

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

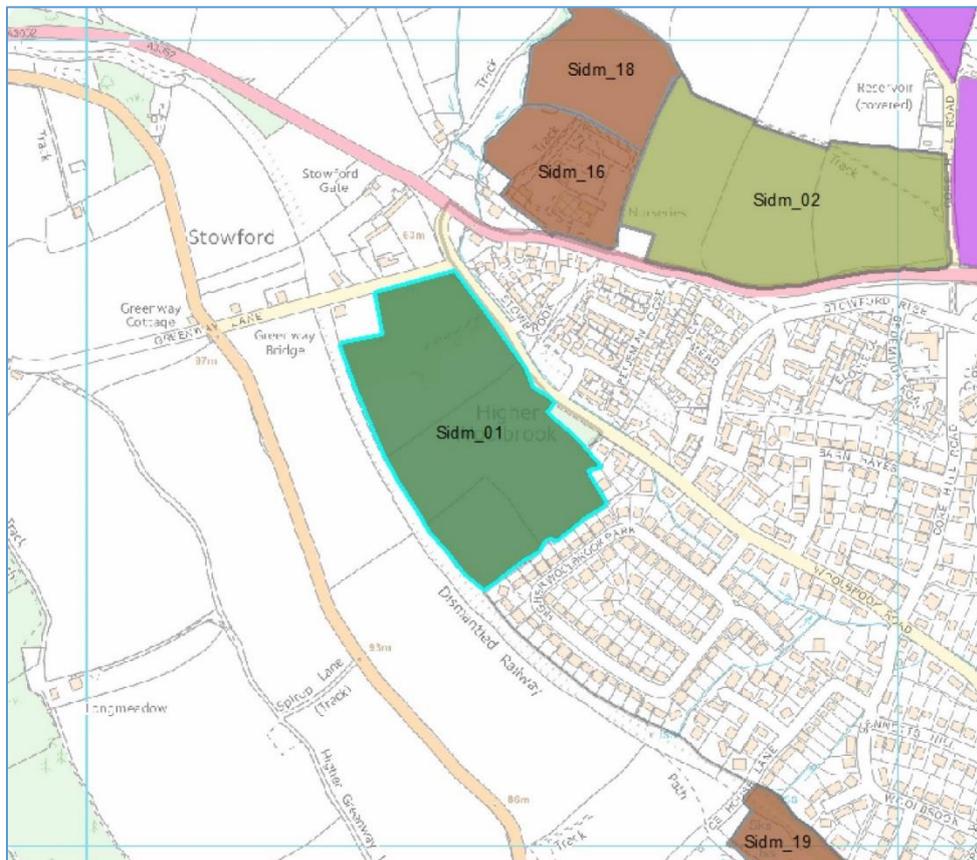
Site Detail:

Settlement: Sidmouth

Site reference number: Sidm_01

Site Address: Land south west of Woolbrook Road, Sidmouth, EX10 0LZ

Map of site:



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Site Area: 7.06

Site Assessment Summary:

Infrastructure implications: DCC Highways: Access off Woolbrook Road. Needs provision of continuous footway and improved pedestrian crossing facility of A3052. DCC Education: 85 ha+ sites proposed, mainly to north and north eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth Primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.

Landscape sensitivity - summary of findings: Located entirely within East Devon AONB, whilst land adjacent to south is not. Site is widely visible from other parts of the AONB, particularly in short distance views from the west. With adjoining development to east and south, many views are seen the context of existing built form. Small area of woodland in northern part adds to landscape character. This site may provide an opportunity for a residential development well aligned to existing development. Opportunity for screening and retention of high landscape value priority habitat to north of site. Overall, the site has a high / medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: 1 - Grade II listed Stowford Farmhouse, 2 - Grade II listed Fairpark House, 3 - HER MDV80279 - Prehistoric Flint and Chert Find, 4 -HER MDV117529 - The site of a possible former structure is indicated by a field name within the 19th century Tithe Apportionment, 5 - HER MDV 80283 - Buried Soil Layers North of Higher Woolbrook Park. Grade II listed building 62m to north, but intervening dwelling and mature vegetation limit views into site. Also Grade II listed Fairpark House around 80m east but again there are intervening dwellings mean that it is not possible to view the site from this asset. Overall, Minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.

Ecological impact - summary of findings: Site is a greenfield arable site with mature hedgerows and trees and includes an unmanaged area of woodland to the north. The site includes an unconfirmed wildlife site and nature recovery network area. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, Significant moderate adverse effect predicted.

Accessibility assessment: 9 out of 12 facilities within 1,600m of site. Footpath opposite, 2500m to Sidmouth Town Centre.

Other known site constraints: Grade 3 agricultural land in strategic assessment. Flood zone 3 and high surface water flood risk adjoins the eastern boundary, with band of medium and low surface water flooding stretching across the middle of the site. Coastal preservation area to west of site. Adjacent dwellings to east and south are set below the site, so development should be designed to avoid impacting upon their amenity. Previous application ref. 75/C0504 for self catering holiday units refused.

Site opportunities: Development would align with existing residential form to south and east. Connections to adjacent walking/cycling links.

Securing land to north of the site as a wildlife site (unconfirmed wildlife site and nature recovery network area).

Amended Maximum Yield following discounted areas on site: n/a

Brief summary of the key positives and negatives of the site: Good access to facilities and employment, high/medium impact on AONB. Ecological impacts relating to the unconfirmed wildlife site, nature recovery network area, and the site's location within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: The scale of development (127 max yield) on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. Good access to facilities and employment, high/medium landscape sensitivity (Located entirely within East Devon AONB however set in the context of modern residential development), and minor heritage impact. Ecological impacts relating to the unconfirmed wildlife site, nature recovery network area, and the site's location within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone will need to be addressed in bringing the site forward.

Appendix 2.

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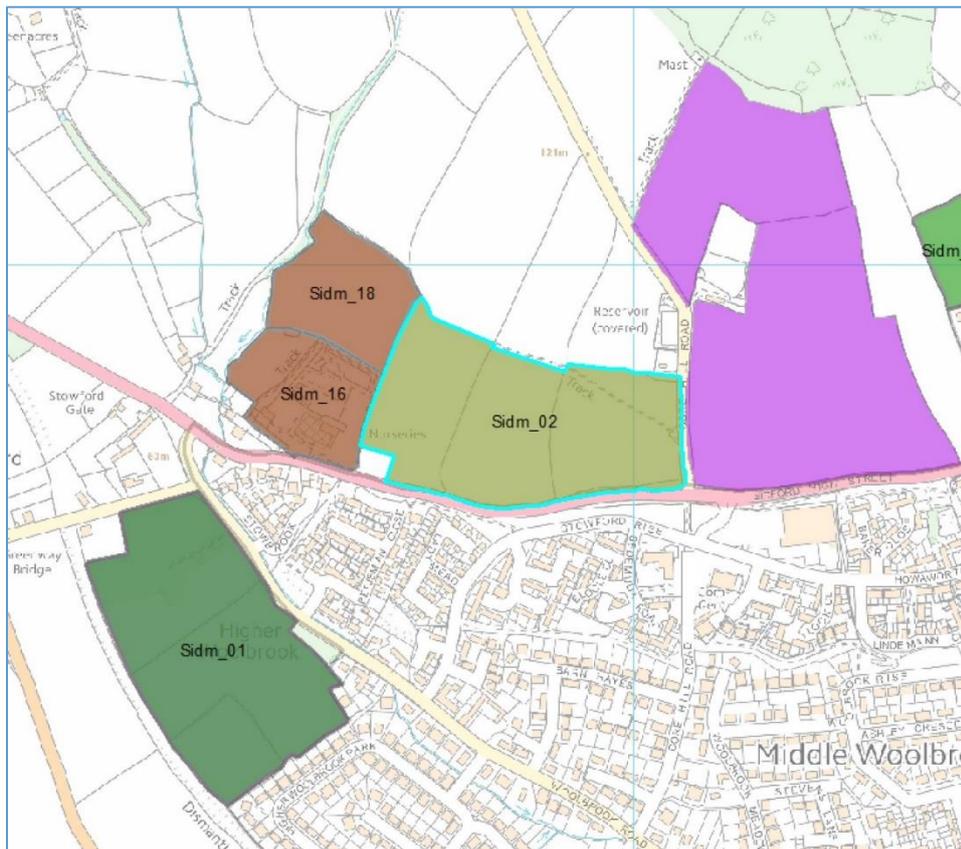
Site Detail:

Settlement: Sidmouth

Site reference number: Sidm_02

Site Address: Land at Sidford High Street, Sidmouth

Map of site:



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Site Area: 6.92

Site Assessment Summary:

Infrastructure implications: DCC Highways: Edge of Sidmouth site highway access possible via adjacent roads - needs ped/cycle link to town centre and toucan crossing of A3052. DCC Education: 85 ha+ sites proposed, mainly to north and north eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth Primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.

Landscape sensitivity - summary of findings: Located entirely within East Devon AONB, on rising land north of Sidmouth. Comprised of three fields with mature hedgerow. Mature trees along southern boundary limit short-distance views into site from adjacent A3052, but many medium-long distance views into site, including from elsewhere in the AONB. The edge of Sidmouth adjacent to south provides some context of built form when viewing the site. Highly sensitive and exposed site within the AONB. Overall, the site has a high landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: None within 100m. Two Grade II listed buildings around 200-250m to south, but numerous existing buildings mean no intervening views. Overall, No Change - No change to assets or their settings.

Ecological impact - summary of findings: Green field arable site with mature trees and hedgerows dividing and bordering. The site is 64m from a nature recovery network area. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, Significant moderate adverse effect predicted

Accessibility assessment: 10 out of 12 facilities within 1,600m of site. Footpaths to local shops on opposite side of A3052. 1500m to Sidford facilities. 2500m to Sidmouth Town Centre.

Other known site constraints: Grade 3 agricultural land in strategic assessment. A small area of low surface water flood risk in south east of site.

Site opportunities:

Amended Maximum Yield following discounted areas on site: n/a

Brief summary of the key positives and negatives of the site: High landscape impact (Site within AONB with high intervisibility), no heritage impact, significant moderate adverse effect on ecology. Good access to facilities and employment. Poor access to narrow lane with no current access to A3052. Adjacent site to east has come forward as part of call for sites (2022).

Should the site be allocated? No.

Reason(s) for allocating or not allocating: Development of the site (124 max yield) would have a high landscape impact (Site within AONB with high intervisibility), no heritage impact, significant moderate adverse effect on ecology. Good access to facilities and employment. Poor access to narrow lane with no current access to A3052. Adjacent site to east has come forward as part of call for sites (2022). Combination of Sidm_01, Sidm_02, 'land north of Sidford High Street to the east of site reference Sidm_02' has potential for significant delivery of housing / considered northern extension with improved access to A3052 (total yield 127+124+80(estimate lower site) but landscape impacts would be significant.

Appendix 2.

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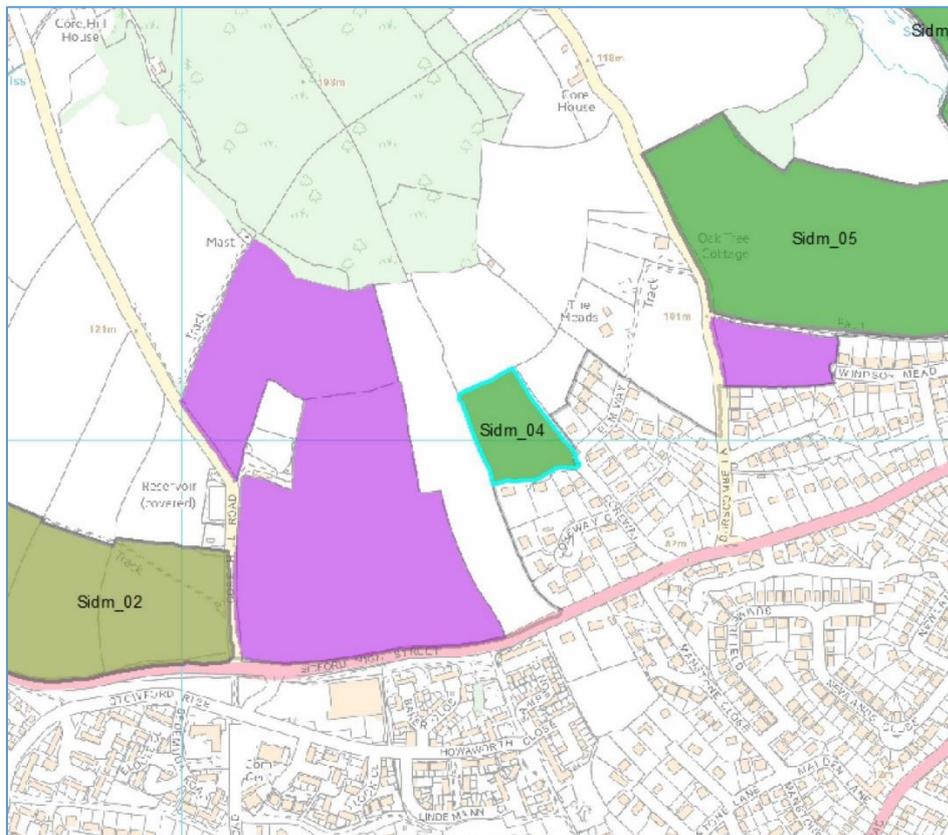
Site Detail:

Settlement: Sidmouth

Site reference number: Sidm_04

Site Address: Land to the east of The Lookout Coreway Sidford, EX109SD

Map of site:



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Site Area: 1.26

Site Assessment Summary:

Infrastructure implications: DCC Highways: Access off Coreway - needs footway the length of Coreway and pedestrian crossing of A3052. DCC Education: 85 ha+ sites proposed, mainly to north and north eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth Primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.

Landscape sensitivity - summary of findings: Located entirely within East Devon AONB, whilst land adjacent to south and south east is not. Short distance views into site are limited those from corner of Elm Way and Coteway, due existing dwellings to south and east, long distance views available from across the valley, but seen in context of adjacent dwellings. Highly sensitive and exposed site within the AONB. Overall, the site has a high landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: 1 - Sidbury Castle Scheduled Monument. Site has little relationship or intervisibility with Sidbury Castle. Nearest designated heritage asset is Grade II* listed Manstone Manor 561m to south, but topography and numerous existing dwellings mean there is no intervisibility. Overall, Minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.

Ecological impact - summary of findings: Meadow with mixed grasses at 0.5-1.5m, thistles and occasional young saplings and shrubs, hedgerow to surround. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, Minor adverse effect predicted (not significant).

Accessibility assessment: 10 out of 12 facilities within 1,600m of site. 960m to Sidford, 2500m to Sidmouth Town Centre.

Other known site constraints: Grade 3 agricultural land in strategic assessment. No flood risk. Previous application for residential refused / dismissed at appeal 12/1276/FUL.

Site opportunities: n/a

Amended Maximum Yield following discounted areas on site: n/a

Brief summary of the key positives and negatives of the site: High landscape impact (Site within AONB with high intervisibility), minor heritage impact, minor adverse effect on ecology. Good access to facilities and employment.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Development of the site (30 max yield) would have a high landscape impact (Site within AONB with high intervisibility), minor heritage impact, minor adverse effect on ecology.

Appendix 2.

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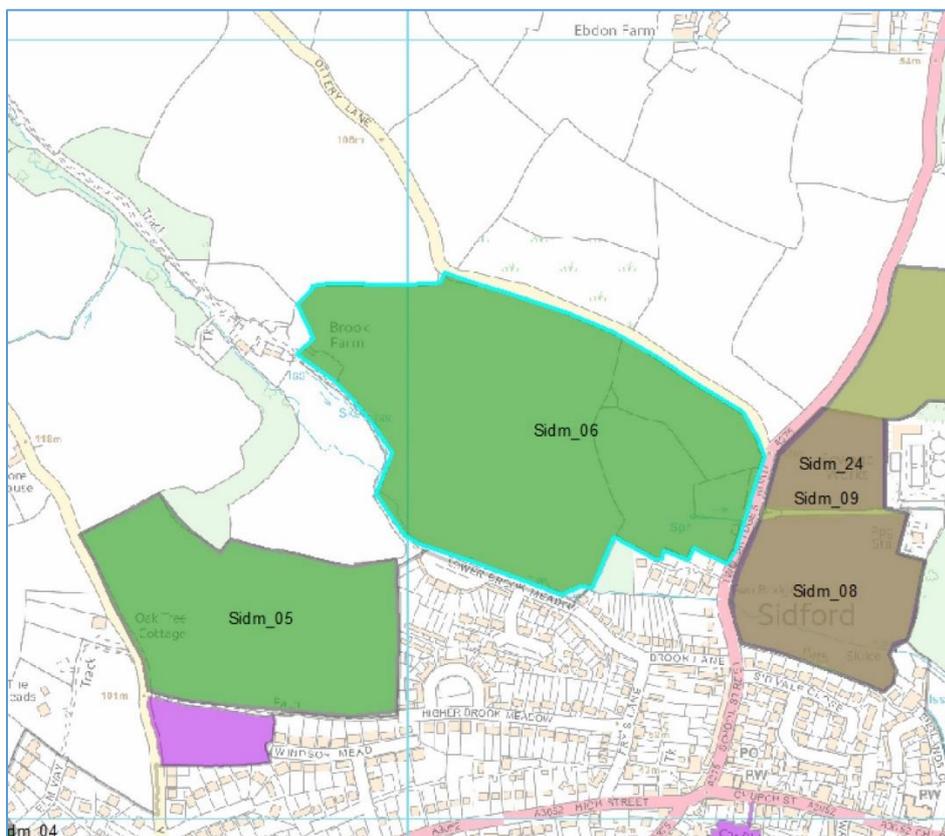
Site Detail:

Settlement: Sidmouth

Site reference number: Sidm_06

Site Address: Land west of Two Bridges Road, Sidford,

Map of site:



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Site Area: 15.54

Site Assessment Summary:

Infrastructure implications: DCC Highways: Access off the A375 accompanied by a comprehensive series of ped/cycle improvements include the Sidbury to Sidford all purpose trail. DCC Education: 85 ha+ sites proposed, mainly to north and north eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth Primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.

Landscape sensitivity - summary of findings: Site is located entirely within AONB, whilst adjoining land to south is not. Open, short distance views into site from A375 adjacent to eastern edge of site and from Lower Brook Mead running along southern boundary. Wide, open views into site available from AONB, particularly from across the Sid Valley to east and north east. Many views are seen with context of adjacent built form, but scale and prominence of site mean landscape harm is likely. Rising land in western part of site is particularly prominent, less so in eastern part. Highly sensitive and exposed site within the AONB. Overall, the site has a high landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: 1 - Grade II listed Brook Farm, 2 - Sidford Conservation Area, 3 - Sidbury Castle Scheduled Monument, 4 - HER MDV39001 - 1930s allotments, 5 - HER MDV37758 - Prehistoric enclosure to the Southeast of Brook Farm, Sidmouth, 6 - HER MDV117731 - Field boundaries visible on aerial photograph, one circular, possibly around a quarry pit. Grade II listed Brook Farm 18m to west has views into site, so impact on its setting. Sidford Conservation Area 129m away has views into the eastern edge of site, so potential impact on the setting of this heritage asset. Views to site are available from Sidbury Castle Scheduled Monument to north west. The site is key to the setting of Sidbury Castle. Overall, Major - Considerable change affecting the special character of assets including their setting, where the significance of those elements is substantially harmed or lost.

Ecological impact - summary of findings: Site made up of large arable fields and some smaller fields divided by mature hedgerow. Brook to S / SW of site with wide boundary including mature trees and scrub. Site is 7m from an unconfirmed wildlife site, 5m from a nature recovery network area, 7m from a habitat of principle importance. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, Significant moderate adverse effect predicted

Accessibility assessment: 10 out of 12 facilities within 1,600m of site. 480m to Sidford via footpaths to south of site. 3040m to Sidmouth town centre.

Other known site constraints: Grade 3 agricultural land in strategic assessment. Southern part of site is in Flood zone 3, with high surface water flood risk in south and eastern edge of site.

Site opportunities: n/a

Amended Maximum Yield following discounted areas on site: n/a

Brief summary of the key positives and negatives of the site: High landscape impact (Site within AONB with high intervisibility), major heritage impact, significant moderate adverse effect on ecology. Good access to facilities and employment.

Should the site be allocated? Yes – but for a much reduced yield.

Reason(s) for allocating or not allocating: Development of the whole site (268 max yield) would have a high landscape impact (Site within AONB with high intervisibility), major heritage impact, significant moderate adverse effect on ecology. However, a smaller scale development in the eastern part of the site only would be acceptable.

Appendix 2.

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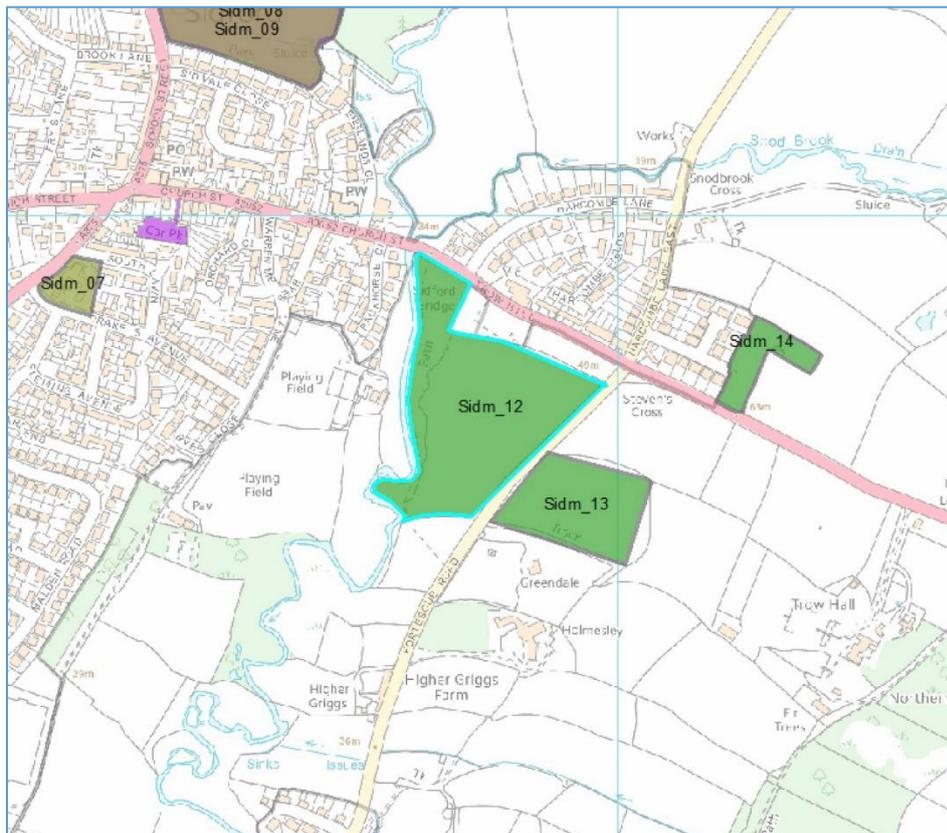
Site Detail:

Settlement: Sidmouth

Site reference number: Sidm_12

Site Address: The Hams, Fortescue Road, Sidford,

Map of site:



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Site Area: 4.43

Site Assessment Summary:

Infrastructure implications: DCC Highways: Edge of Sidmouth site highway access possible via adjacent roads - needs ped/cycle link to town centre. DCC Education: 85 ha+ sites proposed, mainly to north and north eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth Primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.

Landscape sensitivity - summary of findings: AONB runs along eastern boundary of site. Set lower down the valley but still is widely viewed from surrounding areas, including from the AONB. Located in "The Byes". Much tree cover around the River Sid adding to landscape character. Highly sensitive and exposed site within the Byes, adjacent to heritage assets, River Sid and PROW. Overall, the site has a high landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: 1 - Sidford Bridge is Grade II listed and a Scheduled Monument, 2 - Sidford Conservation Area, 3 - Sidbury Castle Scheduled Monument. Sidford Bridge is Grade II listed and a Scheduled Monument, located on north west edge of site. Sidford Conservation Area adjoins north west edge of site. These heritage assets all have open views into site, so potential impact upon their setting. Views to site are available from Sidbury Castle Scheduled Monument to north west. Overall, Major - Considerable change affecting the special character of assets including their setting, where the significance of those elements is substantially harmed or lost.

Ecological impact - summary of findings: Arable field surrounded by mature hedgerow, river Sid to west. Site is 20m from a nature recovery network area, 22m from a habitat of principle importance. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, Significant moderate adverse effect predicted

Accessibility assessment: 10 out of 12 facilities within 1,600m of site. 480m to Sidford via footpaths to north of site. 3000m to Sidmouth town centre.

Other known site constraints: Grade 3 agricultural land in strategic assessment. Flood Zone 3 along western part of site associated with River Sid, reducing yield as a result. High surface water flood risk in west part too.

Site opportunities: n/a

Amended Maximum Yield following discounted areas on site: n/a

Brief summary of the key positives and negatives of the site: High landscape impact (Site within Byes, adjacent to PROW / river Sid), major heritage impact, significant moderate adverse effect on ecology. Good access to facilities and employment.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Development of the site (62 max yield) would have a high landscape impact (Site within Byes, adjacent to PROW / river Sid), major heritage impact, significant moderate adverse effect on ecology.

Appendix 2.

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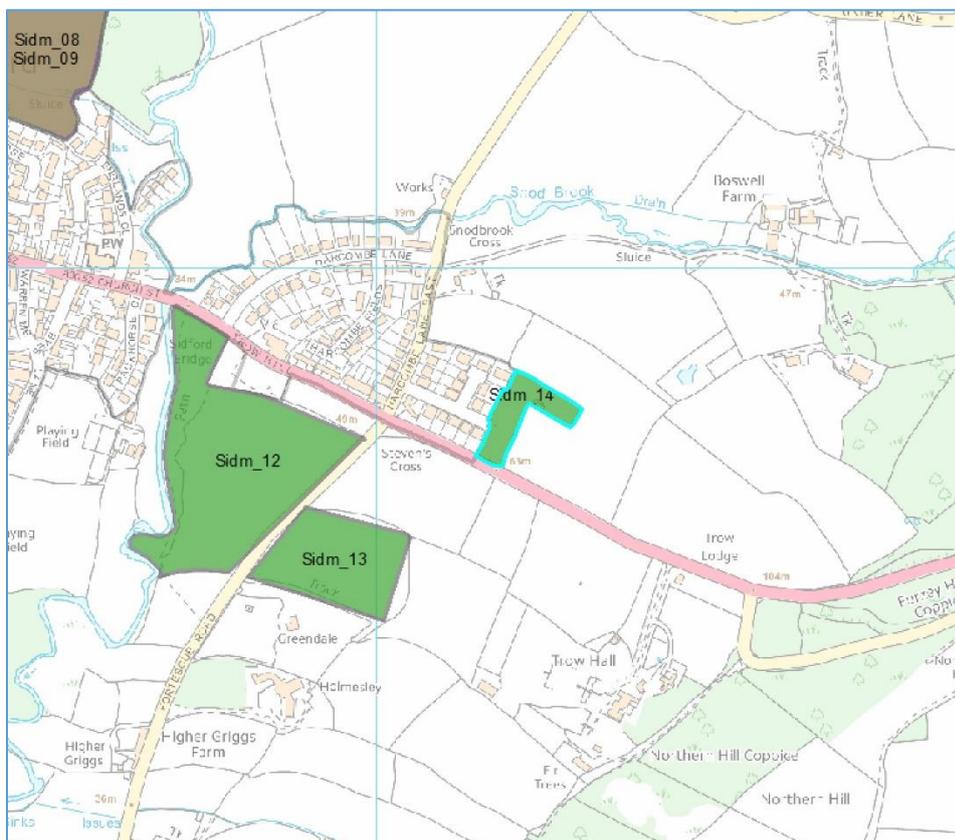
Site Detail:

Settlement: Sidmouth

Site reference number: Sidm_14

Site Address: Land adj Stevens Cross Close, Sidford (east side), EX10 9QJ

Map of site:



North arrow 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 0.61

Site Assessment Summary:

Infrastructure implications: DCC Highways: Edge of Sidmouth site highway access possible via adjacent roads - needs ped/cycle link to town centre. DCC Education: 85 ha+ sites proposed, mainly to north and north eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth Primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.

Landscape sensitivity - summary of findings: Site is located entirely within AONB, although land adjacent to west is not. Prominent valley side locations with wide, open views from across the valley available, including from elsewhere in the AONB. Short distance views available from Stevens Cross Close to west, but limited from south due to mature hedgerow along southern edge. Adjacent dwellings to west provide a context of some built form. Highly sensitive and exposed site within the AONB. Overall, the site has a high landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: None. Views of site are available from Sidbury Castle Scheduled Monument to north west, but distance and small scale of site mean limited impact. Overall, No Change - No change to assets or their settings.

Ecological impact - summary of findings: Meadow surrounded by hedgerow to east of residential estate. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Site is 1m from an unconfirmed wildlife site. Overall, Significant moderate adverse effect predicted

Accessibility assessment: 9 out of 12 facilities within 1,600m of site. 800m to Sidford via footpaths to west of site. 3300m to Sidmouth town centre.

Other known site constraints: Grade 3 agricultural land in strategic assessment. Low surface water flood risk on A3052 on southern boundary.

Site opportunities: n/a

Amended Maximum Yield following discounted areas on site: n/a

Brief summary of the key positives and negatives of the site: High landscape impact (Site within AONB with high intervisibility), no heritage impact, significant moderate adverse effect on ecology. Good access to facilities and employment. Valued view in Neighbourhood Plan would be impacted.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Development of the site (15 max yield) would have a high landscape impact (Site within AONB with high intervisibility), no heritage impact, significant moderate adverse effect on ecology. Valued view in Neighbourhood Plan would be adversely impacted.

Appendix 2.

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Settlement: Sidmouth

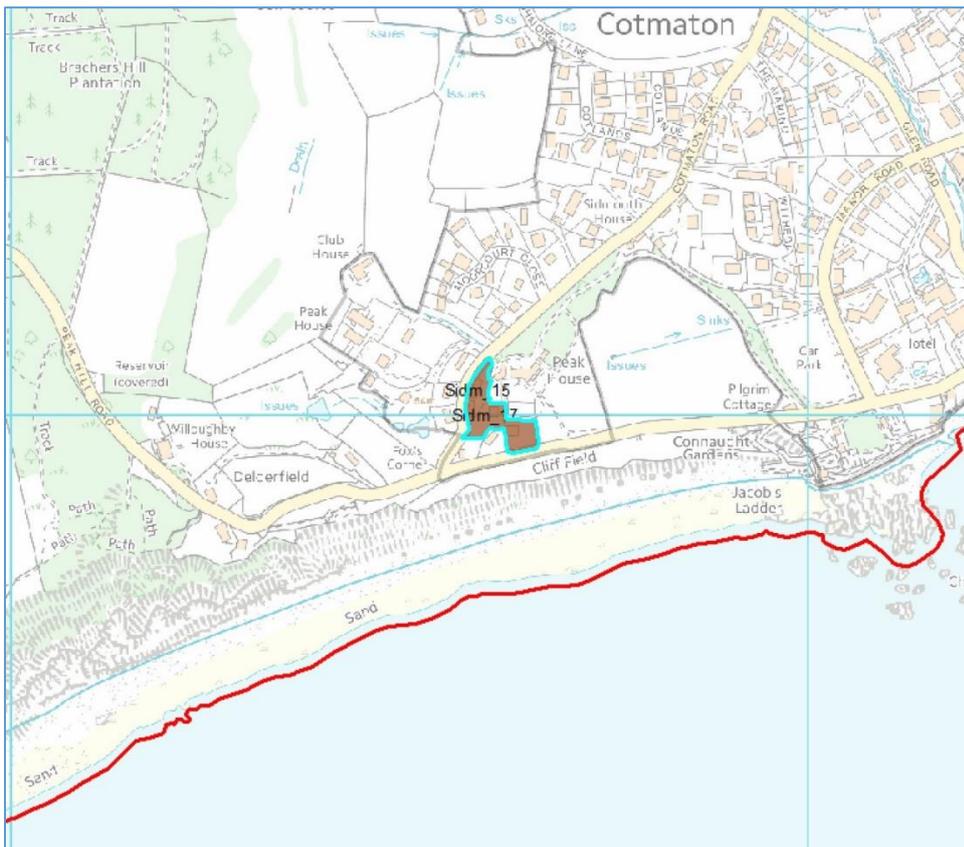
Site reference number: Sidm_17

Site Address: Peak Coach House, (Numbers 1-3 Belfry Cottages), Cotmaton Road, Sidmouth, Devon, EX10 8SY

And

The Belvedere, Peak Hill Road, Sidmouth, EX10 0NW

Map of site:



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Site Area: 0.45

Site Assessment Summary:

Infrastructure implications: DCC Highways: Access via Cotmaton Road is possible, but is very narrow with no footway. Only available for limited infill. DCC Education: 85 ha+ sites proposed, mainly to north and north eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth Primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.

Landscape sensitivity - summary of findings: Located entirely within East Devon AONB, on rising land in the west of Sidmouth. Short distance views of site from Peak Hill Road. The site is visible from across the Sid Valley, although landscape impact is lessened due to relatively small site size, and presence of sporadic dwellings in vicinity which provide context of limited built form. Heritage impact would need careful consideration. This site may provide an opportunity for a residential development well aligned to existing development. Opportunity for screening. Overall, the site has a medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: 1 - Grade II listed Peak House. Potential for adverse impact upon Grade II listed Peak House 24m to east, which has open views into site. The site features residential dwellings and, subject to detail of the final scheme, could accommodate appropriate residential development. Overall, Minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.

Ecological impact - summary of findings: Lightly developed residential site with area of meadow, areas of lawns, some mature trees. Site is 38m from a County Wildlife Site, 30m from a nature recovery network area, 17m from a habitat of principle importance. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, Significant moderate adverse effect predicted

Accessibility assessment: 9 out of 12 facilities within 1,600m of site. 800m to Sidmouth town centre.

Other known site constraints: Slither of high surface water flood risk runs through site. Coastal preservation area to south / west of site.

Site opportunities: Opportunity to develop previously developed land.

Amended Maximum Yield following discounted areas on site:

Brief summary of the key positives and negatives of the site: Development would have a medium landscape impact (Site within AONB however set in the context of existing residential use / presence of sporadic dwellings in vicinity which provide context of limited built form), minor heritage impact, significant moderate adverse effect on ecology. Good access to facilities and employment. Ecological impact relating to the identified features including the site's location within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: The scale of development (11 max yield) on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. Development would have a medium landscape impact (Site within AONB however set in the context of existing residential use / presence of sporadic dwellings in vicinity which provide context of limited built form), minor heritage impact (subject to development that conserves / enhances adjacent heritage value), significant moderate adverse effect on ecology. Good access to facilities and employment. Ecological impact relating to the identified features including the site's location within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone will need to be addressed in bringing the site forward.

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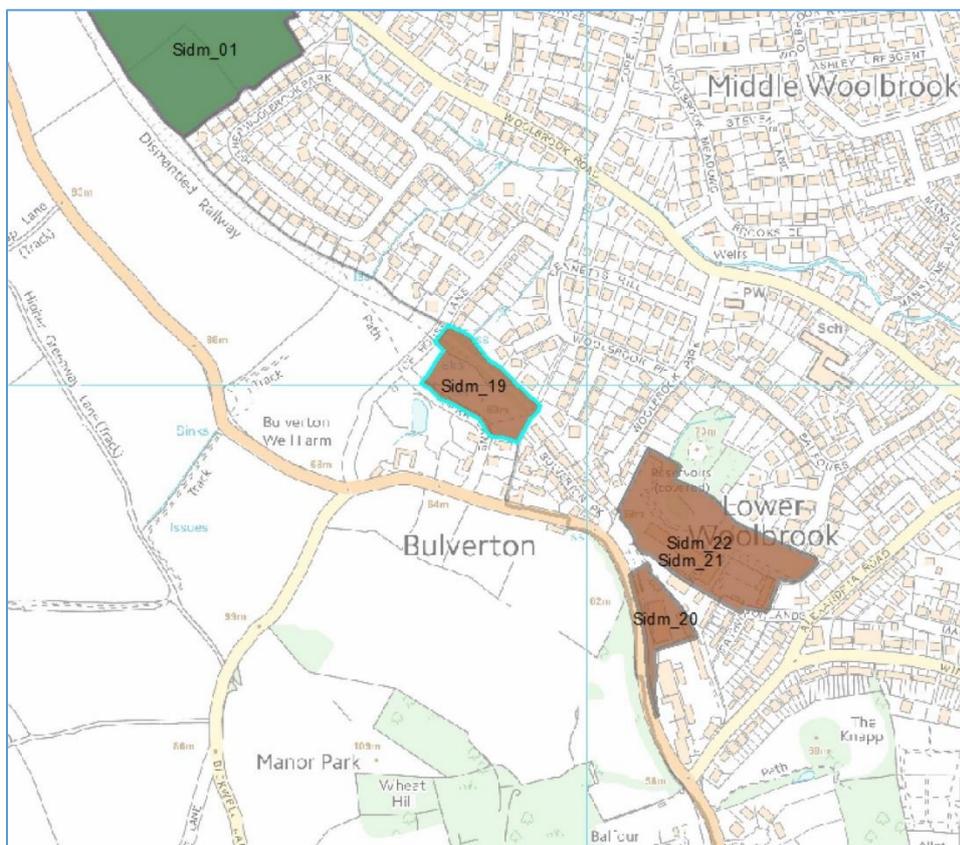
Site Detail:

Settlement: Sidmouth

Site reference number: Sidm_19

Site Address: Land at Dark Lane, Sidmouth, EX10 9DR

Map of site:



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Site Area: 1.07

Site Assessment Summary:

Infrastructure implications: DCC Highways: Access roads are very narrow, suitable for very limited development. Ideal access from Bulverton Park. DCC Education: 85 ha+ sites proposed, mainly to north and north eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth Primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.

Landscape sensitivity - summary of findings: Located entirely within East Devon AONB, although land adjoining northern boundary is not. The site is enclosed by existing dwellings to north, east, and south, although these are detached dwellings in relatively large plots so some rural character remains. The presence of mature hedgerows and vegetation and numerous trees on site add to the rural character. Limited external views of site due to high mature hedgerow around perimeter. Overall, the site has a high landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: 1 - Grade II listed Old Manor Cottage, 2 - Grade II listed Bulverton Cottage, 3 - Grade II listed Bulverton House, 4 - Grade II listed Bulverton Well Farm Buildings (QTY 2), 5 - Grade II listed Bulverton Barn (south of road). Six Grade II listed buildings within around 100m, the closest of which is just across the road (Dark Lane) and overlooks the site. Therefore, potential for adverse effect on setting of heritage assets. Overall, Major - Considerable change affecting the special character of assets including their setting, where the significance of those elements is substantially harmed or lost.

Ecological impact - summary of findings: Unmanaged habitat rich meadow, bramble and nettle site with mature trees and hedgerow to surround. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Site is 86.2m from an unconfirmed wildlife site. Overall, Significant moderate adverse effect predicted

Accessibility assessment: 11 out of 12 facilities within 1,600m of site. 1400m to Sidmouth Town Centre.

Other known site constraints: Grade 3 agricultural land in strategic assessment. Small areas in west are high surface water flood risk. Coastal preservation area to west of site.

Site opportunities: n/a

Amended Maximum Yield following discounted areas on site: n/a

Brief summary of the key positives and negatives of the site: High landscape impact (Site within AONB with high intervisibility), major heritage impact, significant moderate adverse effect on ecology. Good access to facilities and employment. Poor access with narrow lanes adjacent to heritage.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Development of the site (26 max yield) would have a high landscape impact (Site within AONB with high intervisibility), major heritage impact, significant moderate adverse effect on ecology. Poor access with narrow lanes adjacent to heritage.

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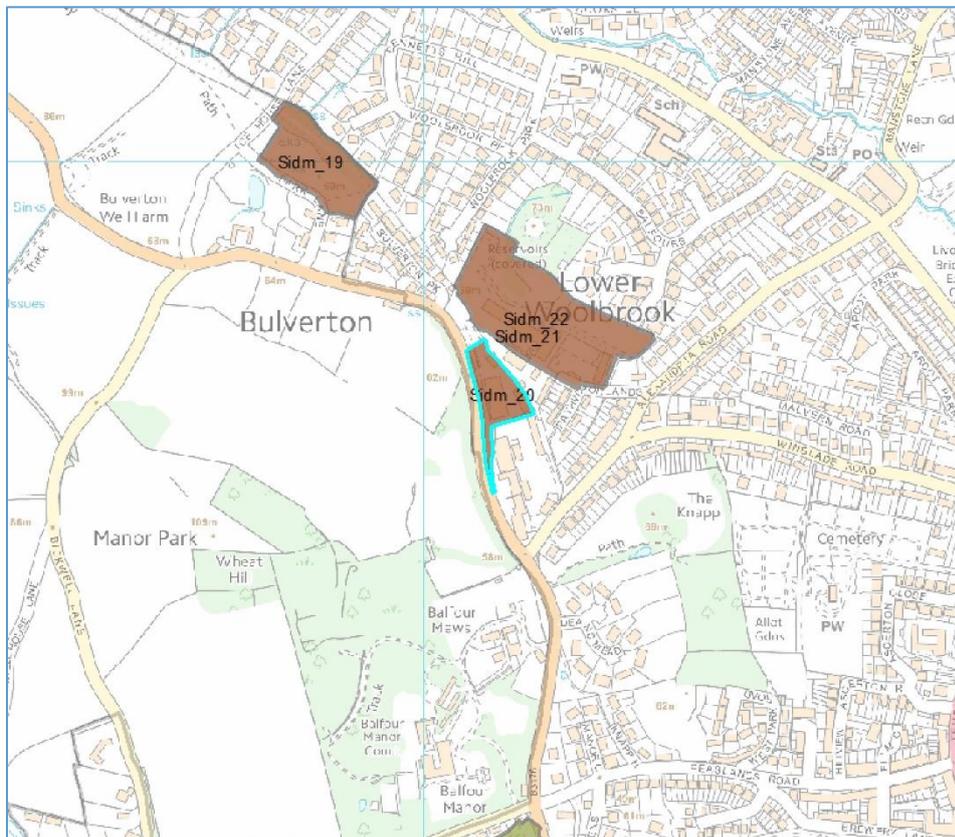
Site Detail:

Settlement: Sidmouth

Site reference number: Sidm_20

Site Address: Station Yard, Station Road, Sidmouth, Devon, EX10 8NN

Map of site:



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Site Area: 0.56

Site Assessment Summary:

Infrastructure implications: DCC Highways: Access off the B3178 is potentially possible, a roundabout is preferred, depending on levels. Would need to contribute to improved pe/cycle facilities. DCC Education: 85 ha+ sites proposed, mainly to north and north eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth Primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.

Landscape sensitivity - summary of findings: Within built-up area boundary and currently part of trading estate, so principle of built development is accepted. Housing to north and other parts of trading estate to east and south provide surrounding context of built form, although impact upon AONB across the road (B3176) to west is a constraint. In landscape terms, redevelopment of the site could provide an improvement to the landscape character. Loss of the active economic use would be key in assessment of suitability. Overall, the site has a medium / low landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: 1 - Grade II listed Old Manor Cottage, 2 - Grade II listed Bulverton Cottage, 3 - Grade II listed Bulverton House, 4 - Grade II listed Bulverton Well Farm Buildings (QTY 2), 5 - Grade II listed Bulverton Barn (south of road). Cluster of six Grade II listed buildings to north west, closest of which is 118m away. Views from this asset to the site are likely, but intervening vegetation obscures views to some degree. Overall, Beneficial - Elements which contribute to the significance of assets, including their setting, are enhanced or better revealed.

Ecological impact - summary of findings: Industrial estate with mature trees to border. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Site is 12m from an unconfirmed wildlife site, 98m from a nature recovery network area, 98m from a habitat of principle importance. Overall, Significant moderate adverse effect predicted

Accessibility assessment: 11 out of 12 facilities within 1,600m of site. 1600m to Sidmouth Town Centre.

Other known site constraints: Medium surface water flood risk adjoins south east part of site. Coastal preservation area to west of site. Loss of active employment site a significant constraint.

Site opportunities: Opportunity to develop previously developed land. Improved access for local residents / improved cycling and pedestrian permeability.

Amended Maximum Yield following discounted areas on site: n/a

Brief summary of the key positives and negatives of the site: Medium / low landscape impact (impact upon AONB across the road (B3176) to west is a constraint), beneficial heritage impact, significant moderate adverse effect on ecology. Good access to facilities and employment. Loss of active employment site is a significant constraint on development.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Development of the site (14 max yield) would have a medium / low landscape impact (impact upon AONB across the road (B3176) to west is a constraint), beneficial heritage impact, significant moderate adverse effect on ecology. Loss of active employment site is a significant constraint on development.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

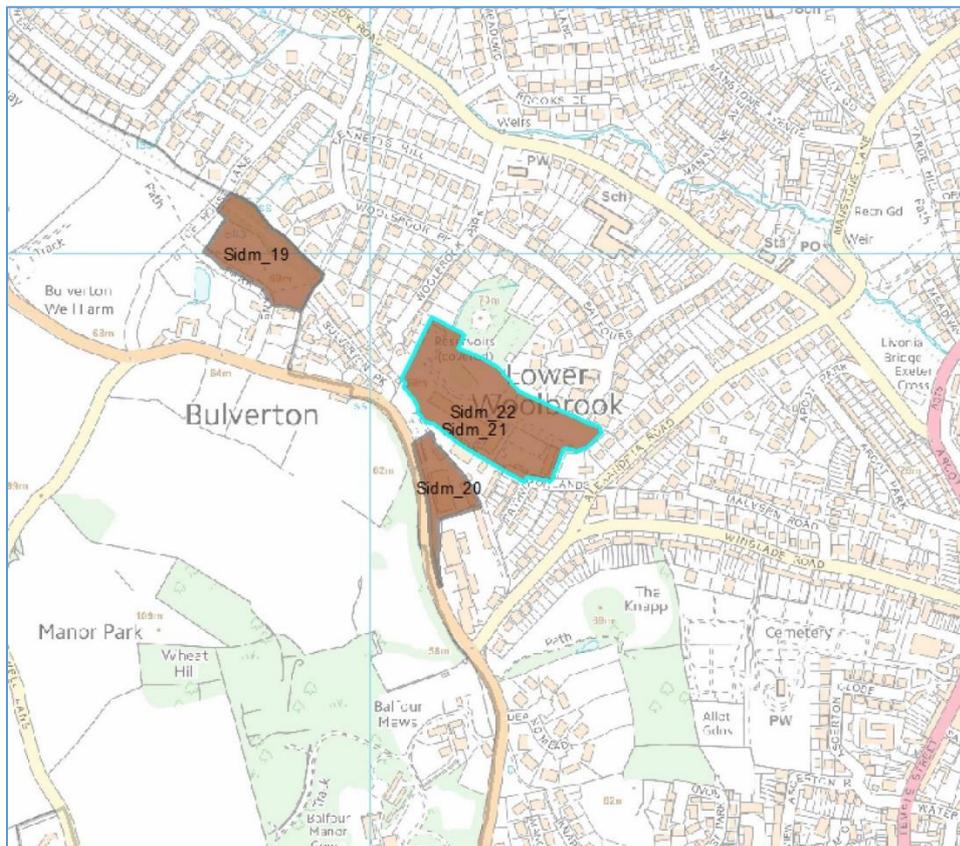
Site Detail:

Settlement: Sidmouth

Site reference number: Sidm_22

Site Address: Alexandria Industrial Estate, Alexandria Road, Sidmouth, EX10 9HG

Map of site:



N↑ 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 2.37

Site Assessment Summary:

Infrastructure implications: DCC Highways: Access off the B3178 is potentially possible, a roundabout is preferred, depending on levels. Would need to contribute to improved pe/cycle facilities. DCC Education: 85 ha+ sites proposed, mainly to north and north eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth Primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.

Landscape sensitivity - summary of findings: Within built-up area boundary and currently part of trading estate, so principle of built development is accepted. Context of built form provided by surrounding housing and other parts of the trading estate, although impact upon AONB 33m to west is a constraint. Northern part of site is open grass land and tree-topped, so more sensitive than rest of site. In landscape terms, redevelopment of the site could provide an improvement to the landscape character. Loss of the active economic use would be key in assessment of suitability. Overall, the site has a medium / low landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: 1 - Grade II listed Old Manor Cottage, 2 - Grade II listed Bulverton Cottage, 3 - Grade II listed Bulverton House, 4 - Grade II listed Bulverton Well Farm Buildings (QTY 2), 5 - Grade II listed Bulverton Barn (south of road). Cluster of six Grade II listed buildings to west, closest of which is 87m away. Views from this asset to the site, but intervening vegetation obscures views to some degree. Overall, Beneficial - Elements which contribute to the significance of assets, including their setting, are enhanced or better revealed.

Ecological impact - summary of findings: Industrial estate with area of meadow and mature trees. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Site is 30m from an unconfirmed wildlife site, 0m from a nature recovery network area, 1m from a habitat of principle importance. Overall, Significant moderate adverse effect predicted.

Accessibility assessment: 11 out of 12 facilities within 1,600m of site. 1600m to Sidmouth Town Centre.

Other known site constraints: Small part in west of site has medium risk of surface water flooding. Coastal preservation area to west of site. Loss of active employment site a significant constraint.

Site opportunities: Opportunity to develop previously developed land. Improved access for local residents / improved cycling and pedestrian permeability.

Amended Maximum Yield following discounted areas on site:

Brief summary of the key positives and negatives of the site: Medium / low landscape impact (impact upon AONB across the road (B3176) to west is a constraint), beneficial heritage impact, significant moderate adverse effect on ecology. Good access to facilities and employment. Loss of active employment site is a significant constraint on development.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Development of the site (43 max yield) would have a medium / low landscape impact (impact upon AONB across the road (B3176) to west is a constraint), beneficial heritage impact, significant moderate adverse effect on ecology. Loss of active employment site is a significant constraint on development.

Appendix 2.

Site Selection – interim findings at Tier One and Tier Two settlements

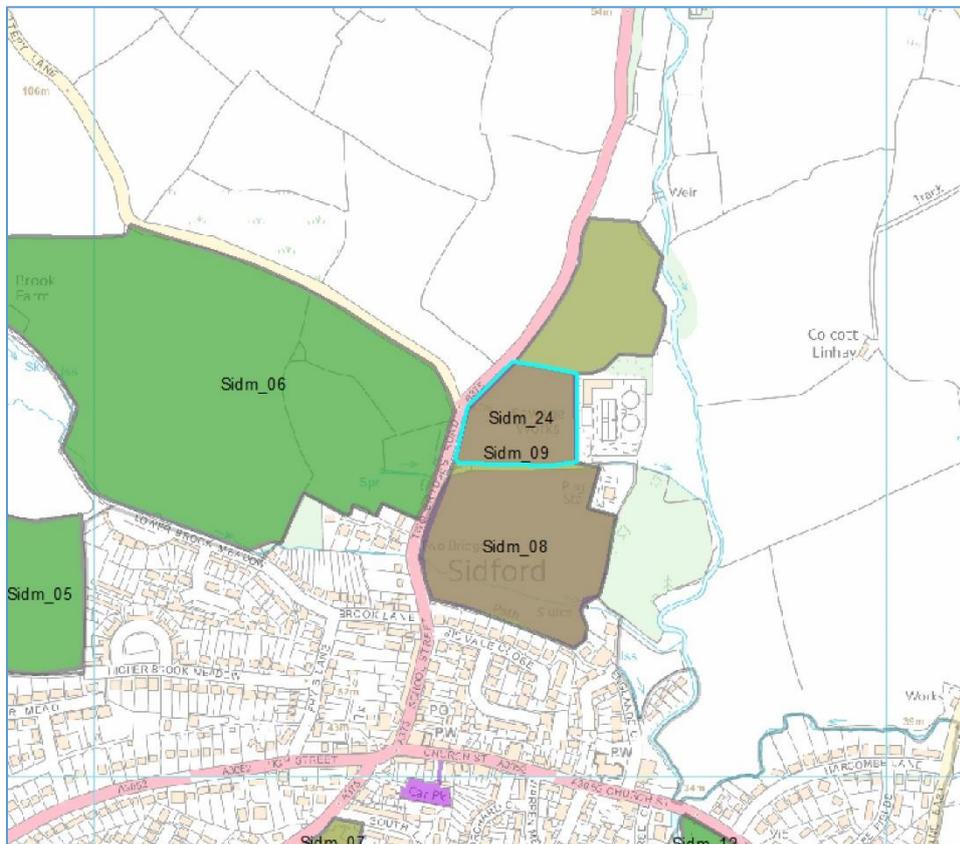
Site Detail:

Settlement: Sidmouth

Site reference number: Sidm_24

Site Address: Land east of Two Bridges Road, Sidford

Map of site:



North arrow 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 1.6

Site Assessment Summary:

Infrastructure implications: DCC Highways: Access off the A375 accompanied by a comprehensive series of ped/cycle improvements include the Sidbury to Sidford all purpose trail. DCC Education: 85 ha+ sites proposed, mainly to north and north eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth Primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.

Landscape sensitivity - summary of findings: Site is located entirely within AONB. Open, short distance views into site from A375 adjacent to western edge of site. Wide, open views into site available from AONB, particularly from higher ground across the Sid Valley to east, north, and west. Limited context of built form including industrial water treatment units to the east. Highly sensitive and exposed site within the AONB. Adjacent industrial development to east, extant economic development permission on adjacent site to south, and employment allocation of this site in the current Local Plan need to be considered. Overall, the site has a high / medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: 1 - Grade II listed 'Country House', 2 - Sidford Conservation Area, 3 - Sidbury Castle Scheduled Monument. Grade II listed building and Sidford Conservation Area just over 200m to south west, both having views into site so potential impact upon their setting. Views to site are available from Sidbury Castle Scheduled Monument to north west. Site forms part of the surrounding low ground around Sidbury Castle, key to the assets setting. Overall, Major - Considerable change affecting the special character of assets including their setting, where the significance of those elements is substantially harmed or lost.

Ecological impact - summary of findings: Arable field with mature trees and hedgerow to surround. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Site is 87.59m from an unconfirmed wildlife site, 35m from a nature recovery network area, 30m from a habitat of principle importance. Overall, Significant moderate adverse effect predicted.

Accessibility assessment: 10 out of 12 facilities within 1,600m of site. 480m to Sidford, no footpaths in immediate vicinity. 3040m to Sidmouth town centre.

Other known site constraints: Grade 3 agricultural land in strategic assessment. Flood Zone 3 near southern boundary of site. Also high surface water flood risk on adjacent A375. Loss of allocated employment site a significant constraint.

Site opportunities: n/a

Amended Maximum Yield following discounted areas on site: n/a

Brief summary of the key positives and negatives of the site: Limited industrial development to east, extant economic development permission on adjacent site to south, and employment allocation of this site in the current Local Plan are highlighted. High/medium landscape impact (within AONB however set in context of approval to south and limited context of built form including industrial water treatment units to the east), major heritage impact (setting / appearance Sidbury Castle Scheduled Monument), significant moderate adverse effect on ecology. Good access to facilities and employment. Loss of allocated employment site is a significant constraint on mixed use development.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Residential development of the site would have a high/medium landscape impact (within AONB however set in context of approval to south and limited context of built form including industrial water treatment units to the east), major heritage impact (setting / appearance Sidbury Castle Scheduled Monument), significant moderate adverse effect on ecology. Loss of allocated employment site is a significant constraint on residential development.