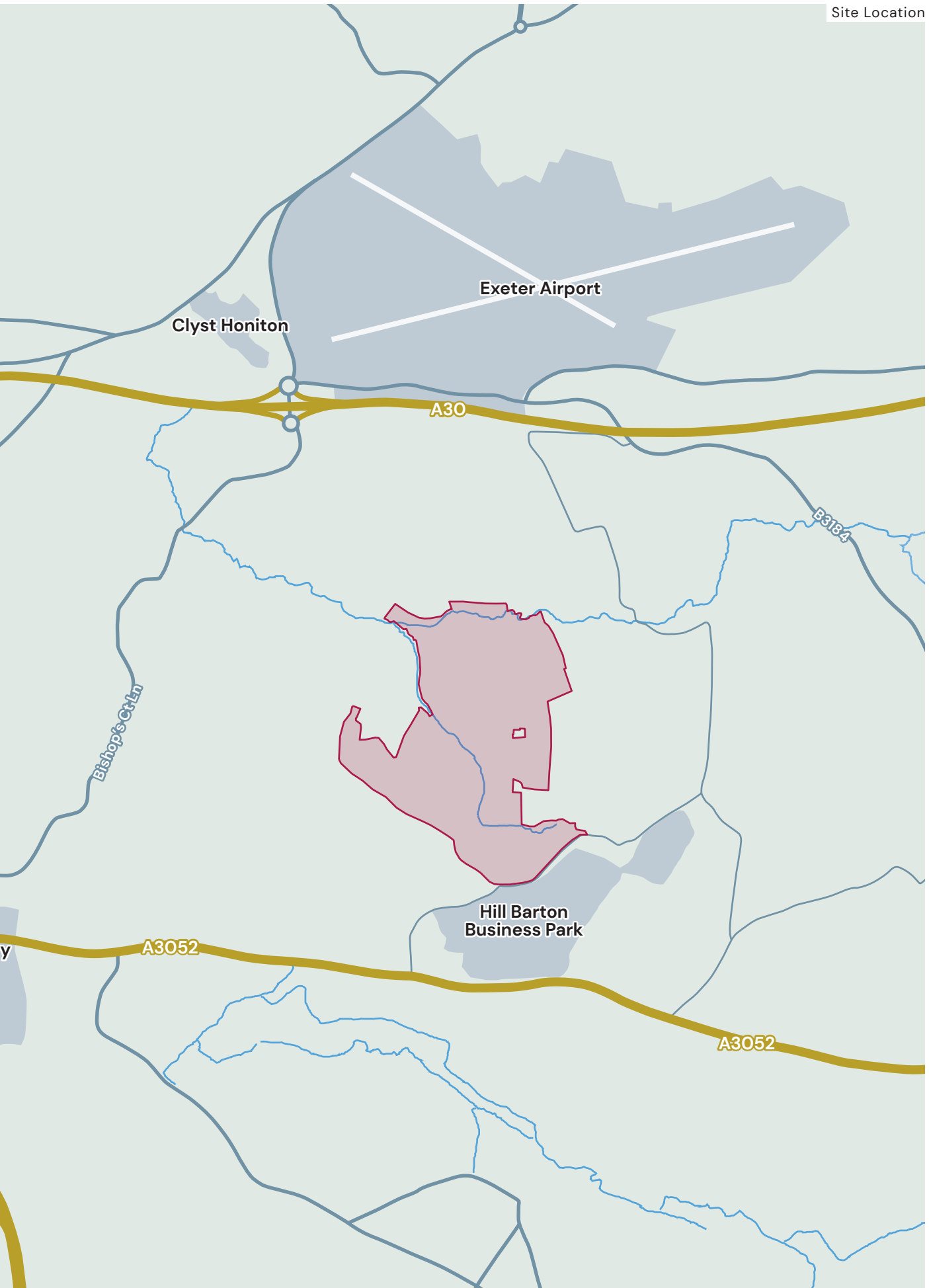
This Vision Document has been prepared by Pegasus Group on behalf of Land Value Alliances LLP (LVA) in support of their interest on the site known as 'Land to the South of Clyst Honiton'.

LVA are promoting the site for c.1,500–2,000 dwellings as part of the strategic East of Exeter new settlement under the emerging East Devon Local Plan and this document shows how this could be delivered in a way that respects the strategic role of the wider site, character of the existing area and which takes account of the pertinent planning considerations.

This document will provide an overview of the site, the surrounding area and LVA's role as a strategic land promoter. It will then go on to consider the planning context in which the site is being promoted for development and explain why we feel development of the site will make an important contribution to the Council's strategic planning objectives.

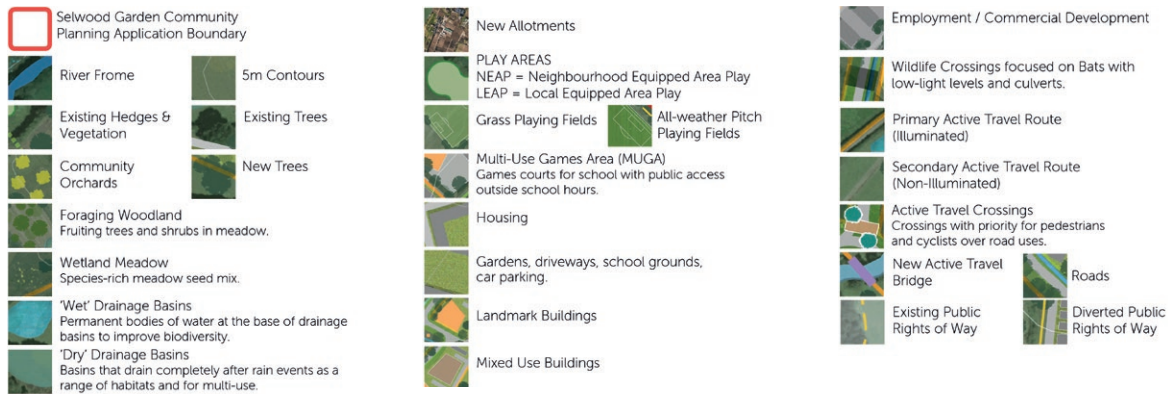
Finally, it will then go on to show how the consideration of key constraints and opportunities has shaped the Illustrative Masterplan for the site, before setting out the benefits of the scheme and indicative timescales for delivery.





Site Location

LVA Masterplan – Selwood Garden Community, Frome, Somerset



About Land Value Alliances LLP

LVA is a leading investor and planning project manager in UK land and property, working responsibly with landowners and all other stakeholders to create developments which add value to their communities.

During the planning process LVA seeks to undertake constructive consultation with a broad range of stakeholders, aiming to respond to national and local planning policy on energy, sustainability and climate change, whilst balancing the need to overcome any physical constraints of a site.

LVA has decades of experience within the residential and commercial sectors, and engages proven local professionals from the best-in-class legal, planning and technical consultants to work with the company on individual projects.

This usually means taking sites through the promotion, examination and application processes to ensure that not only does the right land in the right locations come forward for development, but that the parameters and masterplanning approach to that development can be assured at an early stage in the process.



The Need for a New Settlement

As established through the Regulation 18 East Devon Local Plan, there is a need to provide some 18,920 new homes within the District over the plan period of 2020–2040, with the emerging strategy indicating a balance of housing growth across existing settlements, urban extensions and a proposed new town of c.2,500 dwellings in the 'Western Side', east of Exeter.

The aspirations for such a new settlement are set out in draft Strategic Policy 8, which projects that in order to provide for the significant levels of housing growth identified for East Devon the local plan a new town is required, to be phased as a long-term strategic development scheme that will start being built during the life span of the emerging local plan but development of which will extend beyond its lifespan.

In the draft plan, the Council emphasises that the constraints to development elsewhere in the District, specifically designated AONBs, together with a close relationship to Exeter and in the City itself, where there is a lot of existing built development providing jobs, services and facilities, supporting infrastructure and a market demand for housing indicates this is the appropriate location for larger, strategic scale mixed use development.

The western side of East Devon has also seen a considerable amount of infrastructure put in place in recent years to support, promote and facilitate new growth and development. A pattern of on-going growth will be able to capitalise on existing infrastructure provision but will also generate, in its own right, the need for additional provision and facilities, this is especially so in respect of proposals for a second new town in addition to Cranbrook.

The map overleaf shows how the site fits into the wider preferred 'Option 1', as identified by East Devon Council.

The new town is anticipated to deliver:



A full range of **social, leisure, health, community** and **education facilities** (including 23 hectares for education provision).



Allocation of **15 hectares** of land for a **town centre** with completion of at least 5 hectares of land completed and operational within the plan period.



C.2,500 homes over the plan period, beyond which a further **c.5,500 homes**.



Highest standards of design, energy and resource efficiency.



Gypsy and Traveller provision.

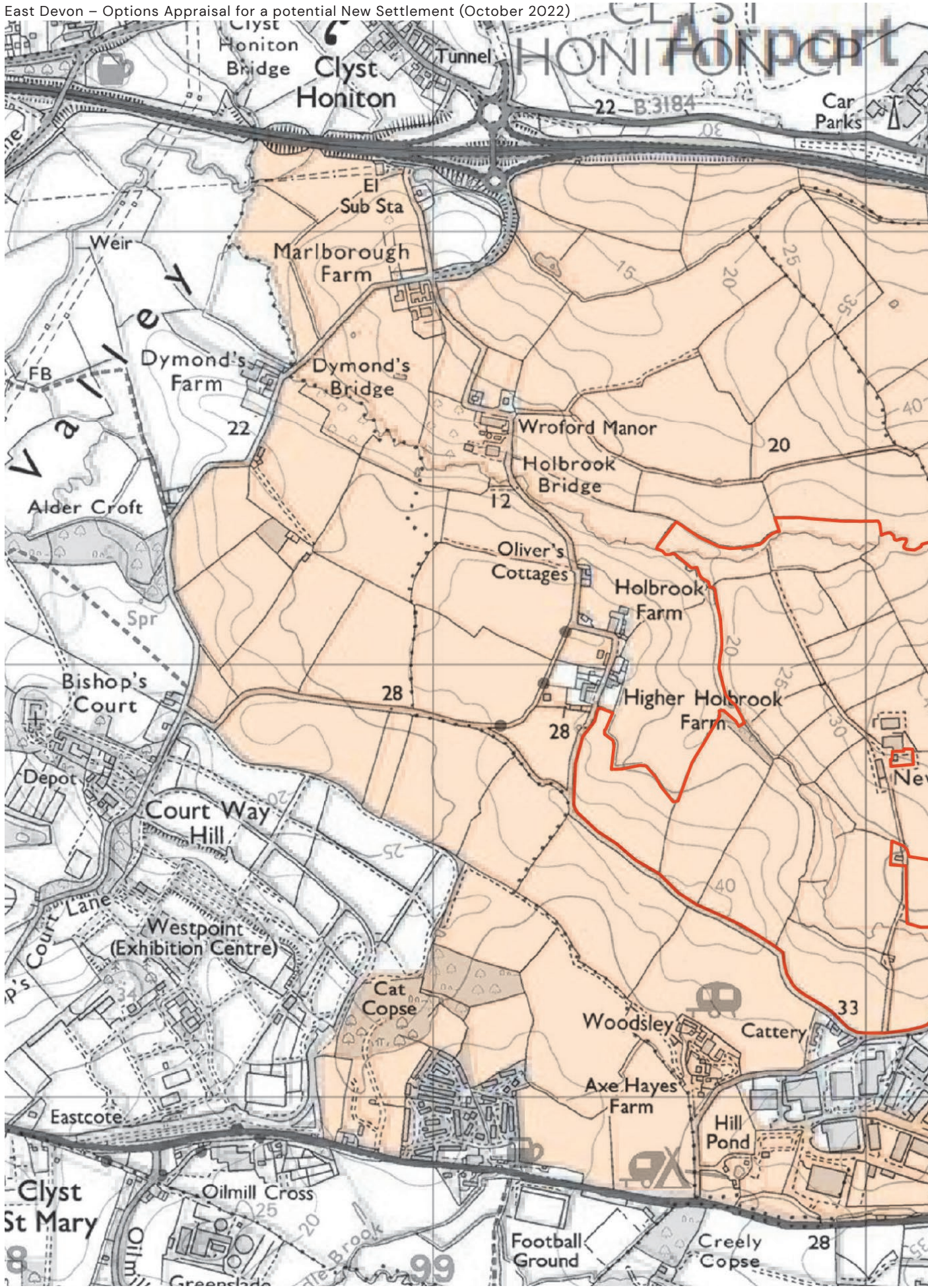


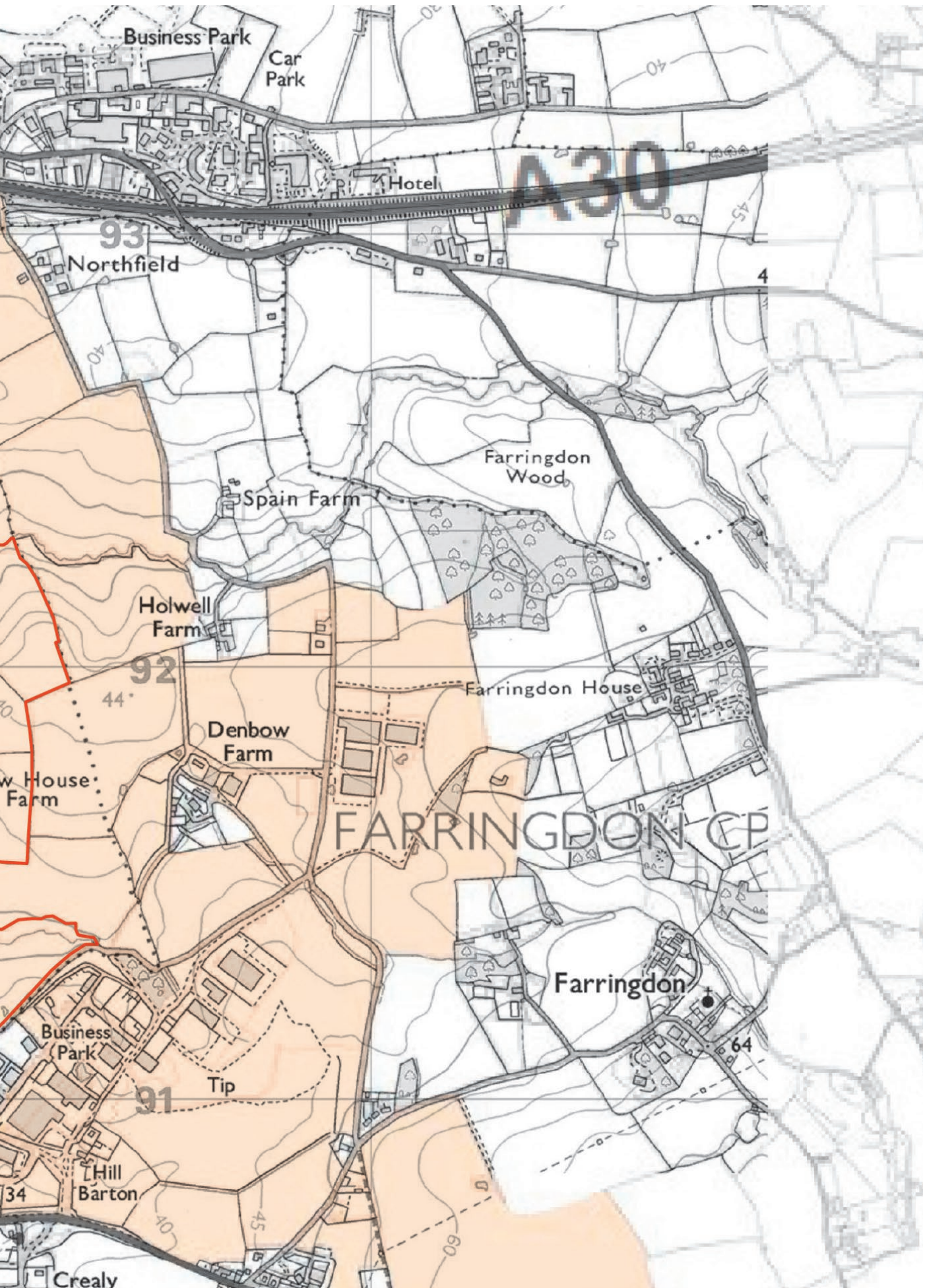
New jobs through around 17.5 hectares of **office, industrial** and **warehouse uses**, beyond which a further 38.5 hectares.



Supporting infrastructure, including 254 hectares of associated **Green Infrastructure**.

East Devon – Options Appraisal for a potential New Settlement (October 2022)





View to the South-West from within Northern area of the site



View to the North-West from within Northern area of the site



View to the North-West in proximity to New House Farm



Land to the South of Cyst Honiton

LVA control the land identified in the Housing and Employment Land Availability Assessment (HELAA) as 'GH/ED/51 and have promoted the site through the HELAA process and Regulation 18 consultation on the emerging Local Plan.

The site itself extends to approximately 70 hectares of gently sloping arable land, comprising a series of field enclosures set within a wider area of similarly characterised landscape. It includes the farm complex of New House farm within its eastern part and is of mixed Grade 3 agricultural land quality.

The HELAA identifies that vehicular access could be made from the Cyst St Mary Roundabout – with offsite highway works for improvements to this – and/or Junction 30 of the M5. Together with adjoining land, the site would then require new integrated transport infrastructure.

In terms of ecology, the site is within 10 km recreational disturbance zone for both Exe Estuary SPA and Pebblebed Heaths SAC, so requires Habitat Regulations mitigation. It is also within 5km of the Great Crested Newt consultation zone, and contains receptors such as the Holbrook Stream, the condition of which could be enhanced.

The site, together with adjoining land, is well located in close proximity to the regional city of Exeter, the edge of which abuts the M5 approximately 1.5km to the west. Exeter serves as a centre for employment, higher education, national transport, retail and services, making it an obvious focus for strategic-scale mixed-use development.



Site Considerations

Heritage

The historic environment can present both constraints and opportunities when planning new development, and the site has been assessed at a high level for heritage receptors in terms of surrounding built heritage and archaeological resource. At the application stage, proposals will be supported by detailed assessment in respect of both, including intrusive investigation where this is necessary.

Pegasus Group has prepared a Desktop Archaeological and Built Heritage Appraisal in support of representations for the site, the initial findings of which are summarised below.

Archaeology

Only a limited amount of earlier prehistoric archaeology is recorded in the vicinity of the site and none is identified within the site. The site is considered to have low potential for significant archaeological remains from these periods.

Only a single possible element of later prehistoric/Romano-British archaeology is recorded in the vicinity of the site, comprising cropmarks potentially representing an enclosure, recorded on land c.50m from the site. No archaeology is recorded within the site and the site is considered to have low potential for significant archaeological remains from these periods.

The site has likely been under agricultural use from at least the medieval period and is considered to have low potential for significant archaeological remains from this period.

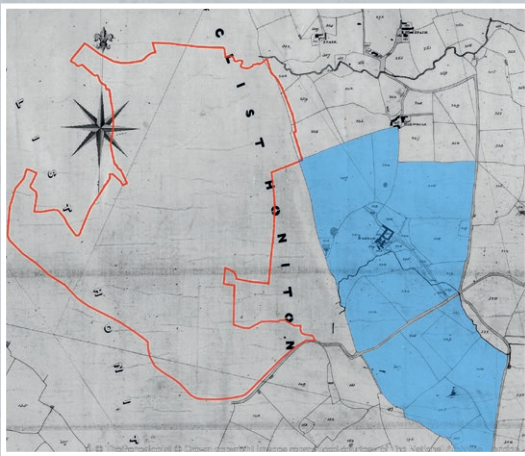
No significant archaeological remains from the post-medieval or modern periods are anticipated within the site.

Built Heritage

There are a number of heritage assets in the surrounds of the site which may be sensitive to development, notably the Grade II Listed Higher Holbrook to the west of the site and the three Listed Buildings within the former Denbow Farm complex.

Following initial consideration of assets considered potentially sensitive, the conclusions of the desk-based analysis are that they are unlikely to be a constraint to development, although this would need to be confirmed by a site visit.

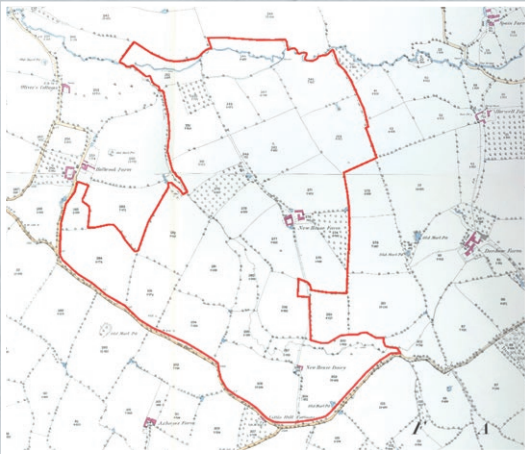
M A P
 of the
P A R I S H
 OF
CLYST HONITON
 in the
COUNTY OF DEVON,
Henry & R. L. Poole's, Land Surveyors.
LAUNCESTON,
1830.



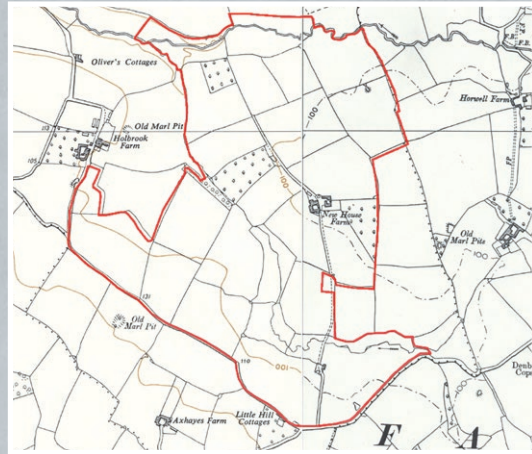
1838 Tithe Map, Farrington Parish



1839 Tithe Map, Clyst Honiton Parish



1889 Ordnance Survey extract



1962-7 Ordnance Survey extract

Site Considerations

Drainage

Understanding the hydrological conditions of the site and its surroundings is a fundamental starting point in preparing a scheme that will not only ensure development is resilient to flood risk and the threats of climate change, but which can improve drainage conditions more widely over the long term. We have undertaken initial scoping work in this respect, with the findings and recommendations as set out below.

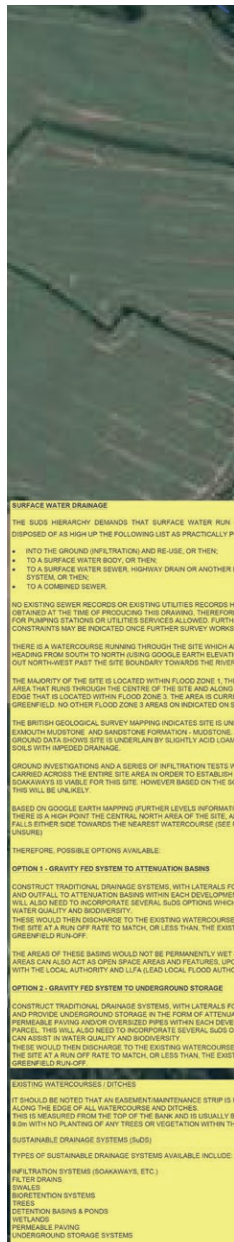
Flood Risk

The majority of the site is located within Flood Zone 1 with areas of Flood Zone 2 and 3 surrounding the watercourses that run through the development boundary. The site is currently greenfield undeveloped land consisting of agricultural fields. Any proposed development should place infrastructure in Flood Zone 1, only “water compatible” development should be permitted in Flood Zone 2 and 3, such as play areas and sports pitches. The overland flow routes within the site are all directed towards the watercourse following the natural gradient of the land, any field ditches should be retained where possible to assist in the movement of water from outside of the site boundary, through the development and into the watercourses.

Surface Water Strategy

The surface water disposal hierarchy looks to allow water to infiltrate into the ground first, the online British Geological Survey mapping notes the underlain substrata to be Exmouth Mudstone and Sandstone Formation whilst the Soilscape online mapping notes the site to have “slightly acid loamy and clayey soils with impeded drainage”. This would suggest the site may be suitable to infiltration techniques in some areas across the development but that this would only be known when infiltration testing to BRE365 is undertaken. The presence of a watercourse running inside the site boundary would suggest that at the low points across the site, water does not migrate into the surrounding soils.

The second stage on the disposal hierarchy is to a surface water body, the site has watercourses running through the development at the lowest part. It can be considered that an outfall into this watercourse for the proposed development is the most suitable means of surface water disposal. Discharge rates should be restricted to pre-development greenfield runoff rates calculated using a suitable catchment for the proposed development parcels. Water quality improvements should be reviewed during the design stages of the project and can be provided in a number of different SUDS techniques, such as permeable paving, filter drains and wet / dry attenuation basins.



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Site Considerations

Landscape

Recognising the importance of landscape character receptors and visual amenity receptors when planning for development of the site, in order to identify the constraints and opportunities a study Area of 2km radius from the site was selected for a preliminary landscape appraisal.

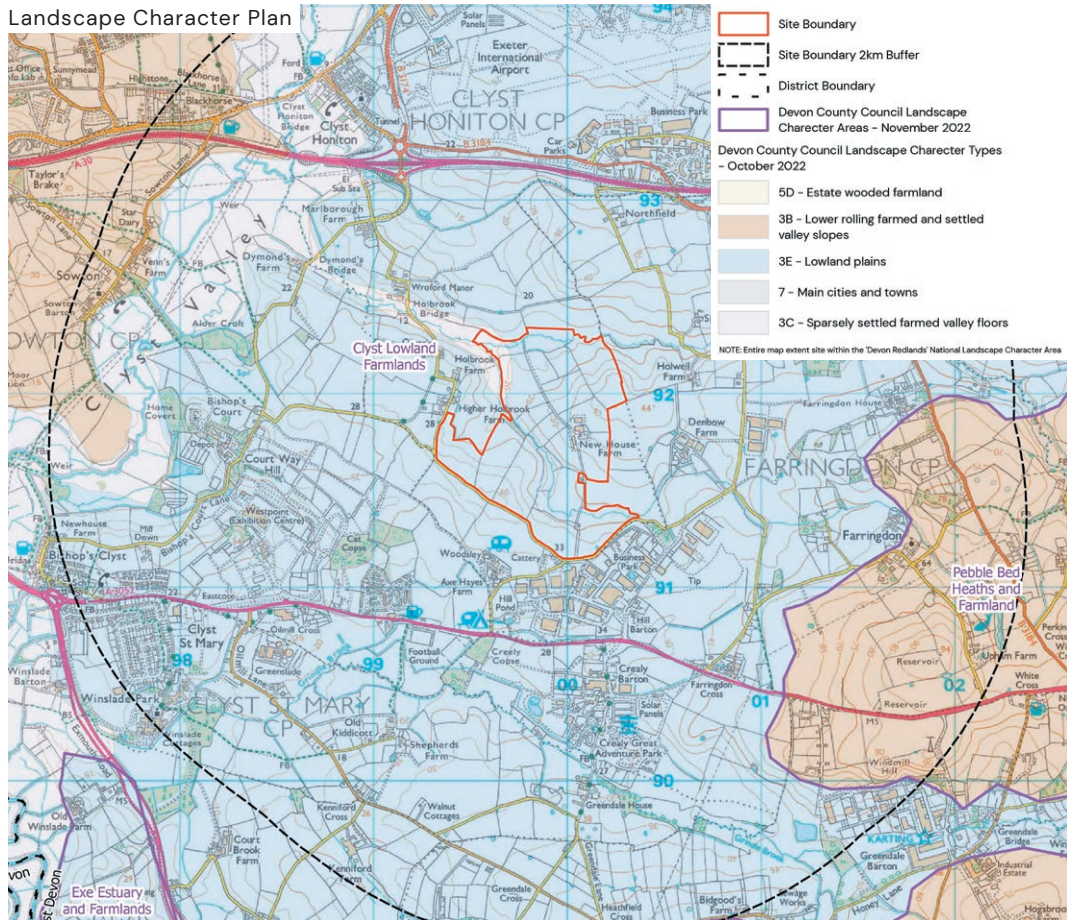
The site is set within an inconsistent landscape with a rural character scattered with significant industrial and urban elements. These contrasting features combine to present a landscape which is highly tolerant of change, and well connected to the wider surroundings. The site is therefore considered to be of a low susceptibility to this form of development, also having regard to guides such as the Devon County Landscape Character Assessment.

The desktop study and fieldwork highlighted the relatively limited number of potential visual receptors in the public realm. Due to the limited number of existing residential dwellings and Public Rights of Way in the immediate vicinity the number of highly sensitive receptors and receptor groups is also relatively limited.

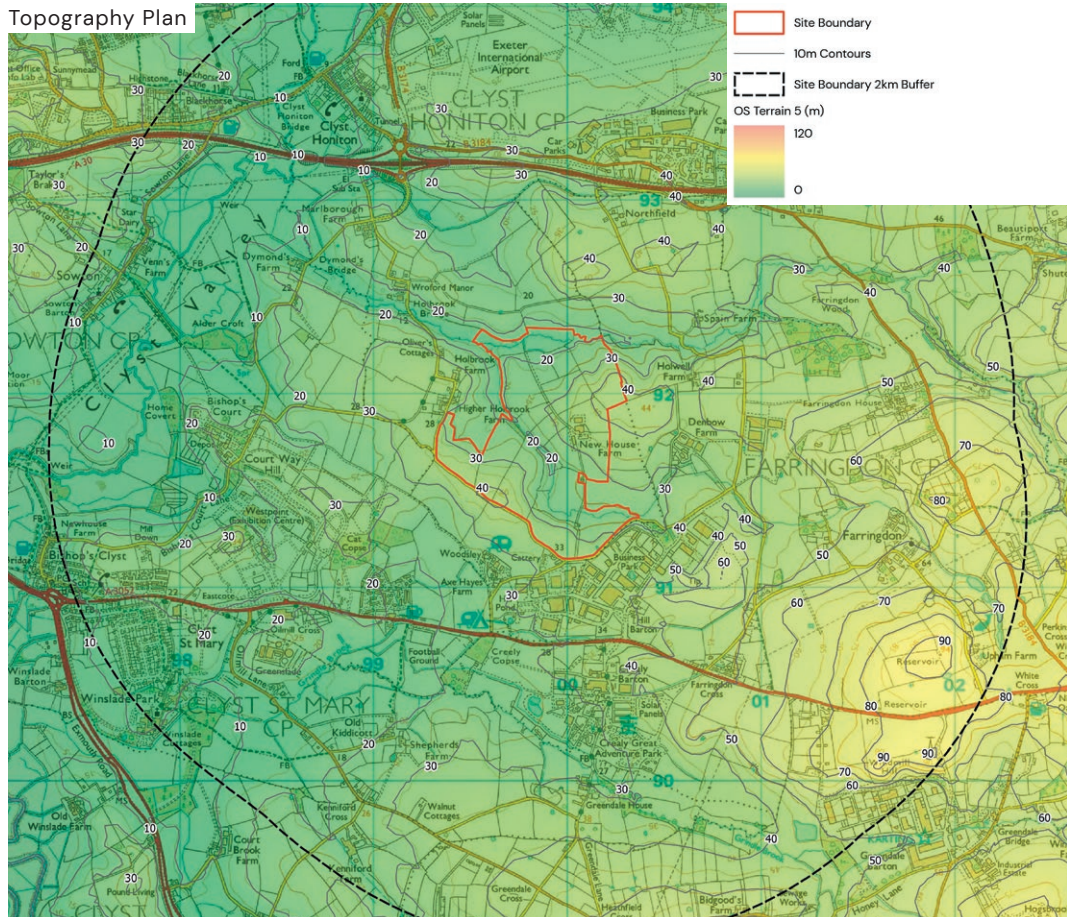
Potential areas for development in the site with regards to a reduced potential visual impact would be within the central 'valley' area along the existing access track, and along the northern boundary as these areas contain the most depressed elevations within the site and would make good use of the existing mature vegetation in these areas also. More elevated and exposed areas such as the south-eastern edge may be better suited to natural green space.

Opportunities for retaining and enhancing the vast majority of vegetation in and around the site can be maximised to reduce intervisibility from immediate surroundings, but also to develop a strong green infrastructure and provide potential for outdoor recreation. This strategy would need to be sensitively managed and mitigated in respect of associated highway infrastructure to avoid adverse impacts on the landscape character due to the current low traffic volume, quiet nature of the site, and to avoid adverse visual impacts through removing significant lengths of established hedgerows.

Landscape Character Plan



Topography Plan



The Vision and Masterplan

Clearly, the success of the site as a location for future strategic and infrastructure-led development is reliant on a clear understanding of the site's constraints and opportunities, allowing development to integrate with adjoining parcels over a phased delivery period extending beyond the next 5 years.

In formulating the Illustrative Masterplan, the following key considerations have been taken into account:

Accessibility

Development will need to integrate with existing and contiguous new transport infrastructure.

Site Capacity

The site has an indicative scope to accommodate 1,500–2,000 new homes.

Topography

The site is reasonably level, with some more exposed elements.

Landscape and Visual Receptors

The site is in the open countryside, with views to and from the surrounding landscape.

Heritage and Archaeology

Development will need to respond to heritage and archaeology considerations, providing enhancements to these where achievable.

Flood Risk and Drainage

The site contains some areas at higher risk of flooding, and development proposals would need to provide for suitable land drainage and Blue Infrastructure.

Ecology

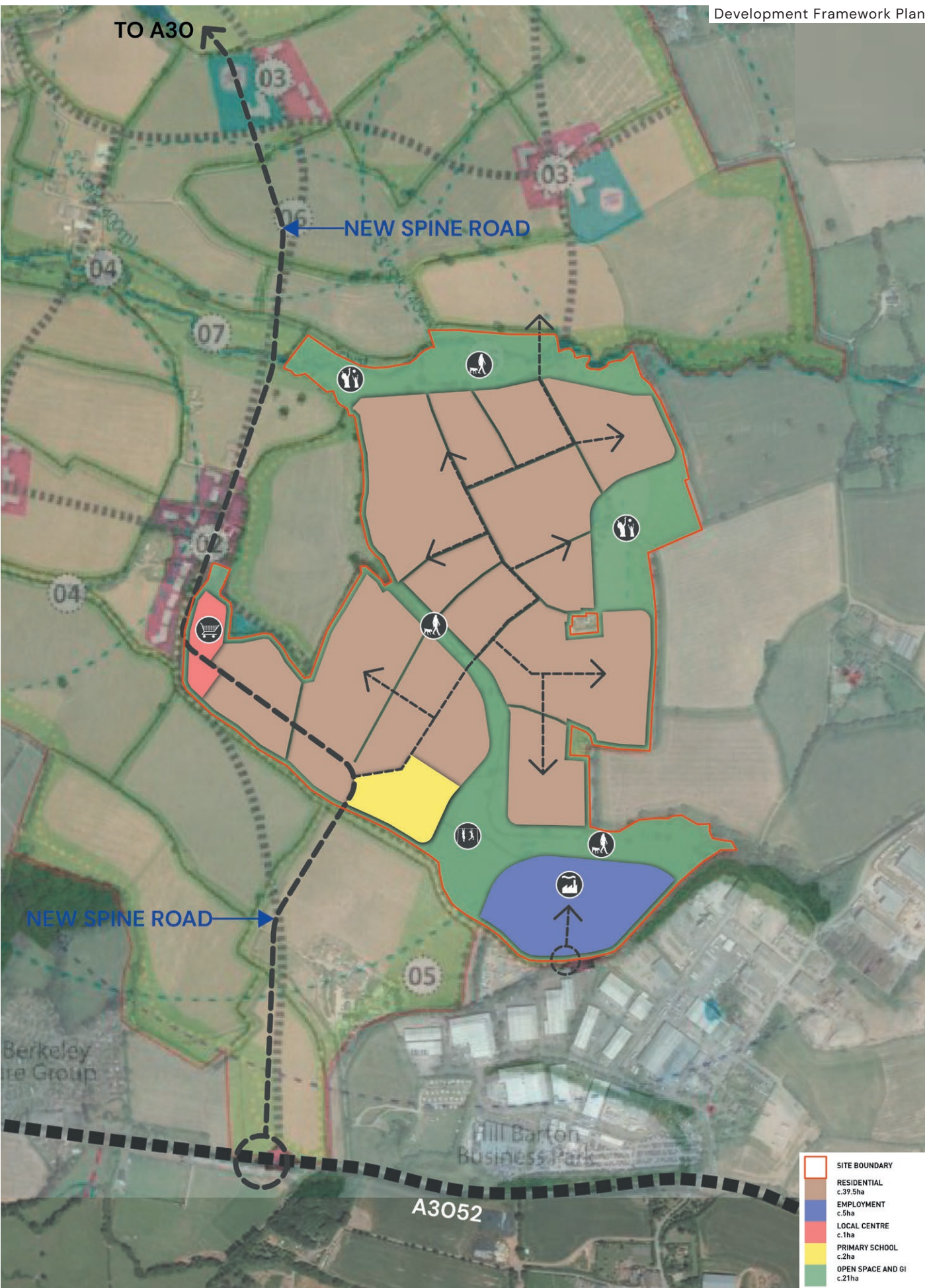
The site contains some features of interest, while being in wider search areas for protected habitats, whose condition should be conserved and enhanced where possible.

An appropriate response on each of these key considerations will ensure a sustainable development that balances environmental considerations with the need to deliver significant levels of housing growth over an extended period.

Having regard to the above, the Illustrative Masterplan below demonstrates how the site could be developed, as part of a wider strategic mixed-use scheme.

A number of design principles have underpinned the Illustrative Masterplan. These are shown on the adjacent plan and are focused on the need to provide high quality green links, excellent pedestrian and vehicular connectivity and distinct character areas for the development, as reflected in the Masterplan.

The accompanying sketches illustrate how character may evolve, taking into account relationship with the local context and vernacular.



Benefits

The delivery of plan-led strategic growth is critical, and a considerable benefit in of itself. At the scale and quantum shown, the phased delivery of the site would realise quantifiable local benefits through both the construction and operational phases of development.

The accompanying infographic provides an overview of the estimated headline figures in this regard, based on the scale and quantum of development anticipated.

Construction of **up to 2,000** residential dwellings, a school, green infrastructure, biodiversity enhancements and transport provision

Construction Benefits

587

Direct construction roles and indirect/induced jobs supported per annum during build phase

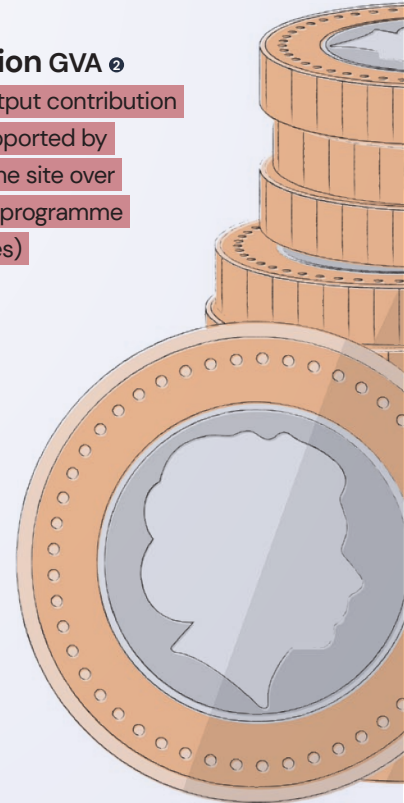


£367 million

Estimated construction investment over 15-year build programme ¹

£509 million GVA ²

Economic output contribution from jobs supported by activities at the site over 15-year build programme (current prices)



¹ The construction cost has been estimated using the BCIS Online tool and is exclusive of external works, contingencies, supporting infrastructure fees, VAT, finance charges etc. It is based on the average cost of a typical mixed housing scheme in the South West (accessed 03/01/2023).

Operational Benefits

15%

Affordable homes, helping to attract younger people to East Devon



£10 million

Estimated first occupation expenditure. Research suggests that the average homeowner spends approximately £5,000 within the first 18-months to make their house 'feel like home'



188

Full-time equivalent jobs supported in the economy

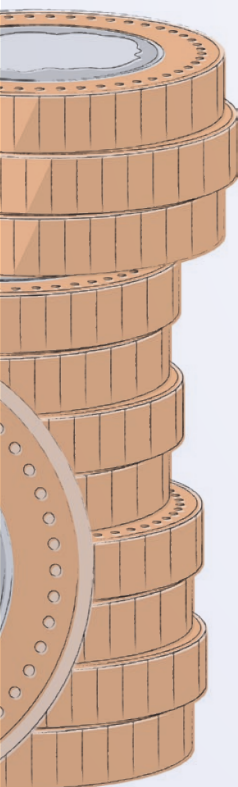


£64 million

Total annual household expenditure

£29 million

Of spend on food & drink, leisure, clothes, household goods etc



£4.4 million

Estimated annual increase in Council Tax revenue ③



Providing homes for people in a variety of occupations

44%

Of residents in management, professional roles etc

56%

Of residents in skilled trade, sales roles etc



② GVA, or gross value added, is the measure of the value of goods and services produced in an area, sector or industry.
③ Based on Council Tax for dwellings in Clyst Honiton in Band D of £2,207.25 in 2022/23.

Delivery & Timescales

As set out in draft Strategic Policy 8, the proposed new settlement to the East of Exeter is anticipated to come forward in multiple phases, delivering a significant mix and quantum of development over an initial period of five years, with further growth extending well beyond into the later stages of the plan period.

The land South of Clyst Honiton is under single control and unconstrained by any significant legal or other procedural conditions, meaning that it can be swiftly released for development and deliver early in the plan period.

It is acknowledged that the site – together with neighbouring parcels – places an immediate requirement for infrastructure upgrades to existing junctions, together with the primary highways necessary to serve construction. It is anticipated that this infrastructure could be provided within the first 12-18 months, subject to technical approval at a county level – this is also likely to be subject to a standalone full or reserved matters planning application to minimise delays in delivery.

With infrastructure in place, it would be possible – subject to securing detailed planning permission – to achieve completion of the first dwellings and other facilities within c.12 months of the supporting infrastructure, with first occupations soon after. Appropriate phasing, to be agreed, would ensure that housing comes forward in step with other facilities, green spaces and site landscaping.

Where required as a part of a strategic-scale Green Infrastructure strategy, it would also be feasible to accommodate advance planting to provide a semi-mature vegetated setting for development, as this can be carried out at any time without the need for permission.

Estimated build-out timescales indicate the site could comfortably support development at the scale required within the timeframes anticipated through Strategic Policy 8.





Conclusion

This Vision Document sets out progress to date, the planning context, key considerations and vision for the development of the site known as Land South of Clyst Honiton, supported through the development plan process.

The Vision Document demonstrates how the site is capable of delivering a significant number of new homes and other key facilities as part of a new settlement with adjoining land parcels across the time period anticipated by emerging planning policies.

Taking account of key constraints and opportunities, the Illustrative Masterplan demonstrates how the site could be developed to create a well-planned, infrastructure-led, sustainable new settlement for East Devon.

LVA is committed to working proactively with adjacent promoters and developers to bring forward the second new town through a comprehensive, masterplan-led approach, positively engaging with key stakeholders throughout, to achieve the new homes, jobs and facilities required for East Devon.



Facing North-East from site boundary on unnamed road



No matter the project, no matter the challenge, you can rely on us to find solutions, to get things done, to get things **Expertly Done.**



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