



**Strategic Planning and
Urban Design**

Submitted to Clyst Honiton
Parish Council

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Site appraisal for the Clyst Honiton Neighbourhood Plan

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1 Introduction

1.1 Background

AECOM has been commissioned to undertake an independent site appraisal for the Clyst Honiton Neighbourhood Plan on behalf of Clyst Honiton Parish Council, which is the designated Neighbourhood Group. The work undertaken was agreed with the Neighbourhood Group and the Department for Communities and Local Government (DCLG) in June 2015.

Clyst Honiton Neighbourhood Group has made good progress in undertaking the initial stages of preparation for the Neighbourhood Plan¹, and it is now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the Neighbourhood Group have asked AECOM to undertake an independent and objective assessment of the sites that are available for housing for inclusion in the Neighbourhood Plan.

The emerging East Devon Local Plan does not seek to allocate any homes in the parish. However the Neighbourhood Group are keen to allocate housing over and above that proposed through the emerging Local Plan. The reasoning for this is linked to the vitality of Clyst Honiton village, in particular its community facilities. The Neighbourhood Area is located in the Exeter and East Devon Growth Point², an area which is currently seeing significant development. This includes linked to: the Cranbrook New Community, which is located 2km to the north east of the village; the Skypark development, which is located adjacent to the village; and development associated with the expansion of Exeter Airport, which is located immediately to the east of the village. Historically however, there has been a lack of planning applications approved within the village itself, and the community views that whilst significant growth has taken place in the wider area, growth has been suppressed within the village itself. This has contributed to a loss of community facilities. For example, the development of the Cranbrook New Community has contributed to the loss of the village's primary school. This has had associated impacts on the viability of the village as a thriving community.

As such a central aim of the Neighbourhood Group is to allocate additional housing in Clyst Honiton village. This is with a view to utilising the elevated level of Community Infrastructure Levy monies facilitated by the presence of an adopted Neighbourhood Plan to support the creation of new community facilities in the village. This includes potentially a central community hub for the village, potentially incorporating meeting rooms, workstations, changing rooms and other amenities. This central aim of the Neighbourhood Plan is fully supported by East Devon District Council.

Whilst a housing needs assessment has not been carried out for the parish, the Neighbourhood Group wish to consider different options for housing allocations through considering a number of sites for housing and/or a community facility. As indicated above, no allocations are proposed for Clyst Honiton Parish by the emerging East Devon Local Plan. However the Neighbourhood Plan group wished to explore if further allocations could be made to support community benefits.

The purpose of the site appraisal is therefore to produce a clear assessment of the suitability of each of the sites for potential housing development, and explore any potential for the siting of a community facility. In this context it is anticipated that the site selection process will be robust enough to meet the Basic Conditions considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

1.2 Sites considered through the site appraisal

The Steering Group are keen to take a proactive approach to development in the parish to secure additional community infrastructure and support the vitality of Clyst Honiton village. This reflects the outcomes of consultation initiated during earlier stages of development of the Neighbourhood Plan, including through a number of community events, workshops and surveys.

To help deliver these further aspirations, the Steering Group commissioned this study to consider six potential sites in and around the village which have been offered as appropriate for development. These were chosen on the basis of a Call for Sites undertaken in June 2015, which resulted in six sites being proposed by landowners.

The six sites are presented in Table 1.1, with their location presented in Figure 1.1.

¹ The Neighbourhood Area comprises Clyst Honiton Parish, excluding the parts of the parish within the strategically important sites of Exeter Airport and the Skypark development.

² See <http://www.exeterandeastdevon.gov.uk/>

Table 1.1: Sites considered through the site appraisal

Site name	Location	Source	Size (ha)	Indicative capacity (dwellings) ³
Site 1	Land adjacent to Clyst Honiton Bypass	Call for sites undertaken in July 2015		
Site 2	Land to the south west of Clystside	Call for sites undertaken in July 2015		
Site 3	Land within the ownership boundary of Clyst House	Call for sites undertaken in July 2015		
Site 4	Land occupied by SW Slating & Tiling Ltd, adjacent to Honiton Road	Call for sites undertaken in July 2015		
Site 5	Glebe lands/allotments adjacent to Honiton Road	Call for sites undertaken in July 2015		
Site 6	Clyst Honiton Parish Playfields and adjoining land to the south west	Call for sites undertaken in July 2015		

³ A determination of the indicative capacity for each site has utilised the methodology presented in the guidance document DETR (July 1999) *Tapping the Potential: Assessing Urban Housing Capacity; Towards Better Practice*. This methodology varies the net density for each site depending on the site's size.

To include

Figure 1.1: Sites considered through the site appraisal

2 METHODOLOGY FOR THE SITE APPRAISAL

2.1 Introduction

Site selection and allocations is one of the most contentious aspects of planning, raising strong feelings amongst local people, landowners, builders and businesses. It is important that any selection process carried out is transparent, fair, robust and defensible and that the same criteria and thought process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties so the approach is transparent and defensible.

The approach undertaken to the site appraisal is based primarily on the Government's National Planning Practice Guidance (Assessment of Land Availability) published in 2014 with ongoing updates, which contains guidance on the assessment of land availability and the production of a Strategic Housing Land Availability Assessment (SHLAA) as part of a local authority's evidence base for a Local Plan.

Although a Neighbourhood Plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing is still appropriate. This includes an assessment of whether a site is suitable, available and achievable.

In this context, the methodology for carrying out the site appraisal is presented below.

2.2 Task 1: Development of site appraisal pro-forma

Prior to carrying out the appraisal, site appraisal pro-forma were developed. The purpose of the pro-forma is to enable a consistent evaluation of each site through the consideration of an established set of parameters against which each site can be then appraised.

The pro-forma utilised for the assessment enables a range of information to be recorded, including the following:

- Background details on the site;
- Existing land uses;
- Surrounding land uses;
- Site characteristics;
- Site planning history;
- Suitability;
- Accessibility;
- Environmental considerations;
- Community facilities and services;
- Heritage considerations;
- Flood risk;
- Existing infrastructure; and
- Suitability for a potential community facility.

2.3 Task 2: Initial desk study

The next task was to conduct an initial desk study for each of the sites. In addition to gaining preliminary information relating to each site, the purpose of this stage was to highlight areas which should be examined in more detail during the subsequent site visit.

2.4 Task 3: Site visit

After the completion of the initial desk study, a site visit to the Neighbourhood Area was undertaken by two members of the AECOM Neighbourhood Planning team. The purpose of the site visit was to evaluate the sites 'on the ground' to

support the site appraisal. It was also an opportunity to gain an opportunity to better understand the context and nature of the parish.

2.5 Task 4: Consolidation of results

Following the site visit further desk-based work was carried out. This was to validate and augment the findings of the site visit and to enable the results of the site appraisal to be consolidated.

Section 4 presents a summary of the findings of the site appraisal.

The completed pro-forma for each site are subsequently provided in Appendix 1.

3 INDICATIVE HOUSING CAPACITY

The indicative housing capacity for each of the sites has been calculated utilising the methodology used for the Strategic Housing Land Availability Assessment (SHLAA) for the Exeter Housing Market Area sub-region⁴.

In terms of housing density, the methodology assumes a density of 30-50 dwellings per hectare for a sub-urban / rural settlement (dph).

The Clyst Honiton Neighbourhood Group are seeking development that is in keeping with the village/semi-rural setting, provides good car access and parking, and increases planting and landscaping areas of the village. Based on this, the methodology has assumed development densities at the lower range of the scale, 30 dwellings per hectare.

This figure does not necessarily equate to the amount of land that is suitable for development, as, for larger sites, land needs to be allocated for non-housing uses, for example community facilities and open space (the net development area).

To address this, the SHLAA methodology provides ratios to calculate the net housing density based on the size of sites. The approach is based on the notion that: the bigger the site, the more land that needs to be put over for non-housing uses. The ratios are provided in Table 3.1.

Table 3.1: Net Housing Density

Area	Gross to net ratio standards	Net Housing Density
Up to 0.4ha	100%	30
0.4 to 2ha	80%	30
2ha and above	60	30

Based on the above methodology the indicative number of dwellings for each site have been developed; these are shown in Table 3.2.

⁴ DTZ Consulting & Research (2007); South West Regional Assembly Urban Housing Capacity Potential Review – Density figure of 40 dph as stated from East Devon Urban Capacity Study (2001).

Table 3.2: Indicative number of dwellings

Site name	Size (ha)	Net Housing Density	Indicative Number of Dwellings
Site 1			
Site 2			
Site 3			
Site 4			
Site 5			
Site 6			

4 SUMMARY OF SITE APPRAISALS

The following sections provide a summary of the findings linked the evaluation of the six sites considered through the site appraisal. These summaries should be read alongside the completed pro-forma presented in Appendix 1.

4.1 Positive elements common to all sites

The following elements are common to all of the sites considered:

- None of the sites are within an Area of Outstanding Natural Beauty (AONB).
- None of the site are within or adjacent to European, nationally or locally designated biodiversity sites.
- None of the sites have areas of ancient woodland present within site boundaries.
- None of the sites are within or in close proximity to a conservation area, scheduled monument, registered battlefield, or registered parks and gardens.
- There are no Tree Preservation Orders present on any of the sites.
- None of the sites are within a Source Protection zone for groundwater abstraction.
- All of the sites are within 500m of Clyst Honiton Parish playing field.
- All of the sites are thought to have utility services available to them.
- All sites have good access to the A30 and M5, a local bus service and cycle route.

4.2 Constraints common to all sites

The following elements are common to all of the sites considered:

- All of the sites lie within a Site of Special Scientific Interest (SSSI) Impact Zone; and within 7 km of two Special Protection Areas (SPA).
- There is no significant retail centre within Clyst Honiton and the nearest service centres are located over 2km away in Cranbrook to the north and in Exeter to the west.
- All of the sites are over 2km away from a primary school and primary healthcare centre.

4.3 Site 1 – Bypass site

The site is located adjacent to the recently constructed Clyst Honiton Bypass, which provides vehicular access to the site. It comprises three fields, of which the two northern fields were previously part of Exeter Airport, consisting of helicopter hangars, with taxiways and a former depot. The two northern fields are currently unutilised for agricultural purposes. The southern field is a greenfield site used for grazing horses.



Site Development Potential

Site 1 comprises a large area of xx ha greenfield and brownfield land, which could hold a capacity of xx homes. It has good access to the road network, as it is located adjacent to the Clyst Honiton Bypass. Due to the large size of the site, there is significant potential for the provision of on-site community facilities and amenities and/or public open space.

The site is located adjacent to existing residential areas, which are located to the south west of the site. Whilst no pedestrian and cycle links to the rest of the village exist, there is significant potential for the creation of a new pedestrian and cycle links with the village via Church Side.

Due to the relatively screened nature of the site from the rest of village due to topography, views of development at this location would be limited from the rest of the village, particularly from the northern field. In this context the site is well screened from other houses, with approximately three properties having direct longer distance views over the southern field. The site also benefits from having wide countryside views, with the northern field having wide ranging views to the north and west, with views from the southern fields to the south, with the village in the foreground.

The site lies within Flood Zone 1, which denotes a low probability (i.e. less than 1 in 1,000 annual probability) of river flooding. However land in the north west corner of the site is on Flood Zone 2 and 3 boundary. The site is at very low risk of flooding from surface water, which denotes a chance of flooding of less than 1 in 1000 annual probability.

In terms of access, the site is located adjacent to the Clyst Honiton bypass. As such the site has good access to the road network. Due to the presence of the bypass tunnel, access to the site would be required to take place from a northerly direction.

Key Constraints

The Clyst Honiton Bypass runs alongside the eastern boundary of the site, with Exeter Airport located beyond that. Furthermore, the construction of Skypark development to the north east has resulted in the site being constrained by infrastructure and commercial development, with associated visual and noise impacts. During the site visit it was noted that there were high baseline noise levels, particularly in southern two fields which are closest to Exeter Airport. Further noise studies may be required to determine if the site is suitable for residential development.

Located to the north of the village, the site is less integrated with the village than other sites considered through this assessment; however potential pedestrian and cycle access is possible via Church Side.

The site lies north west of St Michael and All Angels Church, which comprises seven grade listed structures, including the Grade II* church itself, all other listed buildings/structures are grade II listed and include: headstones; gate, gate posts with adjoining boundary wall; and a cross. Development on Site 1 may partially affect the setting of these listed building, in particular the southern two fields of the site. The northern field is unlikely to affect the historic setting of these buildings.

As a result of previous site uses, there is some potential for land contamination to be present at the site.

The site has areas of unmanaged grassland and mature trees, which could potentially provide potential habitat for protected species; however this would need to be determined by an ecologist as part of a preliminary ecological appraisal for the site if it is brought forward for development.

Recommendations

The site is appropriate for allocating through the Neighbourhood Plan in principle, as it is of a large enough size to accommodate a significant number of new houses, whilst being compatible with surrounding uses. Furthermore some of the site is brownfield; and is well screened from houses in Clyst Honiton. The site would also be appropriate for community uses.

The site is constrained by infrastructure and commercial development, and parts of the site is dominated by views and noise intrusion. In particular noise quality at the southern two fields are affected. As such further noise studies may be required to determine if the site is suitable for residential development.

The northern field of the site is considered the most suitable part of the site for housing, as it is orientated away from the airport, reducing many of the visual and noise impacts associated with parts of the site.

4.4 Site 2 – Clystside site

The site is located to the south west of Clystside, to the rear of properties along this road; and lies east of the former Clyst Honiton Church of England Primary School. The site currently has no direct highway access; however the site includes access to the east of the residential property Meadow View. It is located on greenfield land used for grazing.



Site Development Potential

Site B comprises a relatively large area of xx ha greenfield land, which could hold a capacity of xx homes, and is located at the centre of the village. Due to its size, the site has the potential for provision of community facilities.

Key Constraints

A significant part of the site lies within Flood Zone 3 (with a very small strip along the north east boundary in Flood Zone 2), which denotes a high probability (i.e. greater than 1 in 100 annual probability) of river flooding. 'Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required'⁵. The south west part of the site is known to have flooded⁶. The site is however gently sloping from the north east to the south west. As such it is likely that the north eastern parts of the site have lower flood risk.

The south west of the site also lies in an area of low risk of flood from surface water, which denotes a chance of flooding from surface water of between 1 in 1000 (0.1%) and 1 in 100 (1%) annual probability.

The site has potential for ecological value as a result of adjacent land, which includes potential BAP priority habitat (grazing marshland) to the south west and a copse of trees to the east. The site boundaries also benefit from relatively dense vegetation, including a mixture of semi-mature trees and hedgerows.

The site is overlooked by numerous residential properties within the village (approximately 15) which are raised above the site; these include properties on Clystside and St. Michaels Hill, as well as from St Michael and All Angels Church to the

⁵ Department for Communities and Local Government, 2012; Technical Guidance to the National Planning Policy Framework.

⁶ Pell Frischmann, 2014; Clyst Honiton Pumping Station Flood Risk Assessment - Appendix C: Environment Agency Data.

north east. Development on this site would therefore partially affect the setting of the Grade II* listed church and associated Grade II listed structures.

Recommendations

Despite being located at the edge of the centre of the village, with the potential to hold a capacity of xx homes, parts of the site are unlikely to be an appropriate location for future housing due to their location within Flood Zone 3. However, due to the sloping topography of the site, it is considered worth exploring with the Environment Agency the level of protection the site receives from flood defences along the River Clyst, and if appropriate considering the application of the Exception Test to any development at the location.

The location and size of the site make it suitable for the provision of community facilities. Furthermore, as community facilities are classified as 'less vulnerable' development in terms of flood risk, a community facility may be deemed an appropriate development on this site. Flood prevention measures (e.g. raised floor levels) would still be required.

4.5 Site 3 – Clyst House site

The site comprises previously developed land, comprising the gardens of Clyst House. It is located to the north east of Clystside and is adjacent to St Michael and All Angels Church.

Planning permission for the erection of three dwellings on the site was refused in 2006, on the basis that the "...proposed development would intrude into the open space which forms the setting for Clyst House and the adjacent Grade II* listed church, and is a focal point in the heart of Clyst Honiton village.' and 'adversely affect the character of the village'⁷.



Site Development Potential

Site 3 is located in the centre of Clyst Honiton and is adjacent to residential properties on three boundaries. Existing access is available via Clystside, however additional access could be made available onto St Michaels Hill which will help integrate new properties into the existing village. The site is modest in size at xx ha and could accommodate up to 3-4

⁷ East Devon District Council decision letter, November 2006 - 06/2597/FUL.

new homes, excluding the partition of the existing buildings into separate dwellings. It is understood that the landowner is keen for the site to be developed.

The site lies within Flood Zone 1, which denotes a low probability (i.e. less than 1 in 1,000 annual probability) of river flooding. The site is at very low risk of flooding from surface water, which denotes a chance of flooding of less than 1 in 1000 annual probability.

The site benefits from limited views from surrounding houses located on the boundaries to the north west and north east of the site.

Key Constraints

The site is located adjacent to St Michael and All Angels Church to the south east. As such, any development on the site would have significant effects on the setting of the grade II* listed church and associated grade II structures without the careful design and layout of new development. However, a new property has recently been granted planning permission to the south east of the church and is now under construction.

Development on the site itself would result in the loss of open space (and potentially) mature trees within the grounds of Clyst House. Residential properties to the south (along Clystside) have short screened views of the site.

The site does not have sufficient space for a community facility.

Recommendations

Overall, the site would be appropriate for allocating through the Neighbourhood Plan in principle, because of its centre of village location and intensification of land uses.

Development of the site has the potential to have significant effects on the integrity of the historic setting of the area without careful design and layout of new development. For this reason the previous planning application for development on the site was refused; however a precedent for development in close proximity to St Michael and All Angels Church has now been made. As such new development may be appropriate at this location if the significant issues related to the setting of the historic environment are addressed.

4.6 Site 4 - Slate and Tile site

The site is located on previously developed land on Honiton Road at the edge of Clyst Honiton village. It comprises a two tiered site. The lower tier incorporates a warehouse and car parking, with direct access to Honiton Road; while the upper tier is a storage area. It is currently occupied by SW Slating & Tiling Ltd.



Site Development Potential

Site 4 is located on previously developed land. The redevelopment of this light industrial site to residential would help enhance the entrance setting to the village. The site is relatively modest in size at xx ha and could accommodate up to xx homes. The site has no likely significant ecological value, with only a vegetated slope on the north east boundary of the site.

The site is well screened from neighbouring residential properties, with only one house with a partial view of the site, located on Ship Lane. The site offers long, wide views out to the local countryside to the north and west from the upper tiered level, though only screened views from lower tiered level.

The site has good access from Honiton Road and is located close to the main bus stop in the village. The site is also accessible to the local cycle network. The area located opposite to the site across from Honiton Road has been designated as Local Green Community Space.

Key Constraints

The site is located at the edge of the village along a main road, and was noted during the site visit as having a relatively poor integration with the rest of the village.

Development on Site 4 would result in the loss of viable employment land in the village, which has been used for many years by multiple businesses. Previous land uses at the site raises the possibility of parts of the site being contaminated.

Whilst the site lies within Flood Zone 1, which denotes a low probability (i.e. less than 1 in 1,000 annual probability) of river flooding, adjoining land associated with Honiton Road and land to the west is within Flood Zone 2 and 3. The site is at very low risk of flooding from surface water, which denotes a chance of flooding of less than 1 in 1000 annual probability; while Honiton Road and land to the west is at a medium to low risk of surface water flooding. Due to the flood risk present locally, development at this location would need to ensure it does not increase the risk of flooding.

The site is only xx ha and would be unsuitable for a community facility.

Recommendations

The site is likely to be an appropriate location for future small scale housing at the current time, due to its accessible location (including by bus and cycle) and its proximity to local greenspace. There will however be need to address potential flood risk and land contamination issues associated with the site.

Whilst development of the site for housing would lead to the loss of availability of viable local employment land, redevelopment of an industrial site to residential would improve the entrance setting of the village.

4.7 Site 5 – Glebe Lands/Allotments

Site 5 is located on Glebe Lands on land between Honiton Road and Ship Lane. The site has been utilised as allotments for approximately 20 years. The site has no direct vehicle access; pedestrian access is instead from the south east corner of the site on to Ship Lane (which is a gravel track).



Site Development Potential

Site 5 is well screened; with only partial views from approximately three houses surrounding site. It offers views out to open grassland to the north and west.

The site lies within Flood Zone 1, which denotes a low probability (i.e. less than 1 in 1,000 annual probability) of river flooding; however, adjoining land associated with Honiton Road and land to the west is within Flood Zone 2 and 3. Furthermore, the site is at very low risk of flooding from surface water, which denotes a chance of flooding of less than 1 in 1000 annual probability; while Honiton Road and land to the west is at a medium to low risk of surface water flooding. Development would need to ensure it does not increase the risk of flooding.

Key Constraints

Site 5 is located at the edge of the village along a main road and is adjacent to an industrial site. The site does not currently offer vehicular access; instead pedestrian access is available from the south east corner of the site on to Ship Lane, which is currently a gravel track.

The topography of the site, which is raised above the height of Honiton Road to the north west, and below the level of Ship Lane to the south east, may result in the need to either lower or raise the site level depending on the chosen access to the houses.

The redevelopment of Site 5 would result in the loss of popular allotment land, an important local community resource for Clyst Honiton.

The site's use of allotments may lead to the loss of some ecological value. The boundary of the site also comprises hedges on the north west and south east boundaries of the site alongside Honiton Road and Ship Lane, which further increases the ecological value of the site.

The site is only xx ha and would be unsuitable for a community facility.

Recommendations

The site is unlikely to be an appropriate location for future housing as the land is currently used as an allotment. As such its redevelopment would result in the loss of an important local community resource for Clyst Honiton. Whilst the allotments could potentially be replaced with a new facility in the village, the established nature of the allotment reduces the likelihood of the site being appropriately replicated elsewhere in the village.

4.8 Site 6 - Clyst Honiton Parish Playing Fields

Site 6 comprises the existing Clyst Honiton Parish Playing Fields and field to the south.

The site lies virtually wholly within the Exeter Airport Public Safety Zone (PSZ), as defined by the Department for Transport⁸. The objective of PSZs is that there should be no increase in the number of people living, working or congregating in the PSZ and that, over time, the number should be reduced as circumstances allow (e.g. when any redevelopment takes place).

This therefore does not permit development at Site 6. As such Site 6 has been discounted from detailed consideration in this report.

⁸ Department for Transport, 2010; Circular 1/2010 - Control of Development in Airport PSZs

5 CONCLUSIONS AND NEXT STEPS

5.1 Conclusions and recommendations

This site appraisal has assessed the six sites put forward for consideration for inclusion in the Clyst Honiton Neighbourhood Plan. These have been evaluated utilising the consistent criteria presented in the pro-forma developed by AECOM and subsequently approved by East Devon District Council.

5.2 Housing sites

Following the completion of the site appraisal, it is considered that three sites are most appropriate for further consideration by the Neighbourhood Group for taking forward for housing through the Clyst Honiton Neighbourhood Plan. This is due to the capacity of the sites to deliver housing,

The three sites are as follows (please note these are not presented in order of preference):

- **Site 1, Land adjacent to Clyst Honiton Bypass**
- **Site 3, Clyst House**
- **Site 4, Slate and Tile Site**

Whilst these sites are deemed to be the most suitable for further consideration through the progression of the Neighbourhood Plan, a number of mitigation measures will be required when taking forward these sites. This is to overcome sometimes significant constraints related to noise and visual amenity (Site 1), potential impacts on the historic setting of features associated with St Michael and All Angels Church (Site 3) and flood risk (Site 4).

In this context it is recommended that the policy approaches proposed by the Neighbourhood Plan should seek to address the potential constraints highlighted in this report. This can include targeted site-specific policies to address the elements raised relating to noise and visual amenity, the historic environment and flood risk.

A further consideration is that, due to the capacity of the sites, only Site 1 of the three is likely to be able to deliver the quantity of housing required to support the development of a new community facility through mechanisms such as the Community Infrastructure Levy. The site also has increased potential to deliver elements such as enhanced green infrastructure provision and improvements to pedestrian and cycle networks. On this basis the capacity and scale of Site 1 reduces the necessity for housing development to take place on Site 3 and Site 4.

5.3 Sites for a community facility

Two of the sites are also considered appropriate for the location of a new **community facility**, as follows:

- **Site 1, Land adjacent to Clyst Honiton Bypass**
- **Site 2, Clystside site**

However, Site 2 should only be taken forward for this purpose if potential issues associated with flood risk present in the locality can be resolved, including in conjunction with discussions with the Environment Agency.

Appendix 1: Completed site appraisal pro-forma

About AECOM

AECOM is a global, fully integrated infrastructure firm with nearly 100,000 employees operating around the world. A Fortune 500 company, our revenues reached US\$19.2 billion during the 12 months ended June 30, 2014. We serve clients in more than 150 countries, with a project life-cycle offering that spans design (including planning, architecture and engineering), construction, finance, operations and maintenance.

More information on AECOM and its services can be found at www.aecom.com.

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