

East Devon Local Plan 2020-2040

Site Selection report

Hawkchurch



July 2024. Version 1.

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1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2040 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not.¹ The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites or not.²
- 1.3 For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site, or not. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of sites at Hawkchurch. A map of all the sites which have been assessed is below, followed by a table which highlights the site selection findings.
- 1.5 There were no sites sifted out at Hawkchurch.

¹ INSERT WEB LINK TO UPDATED VERSION OF METHODOLOGY, ALSO INCL. ECOLOGY, LANDSCAPE, HESA SPECIFIC METHODOLOGIES

² Following the approach advocated by the Planning Advisory Service – see Topic 5 – Site Selection Process: [Future Proofing the Plan Making Process | Local Government Association](#)

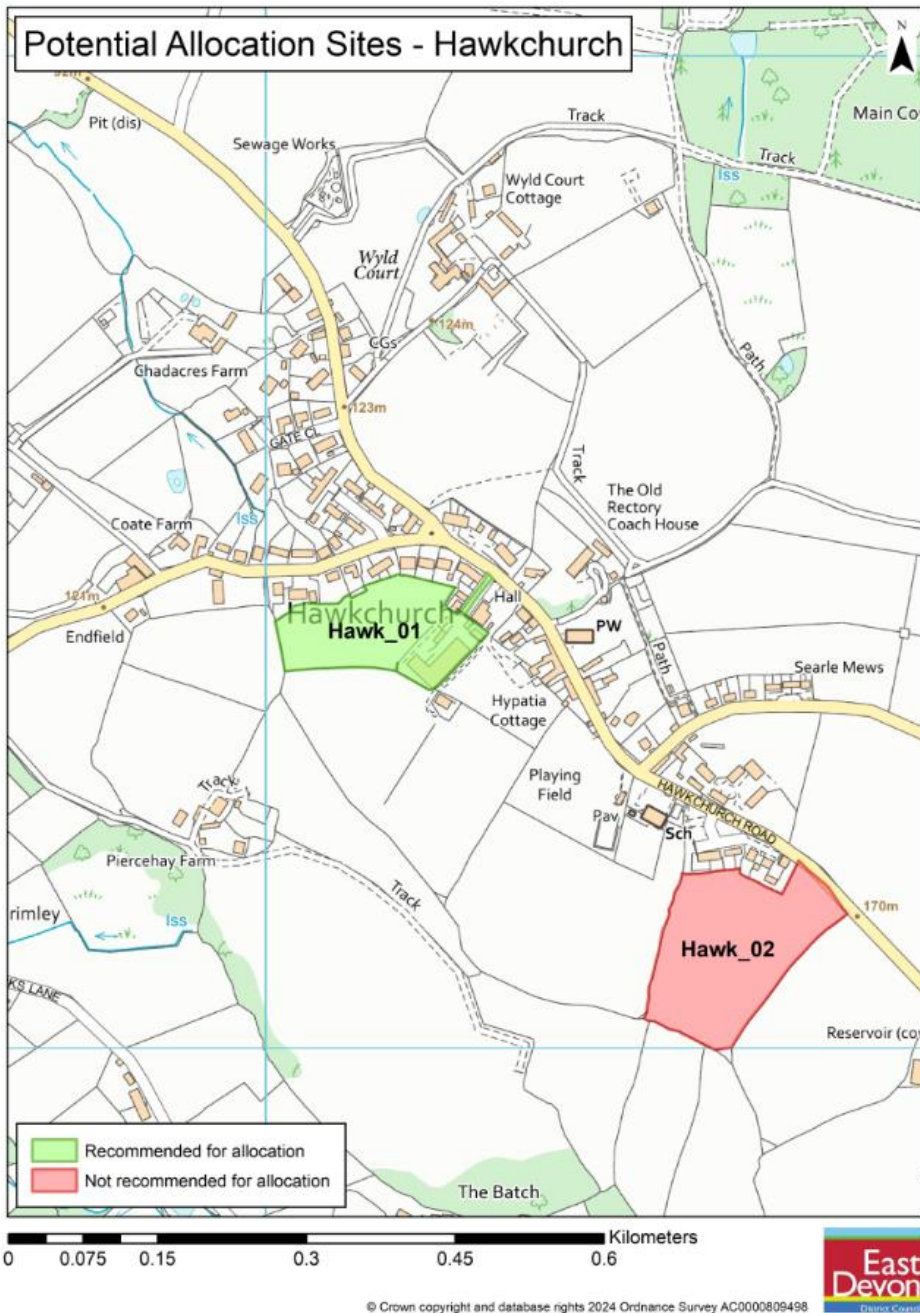


Figure 1.1: Overview of Site Selection findings at Hawkchurch

Site reference	Number of dwellings / hectares of employment land	Allocate?
Hawk_01	38 houses and 0.15ha of employment land	Yes
Hawk_02	34 houses	No

2 Site Reference Hawk_01

Site details

Settlement: Hawkchurch

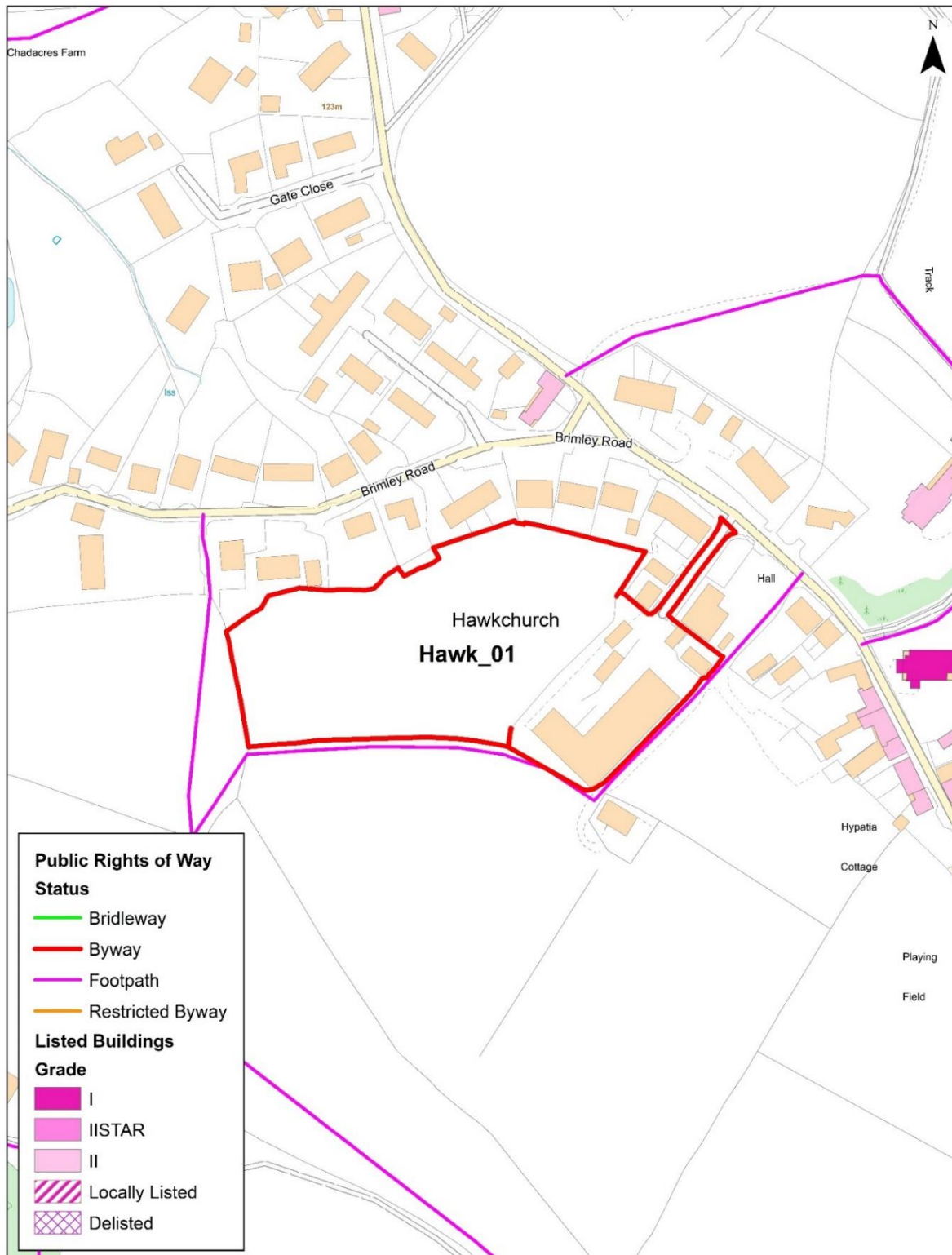
Reference number: Hawk_01

Site area (ha): 1.56

Address: Norton Store, Hawkchurch, EX13 5XW

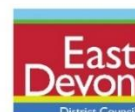
Proposed use: Residential and employment

Site map



0 0.0325 0.065 0.13 0.195 0.26 Kilometers

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Photos



View of central Hawkchurch looking southeast. The entrance to the site is in the centre of the photo, to the right



View into the site from the access lane, looking south west



Aerial view of the site showing the full extent of the field and employment site (these are not publicly visible)

Site Assessment Summary and Conclusion

Infrastructure

Existing access is narrow but is used by agricultural/industrial traffic.

Landscape

Medium- Not National Landscape (although visible in distant views from the National Landscape). Settlement edge provides strong context of built form, and the presence of mature hedgerows and trees lessen visibility over parts of the site. The site has a close relationship with surrounding countryside.

Historic environment

Medium: no significant effects which cannot be mitigated. A number of listed buildings lie close to the site but there is intervening development which lessens the harm so that it is not significant.

Ecology

Significant moderate effect- the site is a priority woodland habitat, development may impact on the River Axe

Accessibility

The site is within 1600m of village facilities.

Other constraints

None specifically identified although contamination from previous commercial use should be investigated.

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

No

Opportunities

None Identified

Yield (number of dwellings or hectares of employment land)

38 Houses, 0.15ha employment land

Contribution to spatial strategy

Hawkchurch is a service village in the emerging Local Plan settlement hierarchy

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site lies outside of any protected landscape, at the centre of the village, and will not give rise to unacceptable ecology, heritage or landscape impacts. It is well screened by existing development and would provide a mix of uses.

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

Whole site should be allocated

3 Site Reference Hawk_02

Site details

Settlement: Hawkchurch

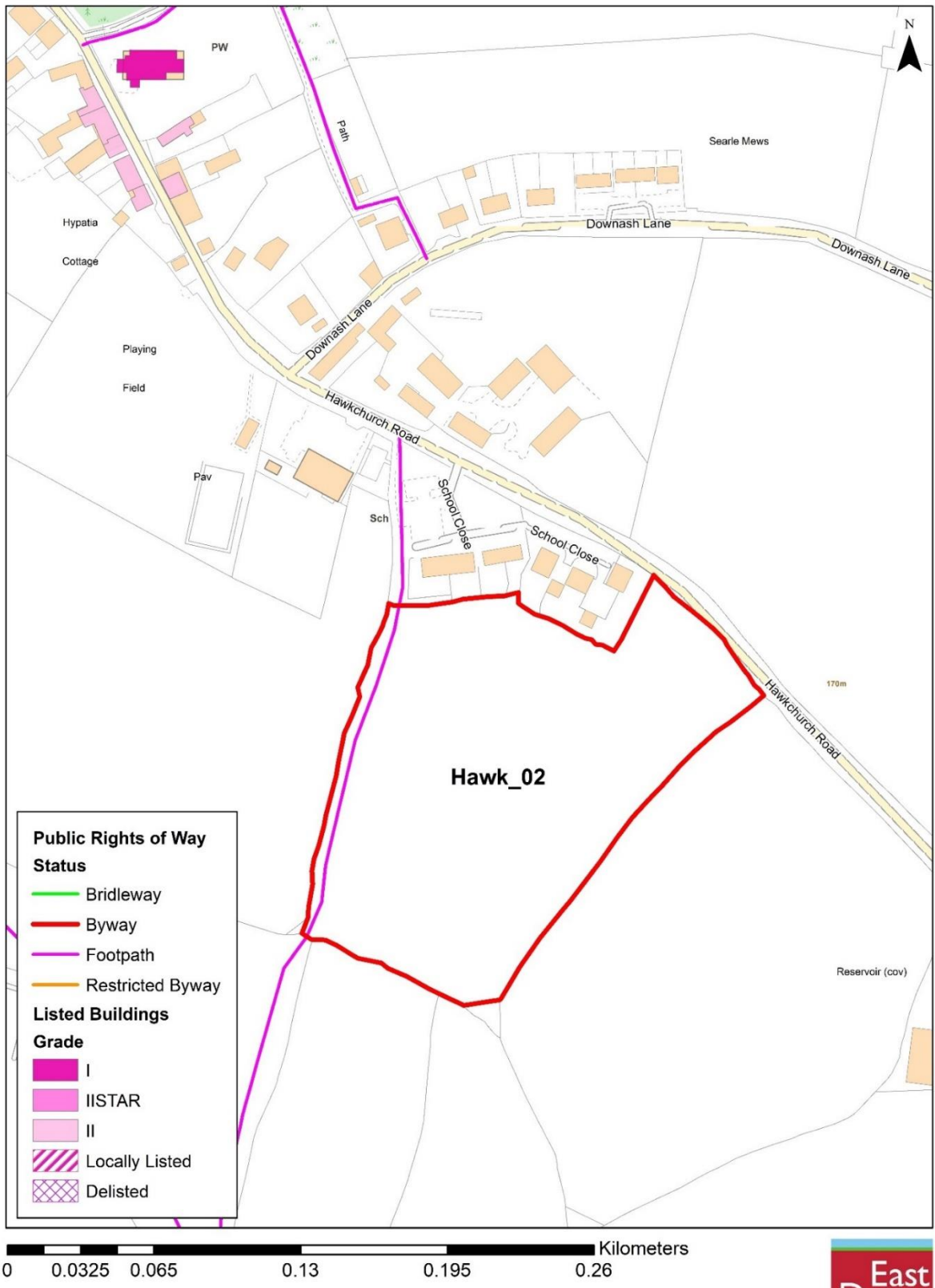
Reference number: Hawk_02

Site area (ha): 2.26

Address: Field south-east of Hawkchurch School, behind and adjacent to School Close, EX13 5GL

Proposed use: Residential

Confidential Draft



Site map

Photos



View across the site from the norther boundary looking south



Aerial view of the full extent of the site. This is not publicly visible due to dense hedgerow boundary and field shape

Site Assessment Summary and Conclusion

Infrastructure

Significant length of hedgerow would need to be removed to achieve acceptable access

Landscape

Medium- Not National Landscape. Settlement edge provides some context of built form, but this is softened by the ribbon form of development and the presence of mature hedgerows and trees meaning the site has a rural, countryside appearance. The topography is such that roadside views are blocked by a hedgerow

Historic environment

Low- No concerns identified

Ecology

Minor adverse impact- development could impact on Raxe

Accessibility

The site is within 1600m of village facilities but there are no pavements or lighting

Other constraints

No

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

No

Opportunities

None Identified

Yield (number of dwellings or hectares of employment land)

34 houses

Contribution to spatial strategy

Hawkchurch is a service village in the emerging Local Plan settlement hierarchy

Should the site be allocated?

No

Reasons for allocating or not allocating

This site lies to the far east of the village, extending into open countryside. It lies adjacent to a recent cluster of affordable houses, but beyond the main village and has a pastoral, rural character. Development would constitute an unacceptable extension into open countryside.

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

No

Confidential Draft