

## Appendix 2.

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

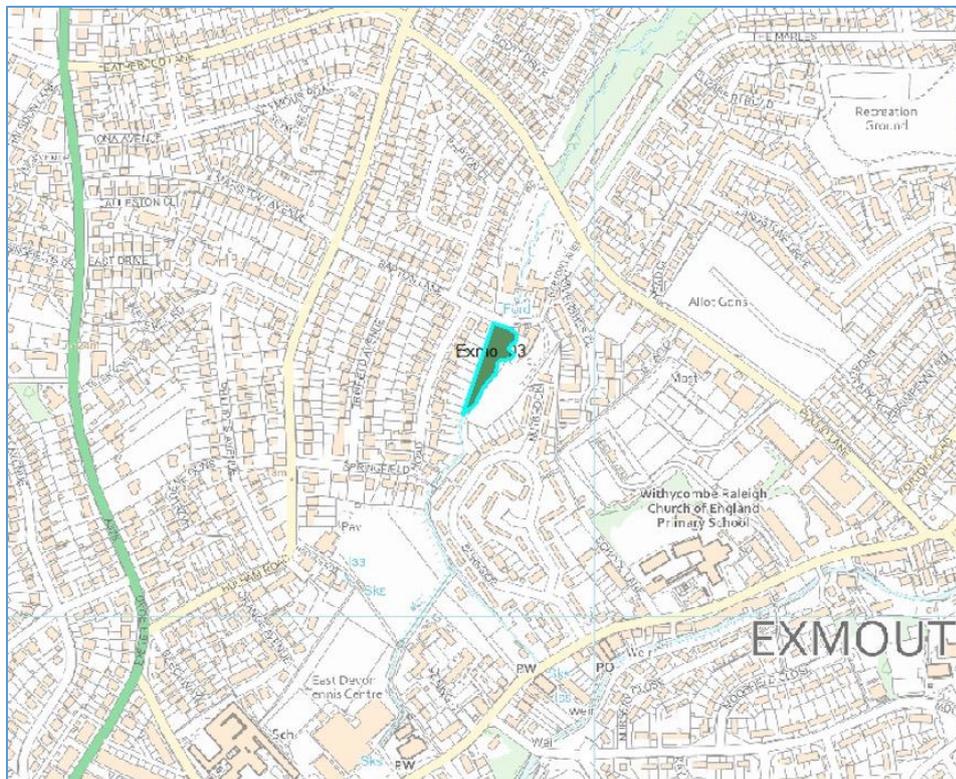
**Site Detail:**

**Settlement:** Exmouth

**Site reference number:** Exmo\_03

**Site Address:** Land at bottom of Bapton Lane, Exmouth between 14 Bapton Lane EX8 3JT and Cats Motel Bapton Farm EX8 3JT

**Map of site:**



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**Site Area:** 0.24

**Site Assessment Summary:**

**Infrastructure implications:** No infrastructure concerns are identified at this site.

**Landscape sensitivity - summary of findings:** This is a green space site within the urban setting of Exmouth. The site is undeveloped, bar what would appear to be some sheds or lightweight structures within it, and it is or at least appears to be, a non publically accessible space. The green space of the site provides an attractive contrast with the largely 20th century housing development within which it sits. The site needs to be seen within a wider policy context where it is proposed as part of the Valley Parks in Exmouth and is specifically addressed by Policy EN2 of the adopted East Devon Local Plan and referenced in the Exmouth Neighbourhood Plan.

**Impact on historic environment - summary of findings:** There are no designated heritage assets in close proximity of the site so no scope for adverse heritage impacts from development are identified.

**Ecological impact - summary of findings:** There are Mature trees within the site and the Bapton Brook runs along the eastern site boundary. So whilst the site is remote form designated wildlife sites there are features locally that could be expected to be of some wildlife importance.

**Accessibility assessment:** The site is within 1,600 metres of a range of services and facilities.

**Other known site constraints:** No other constraints are identified or noted.

**Site opportunities:** There are no specific identified opportunities that site development might help deliver.

**Amended Maximum Yield following discounted areas on site:** 3

**Brief summary of the key positives and negatives of the site:** The site is proposed as part of the Valley Parks and in the Working draft Local Plan (Nov 2021) is explicitly identified as a suggested area of Land of Local Amenity Importance that is proposed for protection from development. Given policy aspirations development would be inappropriate.

**Should the site be allocated?** No

**Reason(s) for allocating or not allocating:** The site is not regarded as appropriate for residential development as it is contrary to Valley Park aspirations and existing plan policy. However, should Valley Park considerations change (should the land be deemed not appropriate to include in the park) then there could be grounds to revisit assessment of potential for housing development.

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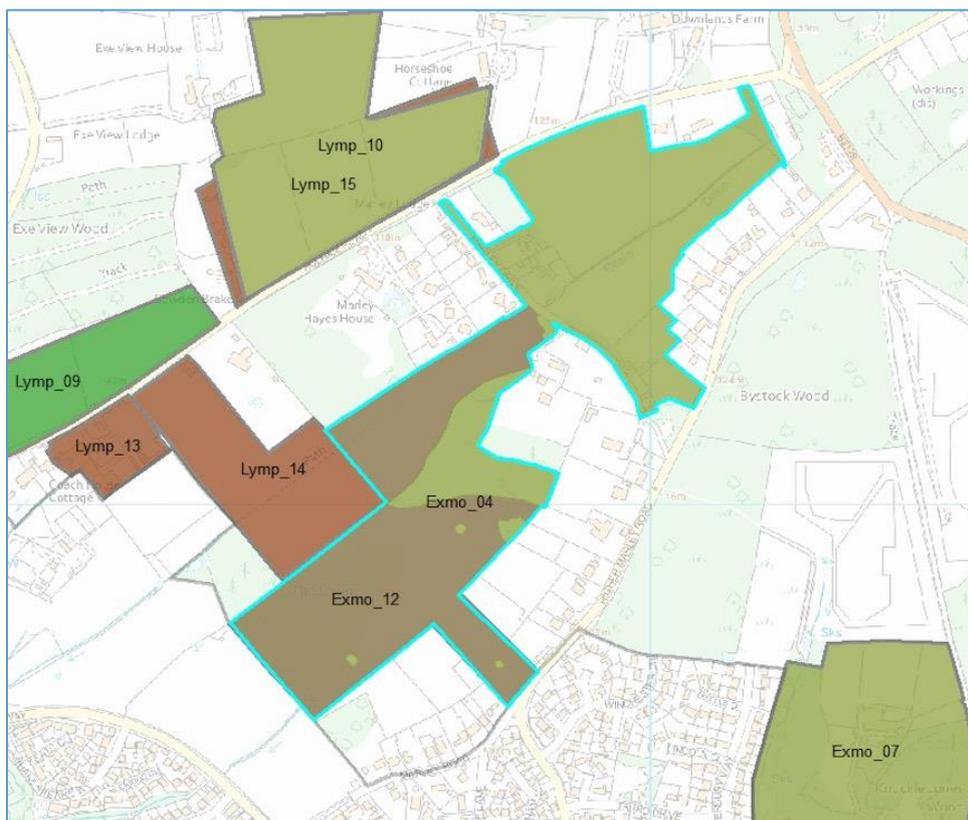
Site Detail:

**Settlement:** Exmouth

**Site reference number:** Exmo\_04

**Site Address:** Land at Marley Drive, Lympstone, Exmouth,

**Map of site:**



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**Site Area:** 18.16

**Site Assessment Summary:**

**Infrastructure implications:** No specific infrastructure constraints are identified.

**Landscape sensitivity - summary of findings:** This extensive greenfield site, which incorporates farmed fields and wooded areas, lies on the northern edge of Exmouth. It slopes gently upwards from the south east to the north west, with slightly flatter land to the north west. Taken as a whole the site has an enclosed character, parts are intimate in nature and feel. There are few viewpoints from publicly accessible land or paths/roads into the site or outward to the wider countryside. There are mature hedgerows and trees to site boundaries as well a number of residential properties, mostly set in large mature gardens, that border the site and front roads around the site. The site sits on the northern urban edge of Exmouth and it exhibits an urban fringe character, all be it one with a low density residential character that blends into the more open countryside.

**Impact on historic environment - summary of findings:** There are no designated heritage assets in close proximity of the site.

**Ecological impact - summary of findings:** The 400 metre Pebblebed Heaths exclusion zone covers most of the two fields that make up the north easterly part of the site. This exclusion zone, given predation patterns of domestic cats (assuming the predation zone policy is carried forward) would rule out development in this part of the site and as such this would have a significant impact in overall housing development capacity. Some limited development could potentially be secured on the north side of Marley Drive, with dwellings/gardens running up to the exclusion zone boundary but this is a private road and it is not known if access could be secured. In the absence of another route in Marley drive may therefore be seen as the northern limits to development at site Exmo\_04. Within the net remaining area of land that makes up the site there are to areas of wooded/tree planted land that are seen to offer limited or nil scope for development on account the biodiversity (as well as amenity and screening) value of trees. This reduces further the net levels of residual development land and it is important to note that two county wildlife sites abut southerly site boundaries and more generally there are mature hedgerows within the site and further additional trees along site boundaries. Taking these constraints into account reduces developable capacity down to around 6.6 hectares of land. It should be noted that this reduced area is roughly similar, though a little smaller, than a new submission made in the most recent 2022 call for sites. This Exmo\_04 site also sweeps over much of a further call for sites submission Exmo\_12.

**Accessibility assessment:** The site falls within 1,600 metres of a range of services and facilities. However, the relatively remote location of the site on the northern edge of Exmouth means that many services are toward the upper rather than lower end of this distance with busy roads also present.

**Other known site constraints:** No other significant constraints are noted.

**Site opportunities:** No specific opportunities are identified.

**Amended Maximum Yield following discounted areas on site:** 70

**Brief summary of the key positives and negatives of the site:** Site Exmo\_04 is of a significant scale though substantial parts are excluded from areas that offer reasonable scope for development on account of ecological value and worth. The residual areas that show reasonable scope for development are also constrained by features and assets of biodiversity value. However the extensive planting at and around the site limits views in and out, but does make for a quite intimate landscape quality. There are no designated heritage assets close by.

**Should the site be allocated?** Yes, but as a '2<sup>nd</sup> best' choice noting site constraints.

**Reason(s) for allocating or not allocating:** Although there are clear and significant constraints there are possible developable areas within the site but further more detailed assessment would be required..

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

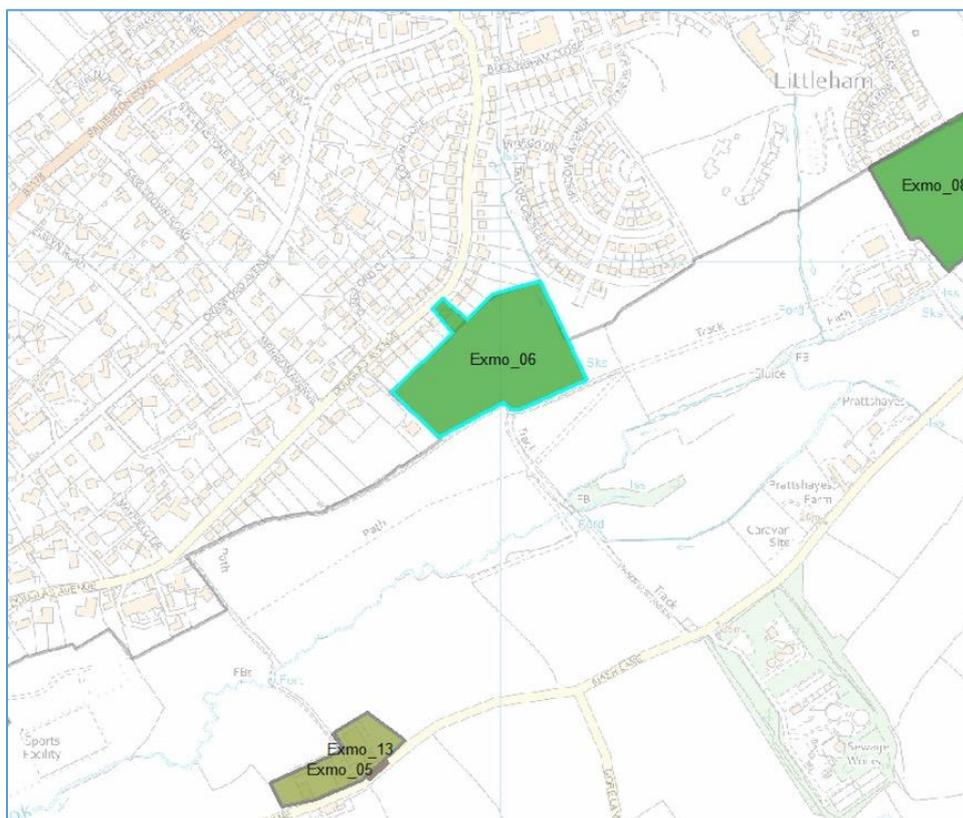
#### Site Detail:

**Settlement:** Exmouth

**Site reference number:** Exmo\_06

**Site Address:** Douglas Gardens, Exmouth,

#### Map of site:



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**Site Area:** 2.92

**Site Assessment Summary:**

**Infrastructure implications:** No direct infrastructure concerns are specifically noted for this site.

**Landscape sensitivity - summary of findings:** The site is of some visual prominence when viewed from the south and there are views outward from the site (and in to it) from parts of the East Devon AONB. However, visibility concerns need to be seen in the context of the site abutting and sitting below built up parts of Exmouth.

**Impact on historic environment - summary of findings:** There are very few assets of historic heritage importance in this part of Exmouth and no significant concerns are identified.

**Ecological impact - summary of findings:** The site is assumed to be of low ecological importance though hedgerows and trees around the site may be of more value and should be protected if development were to go ahead.

**Accessibility assessment:** The site falls within 1,600 metres of a range of facilities and close to a frequent bus service.

**Other known site constraints:** There are no other known constraints at the site though the site was subject to a past planning application for residential development that was refused at appeal - 15/0753/MOUT.

**Site opportunities:** There are no particular extra opportunities that development at this site might be expected to deliver.

**Amended Maximum Yield following discounted areas on site:** 44

**Brief summary of the key positives and negatives of the site:** The site provides a good opportunity for development. Some care will be needed to avoid and limit possible adverse landscape impacts and to protect boundary hedges. There are limited biodiversity or heritage concerns in respect of site development.

**Should the site be allocated?** Yes

**Reason(s) for allocating or not allocating:** The site provides a good opportunity for development. Some care will be needed to avoid and limit possible adverse landscape impacts and to protect boundary hedges. There are limited biodiversity or heritage concerns in respect of site development.

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

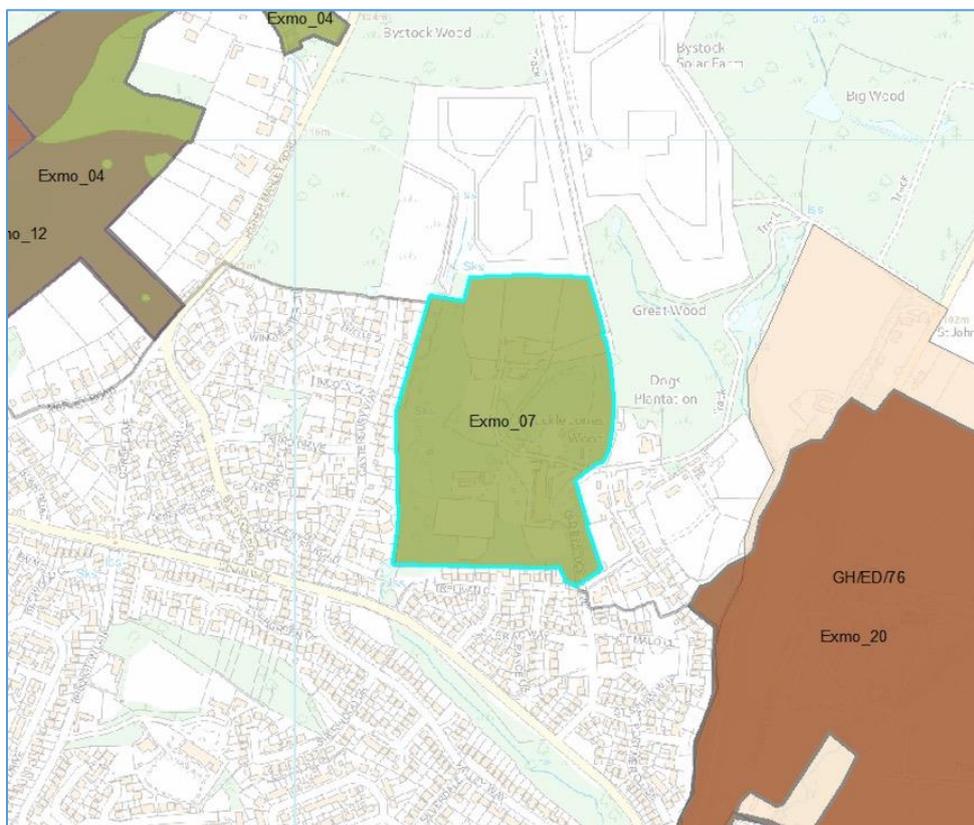
Site Detail:

**Settlement:** Exmouth

**Site reference number:** Exmo\_07

**Site Address:** Bystock Court, Old Bystock Drive, Exmouth, EX8 5EQ

**Map of site:**



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

**Site Area:** 9.7

**Site Assessment Summary:**

**Infrastructure implications:** No direct infrastructure concerns are specifically noted for this site, though it is accessed via a private road that is accessed through a residential housing area. The private drive could impact on (reduce) potential yield.

**Landscape sensitivity - summary of findings:** The site contains a large number of mature trees and extensive vegetation cover. This planting and extensive blocks of tree cover at and beyond site boundaries ensures that there is very little inter-visibility between the site and surrounding areas. The planting at the site ensures that it has an intimate feel and for large parts of the site a sense of separation from physically close by urban edges of Exmouth. The only moderately substantial part of the site that is not mostly coverage by trees/tree canopies lies in the northern part of the site. On assumption that tree cover should remain this modest northern site part might (in theory at least) have capacity for a small number of dwellings

**Impact on historic environment - summary of findings:** The Grade II listed Bystock Court falls within the southern part of the site and it forms a significant heritage asset that has a direct impact on potential scope for accommodating residential development. The formal grounds and setting of the house are identified as ruling out potential for new development in the southern part of the site. Northern parts of the site perhaps offer more potential given that tree cover reduces inter-visibility between potentially developable land and open grassed areas of the site. However, any development of land to the north of the listed house would serve to intensify urban activity and vehicle movements which in its own right could adversely impact on heritage value as could other aspects of urbanisation.

**Ecological impact - summary of findings:** An Unconfirmed County Wildlife site covers most of the site and also extends to cover adjoining areas of land. Within the site and beyond this designation there is also further extensive tree coverage. Taken overall the site can be seen to be of wildlife importance and value. Some land in the northern part of the site is, however, open grassland that in its own right is likely to be of lesser wildlife value.

**Accessibility assessment:** The site falls within 1,600 metres of a range of facilities and close to a frequent bus service.

**Other known site constraints:** No additional constraints are noted.

**Site opportunities:** There are no particular extra opportunities that development at this site might be expected to deliver.

**Amended Maximum Yield following discounted areas on site: 10**

**Brief summary of the key positives and negatives of the site:** The site is very sensitive in respect of heritage and nature conservation considerations and as such is not proposed as an allocation for development. The less sensitive part of the site is in a northern area though in this position it is somewhat divorced from built-up areas of the town and further from services and facilities.

**Should the site be allocated? No**

**Reason(s) for allocating or not allocating:** Significant concerns identified in respect of potential adverse heritage and nature conservation impacts.

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

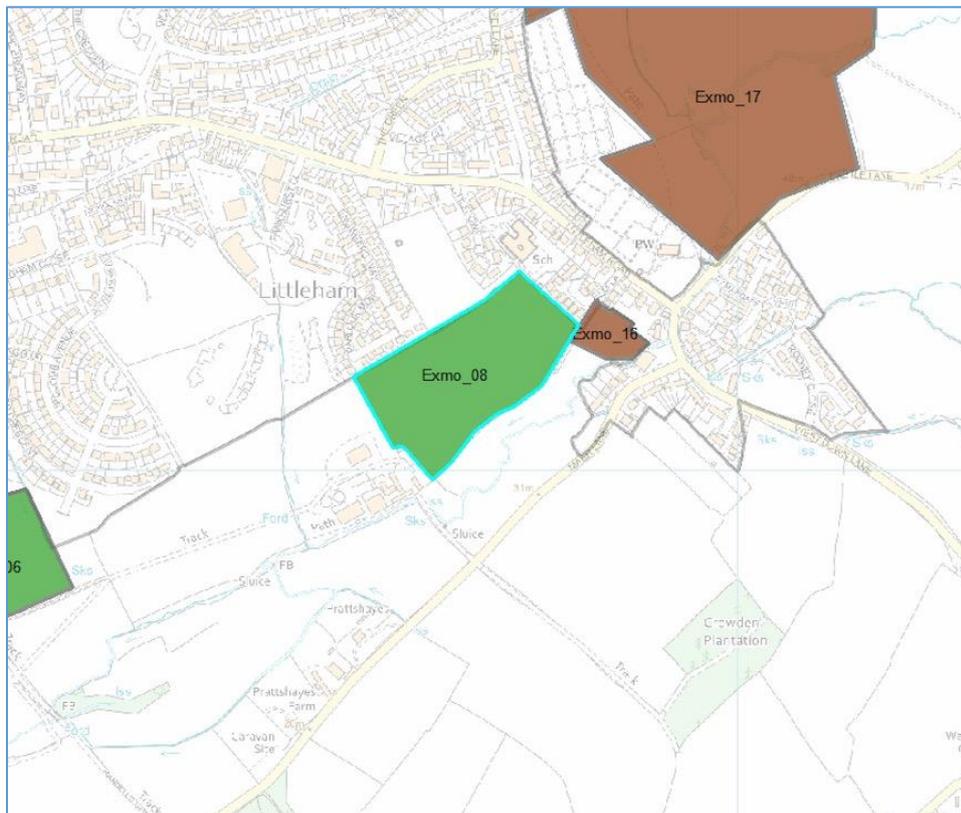
#### Site Detail:

**Settlement:** Exmouth

**Site reference number:** Exmo\_08

**Site Address:** Littleham Fields, Exmouth,

#### Map of site:



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**Site Area:** 3.99

**Site Assessment Summary:**

**Infrastructure implications:** No direct infrastructure concerns are specifically noted for this site

**Landscape sensitivity - summary of findings:** The site is of some visual prominence in longer distance views from the south and west including inter visibility with an area of the East Devon AONB. However visibility concerns need to be seen in the context of the site abutting built up parts of Exmouth with new housing sitting above the site.

**Impact on historic environment - summary of findings:** A listed farmhouse lies immediately to the west of the site. Development could adversely impact on the setting and as such should development go ahead it would need to be sensitively undertaken in this area and ideally open space would be retained on land to the east of the farmhouse and/or very sensitive design work would need to ensure potential for adverse impacts was removed.

**Ecological impact - summary of findings:** The site is likely to be of low ecological importance though hedgerows around the site, especially on the south-east edge may be of more value and should be protected if development were to go ahead.

**Accessibility assessment:** The site falls within 1,600 metres of a range of facilities and close to a frequent bus service. Littleham village is close to the site.

**Other known site constraints:** There are no other known constraints at the site though a floodplain falls beyond and to the south east of the site.

**Site opportunities:** There are no particular extra opportunities that development at this site might be expected to deliver.

**Amended Maximum Yield following discounted areas on site:** 40

**Brief summary of the key positives and negatives of the site:** The site provides a reasonable opportunity for development. Some care will be needed to avoid and limit possible adverse landscape impacts and to protect boundary hedges. More importantly particular care will be needed to avoid adverse impacts on the listed farmhouse to the west of the site.

**Should the site be allocated? Yes**

**Reason(s) for allocating or not allocating:** Whilst noting concerns raised the site is a reasonable choice for allocation for development.

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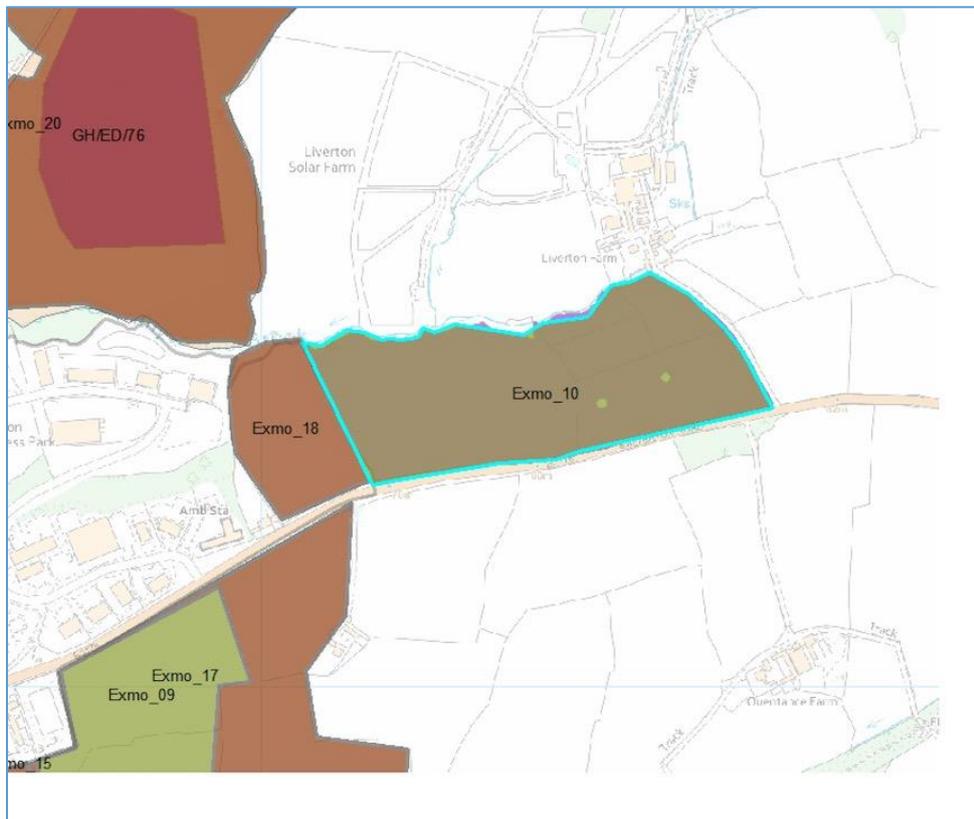
#### Site Detail:

**Settlement:** Exmouth

**Site reference number:** Exmo\_10

**Site Address:** Land to the north of Salterton Road, Exmouth,

#### Map of site:



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**Site Area:** 9.89

**Site Assessment Summary:**

**Infrastructure implications:** No specific infrastructure concerns are currently identified for this site. Road access would appear to be possible from Salterton Road.

**Landscape sensitivity - summary of findings:** The site lies just to the north of the East Devon AONB, separated from it by the east-west running Salterton Road. There is, however, comparatively limited inter-visibility between the AONB to the south (at least so for westerly parts of the site) and the site itself. In views from the north the site is more open and exposed, including from longer distance AONB views. The site has a rural feel for large areas, rather than an urban edge of Exmouth feel, with higher land in western parts of the site blocking views to urban built up areas. However a solar farm to the north of the site does compromise the sense of site tranquillity to some degree.

**Impact on historic environment - summary of findings:** There are no designated heritage assets in close proximity of the site.

**Ecological impact - summary of findings:** The site comprises of a series of fields of improved grassland. It has hedgerow boundaries with these supporting a number of mature trees. To much of the northern edge of the site the planting is particularly mature. The hedgerows and some trees within and around the site can be expected to be of some local wildlife interest.

**Accessibility assessment:** Parts of the site fall within 1,600 metres of a range of facilities. However many of the facilities, even for the closer westerly parts of the site, are towards the upper end of this distance range and for easterly parts of the site walking distances to some services and facilities would be beyond this distance range.

**Other known site constraints:** There are no significant site constraints noted.

**Site opportunities:** There are no specific identified opportunities that site development might help deliver.

**Amended Maximum Yield following discounted areas on site:** 148

**Brief summary of the key positives and negatives of the site:** The site is not regarded as appropriate for allocation for development. It is quite open and exposed

in landscape terms and large parts have a rural rather than urban fringe character. Easterly parts of the site, in particular, are remote from services and facilities and if the site were developed it would form a quite large 'tongue of development' projecting into open countryside with visual impacts on areas of open countryside and designated AONB.

**Should the site be allocated? No**

**Reason(s) for allocating or not allocating:** On account of potential for adverse impacts the site is not recommended as an allocation for development.

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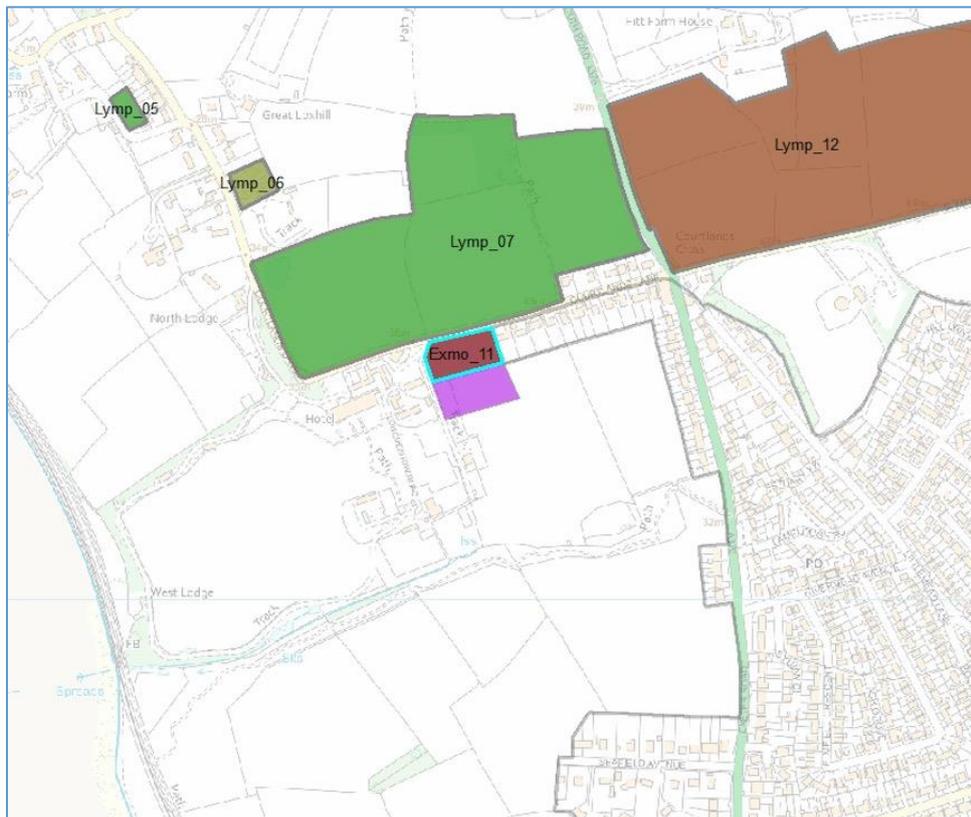
Site Detail:

**Settlement:** Exmouth

**Site reference number:** Exmo\_11

**Site Address:** Land to the South of Courtlands lane, Exmouth, EX8 3NZ

**Map of site:**



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**Site Area:** 0.47

**Site Assessment Summary:**

**Infrastructure implications:** No direct infrastructure constraints are identified.

**Landscape sensitivity - summary of findings:** The site comprises of a small paddock, the northerly part, and a roughly equally sized part of a field to the south. The site sits towards the top of a ridge line on an area of land that slopes gently down to the south. There is built development to the east and west of the site, the easterly being more prominent on the ridge line. The site, therefore, forms an open non-developed gap (around 100 metres long) on the ridgeline. The site has an open character with an urban fringe feel though development at the site would extend the built form of Exmouth effectively linking two separated areas of buildings.

**Impact on historic environment - summary of findings:** To the west of the site and close by (around 70 metres away) is the Grade II listed Courtlands House. Inter-visibility between the house and the site is, however, compromised to some degree by more recent development, though glimpses can be seen through. Closer to the site, to the north west, is the Grade II listed Garden Wall to Courtlands House.

**Ecological impact - summary of findings:** The site comprises of improved agricultural land with some hedgerow boundary planting. Limited local wildlife interest would be expected to be associated with the site.

**Accessibility assessment:** The site falls within 1,600 metres of a range of services and facilities. However, the relatively remote location of the site on the northern edge of Exmouth means that many services are toward the upper rather than lower end of this distance. Although it is being assessed as a site at Exmouth, because it abuts an edge (the last house) in the town, it is closer to many of the facilities of Lympstone village, even though it is separated from the village.

**Other known site constraints:** No other constraints are identified.

**Site opportunities:** No specific opportunities are identified.

**Amended Maximum Yield following discounted areas on site:** 12

**Brief summary of the key positives and negatives of the site:** The site is particularly sensitive in respect of landscape and heritage constraints.

**Should the site be allocated?** Potential 2<sup>nd</sup> best choice allocation

**Reason(s) for allocating or not allocating:** On account of matters to include landscape and heritage constraints the site is not identified as a preferred allocation for development. It would however be read in the context of other development on Courtlands Lane and with services reasonably accessible may be considered better than some other alternatives.

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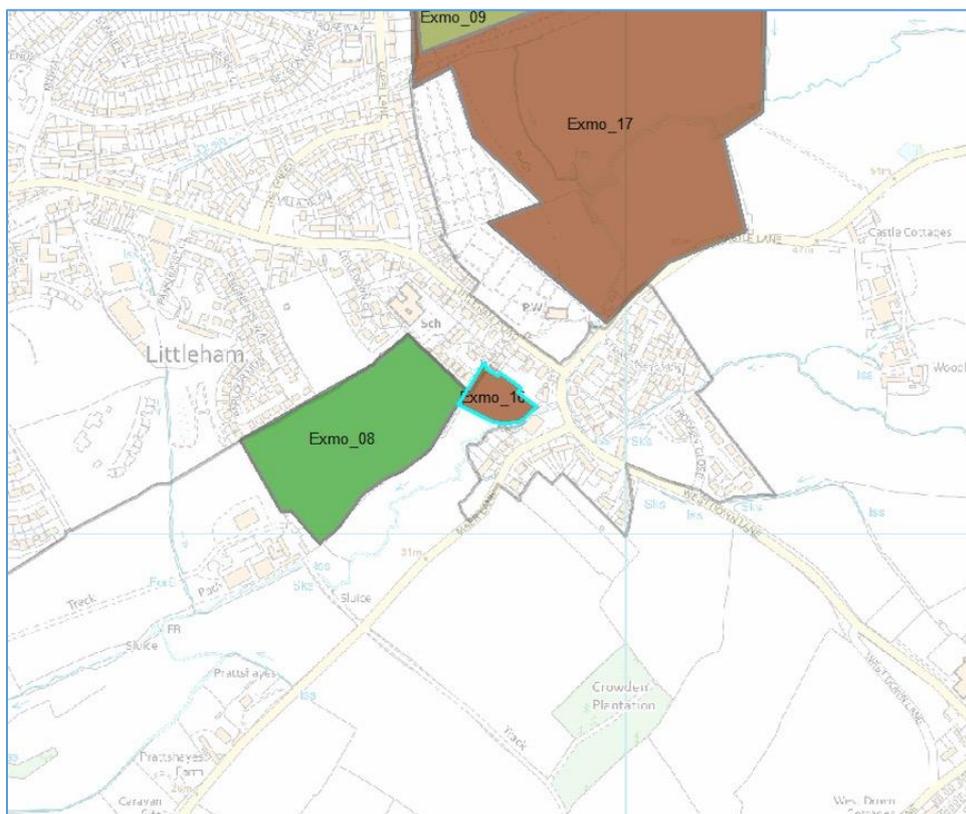
#### Site Detail:

**Settlement:** Exmouth

**Site reference number:** Exmo\_16

**Site Address:** Land to the rear of Elm Lane, Exmouth,

#### Map of site:



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**Site Area:** 0.47

**Site Assessment Summary:**

**Infrastructure implications:** No direct infrastructure concerns are specifically noted for this site. However securing a workable highway access may cause some challenges.

**Landscape sensitivity - summary of findings:** The site is of little visual prominence despite proximity to the AONB.

**Impact on historic environment - summary of findings:** There are listed assets relatively close to the site though there is very little visual connectivity and as such there is the likelihood of nil or minimal adverse impacts.

**Ecological impact - summary of findings:** The site itself is of low ecological importance though hedgerows around parts of the site and the stream to the south are likely to be of more value and should be protected if development were to go ahead. The footpath to the northern site boundary is flanked by mature hedgerows on either side and these will be of local wildlife importance (and the path and hedgerows are visually attractive). If site Exmo\_16 were developed it would be desirable for road access to be secured from Site Exmo\_08 to the north-west, should Exmo\_08 also be allocated for development. Road access from the north, via Elm Lane may be technically acceptable from a highway perspective but would result in loss of a greater amount of hedgerow and as such would be ecologically more destructive (and visually/aesthetically negative as well).

**Accessibility assessment:** The site falls within 1,600 metres of a range of facilities and close to a frequent bus service. Littleham village is close to the site.

**Other known site constraints:** There are no other known constraints at the site other than a small part falling in a floodplain.

**Site opportunities:** There are no particular extra opportunities that development at this site might be expected to deliver.

**Amended Maximum Yield following discounted areas on site: 5**

**Brief summary of the key positives and negatives of the site:** The site provides a good opportunity for development, though this would be particularly so if highway access were achieved from land to the north-west of the site, Site Exmo\_08, should it also be allocated for development.

**Should the site be allocated? Yes**

**Reason(s) for allocating or not allocating:** The site forms a reasonable area of land to accommodate development.

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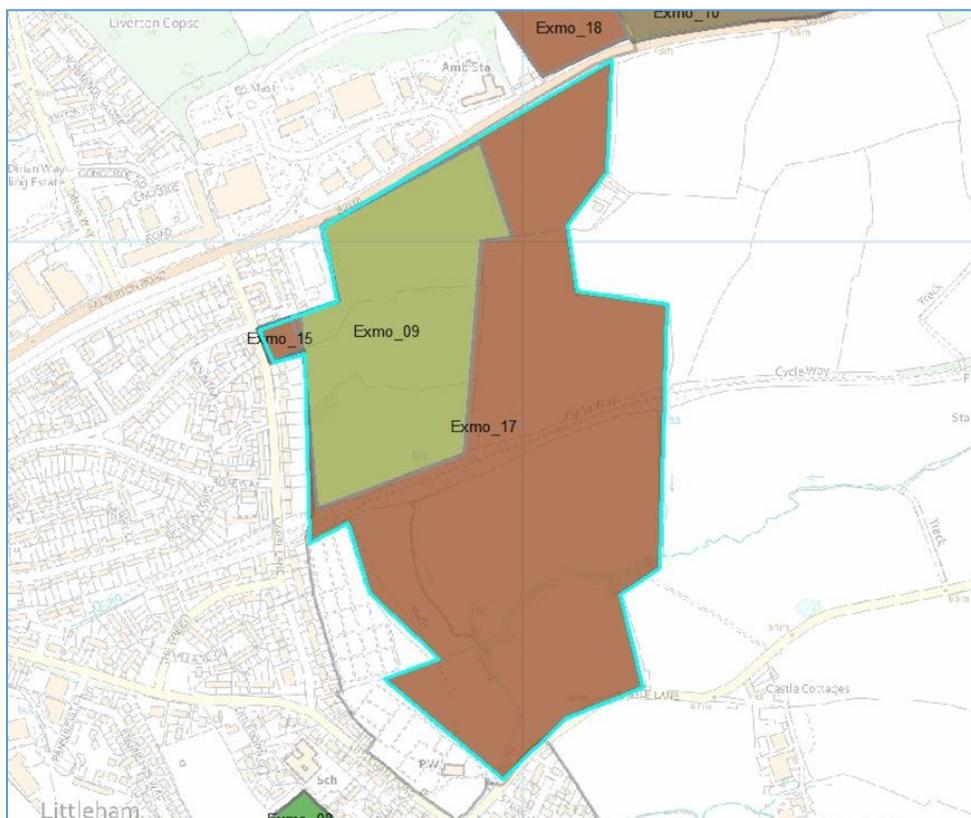
Site Detail:

**Settlement:** Exmouth

**Site reference number:** Exmo\_17

**Site Address:** Land to the South of Littleham, Exmouth,

**Map of site:**



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**Site Area:** 30.7

**Site Assessment Summary:**

**Infrastructure implications:** No direct infrastructure concerns are specifically noted for this site. But if developed there would be large scale infrastructure needs.

**Landscape sensitivity - summary of findings:** The site, especially taken as a whole, is very sensitive in landscape terms. The whole site is in an AONB and there are extensive views into and out of the site, including from/to AONB areas. The south of the site has a particular tranquillity quality where as the higher northerly parts are more stark.

**Impact on historic environment - summary of findings:** The listed church to the south west of the site is of prominence in views and setting for southerly parts of the site. Much of the site is, however remote from the church. There are no other identified designated heritage features that would impact on the site.

**Ecological impact - summary of findings:** Whilst significant designated features do not fall on the site there are many local features of interest, notably many mature hedgerows which will be of importance to and support wildlife interests. The site is favourable from an ecological perspective, with predicted minimal ecological impacts due to the presence of large field parcels containing habitats of low ecological value.

**Accessibility assessment:** Parts of the site fall within 1,600 metres of a range of facilities and parts of the site are close to a frequent bus service. Littleham village is to the south of the site and an industrial/ business/ retail estate to the north, though it is across a busy main road.

**Other known site constraints:** There are no significant site constraints noted. Though given the overall site size there would be expected to be localised constraining considerations within the site.

**Site opportunities:** Being a large scale site, if allocated for development as a whole (or even just large parts), it would be expected that mixed use development could deliver a range of positive outcomes.

**Amended Maximum Yield following discounted areas on site: 0**

**Brief summary of the key positives and negatives of the site:** Taken as a whole the site would be a poor choice for allocation for development. It should be noted, however, that within the site are two smaller site areas. In a north-easterly part of the

site is Exmo\_09, occupying around 30% of the overall site Exmo\_17, it is however also a poor site choice. But a much smaller site, Exmo\_15, falls within Exmo\_17, and could be a realistic choice for allocation but with capacity for just around about 10 dwellings.

**Should the site be allocated?** Yes in terms of Exmo\_15. The wider site is considered to be a potential 2<sup>nd</sup> best choice allocation.

**Reason(s) for allocating or not allocating:** Taken as a whole the site would be a quite poor choice for allocation for development. It predominantly forms an open countryside site inside the East Devon AONB. However a small part of the site, with reference Exmo\_15, falls within Exmo\_17, and it would make a realistic choice for allocation but with capacity for just around about 10 dwellings. Notwithstanding the limitations of the site it is suggested as a 2<sup>nd</sup> best option for allocation, but in so doing it would raise significant issues about the suitability or desirability of accommodating large scale development in the AONB. The site is favourable from an ecological perspective, with predicted minimal ecological impacts due to the presence of large field parcels containing habitats of low ecological value.

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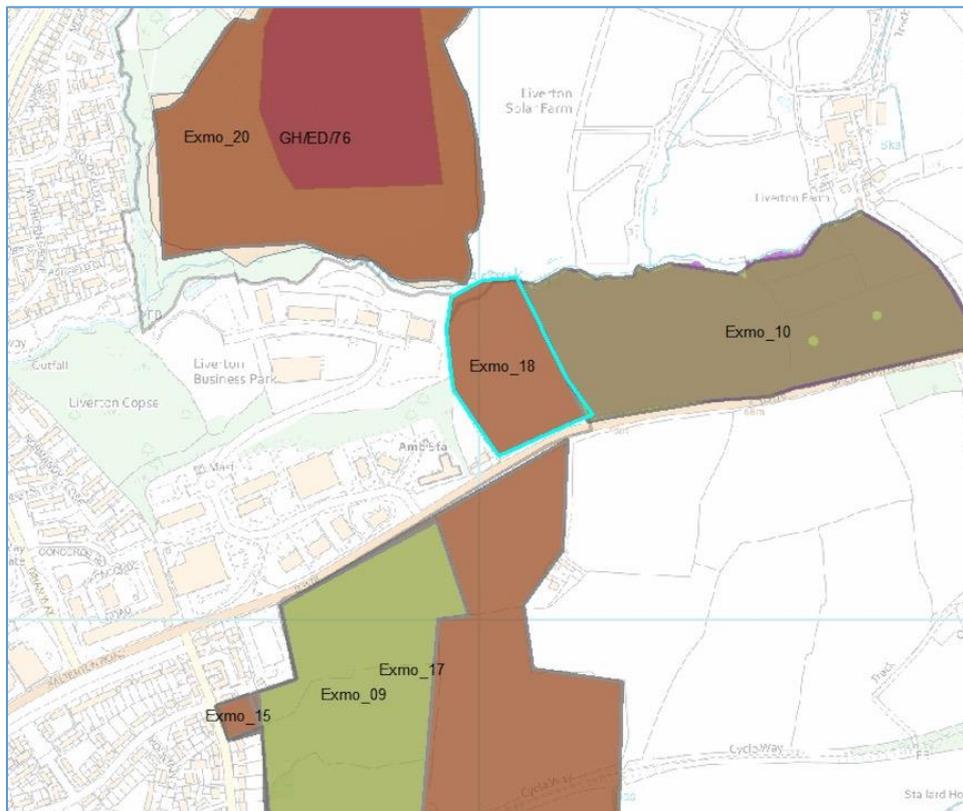
#### Site Detail:

**Settlement:** Exmouth

**Site reference number:** Exmo\_18

**Site Address:** Land directly to the east of Liverton Business Park, Exmouth,

#### Map of site:



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**Site Area:** 2.8

**Site Assessment Summary:**

**Infrastructure implications:** No specific infrastructure concerns are currently identified for this site. Road access would appear to be possible from Salterton Road and/or from within the northern part of the existing Liverton Business Park.

**Landscape sensitivity - summary of findings:** The site lies just to the north of the East Devon AONB, separated from it by the east-west running Salterton Road. There is, however, comparatively limited inter-visibility between the AONB to the south and the site. In views from the north the site is more open and exposed, including from longer distance AONB views.

**Impact on historic environment - summary of findings:** There are no designated heritage assets in close proximity of the site.

**Ecological impact - summary of findings:** The site comprises of a rectangular shaped field of improved grassland. It has hedgerow boundaries on all sides with these being quite mature and densely planted on the northern and western boundaries. The hedgerows can be expected to be of some local wildlife interest as can wooded areas at and beyond the site boundaries to the north and west,

**Accessibility assessment:** The site falls within 1,600 metres of a range of facilities, though this consideration is more relevant to housing sites rather than for employment uses that this site is being promoted for.

**Other known site constraints:** There are no significant site constraints noted.

**Site opportunities:** There are no specific identified opportunities that site development might help deliver.

**Amended Maximum Yield following discounted areas on site: 0**

**Brief summary of the key positives and negatives of the site:** The site is allocated in the existing local plan for employment uses and rolling this allocation over into the new plan would be appropriate. The site lies adjacent to an existing successful business and employment park and benefits from good road access. There is some sensitivity in landscape terms and local biodiversity interests to site boundaries. These considerations will need to be taken into account should development proposals be carried forward.

**Should the site be allocated? No**

**Reason(s) for allocating or not allocating:** The site should be retained as an employment allocation. Its allocation for housing would undermine employment provision in the area.

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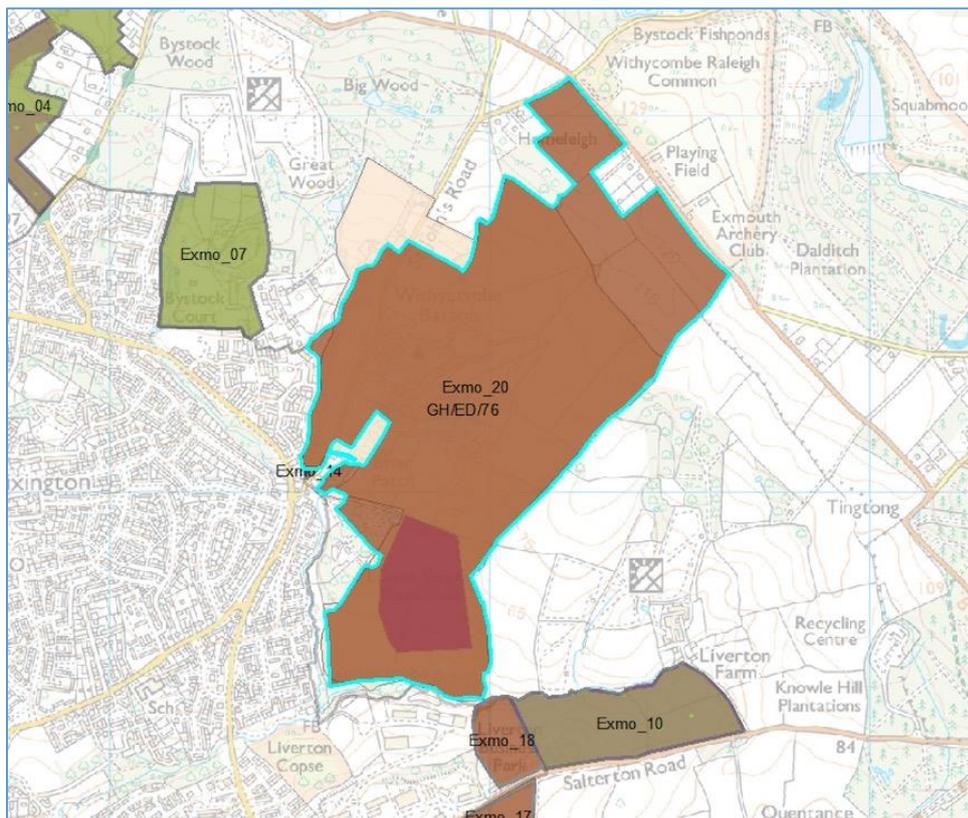
#### Site Detail:

**Settlement:** Exmouth

**Site reference number:** Exmo\_20, but also new 2022 call for sites site Exmo\_46 that falls within Exmo\_20 and by default a larger 2017 submission, site GH/ED/76.

**Site Address:** Land at St. John's, Exmouth,

#### Map of site:



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**Site Area:** 85.46 hectares for site Exmo\_20 submitted in the 2021 Call for Sites.

Exmo\_20 is very similar to though slightly smaller than the area of site GH/ED/76 that was submitted in the 2017 call for sites.

However, in the 2022 call for sites a much smaller area, extending to around 5.3 hectares was submitted and this has been given reference number Exmo\_46.

The plan above shows Exmo\_20 coloured in brown and edged in blue. The parts of GH/ED/76 that do not align with the Exmo\_20 boundary are coloured in pink and are on the north western edge and western edge of Exmo\_20.

Site Exmo\_46 is in the southern part of Exmo\_20 with an approximate location shown by the lighter coloured roughly rectangular block. It should be noted that mapping records are currently inaccurate and will need to be refined. The boundary of the submission site actually coincides with the boundary of the field in the south west corner of the larger site Exmo\_20 (ie the lighter colored block will need to be moved down and to the left a little). This newly submitted site formed the bulk of the land that agents made a presentation on to Strategic Planning Committee on 9 August 2022. Though in the presentation the agents did also refer to the scope for accommodating further development on the field directly to the east of the submission site.

The assessment text below majors on the larger submission site of Exmo\_20 but in doing so references are made to differing parts of the site and these have a direct relevance to the 2022 call for sites Exmo\_46 (and the field to the east of Exmo\_46), and, by default, commentary has a direct relevance to submission site GH/ED/76.

## Site Assessment Summary:

**Infrastructure implications:** if developed (specifically Exmo\_26) there would be large scale infrastructure needs on site and there may be challenges in respect to securing site road access. Indicative masterplans show new highway access through an existing residential area and through an Unconfirmed County Wildlife Site. This would be the highway access (or at least the main one) in to Exmo\_46 and also it would serve Exmo\_20. However promoters in the past of Exmo\_20 also showed highway access coming in from the north.

**Landscape sensitivity - summary of findings:** Given its overall size Exmo\_26 is well screened with comparatively limited views in or out of the site on a local scale. More northerly parts of the site are higher and more prominent and visually open, but in indicative plans development other than an access road is kept clear of these areas. Southern parts of the site are particularly well screened by dense tree coverage, this specifically applies to site Exmo\_46 (and land to the east if it).

**Impact on historic environment - summary of findings:** There are a small number of heritage assets in and around the site. Of most importance is the Grade II Star listed St John in the Wilderness church. Any possible site development would

need to fully take into account the setting, specifically including sense of remoteness, of the church and the sensitivities associated with other assets. However, it is recognised that given the large size of Exmo\_20 there is scope to consider overall layouts and to potentially leave appropriate buffers undeveloped. Potential adverse heritage impacts from development of site Exmo\_46 would be nil or minimal given the distance of the site from the heritage assets.

**Ecological impact - summary of findings:** The site has a number of areas of extensive woodland to and within southern and western boundaries. Most of the wooded areas, and these are mostly centred around or close to Exmo\_46, have Unconfirmed County Wildlife Site status and as such will be of local wildlife importance. Indicative master plans show that development is predominantly proposed on improved farmland but there is woodland loss of an Unconfirmed County Wildlife site to secure highway access and the close proximity of new development to sensitive sites and features could have adverse impacts. The Pebblebed Heaths, which are of international nature conservation importance, lie close by and to the north of the site, though proximity concerns are far less applicable to the southerly site part of Exmo\_46.

**Accessibility assessment:** Large parts of site Exmo\_20, especially southerly parts, are within 1,600 metres of good range of services and facilities. Though few facilities are within very easy reach of the actual site boundary areas. It should be noted, however, that with a site of the size of Exmo\_20 on-site provision of facilities would be expected and through the 2021 site submission agents for the site showed new provision on indicative master planning work. The much smaller site Exmo\_46 would generate limited scope to secure any new facilities, though taken as a whole it has greater proximity to existing facilities than much of the larger submission.

**Other known site constraints:** There are no other known constraints at the site but detailed assessment work by Council officers has not been undertaken at what could be expected to be a site with some challenges, specifically so for Exmo\_20.

**Site opportunities:** There are no particular extra opportunities that development at this site might be expected to deliver. However, as a large site, should development be seen as a possible credible option, the potential should be looked at in more detail.

**Amended Maximum Yield following discounted areas on site: 0**

**Brief summary of the key positives and negatives of the site:** The site, Exmo\_20, is a large scale and as such could meet a lot of the overall housing needs. It is also well screened and so long as development is predominantly in central and southerly site parts building work should be comparatively unobtrusive (especially noting the overall scale of what could be accommodated). However, there are built heritage sensitivities associated with the site and more significantly there are significant local levels of biodiversity interest at the site that could be adversely affected by development. The site promoter shows highway access to the south of the site coming through a length of Unconfirmed County Wildlife Site, which would clearly cause damage. In addition this access road would use existing residential roads that from none-technical assessment already appeared to show localised congestion. The possible highway suitability would require more detailed and finer grained assessment should proposals progress.

**Should the site be allocated?** Potential 2<sup>nd</sup> choice allocation, though following presentation at Committee by agents this is specifically so for Exmo\_46. At this stage of plan making work (August 2022) it is not known if all of Exmo\_20 is actually now being promoted by the land owner or owners for development but given the presentation to committee and the new call for site submissions we are assuming that active promotion of most of site Exmo\_20 is not now occurring.

**Reason(s) for allocating or not allocating:** The Exmo\_20 site is large scale and as such could meet a lot of the overall housing needs. It is also well screened and so long as development is predominantly in central and southerly parts of the site then building work should be comparatively unobtrusive (especially noting overall scale of what could be accommodated). However, there are built heritage sensitivities associated with the site and more significantly there are significant local levels of biodiversity interest at the site that could be adversely affected by development. The site promoter's shows highway accesses to the south of the site coming through lengths of Unconfirmed Wildlife Site, which would clearly cause destruction and landscape scale severance of high value habitats (deciduous woodland). In addition this access road would use existing residential roads that appear to suffer from localised congestion. The possible highway suitability would require more detailed and fine grained assessment should proposals progress. The precise scale of housing that may be achievable will need more refined assessment.



**Infrastructure implications:** The HELAA work advises that the site is dependent on a new junction onto Exeter Road. This new layout would have to allow sufficient space for the Dinan Way Roundabout scheme to be built.

**Landscape sensitivity - summary of findings:** The site comprises of four agricultural fields on the north eastern side of Exmouth between the town and Lympstone village. The site is nearly flat gently sloping down in an east to west direction. The site has an open character comprising of large fields that are particularly visible in views from the north and west. It is notable that the site is located within the existing green wedge in the current East Devon Local Plan and any development would erode the physical separation between Exmouth and Lympstone. The site itself has a mixture of an urban fringe and countryside feel with development to southern and western boundaries. The development of the site would extend the built form of Exmouth into open countryside areas.

**Impact on historic environment - summary of findings:** To the south west of the site and close by (around 50 metres to the southern side boundary) is the Grade II listed Courtlands House. Inter-visibility between the house and the site is, however, compromised to some degree by more recent development and also by the lie of the land with Courtland Lane, which runs along the southern edge of the site, sitting on a minor ridgeline. Much closer to the site, on the southern side of Courtlands Lane, is the Grade II listed Garden Wall to Courtlands House. There is a clear visual interconnection between this wall and western parts of the site and the listed Chaterpark also lies close by and to the west of the site. In submission the prospective developer has shown open space uses on the western parts of the site. The Grade I listed A la Ronde is further from the site, to the east, with no apparent direct inter-visibility from the building itself.

**Ecological impact - summary of findings:** The site comprises of improved agricultural fields with some mature hedgerow boundaries and areas of scrub vegetation. There can be expected to be some local wildlife interest associated with the site though there are no designated sites on or in the immediate vicinity of the site.

**Accessibility assessment:** The site falls within 1,600 metres of a range of services and facilities. However, the relatively remote location of the site on the northern edge of Exmouth means that many services are toward the upper rather than lower end of this distance. Although it is being assessed as a site at Exmouth, because it just abuts a part of the town, it is closer to many of the facilities of Lympstone village, even though it is separated from the village by green fields.

**Other known site constraints:** No other constraints are identified.

**Site opportunities:** No specific opportunities are identified.

**Amended Maximum Yield following discounted areas on site:** 100

**Brief summary of the key positives and negatives of the site:** The site is particularly sensitive in respect of landscape and heritage constraints. If suitable for allocation it is suggested that a yield below higher capacity estimates would be appropriate.

**Should the site be allocated?** Potential 2<sup>nd</sup> choice allocation

**Reason(s) for allocating or not allocating:** There are heritage and landscape impact concerns associated with this site. It is not a preferred site for allocation, but constraints are not regarded as an absolute and it might be seen as a '2<sup>nd</sup> best choice' for allocation. Any development, if allocated, should avoid more sensitive western parts of the site.

## Appendix 2.

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

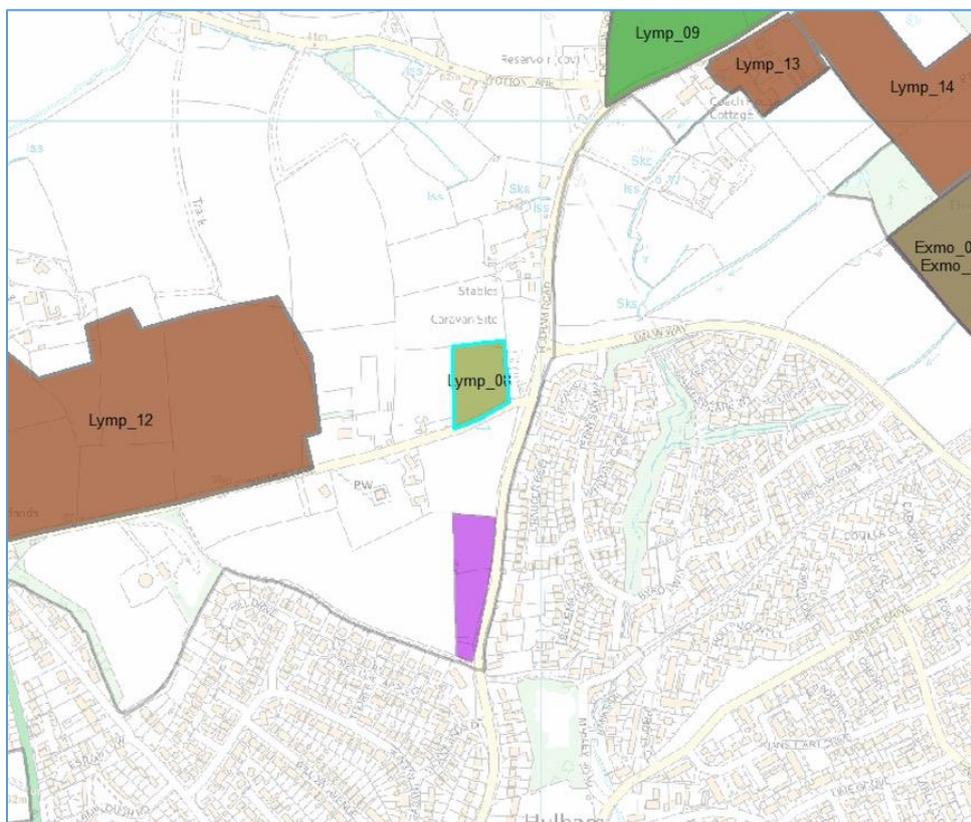
#### Site Detail:

**Settlement:** Exmouth

**Site reference number:** Lymp\_08

**Site Address:** Land off Summer Lane, Exmouth, EX8 5SL

#### Map of site:



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**Site Area:** 0.7

**Site Assessment Summary:**

**Infrastructure implications:** The proposed route of the Dinan Way extension lies to the north of the site and this could impact on highway access options to the site.

**Landscape sensitivity - summary of findings:** The site currently forms part of a small paddock complex used for grazing horses. The site is elevated, towards the top of localised high spot, and slopes gently from its higher southern side towards its lower northern side. There are though mature hedgerows and a number of larger trees to and close by but beyond site boundaries that limit views into the site. The exception is, however, in respect of views from the north of the site where the site is more open and is not seen against the backdrop of the built-up urban edges of the town. In this respect, despite the proximity of some Exmouth related urban development the site has a countryside feel though one that is somewhat compromised by the close by main road.

**Impact on historic environment - summary of findings:** The closest listed building to the site, around 80 metres to the south west, is the Grade I listed Manse and 40 Metres beyond this (and roughly in a straight line beyond) is the Grade I listed Point in View. Despite relative proximity there is, however, limited obvious inter-visibility between the site and its direct setting and these heritage assets, though their Grade I listing does highlight their overall importance.

**Ecological impact - summary of findings:** There are no designated wildlife sites at or in close proximity of the site. The site itself is grazed land that is not likely to be of direct wildlife importance but trees and hedgerows to some site boundaries may be of some localised wildlife benefit.

**Accessibility assessment:** The site falls within 1,600 metres of a range of services and facilities. However, the relatively remote location of the site on the northern edge of Exmouth means that many services are toward the upper rather than lower end of this distance with busy roads also present.

**Other known site constraints:** No other constraints to development are known.

**Site opportunities:** None are specifically identified.

**Amended Maximum Yield following discounted areas on site: 14**

**Brief summary of the key positives and negatives of the site:** The site is relatively remote from facilities in Exmouth and is of some openness in longer term views. It has a countryside character.

**Should the site be allocated?** Potential 2<sup>nd</sup> choice allocation

**Reason(s) for allocating or not allocating:** The site is relatively remote from facilities in Exmouth and is of some openness in longer term views. It has a countryside character. It is not a preferred site for allocation, but constraints are not regarded as an absolute and it might be seen as a '2nd best choice' for allocation.

## Appendix 2.

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

#### Site Detail:

**Settlement:** Exmouth

**Site reference number:** Lymp\_09

**Site Address:** 9.2 acres fronting Hulham Road, Exmouth,

#### Map of site:



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**Site Area:** 3.61

**Site Assessment Summary:**

**Infrastructure implications:** No direct infrastructure concerns are noted although highway access will need some consideration given the busy Hulham Road on the southern site boundary.

**Landscape sensitivity - summary of findings:** The site comprises of two large gently sloping (from east, higher, to west, lower) fields that are currently in agricultural use. There are mature hedgerow boundaries, with a number of trees within, which provides a relatively enclosed character to the site, an enclosure which is emphasised by the dense area of woodland to the north of the site. There are some more open views to the west, though with relatively little inter-visibility between most of the site and surrounding countryside. The busy Hulham Road with some development along it to the south, including a busy garden, centre, gives the rural site an element of an urban fringe feel.

**Impact on historic environment - summary of findings:** There are no designated heritage assets in close proximity to the site.

**Ecological impact - summary of findings:** There are no designated wildlife sites within the site though the large block of woodland forming a boundary and to the north of the site is an Unconfirmed County Wildlife site and it will be of local nature conservation importance. The existing mature hedgerow vegetation around and within the site will also be of some local wildlife value. The fields that make up the site are, however, improved grassland. There is clearly some wildlife sensitivity that will need to be taken into account should development go ahead. Impacts on the adjacent deciduous woodland would need to be avoided through sensitive site design, e.g., leaving a suitable buffer between the development and the woodland.

**Accessibility assessment:** The site falls within 1,600 metres of a range of services and facilities. However, the relatively remote location of the site on the northern edge of Exmouth means that many services are toward the upper rather than lower end of this distance with busy roads also present.

**Other known site constraints:** There are no other significant constraints identified.

**Site opportunities:** The site would appear most credible as an allocation for development if land to the south was also developed (and done so before this site).

**Amended Maximum Yield following discounted areas on site: 54**

**Brief summary of the key positives and negatives of the site:** Whilst there is site sensitivity associated with the site, specifically given local wildlife interest and some possible landscape impact concerns, the site is identified as a reasonable location to accommodate development.

**Should the site be allocated?** Yes

**Reason(s) for allocating or not allocating:** The site forms a reasonable area of land to accommodate development.

## Appendix 2.

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

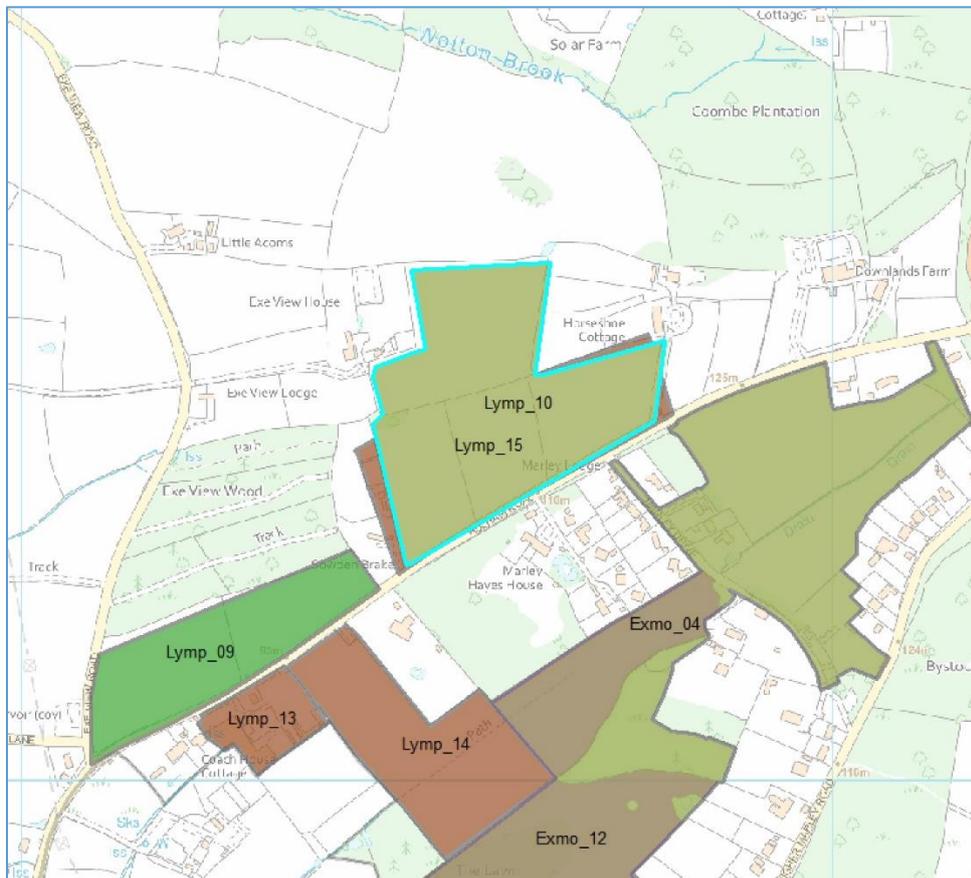
Site Detail:

**Settlement:** Exmouth

**Site reference number:** Lymp\_10

**Site Address:** Land off Hulham Road, Lympstone, EX8 5DZ

**Map of site:**



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**Site Area:** 7.57

**Site Assessment Summary:**

**Infrastructure implications:** There would need to be a new access road to get into this site. The road would result in the loss of one or more trees that are on the southern site boundary that fronts onto Hulham Road. The trees are subject to a Tree Preservation Order so there would be adverse impacts in this respect from development.

**Landscape sensitivity - summary of findings:** The site comprises of four gently sloping (from east, higher, to west, lower) fields that are currently in agricultural use. Mature hedgerow boundaries, with a number of trees within, provide an enclosed character to the site (though less so for the most northerly of the four fields) and the sense of enclosure is further emphasised by wooded area beyond the site boundaries. There is relatively little inter-visibility between most of the site and surrounding countryside. As seen at present the site feels relatively remote from the more densely developed edges of Exmouth, though the busy Hulham Road with some development along it, and nearby, does provide a degree of an urban fringe feel.

**Impact on historic environment - summary of findings:** The only designated heritage asset in close proximity of the site is the Grade II listed Exe View House which lies to the north west of the site at its closest point around 25 metres away. There are some buildings and mature vegetation between this listed property and the site but the open countryside setting of the property would be adversely impacted on by close by development.

**Ecological impact - summary of findings:** There are no designated wildlife sites within the site though the 400 metre buffer around the Pebblebed Heaths just touches the eastern side of the site. The existing mature hedgerow vegetation in the site will be of some local wildlife value and areas of close by woodland to the south and west of the site are Unconfirmed County Wildlife Sites. The fields that make up the site are, however, improved grassland. There is clearly some wildlife sensitivity that will need to be taken into account should development go ahead.

**Accessibility assessment:** The site falls within 1,600 metres of a range of services and facilities. However, the relatively remote location of the site on the northern edge of Exmouth means that many services are toward the upper rather than lower end of this distance with busy roads also present.

**Other known site constraints:** There are no other significant constraints identified.

**Site opportunities:** The site would only appear credible as an allocation for development if land to the south was also developed (and done so before this site).

**Amended Maximum Yield following discounted areas on site: 75**

**Brief summary of the key positives and negatives of the site:** The site is clearly of some sensitivity but large parts are well screened. It is suggested that the southerly three fields at the site are allocated for development but the more open northern field, the one closest to the listed building but most remote from Exmouth is not. It should be noted that this assessment applies to the whole of the HELAA site Lymp\_10. However a smaller HELAA site, Lymp\_15, lies within the larger site and it excludes the northerly field of Lymp\_15. The land area proposed for allocation coincides with Lmp\_15.

**Should the site be allocated? Yes**

**Reason(s) for allocating or not allocating:** The site, southern three fields only, would form a logical allocation for development. But this would only be so if fields to the south were also developed. It is highlighted, however, that the HELAA panel recorded that the site is "Probably unachievable due to TPO coverage limiting necessary improvement to Hulham Road – to provide improved pedestrian access to this site". The recommendation for allocation is written on the strength that HELAA identified constraints can be overcome but matters raised will warrant further investigation.

## Appendix 2.

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

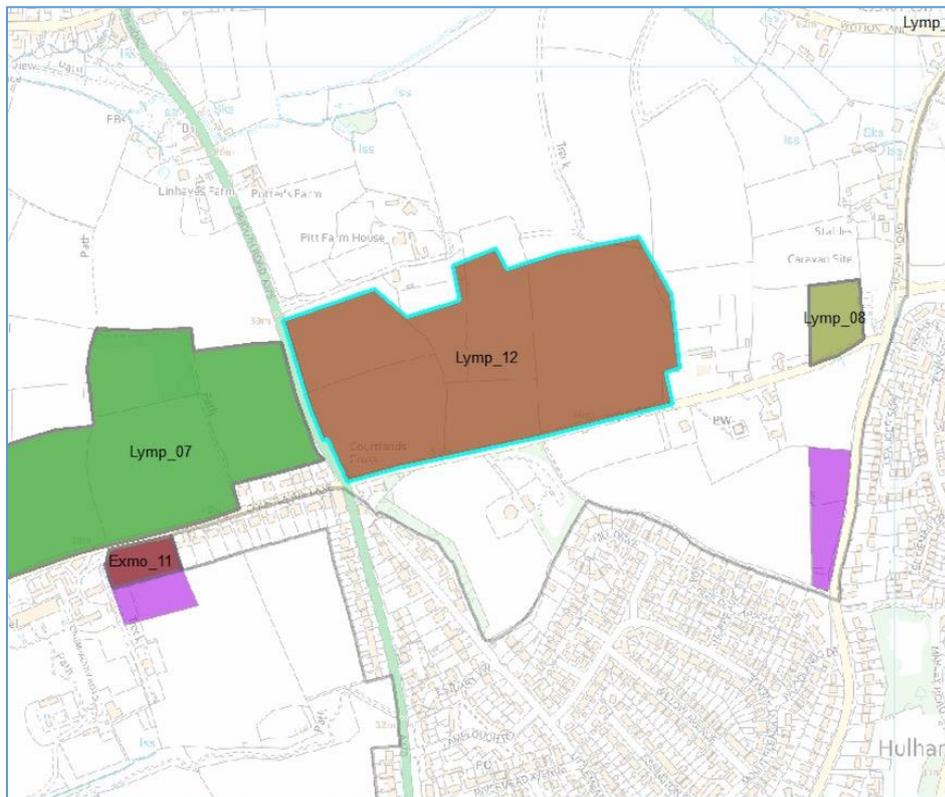
Site Detail:

**Settlement:** Exmouth

**Site reference number:** Lymp\_12

**Site Address:** approximately 30.5 acres fronting A376 and Summer Lane, Exmouth,

**Map of site:**



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**Site Area:** 11.6

**Site Assessment Summary:**

**Infrastructure implications:** The Dinan Way link between Hulham Road and Exmouth Road the A376 passes through this site and has planning permission. Should the development of this site go ahead then it should do so in the context of this section of the road scheme.

**Landscape sensitivity - summary of findings:** This site comprises of six open and mostly large fields on the northern side of Exmouth. The southern and western parts of the site are comparatively flat, however, in the north eastern part of the site there are more pronounced southerly slopes. Overall the site has an open countryside character and a feel and a sense of separation from the built form of Exmouth development to the south, a separation emphasised by open green spaces between the site and the built form of the town. There are some close up views from public vantage points into the site from the south but more significant longer distance open views of and into the site are seen from the north and west where the site is not seen within the urban context of Exmouth.

**Impact on historic environment - summary of findings:** There are significant heritage interests in close proximity of the site. The Grade I listed property, A la Ronde and the Grade II historic park, lie to the south of the site. To the south-east of the site is the Grade I listed Point in View and the Manse properties. Heritage considerations associated with the potential development of this site are, therefore, significant and were a major concern in respect of the planning application, now approved, for the extension and completion of Dinan Way, from Hulham Road to Exmouth Road. For the Dinan Way scheme an officer report noted inevitable (adverse) impacts resulting in some harm. Impacts from housing and/or other forms of development at this site can also be expected to have similar and quite possibly more adverse impacts.

**Ecological impact - summary of findings:** The site comprises of agriculturally improved grass fields and there are no designated wildlife areas on the site itself though a County Wildlife Site lies around the A la Ronde property that lies directly to the south of the site. Within and on the edges of the site there are a number of hedgerows of varying scales of maturity and within these there are some larger trees. There can, therefore, be expected to be some but probably limited local wildlife interest at the site.

**Accessibility assessment:** The site falls within 1,600 metres of a range of services and facilities. However, the relatively remote location of the site on the northern edge of Exmouth means that many services are toward the upper rather than lower end of this distance with busy roads also present.

**Other known site constraints:** No other constraints to development are identified.

**Site opportunities:** No specific additional opportunities are identified.

**Amended Maximum Yield following discounted areas on site:** 174

**Brief summary of the key positives and negatives of the site:** Potential for adverse heritage impacts at this site, should development go ahead, can be expected to be significant and this is a major consideration. Allied to this are concerns around adverse landscape impacts from development.

**Should the site be allocated?** No

**Reason(s) for allocating or not allocating:** Adverse impacts from development are identified as a major concern in respect of development of this site.

## Appendix 2.

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

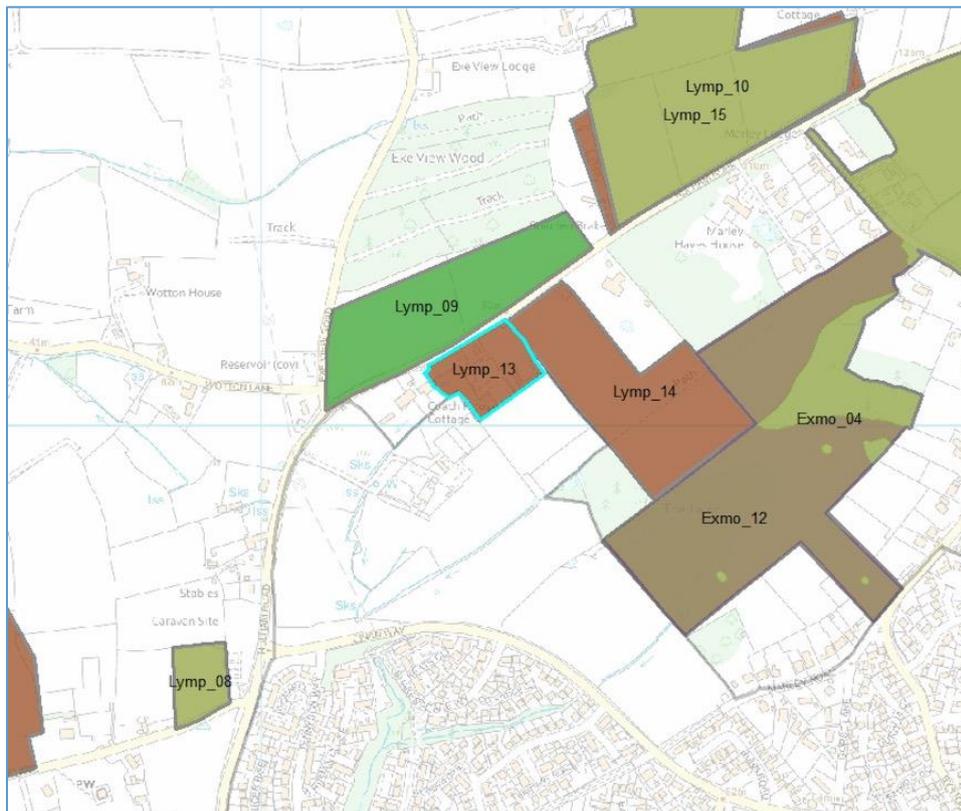
Site Detail:

**Settlement:** Exmouth

**Site reference number:** Lymp\_13

**Site Address:** Kings Garden & Leisure, Higher Hulham Road, Exmouth, EX8 5DZ

**Map of site:**



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**Site Area:** 1.1

Site Assessment Summary:

**Infrastructure implications:** No specific infrastructure concerns are noted.

**Landscape sensitivity - summary of findings:** The site comprises of an existing garden centre with around 20% of the site comprising of buildings, part forming outdoor display and retail areas and most comprising of car parking and hard surfacing. The site is reasonably flat and well screened from surrounding areas, noting also the current ongoing/planned development to the south of the site. The garden centre frontage to Hulham Road to the north is quite prominent from the road.

**Impact on historic environment - summary of findings:** There are no designated heritage assets in close proximity of the site.

**Ecological impact - summary of findings:** The site is currently developed land, a garden centre, comprising mostly of car parking and hard standing and as such it has low ecological value. There are, however, some areas of local wildlife importance in relative close proximity of the site.

**Accessibility assessment:** The site falls within 1,600 metres of a range of services and facilities. However, the relatively remote location of the site on the northern edge of Exmouth means that many services are toward the upper rather than lower end of this distance with busy roads also present.

**Other known site constraints:** A small section of the site to the west is at high risk of flooding from surface water runoff.

**Site opportunities:** No specific matters are identified.

**Amended Maximum Yield following discounted areas on site: 25**

**Brief summary of the key positives and negatives of the site:** The site is in current productive developed use and whilst redevelopment for residential or other purposes would be likely to have minimal adverse landscape, heritage or wildlife interest a redevelopment scheme for housing (or lower density employment uses) would result in job losses. Given its current productive use it is suggested that the site should be retained for employment/job generating uses and not allocated for residential purposes. Furthermore, in assessing the site the HELAA panel advised "Probably unachievable if the site is for a net additional 2200 sqm of development

i.e. additional to the existing retail floorspace. Possibly achievable if the site is for a replacement 2200sqm".

**Should the site be allocated? No**

**Reason(s) for allocating or not allocating:** Allocation for housing is not proposed as the site is in a current active employment use.

## Appendix 2.

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

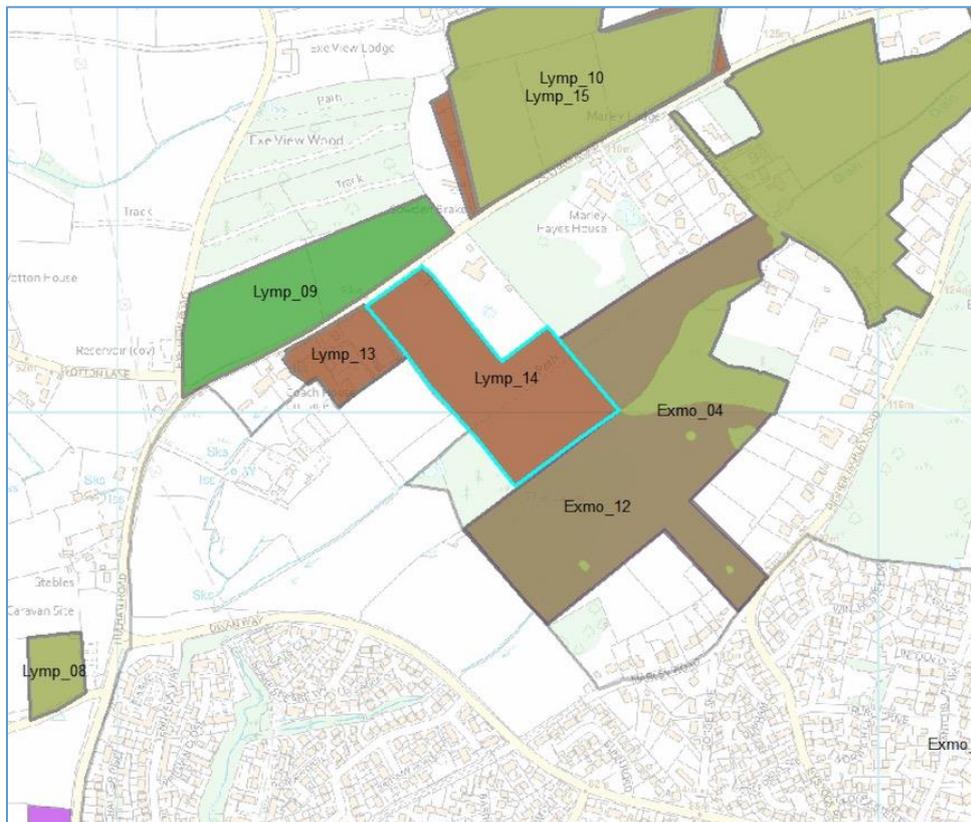
#### Site Detail:

**Settlement:** Exmouth

**Site reference number:** Lymp\_14

**Site Address:** Coles Field, Hulham Road, Exmouth, EX8

#### Map of site:



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**Site Area:** 3.93

**Site Assessment Summary:**

**Infrastructure implications:** No specific infrastructure concerns are noted.

**Landscape sensitivity - summary of findings:** The site comprises of an attractive enclosed area of grassland that is well screened, in respect of visual connectedness, from surrounding areas. The site has a quiet and quite remote countryside feel, in part because of maturity of surrounding vegetation, despite relative proximity to some built development on the northern edge of Exmouth. Most notable in this respect is the garden centre to the south of the site. There are a number of fine specimen trees standing within the fields which would need to be retained and adequately buffered.

**Impact on historic environment - summary of findings:** There are no designated heritage assets in close proximity of the site.

**Ecological impact - summary of findings:** The site comprises of a large field of what would appear to be non-improved grassland. As such there is likely to be some local wildlife value directly associated with the site, noting as well that there are mature trees within the site boundary. The actual boundary of the site is made up of mature hedgerows supporting a number of large trees and to and beyond site boundaries are a number of wooded areas with an Unconfirmed County Wildlife Site touching one part of the site boundary.

**Accessibility assessment:** The site falls within 1,600 metres of a range of services and facilities. However, the relatively remote location of the site on the northern edge of Exmouth means that many services are toward the upper rather than lower end of this distance with busy roads also present.

**Other known site constraints:** No significant constraints are identified though HELAA panel work noted "A small strip of the site through its centre is at low risk of flooding from surface water runoff. It may contain some grade 3 agricultural land."

**Site opportunities:** No specific matters are identified.

**Amended Maximum Yield following discounted areas on site:** 59

**Brief summary of the key positives and negatives of the site:** Whilst the site has some nature conservation constraints and has an enclosed attractive feel in landscape terms it is seen as a reasonable site for allocation for development.

**Should the site be allocated? Yes**

**Reason(s) for allocating or not allocating:** The site is seen as a reasonable allocation for development, though noting there are some site sensitivities.

## Appendix 2.

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

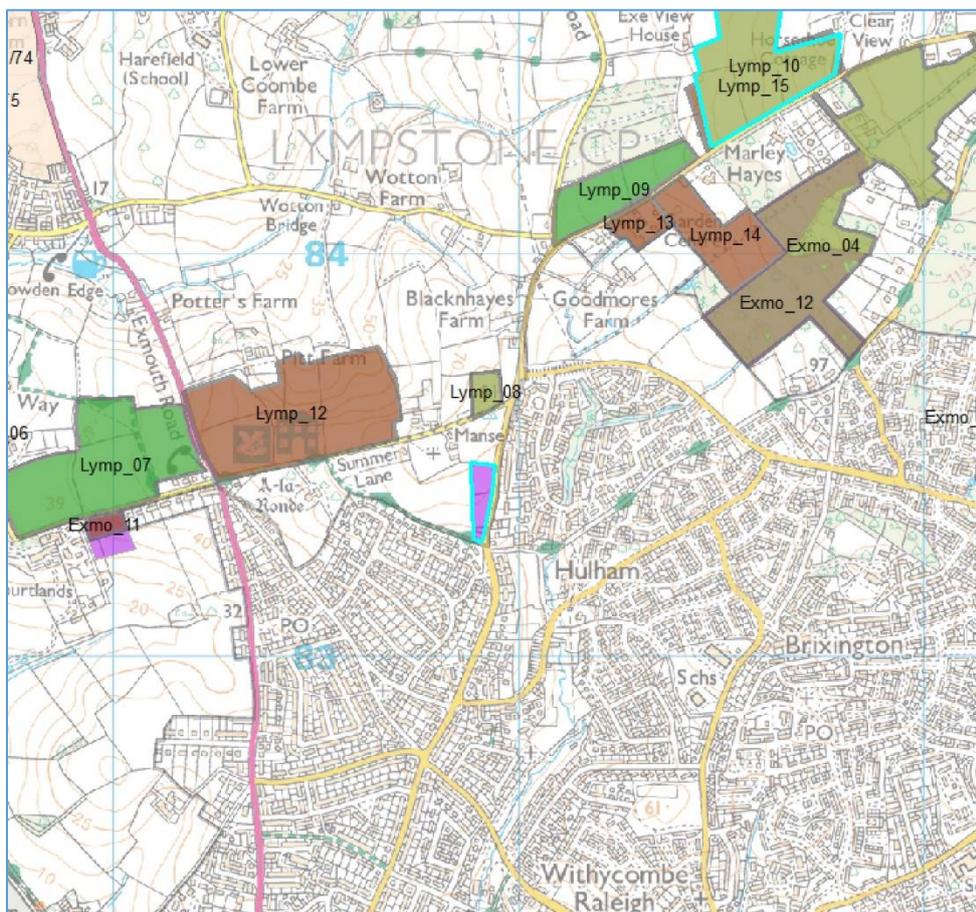
Site Detail:

**Settlement:** Exmouth

**Site reference number:** Exmo\_2022 site submission

**Site Address:** Land west of Hulham Road (South East of Point in View)

**Map of site:**



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**Site Area:**

**Site Assessment Summary:**

**Infrastructure implications:** This is a 2022 call for sites submission. The site has not been assessed by the HELAA Panel and specifically has not be commented on by Devon County Council from a highway access perspective. Further assessment of the site is undertaken on assumption that a highway access could be secured but in due course this will need to be tested.

**Landscape sensitivity - summary of findings:** The site is sloping, downward from north to south, and has hedgerow boundaries with some mature trees within to site boundaries. The site has an urban fringe character with modern built development that is quite prominent to the east and south, to the east is also the busy Hulham Road. Whilst the site is likely to be visible in longer views from the south it would be seen against and within an urban edge of Exmouth context and it is assumed in longer term views development would fall below the ridgeline to the north.

**Impact on historic environment - summary of findings:** Most of the site falls within the A LA RONDE, and THE POINT-IN-VIEW Grade II registered park and garden, see: [A LA RONDE, and THE POINT-IN-VIEW, Exmouth - 1000686 | Historic England](#). This heritage designations identified to be if such scope to rule out scope for development. The closest listed building to the site to the site are the Grade I listed Manse (around 60 metres from northern site boundary) and the Grade I listed Point in View (around 80 metres from northern site boundary). These buildings are on land elevated above the site and whilst on the ground assessment has not been undertaken there is likely to be some degree of inter-visibility between the buildings and their immediate setting and the site itself. Views south westward from the listed buildings that are into or over the site would however show the site within the context and backdrop of the town of Exmouth. To lessen the possibility of adverse impacts it could be appropriate to reduce development or have no development in the northern parts of the site, this may also be helpful in terms of lessening any possible adverse wider landscape impacts form site development.

**Ecological impact - summary of findings:** There are no designated wildlife sites at or in close proximity of the site. The site itself is grazed land that is not likely to be of direct wildlife importance but trees and hedgerows to some site boundaries may be of some localised wildlife benefit. There is also some scrub vegetation over in the site that may also be of some local interest.

**Accessibility assessment:** The site falls within 1,600 metres of a range of services and facilities and next to a main bus route.

**Other known site constraints:** No additional constraints are noted.

**Site opportunities:** No specific opportunities are noted.

**Amended Maximum Yield following discounted areas on site:** 15

**Brief summary of the key positives and negatives of the site:** From desk based assessment, explicitly noting the historic park and garden designation, the site would not be a reasonable allocation for development.

**Should the site be allocated?** No

**Reason(s) for allocating or not allocating:** The site is not seen as a reasonable allocation for development.

## Appendix 2.

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

#### Site Detail:

**Settlement:** Exmouth

**Site reference number:** Exmo\_Local Plan Rep Site

**Site Address:** Land North East of Old Bystock Drive

#### Map of site:

Mapping not available. Site not mapped.

#### Site Area:

#### Site Assessment Summary:

**Infrastructure implications:** This site has been promoted for development but has not been recorded as a HELAA submission site. It has not, therefore, been assessed by the Panel and specifically not by Devon County Council in respect of highway access considerations. The site would require access over a private road that in itself is accessed through a residential development. It is not clear that highway access could be secured though the site was suggested as a proposed allocation in the working draft local plan.

**Landscape sensitivity - summary of findings:** The site slopes gently from north to south and the northern half of the site is densely wooded. This wooded part is dismissed as offering potential for development. The remaining non-wooded area is bounded on most sides by woods and tree coverage and non-wooded boundaries still contain extensive tree coverage. The site is, therefore well screened and has a secluded character. Views into and out of the site are limited and where they exist will be local in nature, as opposed to long distance.

**Impact on historic environment - summary of findings:** The nearest Listed Buildings to the potentially developable parts of the site are over 100 metres away, The Grade II Bystock House, Grade II Barton House and Grade II Star Church of St

John in the Wilderness. There is no visibility connections between the site and the buildings on account of intervening buildings and tree coverage.

**Ecological impact - summary of findings:** The woodland areas surrounding the site will be of important wildlife interest and a part of the 'developable area' and surrounding woodland is an Unconfirmed County Wildlife Site. Discounting this wildlife value areas identified from desk based assessment and mapping records leaves a residual area that might be capable and acceptable to accommodate development that is limited in size, at around 0.4 hectare and a part of this may present challenges in respect of securing highway access. Overall it is concluded that the site is likely to have potentially significant wildlife importance.

**Accessibility assessment:** The site falls within 1,600 metres of a range of services and facilities.

**Other known site constraints:** No additional constraints are noted.

**Site opportunities:** No specific opportunities are noted.

**Amended Maximum Yield following discounted areas on site:** 10

**Brief summary of the key positives and negatives of the site:** From desk based assessment, and as a refinement on the working draft local plan, the site would not appear to be a reasonable allocation for development.

**Should the site be allocated?** No

**Reason(s) for allocating or not allocating:** There are significant nature conservation constraints associated with this site that are deemed to make it a poor choice for allocation for development.