

Appendix 2.

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

Site Detail:

Settlement: Seaton

Site reference number: Seat_01

Site Address: Clay Common, Seaton,

Map of site:



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

Site Area: 4.36

Site Assessment Summary:

Infrastructure implications: DCC Highways: No access difficulties. The site has direct level access onto Beer Road. Possible cycle/ped access onto Bunts Lane,

Beer Road and West Acres. DCC Education: Significant ha sites proposed for development, mainly to the north of the town. Proposed site Seat_01, 09 and 10 are to the south west of the town. Seaton primary has capacity to support some development - but not to the level proposed. The impact should be considered alongside proposed sites in the vicinity of Colyford (Coly_05, 04 and 11). The ability to provide safe walking routes between the proposed sites and the primary school should be considered. Secondary transport costs would apply. Secondary capacity needs to be assessed with other proposed sites within the Axe Valley school catchment area.

Landscape sensitivity - summary of findings: Due to the elevated nature of the site, prominent views of site, and location on settlement edge, development would not integrate with the existing settlement and would adversely affect surrounding countryside. Site is visible from AONB 1600m to east - this long distance, and the built form of Seaton in between, means that the site makes a limited contribution to the AONB. However, the elevated position and undeveloped, wooded skyline provide limited visual containment for the site and makes it prominent in wider views. Within the Coastal Preservation Area designated in the Local Plan on the basis of visual openness and views to and from the sea. Overall, the site has a high / medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: No designated heritage assets within 100m of site, but archaeology record in eastern part. 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: Large field of unimproved grassland, but dominated by a single grass species. Mature trees along west, north and east hedgerow boundary, and woodland beyond. No ecological designations within 100m of site, but within Beer Quarry and Caves SAC bat consultation zone, sustenance zones, landscape connectivity zone. Overall, significant moderate adverse effect predicted

Accessibility assessment: 9 out of 12 facilities within 1,600m of site (excl. Colyton Grammar). Can link to existing footpath on Beer Road, with possible cycle/ped access onto Bunts Ln, West Acres. Hourly or better bus service available on Beer Rd, 67m to south. 900m to town centre.

Other known site constraints: Sloping site (gradient of 1:10 to 1:3 across most of site) could present challenges for construction and addressing landscape impact.

Grade 3 agricultural land in the strategic assessment. No significant issues relating to flood risk, water quality, minerals or waste.

Site opportunities: A reduction of site size towards the southern and eastern boundary could be considered, adjacent to existing built form, to reduce landscape impact. Woodland planting across the remainder of the site would enhance landscape character and reflect surrounds.

Amended Maximum Yield following discounted areas on site: 50

Brief summary of the key positives and negatives of the site: Positives: good access to community services, facilities and employment opportunities. Limited impact upon the historic environment. Negatives: medium/high landscape sensitivity to new development due in part to its prominent position and relatively steep topography. Within the bat zones related to Beer Quarry and Caves SAC.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Although the scale of development on this site would be consistent with the spatial strategy, the site assessment identifies adverse impacts, particularly relating to landscape, which means that it should not be allocated.

Appendix 2.

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

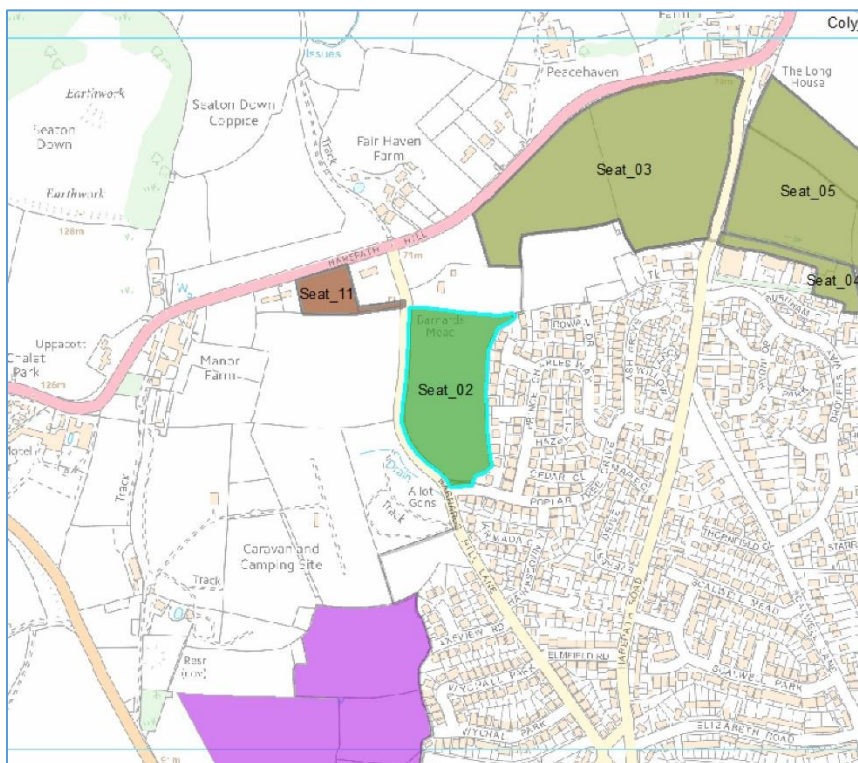
Site Detail:

Settlement: Seaton

Site reference number: Seat_02

Site Address: Land at Barnards Hill Lane, Seaton,

Map of site:



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

Site Area: 2.69

Site Assessment Summary:

Infrastructure implications: DCC Highways: Barnards Hill Lane is very narrow and there are no footways, but these matters could possibly be addressed with the

development of the site. The site is on the edge of the developed area of Sidmouth, but is quite well located to local facilities. On level access can be obtained by Poplar Tree Drive. DCC Education: Significant ha sites proposed for development, mainly to the north of the town. Proposed site Seat_01, 09 and 10 are to the south west of the town. Seaton primary has capacity to support some development - but not to the level proposed. The impact should be considered alongside proposed sites in the vicinity of Colyford (Coly_05, 04 and 11). The ability to provide safe walking routes between the proposed sites and the primary school should be considered. Secondary transport costs would apply. Secondary capacity needs to be assessed with other proposed sites within the Axe Valley school catchment area.

Landscape sensitivity - summary of findings: The site is bounded by historic hedgerow and is relatively prominent, being set above the level of the adjacent road and houses with open boundaries to the north and west. The AONB is clearly apparent 1273m to the east, but impact is lessened by distance and adjacent dwellings. Existing urban influence features in all views, reducing the susceptibility to development. Overall, the site has medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: No designated heritage assets within 100m of site, and no on-site records in the HER. Intervening dwellings, caravan park, and allotments means that intervisibility between the site and the Honeyditches Scheduled Monument (290m away) is limited, and development of the site would not affect the SM. Overall, no change to assets or their settings.

Ecological impact - summary of findings: Single arable field, with historic hedgerow including several mature trees. No ecological designations within 100m of site, but within Beer Quarry and Caves SAC bat consultation zone, sustenance zones, landscape connectivity zone. In addition, northern part is within bats pinch point, with a roost around 500m to north. Overall, significant moderate adverse effect predicted

Accessibility assessment: 10 out of 12 facilities within 1,600m of site (excl. Colyton Grammar). Footpaths should be provided that link with existing footpaths in vicinity. Hourly or better bus route runs along southern boundary. Around one mile to town centre, although several other facilities are closer (e.g. primary school, shop, GP).

Other known site constraints: Grade 3 agricultural land. Adjacent dwellings to east and south are set below the site, so development should be designed to avoid impacting upon their amenity. Small areas of surface water flood risk to east and south, so should ensure run-off does not exacerbate problems in these areas.

Site opportunities: Potential to create bus stop on route that travels along Poplar Tree Drive which provides hourly or greater 'town' service.

Amended Maximum Yield following discounted areas on site: 40

Brief summary of the key positives and negatives of the site: Positives: good access to community services, facilities and employment opportunities. Medium landscape sensitivity to new development, and no issues relating to the historic environment. Negatives: ecological impacts due to the sites location within bat zones associated with Beer Quarry and Caves SAC, and in particular the 'pinch point' around the northern edge of Seaton.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: The scale of development 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, medium landscape sensitivity, but ecological impacts relating to use by Beer Quarry and Caves SAC bats will need to be addressed in bringing the site forward, specifically that of avoiding constriction of the bat pinch point between the northern edge of Seaton and Colyford. The development of the entire site is unlikely to be acceptable from a Habitats Regulation Assessment (HRA) standpoint. This means that reducing the developable area and avoiding development of the northern edge of the site, which may reduce the total number of units which can be delivered on this site.

Appendix 2.

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

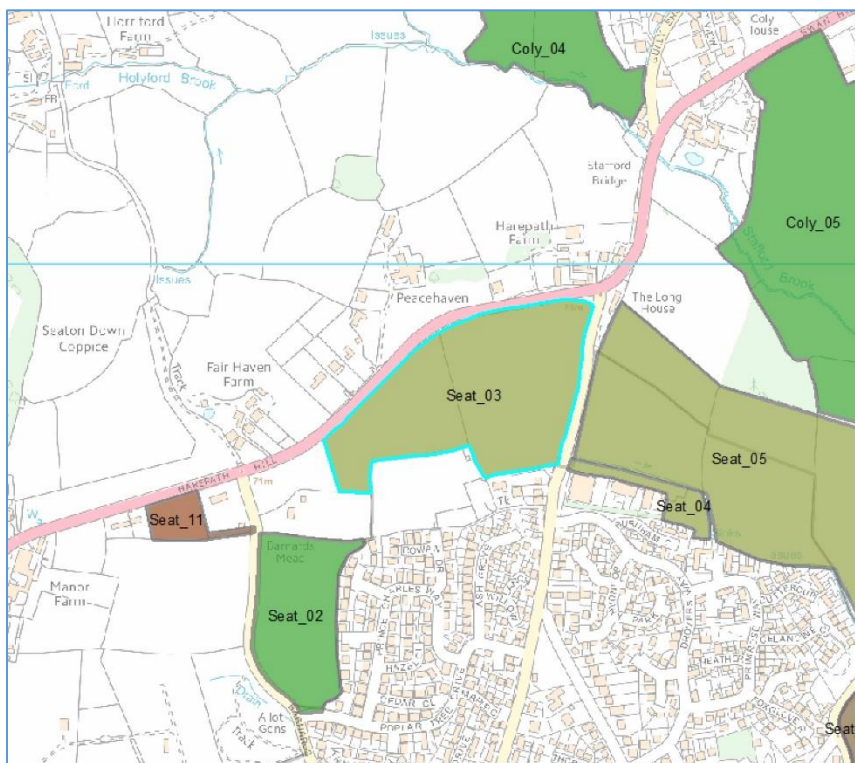
Site Detail:

Settlement: Seaton

Site reference number: Seat_03

Site Address: Land to the South of Harepath Hill, Colyford, EX24 6DP

Map of site:



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

Site Area: 6.09

Site Assessment Summary:

Infrastructure implications: DCC Highways: A planning application has recently been considered by East Devon District Council for the development of this site. There are no objections in principle to the residential development of this site from a highway point of view. HA Comment: We would wish to have sight of the relevant Transport Assessment. DCC Education: Significant ha sites proposed for development, mainly to the north of the town. Proposed sites 01, 09 and 10 are to the south west of the town. Seaton primary has capacity to support some development - but not to the level proposed. The impact should be considered alongside proposed sites in the vicinity of Colyford (Coly_05, 04 and 11). The ability to provide safe walking routes between the proposed sites and the primary school should be considered. Secondary transport costs would apply. Secondary capacity needs to be assessed with other proposed sites within the Axe Valley school catchment area.

Landscape sensitivity - summary of findings: Open sloping side, with distant, expansive views, including from AONB 961m to east. Open views from short distance too. Settlement edge provides some context of built form, but this is softened by the presence of mature trees both south and north meaning the site also has a close relationship with surrounding countryside. Historic hedgerow boundary with trees, present on 1890 OS map. Grade II listed Harepath Farm buildings to north east overlooks site. Overall, the site has a high / medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: Grade II listed Harepath Farm overlooks the site from the north east, so potential impact upon its significance. In addition, the HER identifies a network of ditches and gullies across the site, and a ring ditch in the centre of the site. Overall, Moderate - Change affecting the special character of assets, where elements which contribute to their significance and their setting are harmed.

Ecological impact - summary of findings: Single arable field, with historic hedgerow including several mature trees. No ecological designations within 100m of site, but within Beer Quarry and Caves SAC bat consultation zone, sustenance zones, landscape connectivity zone. In addition, within bats pinch point, with a roost around 500m to north. Overall, significant moderate adverse effect predicted

Accessibility assessment: 10 out of 12 facilities within 1,600m of site (excl. Colyton Grammar). Footpath along eastern boundary is narrow and may need widening. Hourly or better bus route runs along eastern boundary, with existing bus stop on south east edge of site.

Other known site constraints: Grade 2 agricultural land. Sloping site from west to east (mostly gradient 1:10 to 1:3). Small areas of surface water flood risk on road to east and north, so should ensure run-off does not exacerbate problems in these areas. Eastern field was refused planning permission for 149 dw and a Kingdom Hall (09/0179/MFUL) due to being outside development boundary, within green wedge, landscape impact, design/layout, harm to setting of Harepath Farm House, and absence of legal agreements for off-site open space and sewage treatment works.

Site opportunities: Potential to help deliver part of walking/cycling link around north edge of Seaton. Potential for eastern edge of site along Harepath Road to be acceptable for development to minimise landscape and historic environment impact.

Amended Maximum Yield following discounted areas on site: 36

Brief summary of the key positives and negatives of the site: Positives: good access to community services, facilities and employment opportunities. Negatives: high / medium landscape sensitivity to new development, which would be reduced if only the eastern edge were allocated. Moderate impact on the historic environment, principally due to close proximity of Grade II listed Harepath Farm House. Adverse ecological impacts due to the sites location within bat zones associated with Beer Quarry and Caves SAC, and in particular the 'pinch point' around the northern edge of Seaton.

Should the site be allocated? Yes but as a '2nd best' choice

Reason(s) for allocating or not allocating: The scale of development 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, but high/medium landscape sensitivity, moderate heritage impact, and adverse ecological impacts relating to bats associated with Beer Quarry and Caves SAC.

Appendix 2.

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

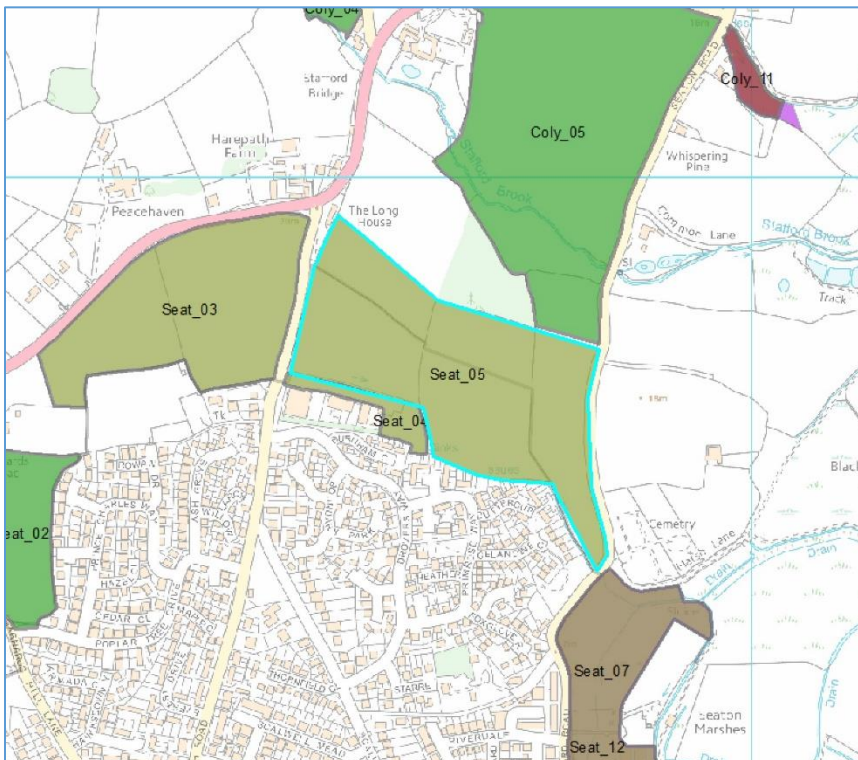
Site Detail:

Settlement: Seaton

Site reference number: Seat_05

Site Address: Land off Harepath Road, Seaton, Devon, EX122WH

Map of site:



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

Site Area: 8.85

Site Assessment Summary:

Infrastructure implications: DCC Highways: Access could be gained to this site from Harepath Rd or maybe via the private road serving Seat_04. DCC Education:

Significant ha sites proposed for development, mainly to the north of the town. Proposed site Seat_01, 09 and 10 are to the south west of the town. Seaton primary has capacity to support some development - but not to the level proposed. The impact should be considered alongside proposed sites in the vicinity of Colyford (Coly_05, 04 and 11). The ability to provide safe walking routes between the proposed sites and the primary school should be considered. Secondary transport costs would apply. Secondary capacity needs to be assessed with other proposed sites within the Axe Valley school catchment area. Southern part of site is within current LP mixed-use employment and recreation allocation, intended for the relocation of Seaton Town FC (IDP, 2017).

Landscape sensitivity - summary of findings: Historic hedgerow boundary with trees, present on 1890 OS map. Small blocks of woodland to north and south are typical of the landscape character type, providing a relationship with surrounding countryside albeit with the context of built form of the industrial estate. Site is visible from AONB 546m to the east, although it is set low down in the valley and seen in the context of the existing town which runs along the southern boundary, reducing its visual prominence. Overall, medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: There are views from the site of Grade II listed Harepath Farm, 46m to the north west, so potential impact upon its significance. The HER notes some archaeology findings on the site. 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: Arable fields, bounded by historic hedgerow and adjoined by small area of woodland to the north. Seaton Marshes CWS across road to east. Woodland in draft NRN adjoins to north. Within Beer Quarry and Caves SAC bat consultation zone, sustenance zones, landscape connectivity zone. In addition, within bats pinch point, with a roost around 500m to north. Overall, significant moderate adverse effect predicted

Accessibility assessment: 10 out of 12 facilities within 1,600m of site (excl. Colyton Grammar). Footpath along western boundary is narrow and may need widening. No sustainable travel links on eastern boundary - development should enable walking, cycling and public transport links to the east. Hourly or better bus route runs along western boundary, with existing bus stop on south west edge of site. Around one mile to town centre, although several other facilities are closer (e.g. primary school, shop, GP).

Other known site constraints: Grade 2 agricultural land. Surface water flooding affects southern boundary of site, so development should address this issue. Area of high flood risk across road to south east, associated with Seaton Wetlands. Current LP mixed-use allocation for employment and recreation that has not been delivered, so need to consider whether this need remains and/or whether housing should (also) be proposed. Slightly larger site (including field to north east) comprising 170 dw, employment land, football pitches was refused at appeal in 2014 (APP/U1105/A/13/2202124) as “proposed development would harm the character and appearance of the area in the vicinity of The Long House and towards the southern edge of Colyford along the A3052”...“finely balanced”... but “until such time as the Green Wedge policy has been either confirmed or revised through the local plan examination procedure, the harm to the character and appearance of the area would outweigh the benefits of the proposed scheme”. Subsequently, an application for employment, open space and up to 150 dw (15/2188/MOUT) was refused by the council because of viability and deliverability concerns, part of the site being outside the built-up area boundary, impact on bats, and lack of delivery mechanism for affordable housing, employment land, recreation, or habitat mitigation. Eastern section of site was included in 'publication' LP as a reserve site.

Site opportunities: Opportunity to deliver long-held ambition to relocate Seaton Town FC. Current LP allocation has not come forward due to viability issues, so housing may help deliver the football pitches and employment land. Could also help deliver a pedestrian/cycle link around northern Seaton.

Amended Maximum Yield following discounted areas on site: 159

Brief summary of the key positives and negatives of the site: Positives: good access to community services, facilities and employment opportunities. Relatively level site, adjacent to urban edge, with medium landscape sensitivity to new development, and a minor heritage impact. Southern section is a current LP allocation, so assumption that this area is acceptable for development, albeit for employment and recreation uses (which has not come forward due to viability issues). Negatives: adverse ecological impacts due to the sites location within bat zones associated with Beer Quarry and Caves SAC, and in particular the 'pinch point' around the northern edge of Seaton.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: The scale of development 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,

medium landscape sensitivity, and minor heritage impact. Significant ecological impacts relating to bats will need to be addressed in bringing the site forward, specifically, the constriction of the bat pinch point located between the northern edge of Seaton and Colyford. The development of the entire site is unlikely to be acceptable from a Habitats Regulation Assessment (HRA) standpoint, but a smaller part of the site, along the southern and/or eastern boundary, would have less of an ecological and landscape impact, and could be considered further. In order to ensure no adverse effect on the integrity of the Beer Quarry Caves SAC, suitable avoidance/mitigation/compensation measures would need to be identified. At this preliminary stage, it is considered that these would consist of a sensitive lighting plan (including sensitive site design, to ensure light levels of no more than 0.5 lux at the northern development boundary) and compensatory bat foraging and commuting habitat within the remainder of the proposed allocation site (to secure and enhance the pinch point in perpetuity).

Appendix 2.

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

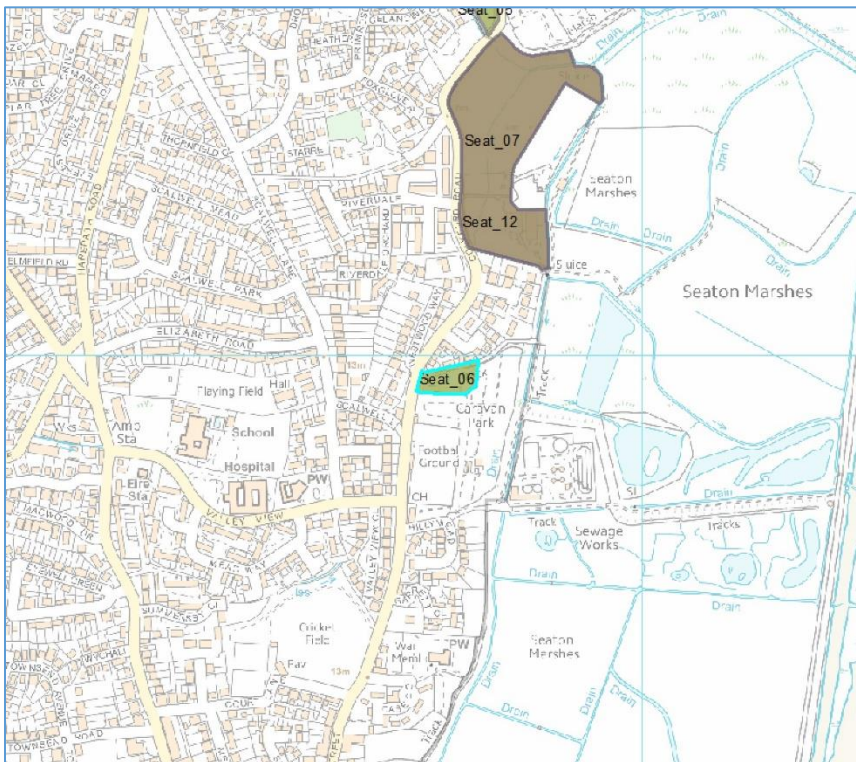
Site Detail:

Settlement: Seaton

Site reference number: Seat_06

Site Address: Former Depot, Colyford Road, Seaton, EX12 2DQ

Map of site:



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

Site Area: 0.3

Site Assessment Summary:

Infrastructure implications: DCC Highways: Access to this site will be available from Colyford Rd. DCC Education: Significant ha sites proposed for development,

mainly to the north of the town. Proposed site Seat_01, 09 and 10 are to the south west of the town. Seaton primary has capacity to support some development - but not to the level proposed. The impact should be considered alongside proposed sites in the vicinity of Colyford (Coly_05, 04 and 11). The ability to provide safe walking routes between the proposed sites and the primary school should be considered. Secondary transport costs would apply. Secondary capacity needs to be assessed with other proposed sites within the Axe Valley school catchment area.

Landscape sensitivity - summary of findings: Site of former industrial units, surrounded by built form. Currently a poor quality landscape. Therefore, low sensitivity to new development.

Impact on historic environment - summary of findings: No designated heritage assets within 100m of the site. The HER notes site is part of an area of land depicted on 1890s OS map; and presence of rectangular building on northern edge of site on same 1890s map - no longer present. Overall, no change to assets or their settings.

Ecological impact - summary of findings: Site comprises a concrete/tarmac base and overgrown vegetation. A section of Seaton Marshes Local Nature Reserve is within the northern boundary of the site. Site is within Beer Quarry and Caves SAC consultation zone, sustenance zones, landscape connectivity zone. Overall, Significant moderate adverse effect predicted.

Accessibility assessment: 10 out of 12 facilities within 1,600m of site (excl. Colyton Grammar). Hourly or better bus service stops at football club, just south of the site. Short section of Colyford Road lacks a pavement to the south of the site - an off-road track, albeit a longer route, can be accessed from Hillymead to south and then east of the caravan park before accessing the site from the north. Around 900m to town centre, other facilities (e.g. school, GP, hospital) are closer.

Other known site constraints: Surrounding residential uses may limit the types of employment that could take place, but the history of being a former industrial estate means some impacts have been accepted in the past. In any case, the site has permission for 14 no. industrial units (14/0046/FUL) dating from 2014 but is yet to be delivered. Surface water flood risk along Colyford Road on western boundary - development should ensure this is not worsened.

Site opportunities: Redeveloping previously developed land - currently a despoiled and degraded site. Opportunity to enhance the track that runs along northern edge to

the LNR, and then north to link with the proposed cycle/footpath to the Wetlands. Potential to continue existing street scene along site frontage.

Amended Maximum Yield following discounted areas on site:

Brief summary of the key positives and negatives of the site: Positives: good access to community services, facilities and employment opportunities. Low landscape sensitivity. No change to heritage assets. Re-use of previously developed land within the urban area, for employment uses. Negatives: ecological, given the proximity to Seaton Marshes Local Nature Reserve (within northern boundary of the site), and within Beer Quarry and Caves SAC consultation zone, sustenance zones, landscape connectivity zone.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Stage 3 site assessment notes that the site already has planning permission for business units. Allocation for housing would lead to a loss of employment space contrary to objectives of the plan. Therefore, it should not be allocated in the Local Plan for housing.

Appendix 2.

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

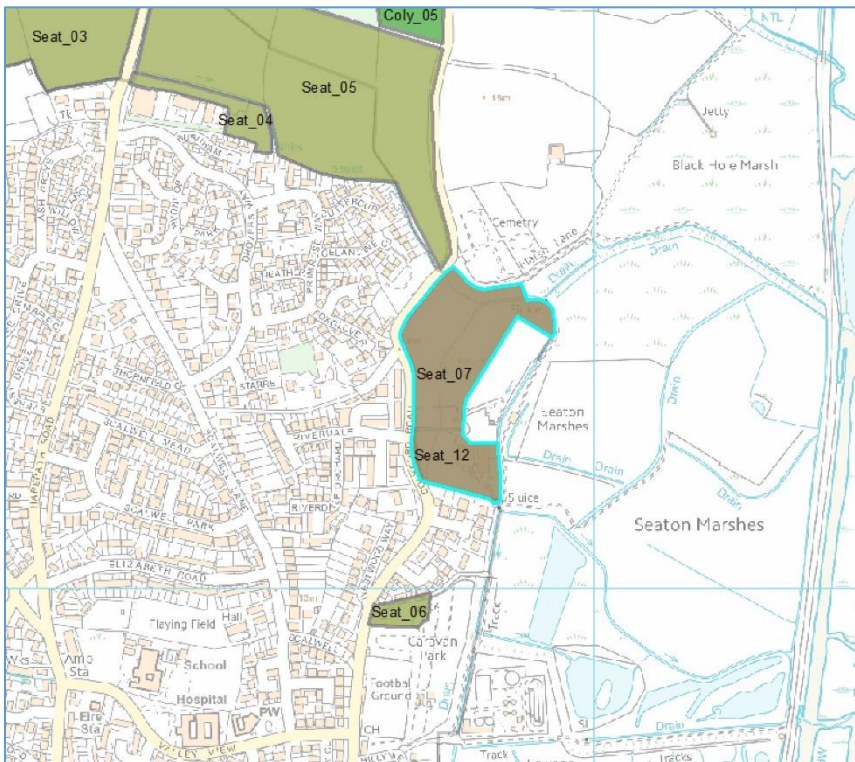
Site Detail:

Settlement: Seaton

Site reference number: Seat_07

Site Address: Land at Colyford Road, Seaton, EX12 2EW

Map of site:



North arrow symbol (N↑) 1:6000 © Crown copyright and database rights 2022 Ordnance Survey 100023746

Site Area: 3.5

Site Assessment Summary:

Infrastructure implications: DCC Highways: Level access onto Colyford Road, with a secondary emergency/ped/cycle access available on Marsh Lane. DCC Education:

Significant ha sites proposed for development, mainly to the north of the town. Proposed site Seat_01, 09 and 10 are to the south west of the town. Seaton primary has capacity to support some development - but not to the level proposed. The impact should be considered alongside proposed sites in the vicinity of Colyford (Coly_05, 04 and 11). The ability to provide safe walking routes between the proposed sites and the primary school should be considered. Secondary transport costs would apply. Secondary capacity needs to be assessed with other proposed sites within the Axe Valley school catchment area.

Landscape sensitivity - summary of findings: Open to views from sensitive receptors to east (AONB, recreation at Wetlands, Grade I listed Axmouth church), and west particularly when the proposed cycle path is delivered. Landscape character to the east (Wetlands) is remote, wild and tranquil. 3x veteran trees present on site. Development should respect these key factors. Urban context to west and presence of two industrial/farm buildings on site lessens susceptibility. Overall, medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: No designated heritage assets within 100m of site. Various archaeological records in the HER. Site is visible from Grade I listed Axmouth church, but 800m away and would not affect its setting. 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: Unimproved grassland, including overgrown grass, cow parsley, cow slip, and trees (including 3x veteran trees). Eastern section of site is within Seaton Marshes County Wildlife Site. 15m to south east is Seaton Marshes Local Nature Reserve. Coastal and floodplain s.41 habitat adjoins to east. Although outside SAC, site is within Beer Quarry and Caves SAC consultation zone, sustenance zones, landscape connectivity zone. Overall, significant moderate adverse effect predicted.

Accessibility assessment: 10 out of 12 facilities within 1,600m of site (excl. Colyton Grammar). Hourly or better bus service approx 200m away to west - development could contribute towards creating a bus stop near junction of Gravel Ln and Scalwell Ln to provide better access. Proposed cycle path approved around the southern, western and northern edge of site will provide good links north to the Wetlands and south to the town centre (1km away).

Other known site constraints: Grade 2 agricultural land in northern edge of site. Medium/high flood risk (zones 2/3) covers northern half of site, with surface water flood risk running through middle of the site, north to south. New cycle/walkway

approved around the southern, western and northern edge of site in 2011, recently subject to a successful CPO. Agricultural storage building in south east part of site approved back in 2006.

Site opportunities: Incorporate approved cycle/footpath link north to the Wetlands and south to Seat_06 as part of the development. Re-use of previously developed land in south east where agricultural buildings are located.

Amended Maximum Yield following discounted areas on site: 36

Brief summary of the key positives and negatives of the site: Positives: good access to community services, facilities and employment opportunities. Medium landscape sensitivity, adjacent to urban edge. Minor heritage impact. Negatives: flood risk. Ecological impact given proximity to CWS and LNR, and within bat zones.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Insufficient information to be assured that flood risk and ecological issues can be addressed. Southern part is outside flood zone 3 (high risk), but is affected by surface water flood risk. The site consists of optimal foraging habitat for Beer Quarry and Caves SAC bats and any losses of habitat would be required to be adequately compensated for within the Habitats Regulations Assessment (HRA) process. The owner of the site also owns the adjacent fields in the floodplain, which could be enhanced and managed in perpetuity for bats in order to compensate for bat habitat losses within HRA.

Appendix 2.

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

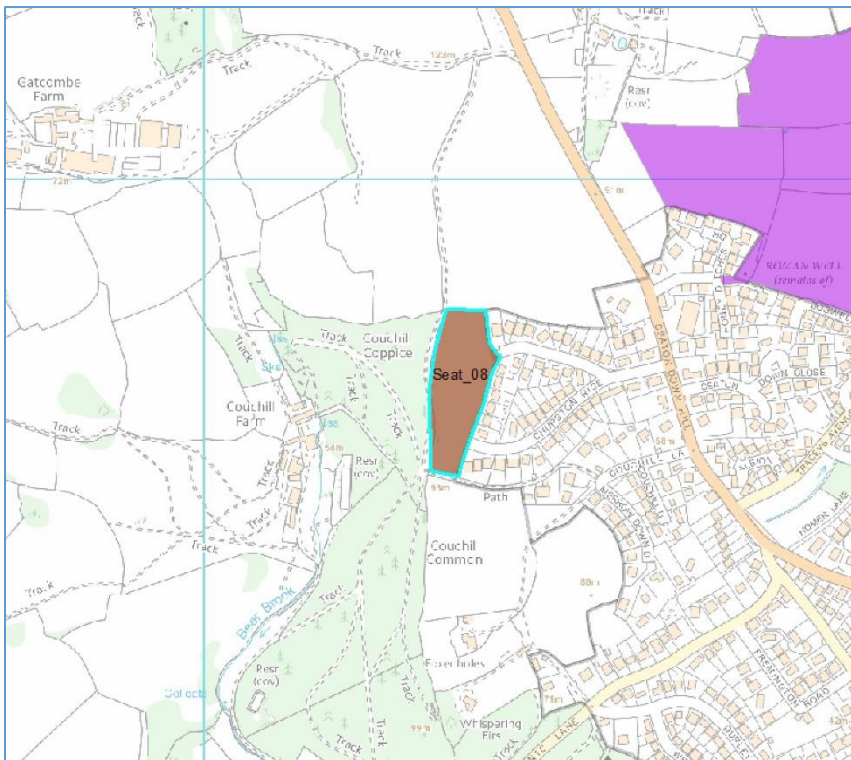
Site Detail:

Settlement: Seaton

Site reference number: Seat_08

Site Address: Land Between Churston Rise and Couchill Copse, Seaton, EX12
2HD O/S Ref: SY2390NW,

Map of site:



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

Site Area: 1.57

Site Assessment Summary:

Infrastructure implications: DCC Highways: Land available from both Churston Rise and Upper Churston Rise, which are both housing estate roads and the two connections in tangent would provide for emergency alternative access though this parcel would produce an overall low number of dwellings. Ped and cycle links possible in a Manual for Streets design. DCC Education: Significant ha sites proposed for development, mainly to the north of the town. Proposed sites Seat_01, 09 and 10 are to the south west of the town. Seaton primary has capacity to support some development - but not to the level proposed. The impact should be considered alongside proposed sites in the vicinity of Colyford (Coly_05, 04 and 11). The ability to provide safe walking routes between the proposed sites and the primary school should be considered. Secondary transport costs would apply. Secondary capacity needs to be assessed with other proposed sites within the Axe Valley school catchment area.

Landscape sensitivity - summary of findings: Rooftops of existing dwellings on eastern boundary indicate human presence, but countryside/woodland on remaining edges provide a rural feel and sense of tranquility. Varied landcover with a mix of scrub, unimproved pasture, small trees, and other low level vegetation (e.g. ferns). Within CPA defined on the basis of visual openness and views to and from the sea, however location on the plateau edge limits views of the site to a degree. Open landscape, with wooded skyline along its western edge. Overall, high/medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: No designated heritage assets within 100m of site. No records on HER on site, but numerous records to east and west means that archaeology may be present on site. Overall, no change to assets or their settings.

Ecological impact - summary of findings: Field that is 'overgrown' with areas of unimproved grassland, ferns, small trees, and other vegetation. Woodland and forest adjacent to west. Site is within Beer Quarry and Caves SAC consultation zone, sustenance zones, landscape connectivity zone. Minor adverse effect predicted (not significant).

Accessibility assessment: 9 out of 12 facilities within 1,600m of site (excl. Colyton Grammar), although most of these are relatively far at approx 1km away and a hilly journey that could discourage walking/cycling. 'Town' bus service (no. 393) departs from Churston Rise every 1 or 2 hours. Around one mile to the town centre, nearest shop, primary school and GP are slightly closer at 1km.

Other known site constraints: Grade 3 agricultural land. Adjacent dwellings to east are set below the site, so development should be designed to avoid impacting upon their amenity. Despite signs stating "private land - no public right of way" it was clear from the site visit that it is well used for informal recreation. Proposal for 11 bungalows on site refused in 1980 due to landscape impact and being located outside development boundary; same reasons plus inadequate turning and STW impact in proposal for five bungalows in southern half of site in 1985.

Site opportunities: Potential to extend existing bus service from Churston Rise into the site.

Amended Maximum Yield following discounted areas on site: 38

Brief summary of the key positives and negatives of the site: Positives: reasonably good access to community services, facilities and employment opportunities. No change to heritage assets or their settings. Negatives: high/medium landscape sensitivity to new development. Ecological impacts include within bat zones and 'overgrown' habitat on site likely to support range of species.

Should the site be allocated? No

Reason(s) for allocating or not allocating: The scale of development on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. Reasonably good access to facilities and employment, but adverse landscape impact is principal reason for not allocating this site. The site also contains large amounts of rank grassland, scrub and encroaching woodland, which are valuable habitats for foraging and commuting bats associated with the Beer Quarry and Caves SAC, as well as other ecological receptors.

Appendix 2.

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

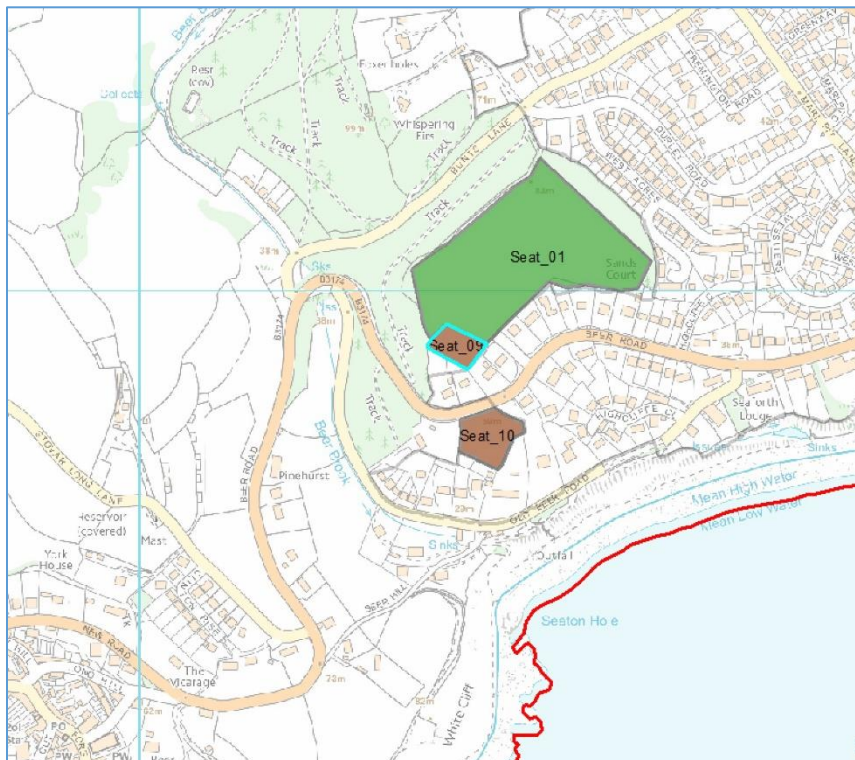
Site Detail:

Settlement: Seaton

Site reference number: Seat_09

Site Address: Land at Clay Common (Little Paddock), Seaton,

Map of site:



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

Site Area: 0.29

Site Assessment Summary:

Infrastructure implications: DCC Highways: No access difficulties. The site has direct level access onto Beer Road. Possible cycle/ped access onto Beer Road.

DCC Education: Significant ha sites proposed for development, mainly to the north of the town. Proposed site Seat_01, 09 and 10 are to the south west of the town. Seaton primary has capacity to support some development - but not to the level proposed. The impact should be considered alongside proposed sites in the vicinity of Colyford (Coly_05, 04 and 11). The ability to provide safe walking routes between the proposed sites and the primary school should be considered. Secondary transport costs would apply. Secondary capacity needs to be assessed with other proposed sites within the Axe Valley school catchment area.

Landscape sensitivity - summary of findings: Unimproved pasture, including overgrown grassland, cow parsley and cow slip. Hedgerow with trees along northern boundary, woodland to west - medieval enclosure, with west, north and east field boundary present on 1890 map. High degree of enclosure, with limited, glimpsed public views into the site. Located in CPA due to views, albeit glimpsed, to the sea. Small site size and urban context of dwellings to south reduces susceptibility to change. Overall, medium/low sensitivity to development.

Impact on historic environment - summary of findings: Closest designated heritage asset is Jurassic Coast WHS, 270m to south. However, intervening dwellings and trees mean there are only glimpsed views of the site from the WHS. No HER archaeological records. Overall, no change to heritage assets or their settings.

Ecological impact - summary of findings: Site comprises unimproved grassland, including overgrown grass, cow parsley and cow slip. Woodland and forest in draft NRN adjoins site to west. Beer fields CWS 188m to west. Site is within Beer Quarry and Caves SAC consultation zone, sustenance zones, landscape connectivity zone. Minor adverse effect predicted (not significant)

Accessibility assessment: 9 out of 12 facilities within 1,600m of site (excl. Colyton Grammar). Can link to existing footpath on Beer Road, which provides connectivity into town centre. Bus stop on Beer Road provides hourly or better service. Around 1km to town centre.

Other known site constraints: Grade 3 agricultural land. No planning history or other known site constraints.

Site opportunities: Ensure connection to footpath on Beer Road to ensure connectivity to town centre, and which will also enable access to bus stops.

Amended Maximum Yield following discounted areas on site: 7

Brief summary of the key positives and negatives of the site: Positives: reasonably good access to community services, facilities and employment opportunities. No change to heritage assets or their settings. Medium/low landscape sensitivity to development. Negatives: Ecological impacts as within bat zones and unimproved pasture linked with adjacent woodland could provide good quality habitat.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: The scale of development on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. The site would contribute towards 10% of requirement on smaller sites. Reasonably good access to facilities and employment, medium/low landscape sensitivity, and minor heritage impact.

Appendix 2.

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

Site Detail:

Settlement: Seaton

Site reference number: Seat_10

Site Address: Land south of Beer Road, Seaton,

Map of site:



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

Site Area: 0.51

Site Assessment Summary:

Infrastructure implications: DCC Highways: A small housing site overall, visibility splay is on the outer side of the concave so should be constructable, Beer Road has

ped links but no cycle link, Seaton within vicinity for facilities and services. DCC Education: Significant ha sites proposed for development, mainly to the north of the town. Proposed site Seat_01, 09 and 10 are to the south west of the town. Seaton primary has capacity to support some development - but not to the level proposed. The impact should be considered alongside proposed sites in the vicinity of Colyford (Coly_05, 04 and 11). The ability to provide safe walking routes between the proposed sites and the primary school should be considered. Secondary transport costs would apply. Secondary capacity needs to be assessed with other proposed sites within the Axe Valley school catchment area.

Landscape sensitivity - summary of findings: Busy with human activity present given the site is adjacent to Beer Road and modern dwellings to north and east. Within CPA due to its visual openness and views to and from the sea, with open views from sensitive receptors. Overall, high/medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: Jurassic Coast WHS is closest designated asset, 125m to south of the site. The WHS was inscribed for the outstanding universal value of its rocks, fossils and landforms - developing the site would not affect these aspects due to distance and intervening dwellings. 3x archaeological records on site identified in the HER. Therefore, 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 unimproved grassland, grazed by horses. Sidmouth to West Bay SAC/SSSI 118m to south. Beer Brook fields CWS 134m to west. Several mature trees around site boundary that are protected by TPOs. Within Beer Quarry and Caves SAC consultation zone, sustenance zones, landscape connectivity zone. Minor adverse effect predicted (not significant)

Accessibility assessment: 9 out of 12 facilities within 1,600m of site (excl. Colyton Grammar). Can link to existing footpath across the road, which provides connectivity into town centre. Bus stop on Beer Road provides hourly or better service. Around 1km to town centre.

Other known site constraints: Grade 3 agricultural land. Steep topography, particularly on southern half of site. Three planning applications (for 3 dw, 2 dw, and 1 dw, respectively) have been dismissed on appeal at this site since 2016 due to significant harm to the character and appearance of the area, most recently in June 2022.

Site opportunities: Construct a crossing point to enable pedestrians to connect to footpath on north side of Beer Road.

Amended Maximum Yield following discounted areas on site: 12

Brief summary of the key positives and negatives of the site: Positives: reasonably good access to community services, facilities and employment opportunities. Minor heritage impact. Negatives: high/medium landscape sensitivity to new development. Ecological impacts as within bat zones.

Should the site be allocated? No

Reason(s) for allocating or not allocating: The scale of development on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. The site would contribute towards 10% of requirement on smaller sites. Reasonably good access to facilities and employment, but adverse landscape impact is principal reason for not allocating this site.