

## Appendix 2.

### Site Selection – interim findings at Tier Three settlements

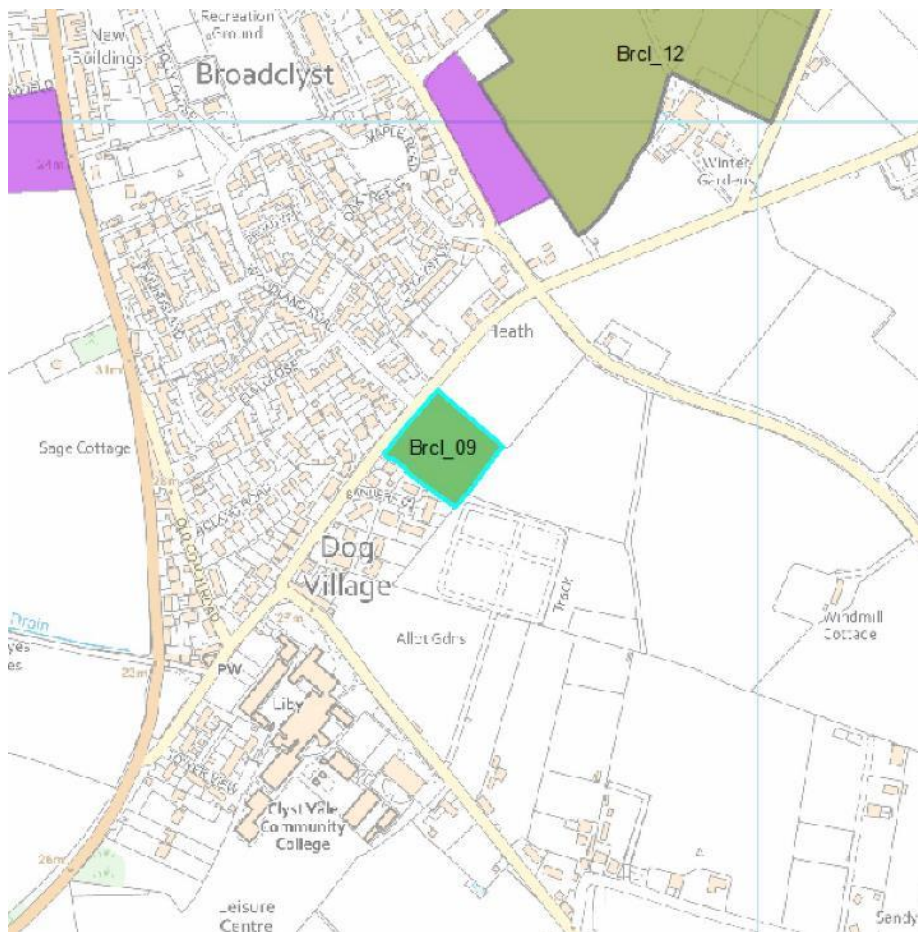
#### Site Detail:

**Settlement:** Broadclyst

**Site reference number:** Brcl\_09

**Site Address:** Land at Heathfield (Southeast of Woodbury View), Broadclyst, EX5 3HL

#### Map of site:



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

**Site Area:** 0.77

**Site Assessment Summary:**

**Infrastructure implications:** Access: Accessible from highway (Woodbury View?) OK. DCC Education: Broadclyst Primary School is very popular and fills up with out of area children. Development within Broadclyst would mean that there would be a push back to other schools. The current primary school could not support the level of development proposed -36.8 ha, and could not be extended further. Additional new secondary provision required to support any development

**Landscape sensitivity - summary of findings:** Outside of AONB. Comprised of a single agricultural field adjacent to Broadclyst village, sloping up towards the south, with mature trees and hedgerow to surround. Multiple TPOs to borders. Overall, the site has a medium landscape sensitivity to new development.

**Impact on historic environment - summary of findings:** Assets Present: Grade II Listed Heath Gardens to north (105m), Grade II Listed 2 Station Road 156m to south. Overall, no change - No change to assets or their settings.

**Ecological impact - summary of findings:** Site is a greenfield arable site adjacent to Broadclyst village, sloping up towards the south, with mature trees and hedgerow to surround. Site is adjacent to a small area of Nature Recovery Network (1m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

**Accessibility assessment:** 8 out of 12 facilities within 1,600m of site.

**Other known site constraints:** Site is free of flood risk. Site is grade 1 agricultural land. Planning application (00/P1550) for 23 houses and 5 bungalows refused in 2020, dismissed at appeal.

**Site opportunities:** There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

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

**Brief summary of the key positives and negatives of the site:** Outside of AONB, good facilities close by, greenfield site.

**Should the site be allocated?** Yes

**Reason(s) for allocating or not allocating:** Small greenfield site adjacent to and opposite existing built form. Grade 1 agricultural land. Outside of AONB. Comprised of a single agricultural field adjacent to Broadlcyst village, sloping up towards the south, with mature trees and hedgerow to surround. Multiple TPOs to borders. Site is adjacent to a small area of Nature Recovery Network (1m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Overall, the site has a medium landscape sensitivity to new development. Development of the site is unlikely to impact on any heritage assets. With regard to ecology, significant moderate adverse effect predicted. Site is considered appropriate for development, subject to final detailed scheme and proportionate mitigation.

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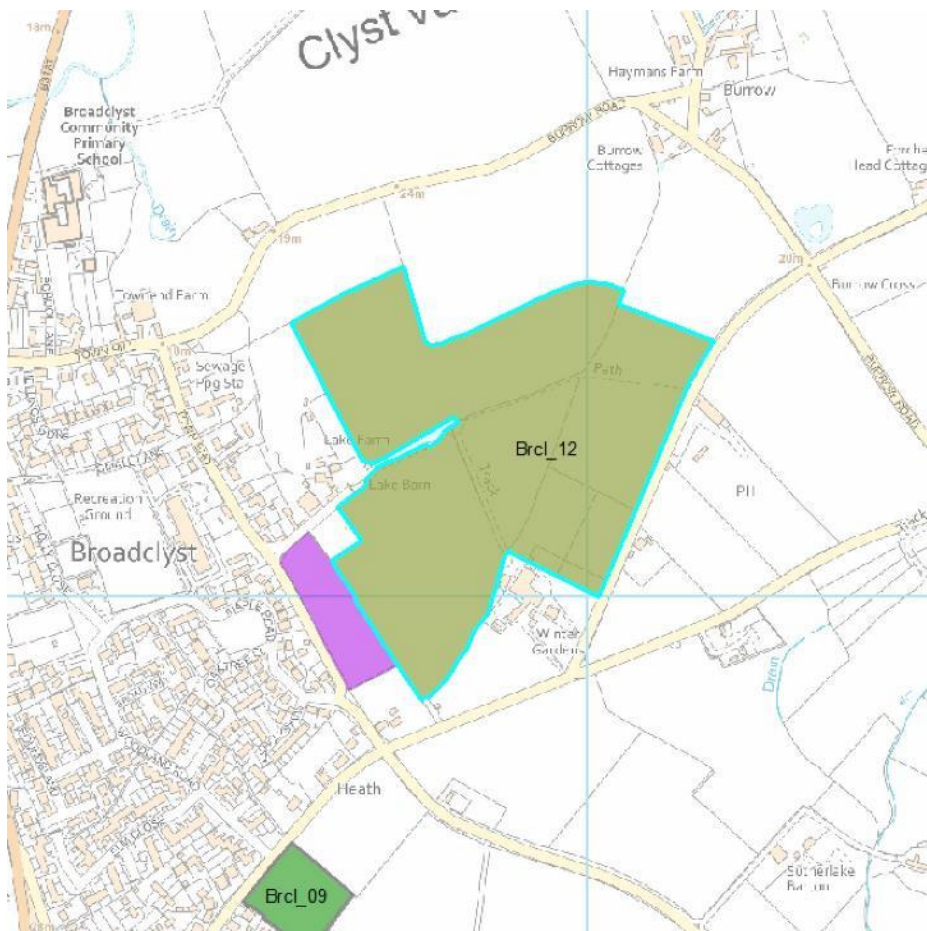
#### Site Detail:

**Settlement:** Broadclyst

**Site reference number:** Brcl\_12

**Site Address:** Land west of Whimble Road, Broadclyst, Exeter, EX5 3BX

#### Map of site:



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**Site Area:** 12.56

**Site Assessment Summary:**

**Infrastructure implications:** Access: Accessible from highway OK. DCC Education: Broadclyst Primary School is very popular and fills up with out of area children. Development within Broadclyst would mean that there would be a push back to other schools. The current primary school could not support the level of development proposed -36.8 ha, and could not be extended further. Additional new secondary provision required to support any development

**Landscape sensitivity - summary of findings:** Outside of AONB. Comprised of six small and medium fields with mature hedgerows and mature trees. Residential development to west provides some context of built form when viewing but site is otherwise bordered by agricultural fields. PROW (public footpath) crosses site east to west. Overall, the site has medium landscape sensitivity to new development.

**Impact on historic environment - summary of findings:** Assets Present: Grade II listed Lake House (20m), Grade II listed College Cottage (105m), multiple listed buildings and Broadclyst Conservation Area 130-150m distant with screening / separation. 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:** Nature Recovery Network (1m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (1m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

**Accessibility assessment:** 8 out of 12 facilities within 1,600m of site.

**Other known site constraints:** A portion of the eastern section of the site is located within flood zones 2 and 3 which has reduced the overall potential yield. Also present in patches are areas at low risk of surface water runoff. Site is grade 1 agricultural land.

**Site opportunities:** There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

**Amended Maximum Yield following discounted areas on site: 136**

**Brief summary of the key positives and negatives of the site:** Outside of AONB, good facilities close by, reasonable access to significant local employment, extensive greenfield site, loss of grade 1 agricultural land.

**Should the site be allocated?** Yes

**Reason(s) for allocating or not allocating:** Site is comprised of six small and medium fields with mature hedgerows and trees to borders. Grade 1 agricultural land outside of the AONB. Residential development to west provides some context of built form but site is otherwise bordered by agricultural fields. PROW (public footpath) crosses site east to west. Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Overall, the site has a medium landscape sensitivity to new development, moderate heritage sensitivity where change would affect the special character of assets, where elements which contribute to their significance and their setting are harmed. With regard to ecology, significant moderate adverse effect is predicted. Site is considered appropriate for development, subject to final detailed scheme and appropriate Exe Estuary and Pebblebed Heath mitigation.

Site is outside of AONB and would provide an opportunity for a significant number of dwellings well related to Broadclyst and employment opportunities the west of the district. Figure of 160 homes considered appropriate in combination with new adjacent site Brcl\_29.

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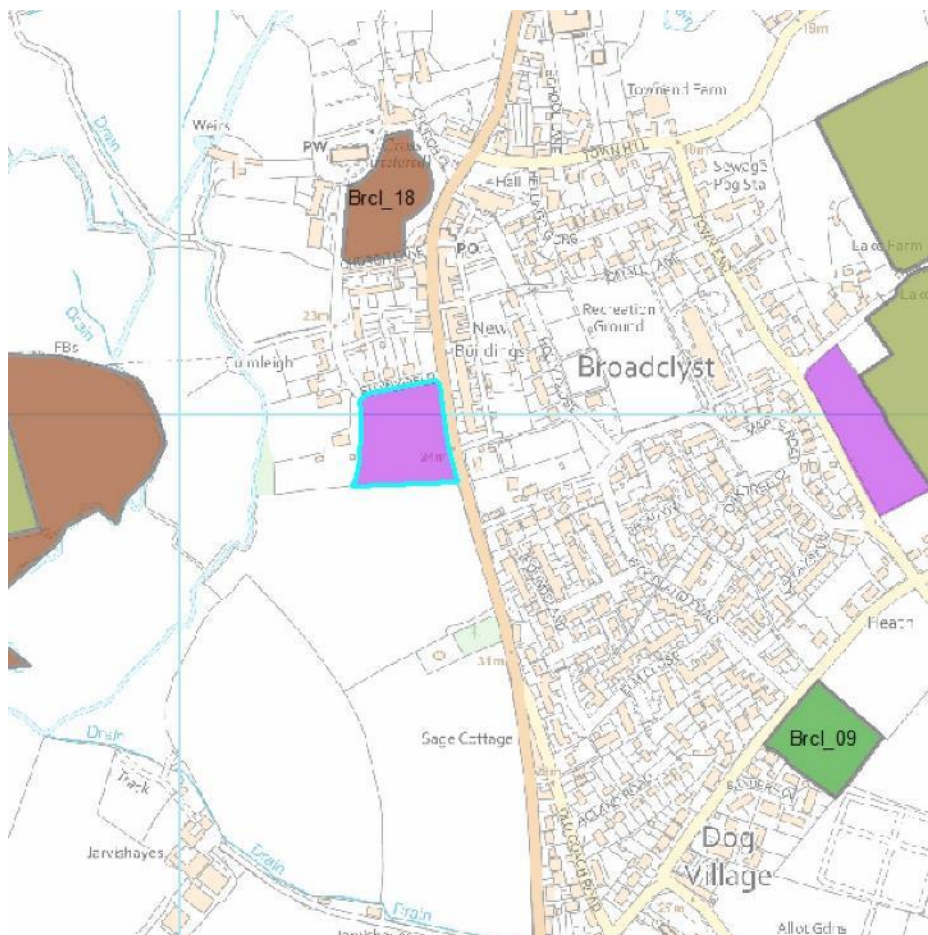
#### Site Detail:

**Settlement:** Broadclyst

**Site reference number:** Brcl\_22

**Site Address:** Land at Jarvishayes Farm

#### Map of site:



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**Site Area:** 0.92

**Site Assessment Summary:**

**Infrastructure implications:** New site / TBC

**Landscape sensitivity - summary of findings:** Outside of AONB. An area of green field at 0.92 Ha. Site is comprised of a single greenfield site with mature hedgerows and trees to borders. Grade 1 agricultural land. Residential development to north, east, and west provide some context of built form.

**Impact on historic environment - summary of findings:** Assets Present: Grade II listed Priors Court (20m), multiple Grade II listed buildings and Broadclyst Conservation Area adjacent. Overall, Major - Considerable change affecting the special character of assets including their setting, where the significance of those elements is substantially harmed or lost.

**Ecological impact - summary of findings:** Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.

**Accessibility assessment:** 8 out of 12 facilities within 1,600m of site.

**Other known site constraints:** Site is free of flood risk. Site is grade 1 agricultural land.

**Site opportunities:**

**Amended Maximum Yield following discounted areas on site: 27**

**Brief summary of the key positives and negatives of the site:** Outside of AONB, good facilities close by, reasonable access to significant local employment, greenfield site, loss of grade 1 agricultural land. Heritage impact deemed unacceptable.

**Should the site be allocated? No**



**Reason(s) for allocating or not allocating:** Site is surrounded to three sides by the conservation area with a high presence of listed buildings. Gateway to Broadclyst conservation area with typical yellow estate properties to the east that overlook the site. In this instance, and with the presence of available alternative sites to meet local need, the site is considered unacceptable for future development.

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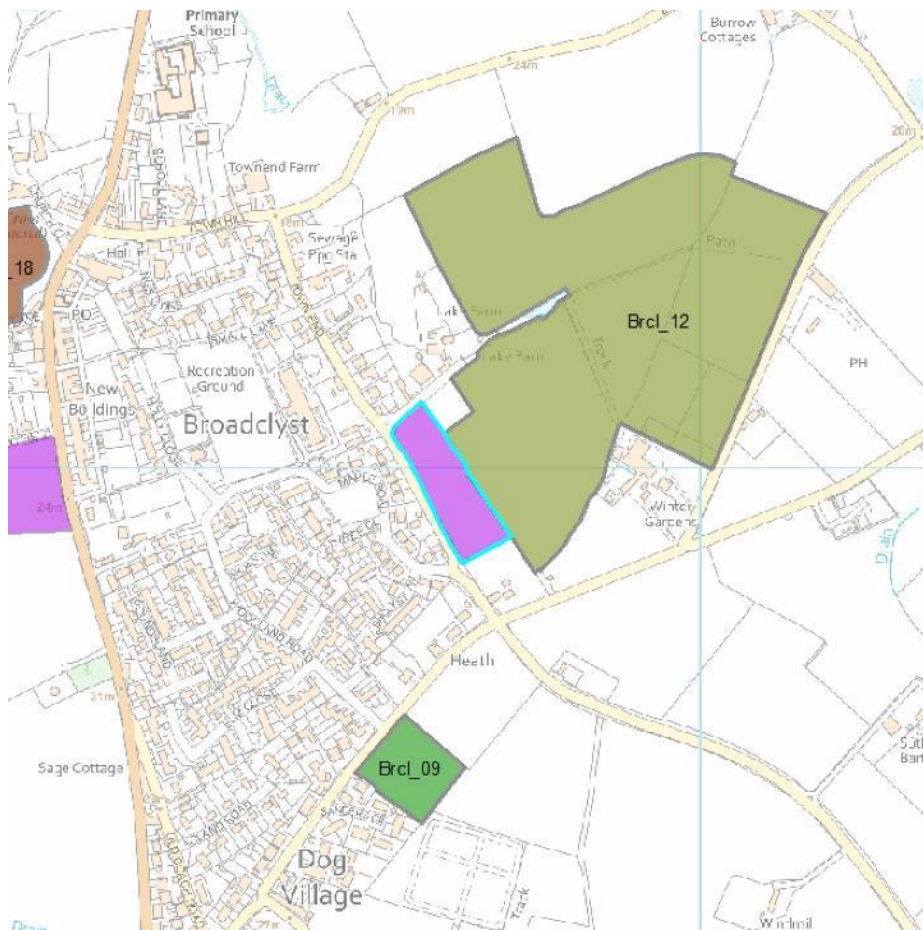
Site Detail:

**Settlement:** Broadclyst

**Site reference number:** Brcl\_29

**Site Address:** Land to east of Town End, Broadclyst

**Map of site:**



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**Site Area:** 0.96

## Site Assessment Summary:

**Infrastructure implications:** TBC

**Landscape sensitivity - summary of findings:** Outside of AONB. An area of green field at 0.96 Ha, adjacent to Brcl\_12. Site is comprised of a single greenfield site with mature hedgerows and trees to borders. Grade 1 agricultural land and outside of the AONB. Residential development to west provides some context of built form but site is otherwise bordered by agricultural fields.

**Impact on historic environment - summary of findings:** Assets Present: Grade II listed Lake House (20m), Grade II listed Hackworthy Cottage (105m), multiple listed buildings and Broadclyst Conservation Area 130-150m distant with screening / separation. 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:** Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.

**Accessibility assessment:** 8 out of 12 facilities within 1,600m of site.

**Other known site constraints:** Site is free of flood risk. Site is grade 1 agricultural land.

**Site opportunities:** Site provides improved access to Brcl\_12

**Amended Maximum Yield following discounted areas on site: 24**

**Brief summary of the key positives and negatives of the site:** Outside of AONB, good facilities close by, reasonable access to significant local employment, extensive greenfield site, loss of grade 1 agricultural land.

**Should the site be allocated? Yes**

**Reason(s) for allocating or not allocating:** An area of green field at 1 Ha, adjacent to Brcl\_12. Site is comprised of a single greenfield site with mature hedgerows and trees to borders. Grade 1 agricultural land and outside of the AONB. Residential development to west provides some context of built form but site is otherwise bordered by agricultural fields. Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Overall, the site has a medium landscape sensitivity to new development, moderate heritage sensitivity where change would affect the special character of assets, where elements which contribute to their significance and their setting are harmed. With regard to ecology, significant moderate adverse effect is predicted. Site is considered appropriate for development, subject to final detailed scheme and proportionate mitigation.

Site is well related to existing built-up area and provides an alternative access option to Brcl\_12. Figure of 160 homes considered appropriate in combination with adjacent site Brcl\_12.

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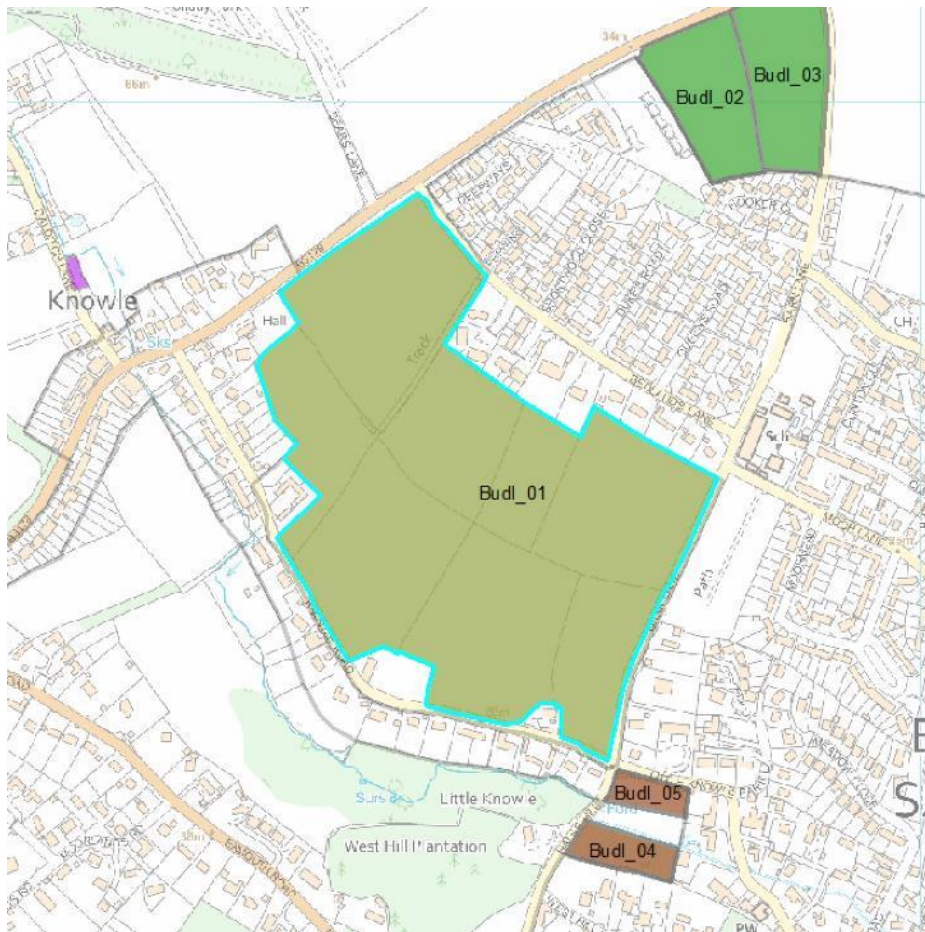
#### Site Detail:

**Settlement:** Budleigh Salterton

**Site reference number:** Budl\_01

**Site Address:** Land adjacent to Clyst Hayes Farmhouse, Budleigh Salterton,

#### Map of site:



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**Site Area:** 17.51

**Site Assessment Summary:**

**Infrastructure implications:** Devon County Council (highways) advise that access from B3178/Bedlands L/Knowle Rd/Barn Lane is OK. Devon County Education state that there is insufficient primary capacity for overall levels of development from sites put forward for consideration, although there is some limited primary capacity. Additional primary capacity would be required and need to be funded. Transport costs would apply for secondary school pupils. Exmouth Community College has some capacity - but the has a large catchment area and capacity needs to be assessed alongside other proposed sites e.g. Woodbury, Exmouth, Clyst St George etc.

**Landscape sensitivity - summary of findings:** Budl\_01 is a large (17.5 hectares) site of agricultural land in the East Devon AONB. It forms part of Landscape Character Type (LCT) 5D Estate wooded farmland. Key characteristics of this LCT shown on site are rolling hills and ridges, pastoral farmland with areas of arable cultivation and winding rural roads. Although it is mostly surrounded by existing housing, the development of the whole site would result in significant landscape change.

**Impact on historic environment - summary of findings:** Development of Budl\_01 has the potential to affect the setting of two Grade II listed buildings and three non-designated heritage assets. The Devon Historic Environment Record shows that Dark Lane, to the east of the site is a possible medieval hollowway. Further work is required.

**Ecological impact - summary of findings:** Site has the potential for significant moderate adverse effects on a nearby county wildlife site and nature recovery network sites. It is within the Exe Estuary and Pebblebed Heaths mitigation zones. Site assessment required.

**Accessibility assessment:** Budl\_01 is within 1600 metres of at least 8 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops and a primary and school. The site is reasonably close to an hourly bus route, although the northern part of the site is around 750 metres from it. Pedestrian access into the town centre along safe walking routes is available, although on the southern part of the site, this tends to be along lanes without separate pavements.

**Other known site constraints:** Budl\_01 comprises several fields which are Grade 1 agricultural land. Initial assessment shows around 60% of the sites is at a high risk of groundwater flooding. A very small part of the northern part of the site is a source water protection zone. Much of the site slopes, with parts being steeply sloping.

**Site opportunities:** Budl\_01 provides an opportunity for substantial additional development in a small town with a good range of services and facilities. It is largely surrounded by existing housing and benefits from a good relationship with the existing town and convenient pedestrian access to the town centre. The Sustrans national cycle route borders the north of the site.

**Amended Maximum Yield following discounted areas on site: 50**

**Brief summary of the key positives and negatives of the site:** Budl\_01 is well related to the existing settlement pattern and could provide a good site to accommodate a significant amount of housing in relation to the existing town. However, it forms part of the East Devon AONB and is Grade 1 agricultural land so a strong case would need to be made to justify its allocation for housing.

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

**Reason(s) for allocating or not allocating:** Budl\_01 forms a large site in an AONB on Grade 1 agricultural land, in a drinking water source protection zone and there are not considered to be sufficient reasons to justify this scale of development in such a sensitive location. However, some parts of the site may be considered suitable for allocation.

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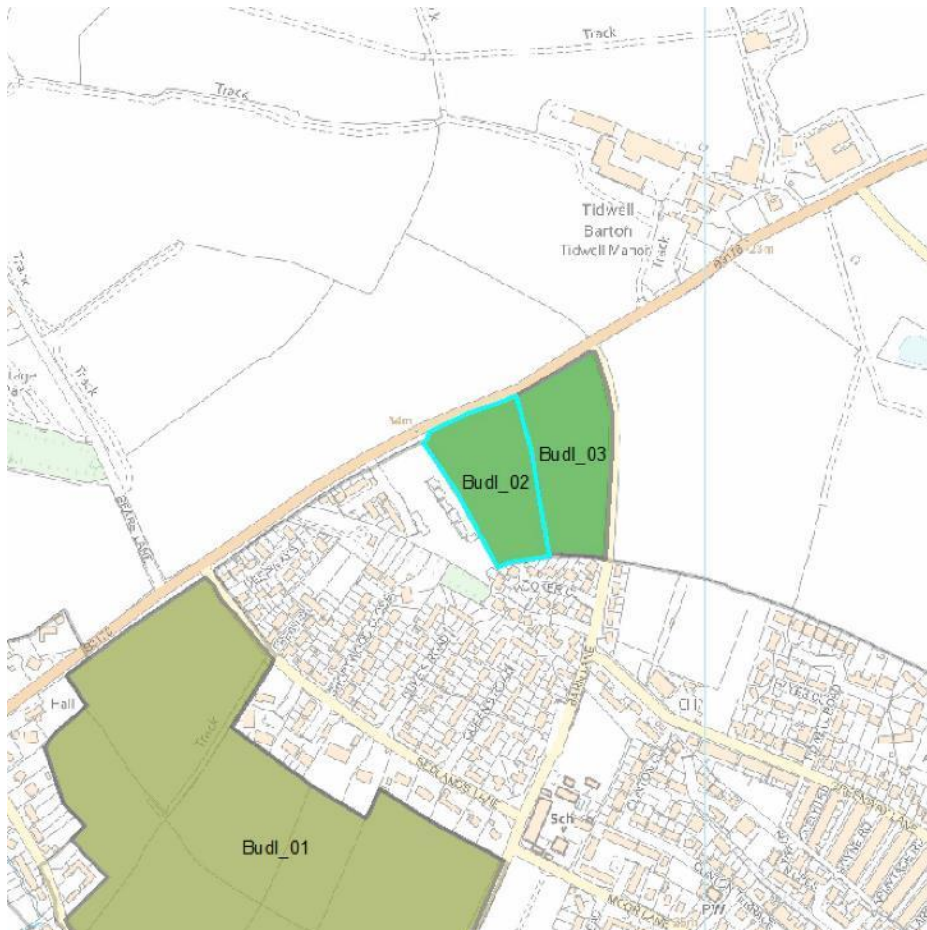
#### Site Detail:

**Settlement:** Budleigh Salterton

**Site reference number:** Budl\_02

**Site Address:** Land at Barn Lane, Knowle, Budleigh Salterton, EX9 6QW

#### Map of site:



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**Site Area:** 1.58

**Site Assessment Summary:**



**Infrastructure implications:** Devon County Council (highways) advise that access is OK. Devon County Education state that there is insufficient primary capacity for overall levels of development from sites put forward for consideration, although there is some limited primary capacity. Additional primary capacity would be required and need to be funded. Transport costs would apply for secondary school pupils. Exmouth Community College has some capacity - but the has a large catchment area and capacity needs to be assessed alongside other proposed sites e.g. Woodbury, Exmouth, Clyst St George etc.

**Landscape sensitivity - summary of findings:** Budl\_02 is located in the East Devon AONB and adjoins the northern part of the town on two sides. It forms part of Landscape Character Type (LCT) 5D Estate wooded farmland. Key characteristics of this LCT shown on site are rolling hills and ridges, pastoral farmland with areas of arable cultivation and winding rural roads.

**Impact on historic environment - summary of findings:** Development of the site has the potential to affect the setting of Tidwell House, a grade II\* listed building. Further assessment required.

**Ecological impact - summary of findings:** It is within the Exe Estuary and Pebblebed Heaths mitigation zones.

**Accessibility assessment:** Budl\_02 is within 1600 metres of at least 8 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops and a primary and school. The site is reasonably close to an hourly bus route, although the northern part of the site is around 750 metres from it. Pedestrian access into the town centre along safe walking routes is available.

**Other known site constraints:** Budl\_02 comprises a field, which is Grade 1 agricultural land. It is wholly within a source water protection zone and is at a high risk of groundwater flooding. A planning application for a care home and 30 dwellings was withdrawn in 2015.

**Site opportunities:** Budl\_02 provides an opportunity for additional development in a small town with a good range of services and facilities. There is housing on two sides of the site and the Sustrans national cycle route lies close to the site.

## **Amended Maximum Yield following discounted areas on site: 38**

**Brief summary of the key positives and negatives of the site:** Budl\_02 is well related to existing services and facilities in Budleigh Salterton and provides an opportunity for additional homes to meet local needs. If developed in conjunction with the neighbouring site, Budl\_03, the sites could yield around 80 dwellings, which would be compatible with the local plan strategy for a tier 3 settlement to support development to meet local needs and those in the immediate surrounding area. However, Budl\_02 is Grade 1 agricultural land, in a drinking water source protection zone, may be at a high risk of surface water flooding and is in the East Devon AONB.

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

**Reason(s) for allocating or not allocating:** Budl\_02 comprises a field in an AONB which is Grade 1 agricultural land, may be at risk of groundwater flooding and is in a drinking water source protection zone. However, if it is considered that an allocation for Budleigh Salterton of this scale is required, this is likely to be the best site available. It is therefore considered that the site be included as a 'second choice' site for consultation, together with the neighbouring site (Budl\_03).

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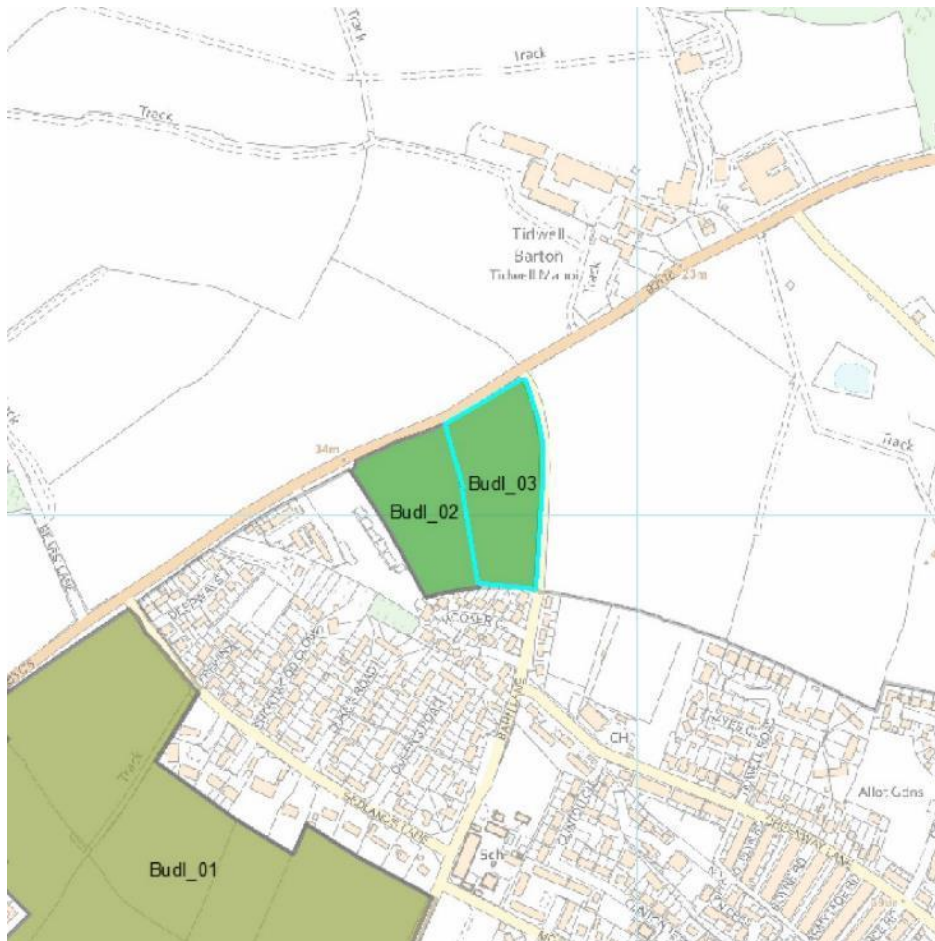
#### Site Detail:

**Settlement:** Budleigh Salterton

**Site reference number:** Budl\_03

**Site Address:** Land at Barn Lane, Budleigh Salterton,

#### Map of site:



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**Site Area:** 1.83

**Site Assessment Summary:**

**Infrastructure implications:** Devon County Council (highways) advise that access from B3178 or via Budl\_2 is OK (ideally not Barn Lane). Devon County Education state that there is insufficient primary capacity for overall levels of development from sites put forward for consideration, although there is some limited primary capacity. Additional primary capacity would be required and need to be funded. Transport costs would apply for secondary school pupils. Exmouth Community College has some capacity - but the has a large catchment area and capacity needs to be assessed alongside other proposed sites e.g. Woodbury, Exmouth, Clyst St George etc.

**Landscape sensitivity - summary of findings:** Budl\_03 is located in the East Devon AONB and adjoins the northern part of the town on one side and another potential development site on another side. It forms part of Landscape Character Type (LCT) 5D Estate wooded farmland. Key characteristics of this LCT shown on site are rolling hills and ridges, pastoral farmland with areas of arable cultivation and winding rural roads.

**Impact on historic environment - summary of findings:** Development of the site has the potential to affect the setting of Tidwell House, a grade II\* listed building. Further assessment required.

**Ecological impact - summary of findings:** Budl\_02 is within 100 metres of a grassland nature area. It is within the Exe Estuary and Pebblebed Heaths mitigation zones. Site assessment required.

**Accessibility assessment:** Budl\_03 is within 1600 metres of at least 8 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops and a primary and school. The site is reasonably close to an hourly bus route, although the northern part of the site is around 750 metres from it. Pedestrian access into the town centre along safe walking routes is available.

**Other known site constraints:** Budl\_03 comprises a field, which is Grade 1 agricultural land. It is wholly within a source water protection zone and is at a high risk of groundwater flooding.

**Site opportunities:** Budl\_03 provides an opportunity for additional development in a small town with a good range of services and facilities.

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

**Brief summary of the key positives and negatives of the site:** Budl\_03 is reasonably well related to existing services and facilities in Budleigh Salterton and provides an opportunity for additional homes to meet local needs. If developed in conjunction with the neighbouring site, Budl\_02, the sites could yield around 80 dwellings, which would be compatible with the local plan strategy for a tier 3 settlement to support development to meet local needs and those in the immediate surrounding area. However, Budl\_03 is Grade 1 agricultural land, in a drinking water source protection zone, may be at a high risk of flooding and is in the East Devon AONB.

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

**Reason(s) for allocating or not allocating:** Budl\_03 comprises a field in an AONB which is Grade 1 agricultural land, may be at risk of groundwater flooding and is in a drinking water source protection zone. However, if it is considered that an allocation for Budleigh Salterton of this scale is required, this is likely to be the second best site available. It is therefore considered that the site be included as a 'second choice' site for consultation, together with the neighbouring site (Budl\_02).

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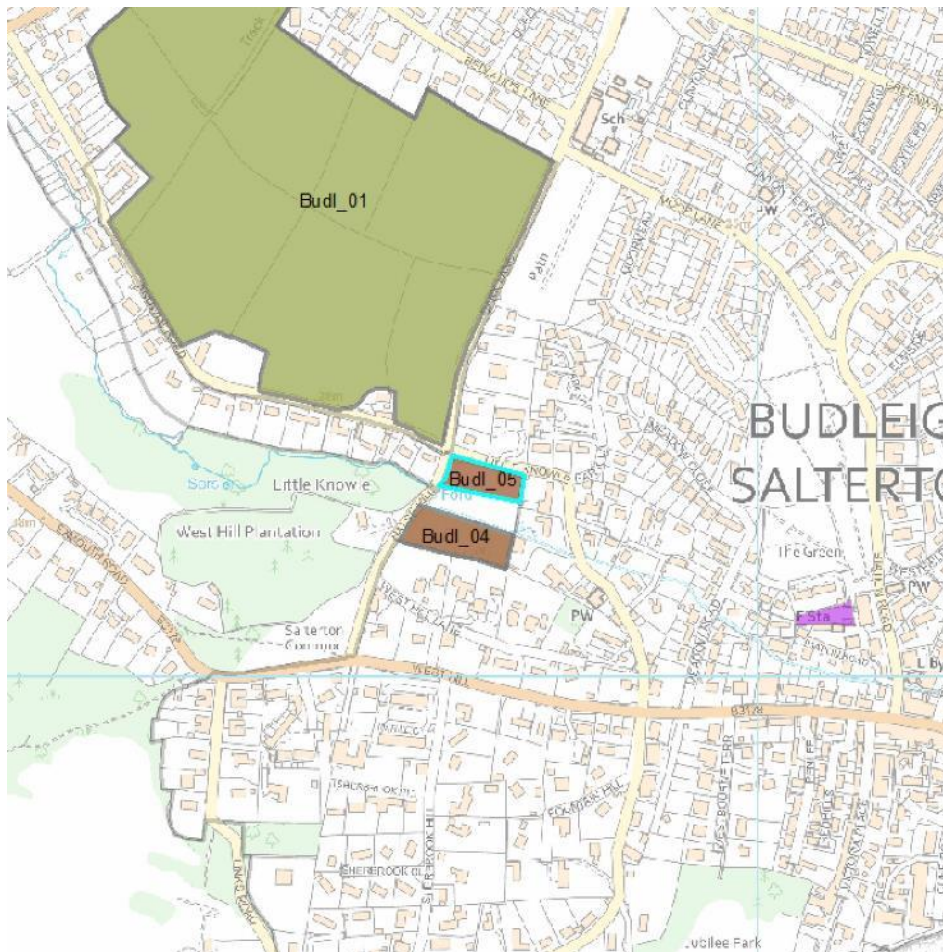
#### Site Detail:

**Settlement:** Budleigh Salterton

**Site reference number:** Budl\_05

**Site Address:** Little Knowle, Budleigh Salterton,

#### Map of site:



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**Site Area:** 0.29

**Site Assessment Summary:**

**Infrastructure implications:** Devon County Council (highways) advise that access from Little Knowle Lane possible but only for small development. Devon County Education state that there is insufficient primary capacity for overall levels of development from sites put forward for consideration, although there is some limited primary capacity. Additional primary capacity would be required and need to be funded. Transport costs would apply for secondary school pupils. Exmouth Community College has some capacity - but the has a large catchment area and capacity needs to be assessed alongside other proposed sites e.g. Woodbury, Exmouth, Clyst St George etc.

**Landscape sensitivity - summary of findings:** Budl\_05 forms a small attractive field with low density housing surrounding parts of it. It is within the East Devon AONB. Budl\_05 largely forms part of Landscape Character Type (LCT) 5D Estate wooded farmland. Key characteristics of this LCT shown on site are rolling hills drained by frequent streams, pastoral farmland and winding rural roads. A small strip in the south of the site forms part of LCT 1C Pebblebed heaths, but the site is not considered to reflect the key characteristics of this LCT and is similar in character to the rest of the site.

**Impact on historic environment - summary of findings:** Budl\_05 lies adjacent to the Budleigh Salterton Conservation Area and within 75 metres of a Grade II listed building. Further work required.

**Ecological impact - summary of findings:** Budl\_05 is within 10 metres of a County Wildlife Site and nature recovery network site (Knowle - unimproved acidic and marshy grassland). A significant moderate adverse impact is predicted. It is within the Exe Estuary and Pebblebed Heaths mitigation zones. Site assessment required. Further work required.

**Accessibility assessment:** Budl\_05 is within 1600 metres of at least 8 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops and a primary and school. The site is close to an hourly bus route. The site is well related to the town centre, although walking routes to it near to the sites are along narrow lanes without separate pavements.

**Other known site constraints:** Budl\_05 forms a small field, the southern two thirds of which is in flood zone 3. Initial evidence suggests that it is also at risk of flooding from both a reservoir and groundwater.

**Site opportunities:** none identified

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

**Brief summary of the key positives and negatives of the site:** Budl\_05 is very well related to the existing urban fabric of the town and parts of the site may be suitable for a small number of homes. However, the existing field forms an attractive feature in the street scene, and is at risk of flooding. The site is also close to a County Wildlife Site and could affect the setting of designated and non-designated heritage assets.

**Should the site be allocated? No**

**Reason(s) for allocating or not allocating:** Given site constraints the site is unlikely to be capable of accommodating more than five dwellings. Consider for inclusion in settlement boundary under criteria B6 of the methodology.



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#### Site Detail:

**Settlement:** Budleigh Salterton

**Site reference number:** Budl\_06

**Site Address:** Budleigh Salterton Community Hospital, East Budleigh Road, Budleigh Salterton, Devon, EX9 6HF

#### Map of site:



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**Site Area:** 0.4

**Site Assessment Summary:**

**Infrastructure implications:** Devon County Council (highways) advise that access is available from East Budleigh Rd but Boucher Rd may be too narrow. Devon County Education state that there is insufficient primary capacity for overall levels of development from sites put forward for consideration, although there is some limited primary capacity. Additional primary capacity would be required and need to be funded. Transport costs would apply for secondary school pupils. Exmouth Community College has some capacity - but the has a large catchment area and capacity needs to be assessed alongside other proposed sites e.g. Woodbury, Exmouth, Clyst St George etc.

**Landscape sensitivity - summary of findings:** Although located within the East Devon AONB (which 'washes over' the whole of Budleigh Salterton) Budl\_06 has an urban setting.

**Impact on historic environment - summary of findings:** No significant issues identified.

**Ecological impact - summary of findings:** Site is within the Exe Estuary and Pebblebed Heaths mitigation zones. Site assessment required.

**Accessibility assessment:** Budl\_06 is within 1600 metres of at least 8 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops and a primary and school. The site is close to an hourly bus route. Pedestrian access into the town centre is available along safe walking routes.

**Other known site constraints:** The site is currently used but the NHS as a health and wellbeing hub, providing local employment and a community facility.

**Site opportunities:** It would be possible to convert existing buildings to residential use.

**Amended Maximum Yield following discounted areas on site:** 20

**Brief summary of the key positives and negatives of the site:** Budl\_06 may provide an opportunity for conversion of existing buildings and some new

development on a brownfield site very well related to services and facilities if it is no longer required for community use.

**Should the site be allocated? Yes**

**Reason(s) for allocating or not allocating:** Budl\_06 comprises a brownfield development opportunity in a highly sustainable location.

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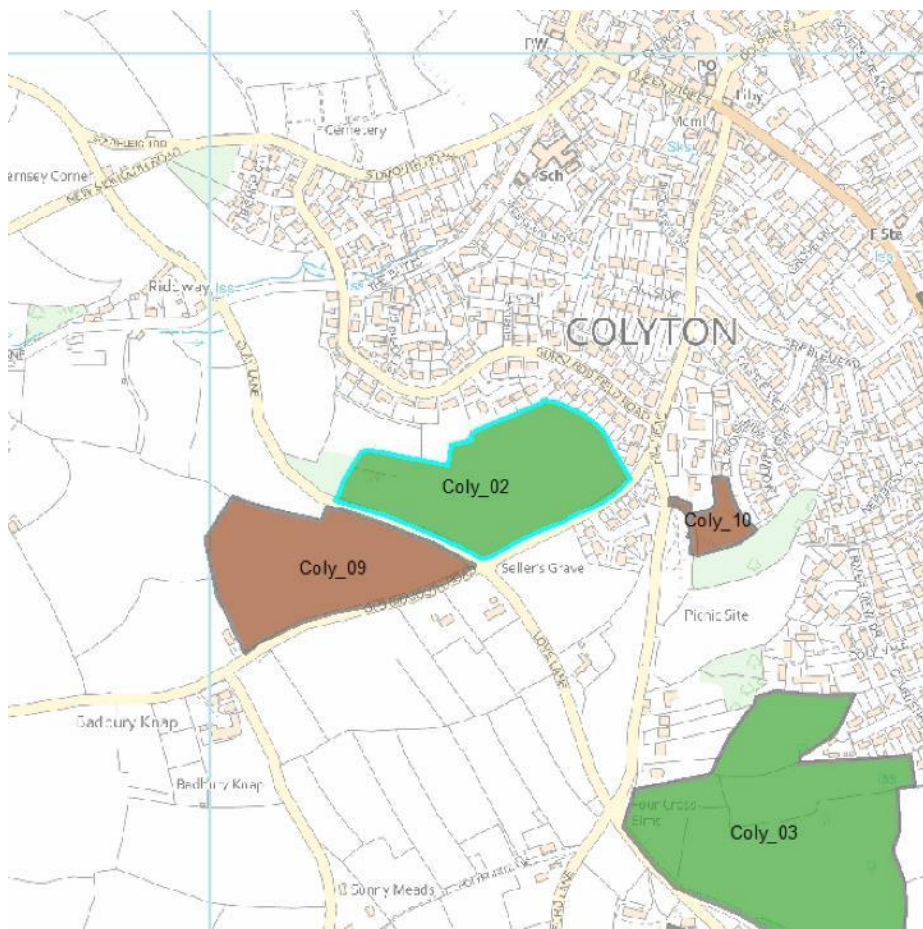
#### Site Detail:

**Settlement:** Colyton

**Site reference number:** Coly\_02

**Site Address:** Land at Hillhead, Colyton,

#### Map of site:



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**Site Area:** 3.28

#### Site Assessment Summary:

**Infrastructure implications:** DCC Highways: Accessible from Clay Lane & Old Sidmouth Rd OK | DCC Education: Proposed sites in the vicinity of Colyton and Colyford approx. 46ha - Colyton and Seaton primary schools have some capacity to support development, but not to total level. Additional capacity would need to be funded by developers. Axe Valley has some capacity to support development, but not at this level. Transport costs would apply for secondary.

**Landscape sensitivity - summary of findings:** The site is to the south-west of the town centre, sloping from south to north (towards the settlement). Dwellings are to the north and east of the site. The site is currently in use for growing barley (recently harvested). There are narrow country lanes adjacent to the south-west and south-east of the site with a crossroads to the south of the site, where the access point to the field is located. There is woodland to the west of the site, with individual TPOs along the aforementioned country lanes and a group TPO separating the north-west of the site from dwellings off Burnards Field Road. The site itself forms a large simple field sitting on the northern side of a low hill. The wider landscape is more complex, with smaller fields with more trees to the north and west and large, open fields along the high ground to the east. The site also forms the backdrop for Colyton when viewed across the river valley from the AONB to the north of the town. The medium-high rating reflects the site's role in the wider landscape. The site is not located in the AONB, but when viewed from the AONB to the north of Colyton the site forms a key undeveloped skyline to the immediate south of the town. The containment of the majority of the town below this ridge helps the town to 'sit within' the river valley when viewed from this part of the AONB. The topography provides a well defined settlement edge, with the majority of development respecting and being a field depth below the top of the hill (the notable exception is recently built housing to the south-east of the site). The site feels exposed but relatively tranquil for an area close to the town. There are extensive and expansive views from the hill top site to visual landmarks, including over the river valley to a range of hills beyond. The visible skylines are generally open or lightly settled. The site forms part of a predominant skyline that is important for the reasons stated above. High/medium

**Impact on historic environment - summary of findings:** A Grade II listed dwelling - 1 Hillhead Cottages - is approximately 87 metres from the eastern edge of the site. The listed building is already surrounded by modern development and is probably too far from the site for it to impact. However, Devon's Historic Environment Records show possible firing butts (Butt Ground) directly north of the site. Minor

**Ecological impact - summary of findings:** There is woodland to the west of the site, with individual TPOs on two oaks along the aforementioned country lanes (one to the south-west and one to the south-east) and a group of TPOs (again for oaks) separating the north-west of the site from dwellings off Burnards Field Road in a 'L'-shape. The site is within the Beer Quarry Caves Consultation Zone and, specifically,

the Landscape Connectivity Zones (the complex network of commuting routes used by the SAC's population of bats which provides connectivity between designated roosts) for both the Lesser Horseshoe Bat and the Greater Horseshoe Bat, as well as the Key Lesser Horseshoe Bat Sustenance Zone (the area which includes critical foraging and commuting habitat for the bats). The Key Lesser Horseshoe Bat roost at Coles Mill, Colyford is around 1,075 metres from the site, whilst the roost at Alaska Farm, Colyford is around 1,200 metres from the site. Significant moderate adverse effect predicted

**Accessibility assessment:** The site passes 10 out of the 12 criteria set, with a bus route, primary school, convenience store, post office, community hall, pub, open space/allotments, play area, doctor's surgery and employment site all within a 20 minute walk. However, both the nearest train station and secondary school are located in Axminster; this is roughly a 25 minute bus journey or seven mile car journey.

**Other known site constraints:** Grade 3 Agricultural Land: Good to Moderate Quality - This land has moderate limitations that affect the choice of crops to be grown, timing and type of cultivation, harvesting or yield; the yield of more demanding crops grown on this land is generally lower or more variable than on Grade 1 and 2.

**Site opportunities:** There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

**Amended Maximum Yield following discounted areas on site: 25 on northern part of the site, 24 on the southern**

**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: High/medium landscape sensitivity due to its prominent position and views into the site. Significant moderate adverse ecological effect predicted as the site is within the bat zones related to Beer Quarry Caves SAC.

**Should the site be allocated?** Yes in terms of the northern part of the site. The southern portion of the site is considered to be a potential 2<sup>nd</sup> best choice allocation.

## Appendix 2.

### Site Selection – interim findings at Tier Three settlements

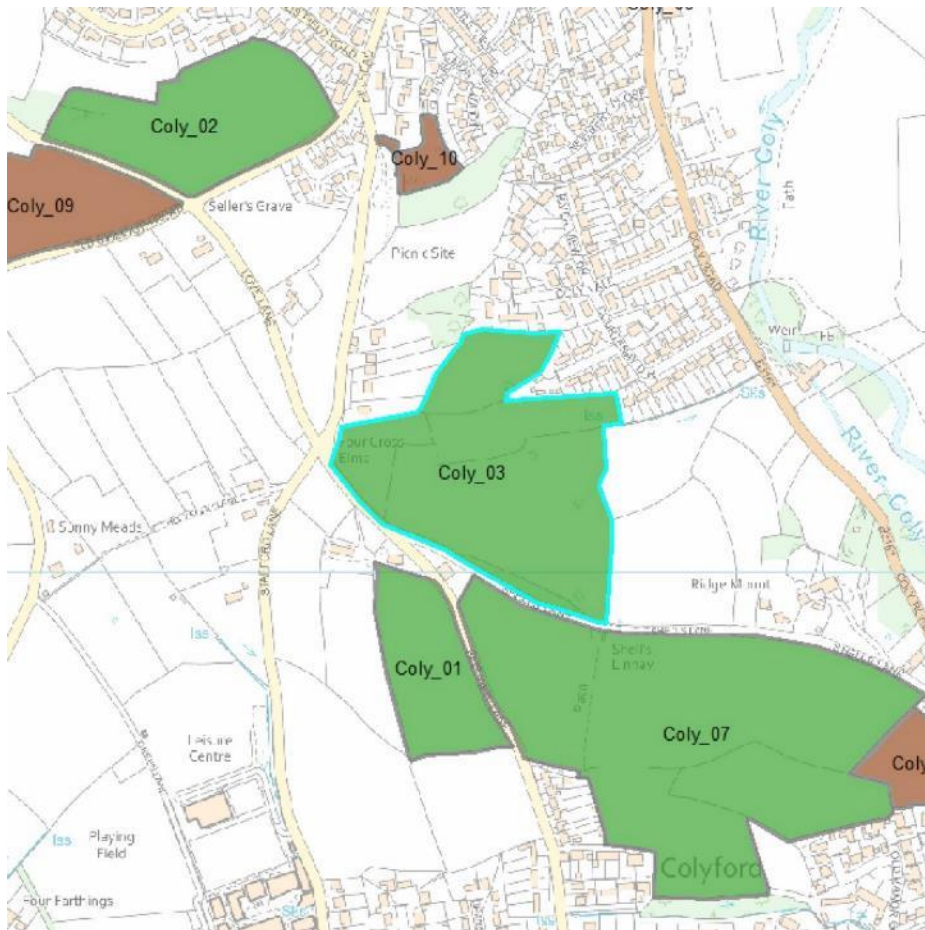
#### Site Detail:

**Settlement:** Colyton

**Site reference number:** Coly\_03

**Site Address:** Land adjacent Fair View Lane, Colyton,

#### Map of site:



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

**Site Area:** 6.44

**Site Assessment Summary:**

**Infrastructure implications:** DCC Highways: Accessible from Fair View Lane OK | DCC Education: Proposed sites in the vicinity of Colyton and Colyford approx. 46ha - Colyton and Seaton primary schools have some capacity to support development, but not to total level. Additional capacity would need to be funded by developers. Axe Valley has some capacity to support development, but not at this level. Transport costs would apply for secondary.

**Landscape sensitivity - summary of findings:** The site is to the south of the town centre, sloping from west to east. Dwellings are mainly to the north and north-east of the site, with a handful to the north-west. There is a country lane running to the west of the site, with a sunken footpath (Shells Lane) running adjacent to the south of the site. The site is a series of interconnecting fields, separated by hedgerows and trees, in a beautifully bucolic setting, with current uses including an orchard and a sheep pasture. Much of the land has the feel of a wild meadow, with many butterflies in evidence. The intricate field pattern, topography and hedgerows and trees contribute to a rich landscape pattern that would be highly sensitive to change. Although outside of the AONB, there are extensive views from/to the AONB on the other side of the valley that raises the sensitivity rating. Part of the site is identified as a traditional orchard. The southern fields are detached from the settlement boundary and form an important backdrop to the settlement that visually separates Colyton and Colyford. Parts of the two northern fields adjoin the settlement boundary, but this is relatively well integrated into the landscape. The character of the landscape is tranquil with few discordant features. The southern part of the site forms part of a ridge with extensive views across the river valley. The site forms the foreground for picturesque views across the valley from the crossroads at Four Cross Elms. Although the site is located on rising ground with fairly extensive views, including towards the AONB to the east, the small field size, attractive boundary and field trees and hedgerows reduce the sense of openness. There is a small but distinctive ridge to the south, which is well treed and very lightly settled. Skylines in the vicinity are generally undeveloped or lightly settled, although to the north the settlement level increases. The site slopes steeply to the south to form part of the ridge that follows Shells Lane and helps to give a visual separation between Colyton and Colyford. The site forms part of a rich and complex landscape on rising ground to the south of Colyford, which would be sensitive to landscape change. High/medium

**Impact on historic environment - summary of findings:** There are no listed buildings, conservation areas, scheduled ancient monuments or historic parks & gardens within 100 metres. Devon's Historic Environment Records show, on site, a possible trackway (Hollow Way) and probable post-medieval orchard tree planting ridges (Orchard; Tree Mound). The site abuts the location of two 19th century lincays and, also, where a fragment of a Bronze Age sword was found. Minor



**Ecological impact - summary of findings:** The site includes an orchard and many butterflies are present. The site is within the Beer Quarry Caves Consultation Zone and, specifically, the Landscape Connectivity Zones (the complex network of commuting routes used by the SAC's population of bats which provides connectivity between designated roosts) for both the Lesser Horseshoe Bat and the Greater Horseshoe Bat, as well as the Key Lesser Horseshoe Bat Sustenance Zone (the area which includes critical foraging and commuting habitat for the bats). The Key Lesser Horseshoe Bat roost at Coles Mill, Colyford is around 500 metres from the site, whilst the roost at Alaska Farm, Colyford is around 730 metres from the site. Significant moderate adverse effect predicted

**Accessibility assessment:** The sites passes 10 out of the 12 criteria set, with a bus route, primary school, convenience store, post office, community hall, pub, open space/allotments, play area, doctor's surgery and employment site all within a 20 minute walk. However, both the nearest train station and secondary school are located in Axminster; this is roughly a 25 minute bus journey or seven mile car journey.

**Other known site constraints:** The majority of the sites is Grade 3 Agricultural Land: good to moderate quality - moderate limitations that affect the choice of crops to be grown, timing and type of cultivation, harvesting or yield; the yield of more demanding crops grown on this land is generally lower or more variable than on Grade 1 and 2. However, the western portion of the site is Grade 2: very good quality agricultural land - minor limitations which affect crop yield, cultivations or harvesting.

**Site opportunities:** There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

**Amended Maximum Yield following discounted areas on site: 97**

**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: High/medium landscape sensitivity due to its bucolic, meadow/orchard setting and views into the site. Significant moderate adverse ecological effect predicted as the site is within the bat zones related to Beer Quarry Caves SAC.

**Should the site be allocated? No**

## Appendix 2.

### Site Selection – interim findings at Tier Three settlements

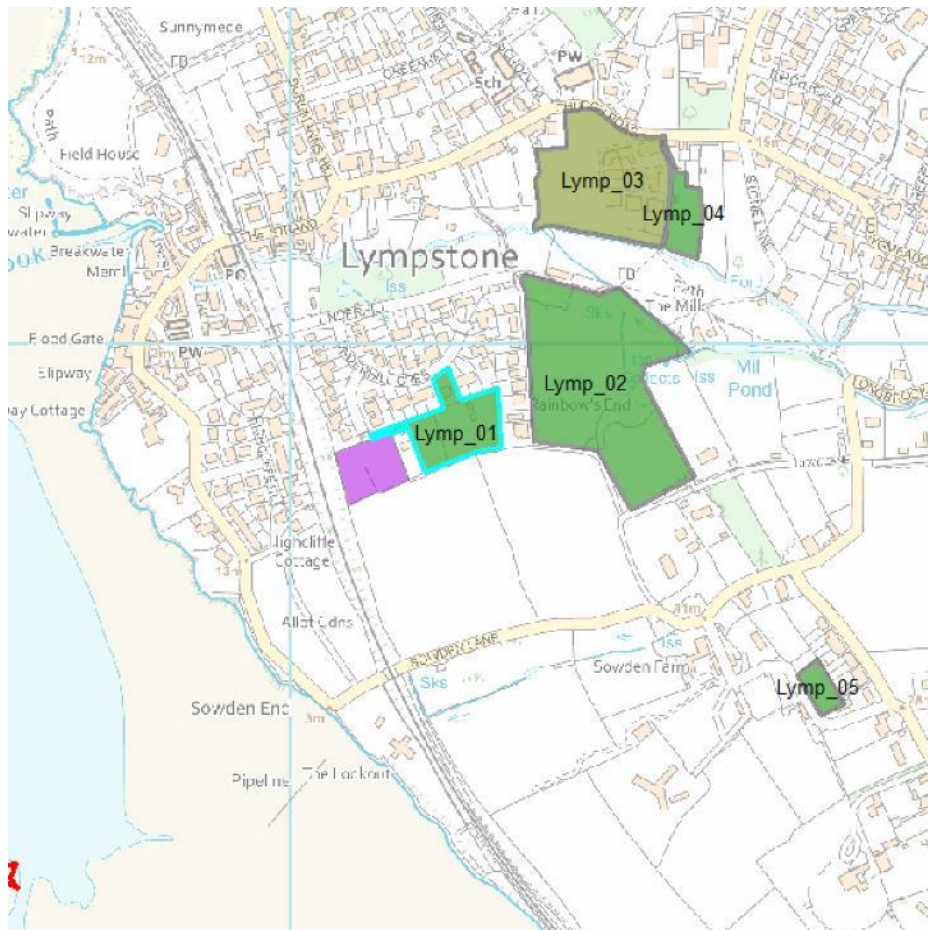
#### Site Detail:

**Settlement:** Lymestone

**Site reference number:** Lymp\_01

**Site Address:** Little Paddocks, 22 Underhill Crescent, Lymestone, Devon., EX8 5JF

#### Map of site:



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

**Site Area:** 0.58

**Site Assessment Summary:**

**Infrastructure implications:** Access: Site seems to access off Underhill Crescent, involving the demolition of number 22. The necessary visibility will be required but potentially ok as on the outside of a bend. DCC Education: 50+ha development proposed some closer in towards Exmouth. Lypstone Primary and Exmouth primary schools have some capacity to support development - but safe walking routes would be required. A site for new primary school has already been allocated at Goodmoores Farm which is in close proximity to some of the proposed sites. Any additional capacity would require developer funding. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded by CIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.

**Landscape sensitivity - summary of findings:** Outside of AONB. Fairly level garden and field adjacent to Lypstone village. Site adjacent to / borders Coastal Preservation Area. Site features multiple small parcels of land with some garden areas. Mature trees across site, mature hedgerows throughout. Overall, the site has a medium landscape sensitivity to new development.

**Impact on historic environment - summary of findings:** Assets Present: Grade II listed Sanctuary (47m) is well screened from the site by residential property. Overall, no change - No change to assets or their settings.

**Ecological impact - summary of findings:** Nature Recovery Network (75m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (75.6m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

**Accessibility assessment:** 8 out of 12 facilities within 1,600m of site.

**Other known site constraints:** Site does not contain any areas at risk of flooding. Grade 3 agricultural land in strategic assessment. Partially located within the existing green wedge Local Plan designation.

**Site opportunities:** There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

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

**Brief summary of the key positives and negatives of the site:** Site is well related to village core and existing pattern of development. Bounded by car park and residential gardens.

**Should the site be allocated? Yes**

**Reason(s) for allocating or not allocating:** Fairly level garden and field adjacent to Lympstone village. Site outside of AONB and Coastal Preservation Area. Overall, the site has a medium landscape sensitivity to new development. Development would not adversely impact heritage assets or their settings but may have a significant moderate adverse effect with regard to ecology. Site is considered appropriate for development, subject to final detailed scheme and proportionate mitigation.

## Appendix 2.

### Site Selection – interim findings at Tier Three settlements

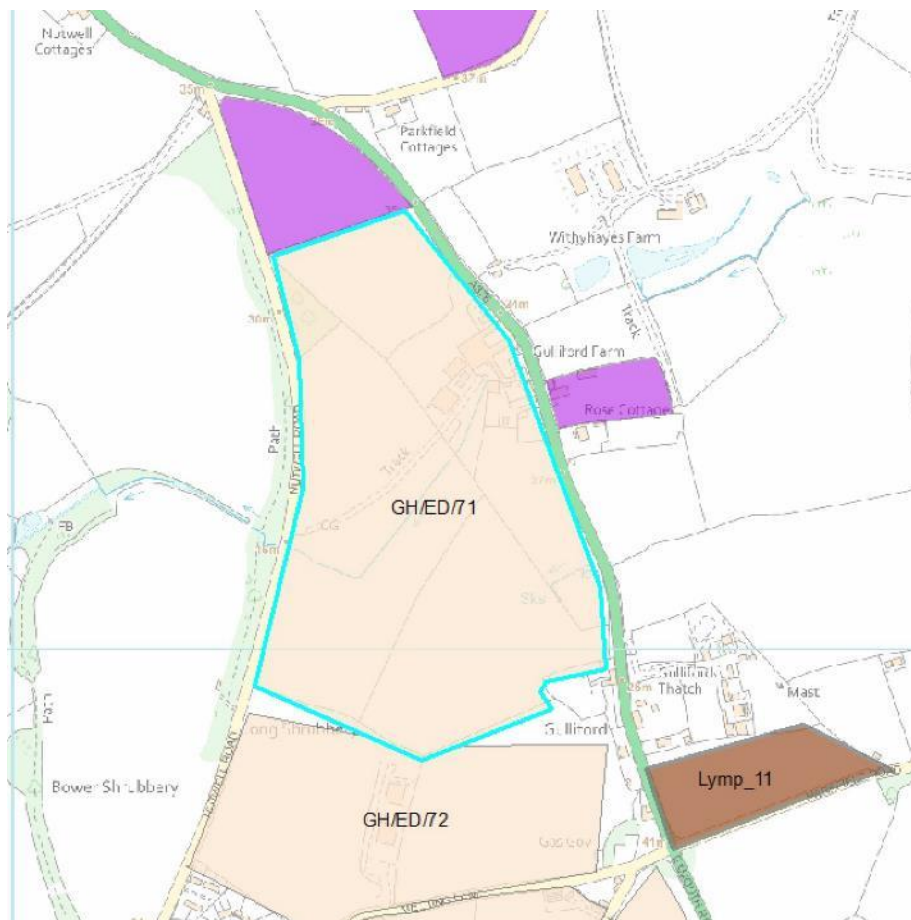
#### Site Detail:

**Settlement:** Lympstone

**Site reference number:** GH/ED/71

**Site Address:** Gulliford Farm, Exmouth Road, Lympstone

#### Map of site:



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

**Site Area:** 15.9

**Site Assessment Summary:**

**Infrastructure implications:** DCC Highways / Education comments to follow

**Landscape sensitivity - summary of findings:** Outside of AONB but entirely within the Coastal Preservation Area. Site made up of around 10 field parcels and Grade II listed Gulliford farm with curtilage. Site is poorly related to development further to the south. Multiple parcels of agricultural land with mature trees and hedgerows throughout. Grade II\* listed assets and curtilage associated with Nutwell Park to the west. Highly exposed site from multiple viewpoints including A376 to north east. Further views of the site are highly likely from the East Devon AONB. A small copse is also located to the north-west of the site. Access is off the two-lane A376 and the single lane Nutwell Road. Overall, the site has a high/medium landscape sensitivity to new development.

**Impact on historic environment - summary of findings:** Assets Present: Grade II listed Gulliford Farm (on site), Grade II listed Gulliford Cottages (10m), Grade II\* listed Nutwell Cottages (500m), Grade II\* listed Nutwell Court (500m), outbuilding, and curtilage adjacent to site. Overall, Major - Considerable change affecting the special character of assets including their setting, where the significance of those elements is substantially harmed or lost.

**Ecological impact - summary of findings:** Unconfirmed Wildlife Site (1m), Nature Recovery Network (two parcels on site), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (on site). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

**Accessibility assessment:** 8 out of 12 facilities within 1,600m of site.

**Other known site constraints:** Flooding: Other than the area within floodzone 3, the site lies within Flood Zone 1. Land in floodzone 1 has a low probability of experiencing fluvial flooding. Any planning application should include a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Elements are at risk mainly from diffuse sources in this water body. Possible that development would enable some delivery of mitigation measures for dredging, obstruction management or habitat restoration. Agricultural land classification: Regional mapping indicates that the site is a mix of grade 1 and grade 3. Minerals and Waste: No constraints.

**Site opportunities:** There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

### **Amended Maximum Yield following discounted areas on site: 281**

**Brief summary of the key positives and negatives of the site:** Outside of AONB but entirely within the Coastal Preservation Area. Grade II listed Gulliford farm with curtilage with potential for major heritage impact. Site is poorly related to development further to the south and has a distinct rural character.

**Should the site be allocated? No**

**Reason(s) for allocating or not allocating:** Outside of AONB but entirely within the Coastal Preservation Area. Site made up of around 10 field parcels and Grade II listed Gulliford farm with curtilage. Site is poorly related to development further to the south and has a distinct rural character. Grade II\* listed assets and curtilage associated with Nutwell Park to the west. Highly exposed site from multiple viewpoints including A376 to north east. Further views of the site from the East Devon AONB. Grade II listed Gulliford Farm (on site), Grade II listed Gulliford Cottages (10m), Grade II\* listed Nutwell Cottages (500m), Grade II\* listed Nutwell Court (500m), outbuilding, and curtilage adjacent to site. Unconfirmed Wildlife Site (1m), Nature Recovery Network (two parcels on site), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (on site). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Overall, the site has a high/medium landscape sensitivity to new development. Development of the site considered to have a major heritage impact with a significant moderate adverse effect on ecology predicted. The site constraints do not support allocation at this stage.

## Appendix 2.

### Site Selection – interim findings at Tier Three settlements

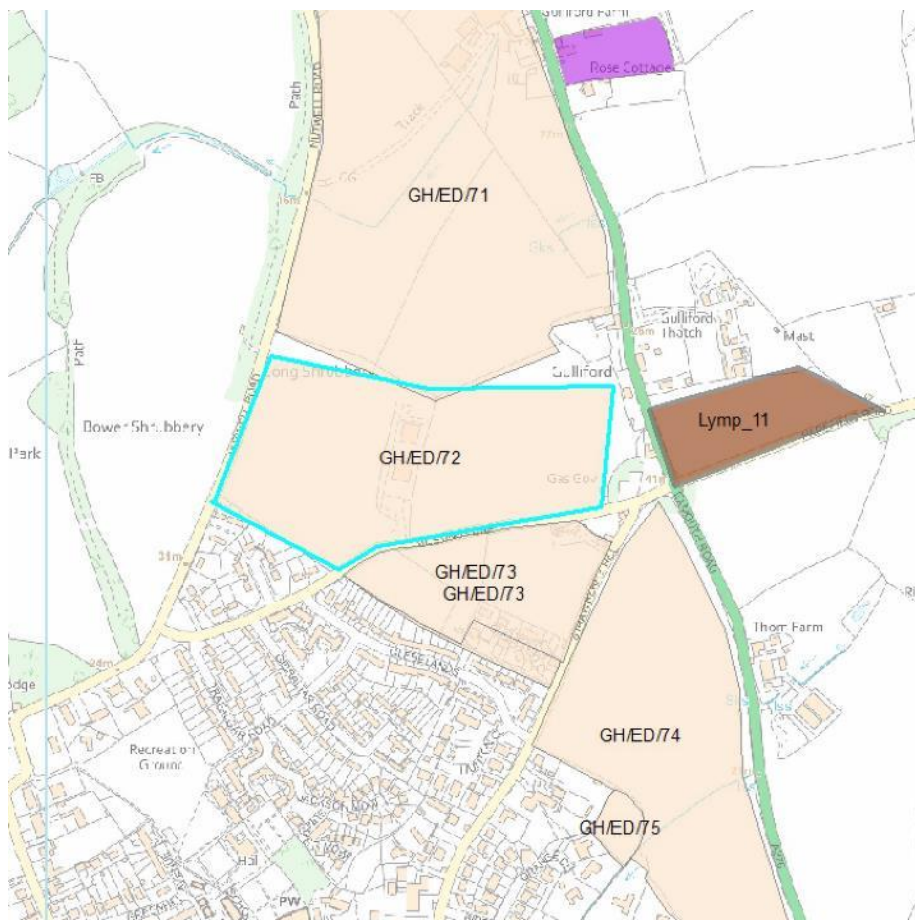
#### Site Detail:

**Settlement:** Lymestone

**Site reference number:** GH/ED/72

**Site Address:** Land at Meeting Lane, Lymestone

#### Map of site:



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

**Site Area:** 7.77

**Site Assessment Summary:**



**Infrastructure implications:** DCC Highways / Education comments to follow

**Landscape sensitivity - summary of findings:** Outside of AONB but entirely within the Coastal Preservation Area. Site comprises two rectangular agricultural fields on a gentle slope upwards from south to north. Bounded by mature trees and hedgerows. Accessed off the single track Meeting Lane. Site is less exposed than sites to the north and closely related to built form to the near south and immediate west. Views of the site from the East Devon AONB. Overall, the site has a high/medium landscape sensitivity to new development.

**Impact on historic environment - summary of findings:** Assets Present: Grade II listed Gulliford Farm (410m) and curtilage, Grade II listed Boundary Cottage (53m), Grade II Listed Burial Ground (18m), Grade II listed Gulliford Cottages (83m), Grade II\* listed Nutwell Cottages (569m), Grade II\* listed Nutwell Court (459m), outbuilding, and curtilage adjacent to site. Site is however well screened to/from the most significant assets. 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:** Unconfirmed Wildlife Site (1m), Nature Recovery Network (12m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (12m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

**Accessibility assessment:** 8 out of 12 facilities within 1,600m of site.

**Other known site constraints:** Flooding: Other than the area within floodzone 3, the site lies within floodzone 1. Land in floodzone 1 has a low probability of experiencing fluvial flooding. Any planning application should include a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Elements are at risk mainly from diffuse sources in this water body. Possible that development would enable some delivery of mitigation measures for dredging, obstruction management or habitat restoration. Agricultural land classification: Regional mapping indicates that the site is a mix of grade 1 and grade 3. Minerals and Waste: No constraints.

**Site opportunities:** There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

### **Amended Maximum Yield following discounted areas on site: 131**

**Brief summary of the key positives and negatives of the site:** Outside of AONB but entirely within the Coastal Preservation Area. Site is less exposed than sites to the north and better related to built form to the near south and immediate west. Field parcel to the west currently including agricultural barn particularly well screened.

**Should the site be allocated? Yes**

**Reason(s) for allocating or not allocating:** Outside of AONB but entirely within the Coastal Preservation Area. Bounded by mature trees and hedgerows. Site is less exposed than sites to the north and better related to built form to the near south and immediate west. Field parcel to the west currently including agricultural barn particularly well screened. Improved access could be achieved as part of a coherent scheme covering sites 72 and 73. Heritage assets present include Grade II listed Gulliford Farm (410m) and curtilage, Grade II listed Boundary Cottage (53m), Grade II Listed Burial Ground (18m), Grade II listed Gulliford Cottages (83m), Grade II\* listed Nutwell Cottages (569m), Grade II\* listed Nutwell Court (459m), outbuilding, and curtilage adjacent to site. Site is however well screened to/from the most significant assets. Unconfirmed Wildlife Site (1m), Nature Recovery Network (12m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (12m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Site is considered appropriate for development, subject to a final detailed scheme that minimises impact on nearby heritage assets and provides proportionate ecology mitigation.

## Appendix 2.

### Site Selection – interim findings at Tier Three settlements

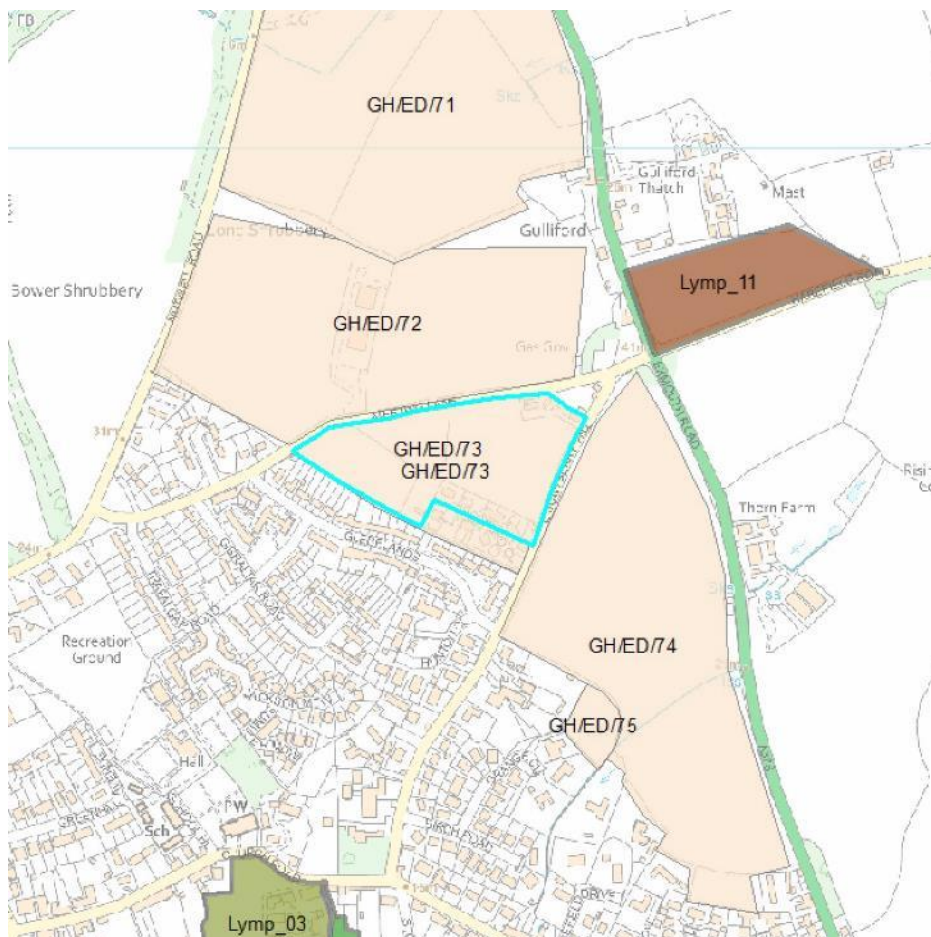
#### Site Detail:

**Settlement:** Lympstone

**Site reference number:** GH/ED/73

**Site Address:** Land north west of Strawberry Hill, Lympstone

#### Map of site:



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**Site Area:** 3.15

**Site Assessment Summary:**

**Infrastructure implications:** DCC Highways / Education comments to follow

**Landscape sensitivity - summary of findings:** Outside of AONB but entirely within the Coastal Preservation Area. Three level irregularly shaped fields bounded by hedgerows and mature trees. Partially covered by permitted planning application for 10 dwellings currently in development. Accessed via the single track Strawberry Hill to south and Meeting Lane to north. Good opportunity for high site permeability. The site may provide an appropriate scale opportunity for extension of the existing development at Lypstone. Grade II Listed burial ground and Boundary Cottage to north east. Overall, the site has a medium landscape sensitivity to new development.

**Impact on historic environment - summary of findings:** Assets Present: Grade II listed Boundary Cottage (100m), Grade II Listed Burial Ground (45m), Grade II listed Gulliford Cottages (227m), Grade II\* listed Nutwell Cottages (807m), Grade II\* listed Nutwell Court (653m), outbuilding, and curtilage. 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:** Unconfirmed Wildlife Site (1m), Nature Recovery Network (25m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

**Accessibility assessment:** 8 out of 12 facilities within 1,600m of site.

**Other known site constraints:** Flooding: The site lies within Flood Zone 1. It therefore has a low probability of experiencing fluvial flooding. Any planning application should include a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Elements are at risk mainly from diffuse sources in this water body. Possible that development would enable some delivery of mitigation measures for dredging, obstruction management or habitat restoration. Agricultural land classification: Regional mapping indicates that the site is a mix of grade 1 and grade 3. Minerals and Waste: No constraints.

**Site opportunities:** There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

**Amended Maximum Yield following discounted areas on site: 46**

**Brief summary of the key positives and negatives of the site:** Outside of AONB but entirely within the Coastal Preservation Area. Partially adjacent to permitted planning application for 10 dwellings currently in development.

**Should the site be allocated? Yes**

**Reason(s) for allocating or not allocating:** Outside of AONB but entirely within the Coastal Preservation Area. Good opportunity for high site permeability. Heritage assets present include Grade II listed Boundary Cottage (100m), Grade II Listed Burial Ground (45m), Grade II listed Gulliford Cottages (227m), Grade II\* listed Nutwell Cottages (807m), Grade II\* listed Nutwell Court (653m), outbuilding, and curtilage. With regard to ecology, assets present include - unconfirmed Wildlife Site (1m), Nature Recovery Network (25m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Overall, the site has a medium landscape sensitivity to new development. Development of the site considered to have a moderate impact affecting the special character of heritage assets, where elements which contribute to their significance and their setting are harmed. With regard to ecology, a significant moderate adverse effect is predicted. Site is considered appropriate for development, subject to a final detailed scheme that minimises impact on nearby heritage assets and provides proportionate ecology mitigation.

## Appendix 2.

### Site Selection – interim findings at Tier Three settlements

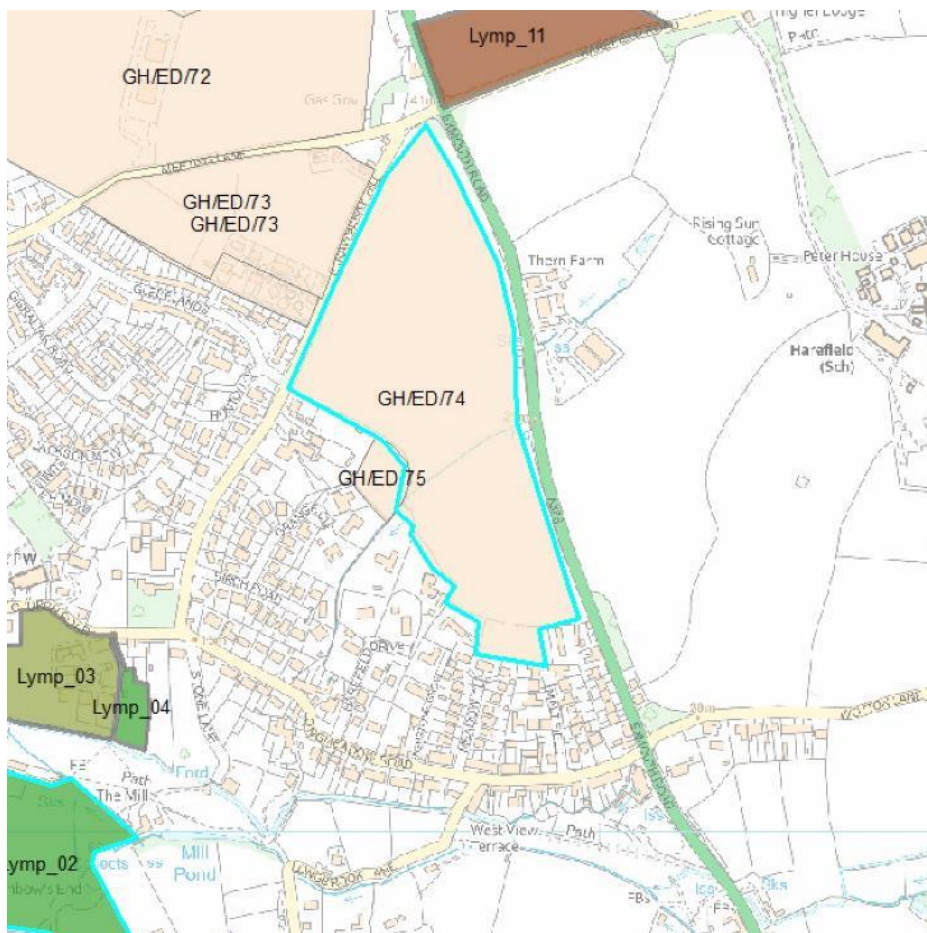
#### Site Detail:

**Settlement:** Lympstone

**Site reference number:** GH/ED/74

**Site Address:** Land at Strawberry Hill, Lympstone

#### Map of site:



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

**Site Area:** 8.28

**Site Assessment Summary:**

**Infrastructure implications:** DCC Highways / Education comments to follow

**Landscape sensitivity - summary of findings:** Outside of AONB but entirely within the Coastal Preservation Area. Two large and highly exposed agricultural fields sloping down to a watercourse running through the centre of the site. Views of the site from the East Devon AONB. Accessed off the two-lane A376 to east or Strawberry Hill to north. Mature trees to borders and freestanding / mature hedgerows to borders. Overall, the site has a high/medium landscape sensitivity to new development.

**Impact on historic environment - summary of findings:** Assets Present: Grade II listed Boundary Cottage (51m), Grade II Listed Burial Ground (25m), Grade II listed Thorn Farm (27m), Grade II listed Crooks Court (34m). 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:** Unconfirmed Wildlife Site (0m), Nature Recovery Network (25m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (23m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

**Accessibility assessment:** 8 out of 12 facilities within 1,600m of site.

**Other known site constraints:** Flooding: Other than the area within floodzone 3, the site lies within floodzone 1. Land in floodzone 1 has a low probability of experiencing fluvial flooding. Any planning application should include a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Elements are at risk mainly from diffuse sources in this water body. Possible that development would enable some delivery of mitigation measures for dredging, obstruction management or habitat restoration. Agricultural land classification: Regional mapping indicates that the site is a mix of grade 1 and grade 3. Minerals and Waste: No constraints.

**Site opportunities:** There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

**Amended Maximum Yield following discounted areas on site: 141**

**Brief summary of the key positives and negatives of the site:** Outside of AONB but entirely within the Coastal Preservation Area. Two large and highly exposed agricultural fields sloping down to a watercourse running through the centre of the site. Views of the site from the East Devon AONB.

**Should the site be allocated? No**

**Reason(s) for allocating or not allocating:** Outside of AONB but entirely within the Coastal Preservation Area. Two large and highly exposed agricultural fields sloping down to a watercourse running through the centre of the site. Views of the site from the East Devon AONB. Grade II listed Boundary Cottage (51m), Grade II Listed Burial Ground (25m), Grade II listed Thorn Farm (27m), Grade II listed Crooks Court (34m). With regard to ecology, assets present include - Unconfirmed Wildlife Site (0m), Nature Recovery Network (25m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (23m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Overall, the site has a high/ medium landscape sensitivity to new development. Development of the site considered to have a moderate impact affecting the special character of heritage assets, where elements which contribute to their significance and their setting are harmed. With regard to ecology, a significant moderate adverse effect is predicted. The site is not considered appropriate for allocation as alternative sites provide more sustainable opportunities with reduced adverse impact.



## Appendix 2.

### Site Selection – interim findings at Tier Three settlements

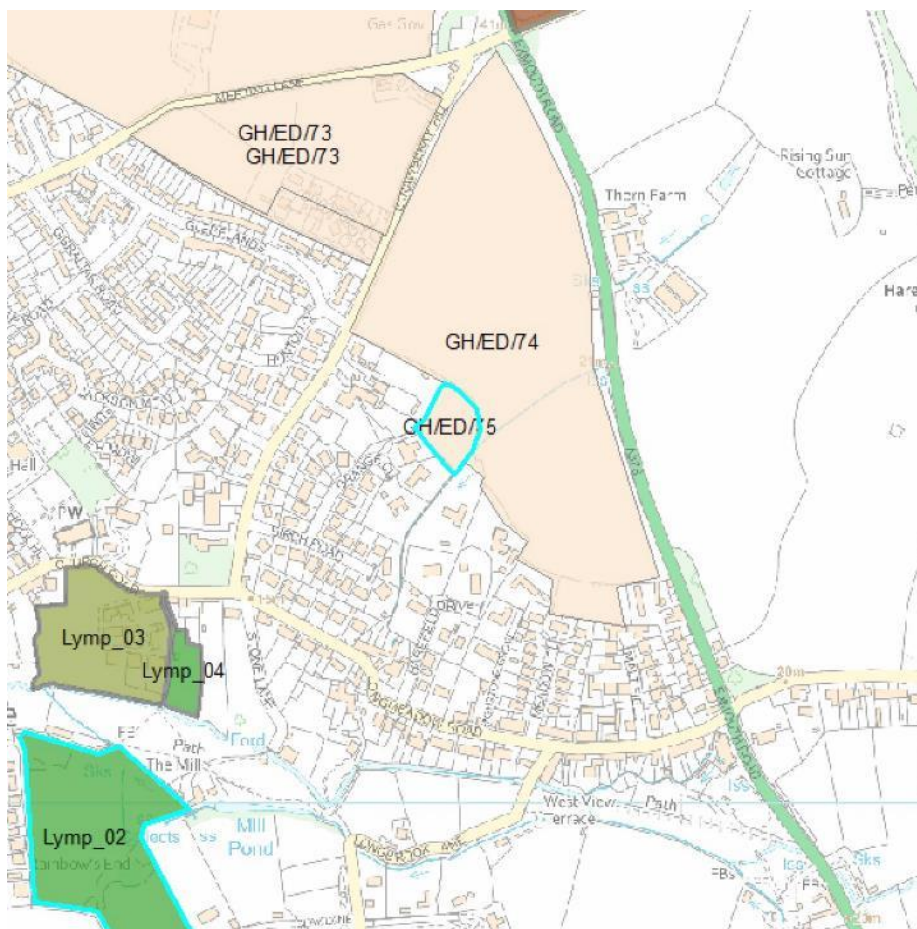
Site Detail:

**Settlement:** Lymstone

**Site reference number:** GH/ED/75

**Site Address:** Land off Grange Close, Lymstone

**Map of site:**



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

**Site Area:** 0.35

**Site Assessment Summary:**

**Infrastructure implications:** DCC Highways / Education comments to follow

**Landscape sensitivity - summary of findings:** Outside of AONB but entirely within the Coastal Preservation Area. Site may be visible from the East Devon AONB. Includes hedgerows bordering the field boundaries and a number of mature trees. Overall, the site has a medium landscape sensitivity to new development.

**Impact on historic environment - summary of findings:** Assets Present: No assets within 175m of site. No Change - No change to assets or their settings.

**Ecological impact - summary of findings:** Unconfirmed Wildlife Site (1m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

**Accessibility assessment:** 8 out of 12 facilities within 1,600m of site.

**Other known site constraints:** Flooding: Other than the area within floodzone 3, the site lies within floodzone 1. Land in floodzone 1 has a low probability of experiencing fluvial flooding. Any planning application should include a Flood Risk Assessment. Any development must be accompanied by a suitable drainage strategy to deal with existing surface water flows through the site and any potential increase in surface runoff. SuDS should be used where possible. Water Framework Directive: Elements are at risk mainly from diffuse sources in this water body. Possible that development would enable some delivery of mitigation measures for dredging, obstruction management or habitat restoration. Agricultural land classification: Regional mapping indicates that the site is grade 3. Minerals and Waste: No constraints.

**Site opportunities:** There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

**Amended Maximum Yield following discounted areas on site: 6**

**Brief summary of the key positives and negatives of the site:** Outside of AONB but entirely within the Coastal Preservation Area. Site may be visible from the East Devon AONB.

**Should the site be allocated? Yes**

**Reason(s) for allocating or not allocating:** Outside of AONB but entirely within the Coastal Preservation Area. Site may be visible from the East Devon AONB. Includes hedgerows bordering the field boundaries and a number of mature trees. Heritage Assets Present: No assets within 175m of site. With regard to ecology, assets present include - Unconfirmed Wildlife Site (1m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Site is considered appropriate for development, subject to a final detailed scheme that provides mitigation.

## Appendix 2.

### Site Selection – interim findings at Tier Three settlements

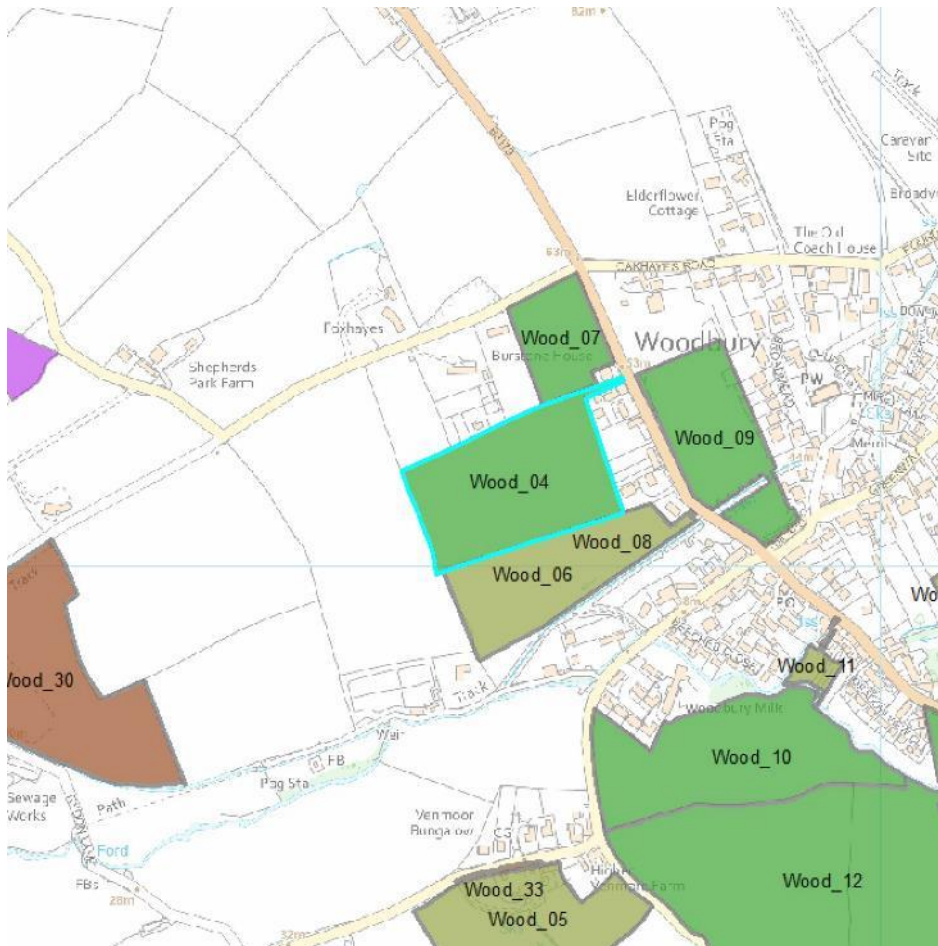
#### Site Detail:

**Settlement:** Woodbury

**Site reference number:** Wood\_04

**Site Address:** Land off Globe Hill, Woodbury,

#### Map of site:



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

**Site Area:** 2.93

**Site Assessment Summary:**

**Infrastructure implications:** DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. This site will need to be considered in that context, but as per the submitter comments, would appear to need adjoining land to achieve access. Western half of site is within the middle and outer zone associated with the high pressure gas pipeline.

**Landscape sensitivity - summary of findings:** South west part of site is within LCT 3E: Lowland plains, remainder is within LCT 3B: Lower rolling farmed and settled valley slopes. Rectangular agricultural field located behind a group of dwellings on the western edge of Woodbury. Relatively steep slope to the south running across middle of site (gradient of 1:10 to 1:3). Limited short distance views of site from the road. Although near to western edge of Woodbury, there is only sparse development around the site (fields to north, west and south) so potential for adverse impact upon rural character.

**Impact on historic environment - summary of findings:** Development could affect the setting of the Conservation Area that runs along the eastern edge of the site, with a small portion of the site within this designation. Grade II listed Old Court House adjacent to north east edge of site, but intervening buildings mean limited affect on this asset. 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 field of agriculturally improved grassland. NRN 200m away. Minor adverse effect predicted (not significant)

**Accessibility assessment:** 10 out of 12 facilities within 1,600m of site. Pavement along B3179 Globe Hill offers pedestrian access into the settlement centre around 100m away where there are shops and pubs, although the pavement is narrow at

approx 1m wide. Primary school is slightly further at 500m. Bus stop in the centre offers hourly service to Exmouth/Exeter.

**Other known site constraints:** Grade 2 agricultural land. Low risk of surface water flooding (1/100 year) along eastern boundary of site.

**Site opportunities:** There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

**Amended Maximum Yield following discounted areas on site: 28**

**Brief summary of the key positives and negatives of the site:** Positives: Close to facilities in the settlement centre, as well as primary school slightly further but still within walking distance. Limited ecological impact. Negatives: Potential for adverse impact upon rural character. Harm to heritage assets. Best and most versatile agricultural land (Grade 2). Site is within middle and outer zone associated with the high pressure gas pipeline.

**Should the site be allocated? No**

**Reason(s) for allocating or not allocating:** Adverse landscape character. Harm to heritage assets. Best and most versatile agricultural land (Grade 2).

## Appendix 2.

### Site Selection – interim findings at Tier Three settlements

#### Site Detail:

**Settlement:** Woodbury

**Site reference number:** Wood\_07

**Site Address:** Land off Globe Hill

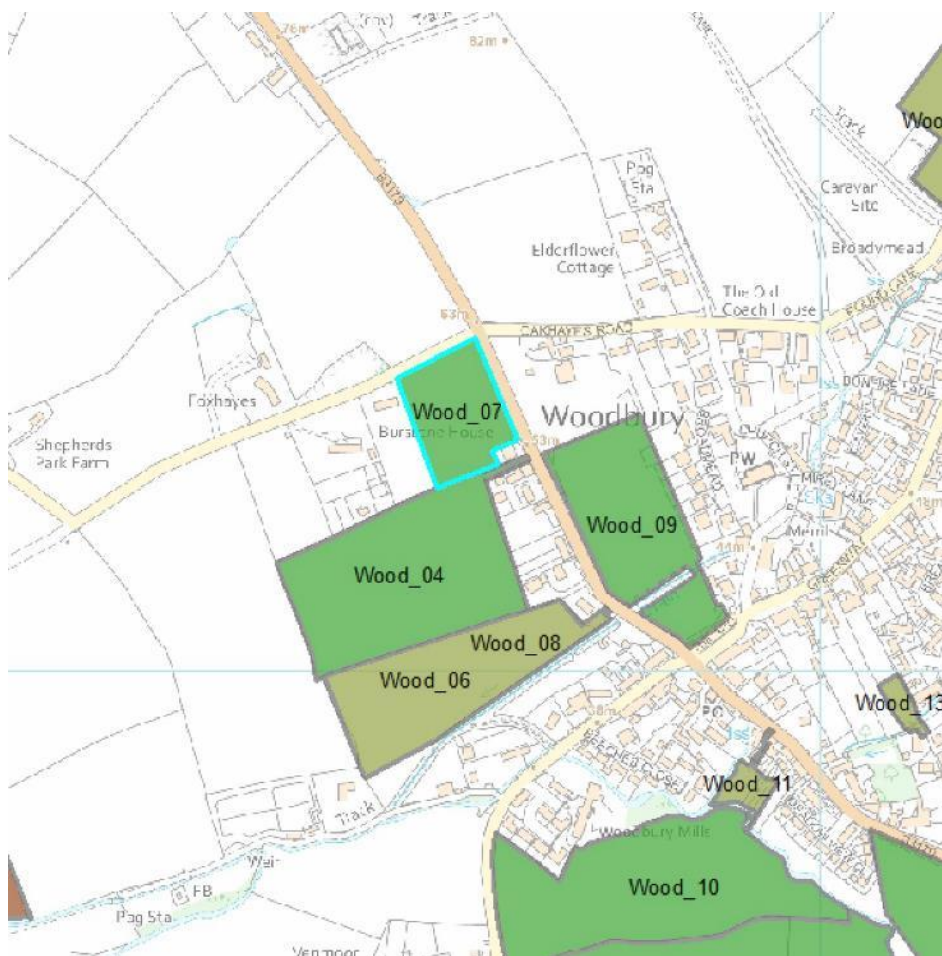
Woodbury

Nr. Exeter

Devon

EX5 1JZ

#### Map of site:



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

**Site Area:** 1.02

## Site Assessment Summary:

**Infrastructure implications:** DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. See also previous 2010 comments. North west tip of the site is within the outer zone associated with the high pressure gas pipeline.

**Landscape sensitivity - summary of findings:** Located in Landscape Character Type 3B - Lower Rolling Farmed and Settled Valley Slopes. Square field in prominent location on northern entrance to Woodbury along B3179, sloping north to south. Open short distance views to site. Long distance views from countryside to the south. There is little presence of built form when viewing the site, the context for views is the surrounding agricultural fields.

**Impact on historic environment - summary of findings:** Grade II listed Old Court House 8m to south - views potentially available from this asset to the site, albeit obscured by intervening trees and a dwelling immediately north. Listed boundary wall to Oakhayes across road to east. Woodbury Conservation Area adjoins to south east and across the road to east and views widely available from this asset. 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 field of agriculturally improved grassland. Several mature trees along western boundary. NRN 200m away. Minor adverse effect predicted (not significant)



**Accessibility assessment:** 10 out of 12 facilities within 1,600m of site. Pavement along B3179 Globe Hill offers pedestrian access into the settlement centre around 250m away where there are shops and pubs, although the pavement is narrow at approx 1m wide. Primary school is slightly further at just over 500m. Bus stop in the centre offers hourly service to Exmouth/Exeter.

**Other known site constraints:** Grade 2 agricultural land. Low risk of surface water flooding (1/100 year) along adjacent B3179 (Woodbury Road). Application for 4 dw refused in 2016 (15/2737/OUT) due to location outside BUAB, adverse landscape and heritage impact, insufficient ecological information, loss of best and most versatile agricultural land.

**Site opportunities:** There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

**Amended Maximum Yield following discounted areas on site:** 9

**Brief summary of the key positives and negatives of the site:** Positives: Close to facilities in the settlement centre, as well as primary school slightly further but still within walking distance. Limited ecological impact. Negatives: Adverse landscape impact. Adverse heritage impact. Loss of best and most versatile agricultural land (Grade 2).

**Should the site be allocated?** No

**Reason(s) for allocating or not allocating:** Adverse landscape impact. Adverse heritage impact. Loss of best and most versatile agricultural land (Grade 2).

## Appendix 2.

### Site Selection – interim findings at Tier Three settlements

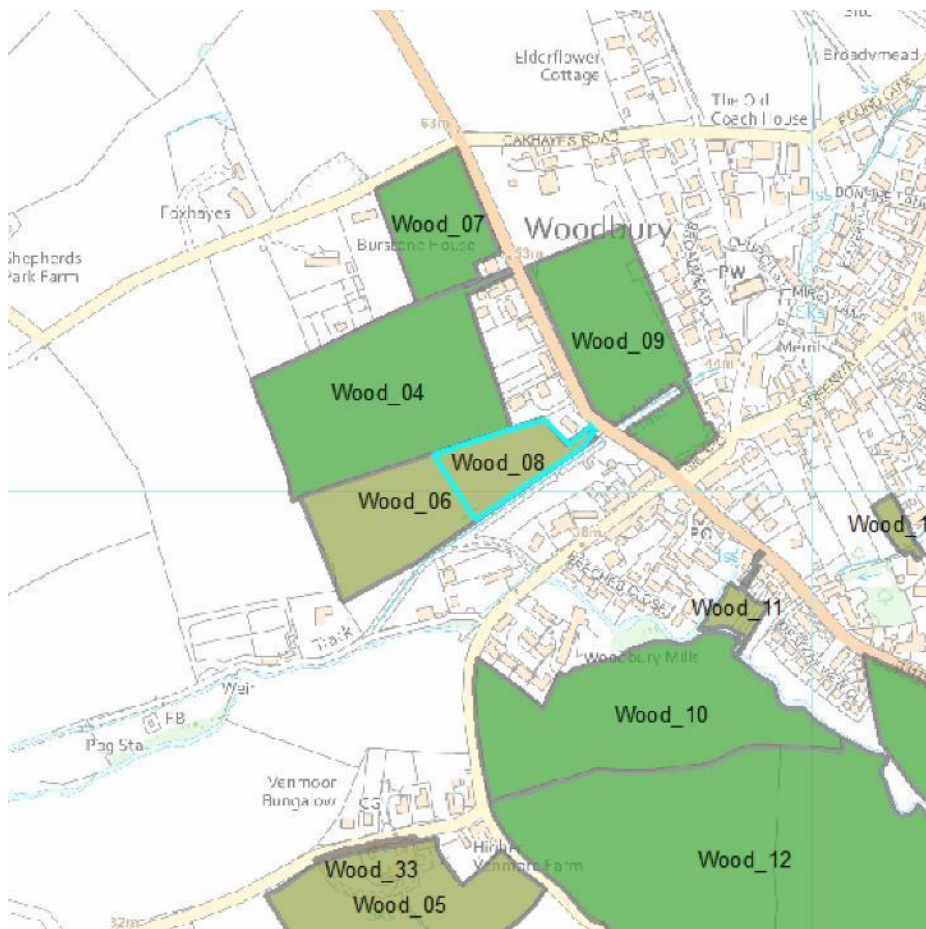
#### Site Detail:

**Settlement:** Woodbury

**Site reference number:** Wood\_08

**Site Address:** Land to the rear of Orchard House, Globe Hill, Woodbury, EX5 1JP

#### Map of site:



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

**Site Area:** 0.66

#### Site Assessment Summary:

**Infrastructure implications:** DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. The previously consented access for a single dwelling would be inadequate for a larger scale development and would require adequate width and visibility.

**Landscape sensitivity - summary of findings:** Western half of site is within LCT 3E: Lowland plains, eastern half is within LCT 3B: Lower rolling farmed and settled valley slopes. Eastern section of larger field. Site gently slopes to south. Glimpsed views into site available from B3179 to east. Although existing dwellings adjoin to north and south east, these are low density with large plots. Fields adjoin to north west, west, and south, so the site has a generally rural context. PROW to south west offers views into the site.

**Impact on historic environment - summary of findings:** Small portion in east of site is within Woodbury Conservation Area, which also runs along boundary to north east and south east of site. Grade II listed cottages 54m to south east - large, intervening trees mean potential for obscured views of the site from these assets but site is not within their setting. 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. NRN 240m away. Minor adverse effect predicted (not significant)

**Accessibility assessment:** 10 out of 12 facilities within 1,600m of site. Pavement along B3179 Globe Hill offers pedestrian access into the settlement centre less than 100m away where there are shops and a pub, although the pavement is narrow at approx 1m wide. Primary school is slightly further at just less than 500m. Bus stop in the centre offers hourly service to Exmouth/Exeter.

**Other known site constraints:** Grade 2 agricultural land. Flood Zone 3 covers small area in south west of site, high surface water flood risk (1/30 yr) along southern boundary. Within a larger site that had an application for 24 dw dismissed at appeal in 2016 (14/2574/MOUT) because of harmful effect on the character and appearance of the area (landscape and historic assets), lack of contributions towards infrastructure, insufficient affordable housing provision (40% rather than 50%).

**Site opportunities:** There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

**Amended Maximum Yield following discounted areas on site: 9**

**Brief summary of the key positives and negatives of the site:** Positives: Close to facilities in the settlement centre, as well as primary school slightly further but still within walking distance. Limited ecological impact. Negatives: Adverse landscape impact. Adverse heritage impact. Loss of best and most versatile agricultural land (Grade 2).

**Should the site be allocated? No**

**Reason(s) for allocating or not allocating:** Adverse landscape impact. Adverse heritage impact. Loss of best and most versatile agricultural land (Grade 2).

## Appendix 2.

### Site Selection – interim findings at Tier Three settlements

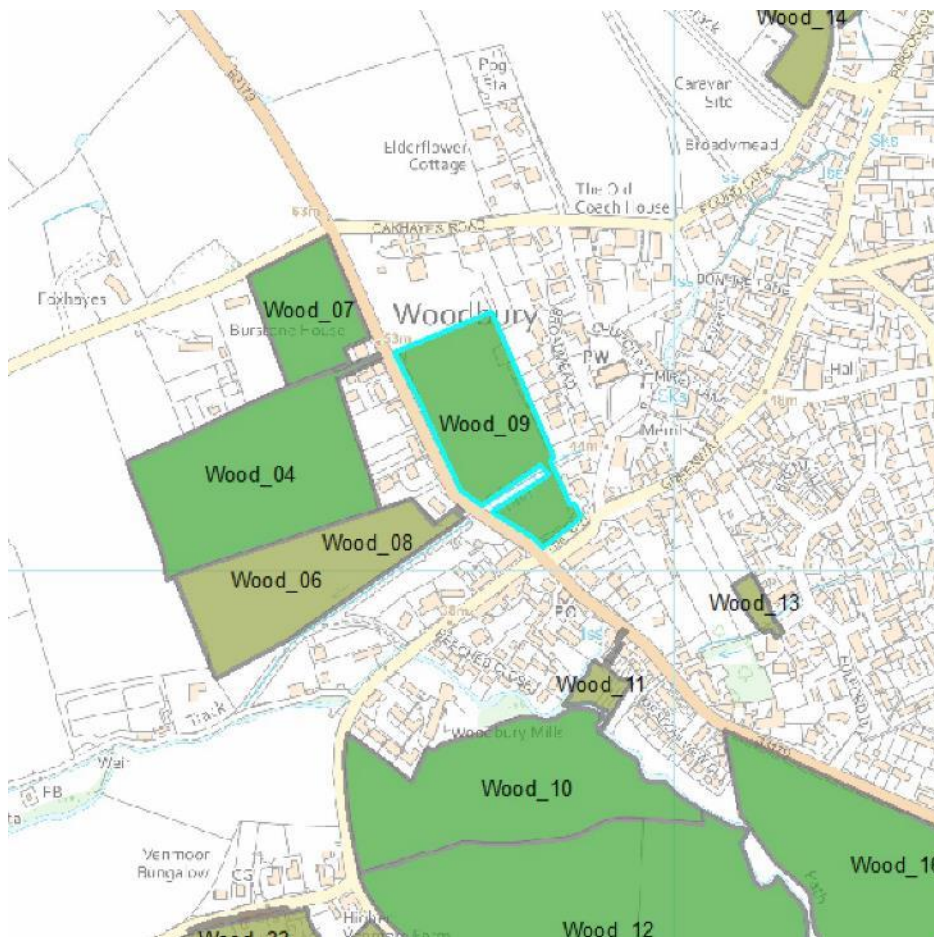
#### Site Detail:

**Settlement:** Woodbury

**Site reference number:** Wood\_09

**Site Address:** Land Off Globe Hill, Woodbury, EX5 1LL

#### Map of site:



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

**Site Area:** 1.93

#### Site Assessment Summary:

**Infrastructure implications:** DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. See 2010 comments.

**Landscape sensitivity - summary of findings:** Located in Landscape Character Type 3B - Lower Rolling Farmed and Settled Valley Slopes. Two fields, separated by flood alleviation channel, with the northern field sloping north to south and southern field relatively level. Attractive 'park land' with several mature trees on site. Entire site is covered by TPO. Public views into site are obscured by existing wall and vegetation, and existing dwellings which surround site. Long distance views to site from south (road to Bridge Pitt Farm). Views of site have context of built form being close to the centre of the settlement. Historic context given location within Conservation Area and Grade I listed overlooking site to east.

**Impact on historic environment - summary of findings:** Grade I listed church overlooks site 65m to east. Although views into site are obscured by existing wall and vegetation, Grade II listed cottage across road to south west have views into site. Site is entirely within Conservation Area. Overall, major - considerable change affecting the special character of assets including their setting, where the significance of those elements is substantially harmed or lost.

**Ecological impact - summary of findings:** Field with several trees across the site, akin to 'park land'. Cluster of mature trees in north east of site, with others scattered around the boundary and the centre of the site. Appears to be an ancient tree in eastern boundary, potential veteran tree in north east of site. NRN 50m to east. Minor adverse effect predicted (not significant)

**Accessibility assessment:** 10 out of 12 facilities within 1,600m of site. Southern edge of site adjoins settlement centre which offers shops, pubs and an hourly bus service to Exeter/Exmouth. Primary school is slightly further at 400m away.

**Other known site constraints:** Grade 2 agricultural land in strategic assessment. Low risk of surface water flooding (1/100yr) runs across southern part of site.

**Site opportunities:** Retain mature trees.

**Amended Maximum Yield following discounted areas on site:** 18

**Brief summary of the key positives and negatives of the site:** Positives: Adjacent to facilities in the settlement centre, as well as primary school slightly further but still within walking distance. Limited ecological impact. Negatives: Adverse landscape and heritage impact given location within Conservation Area, proximity to Grade I listed church, and entire site covered by TPO.

**Should the site be allocated?** No

**Reason(s) for allocating or not allocating:** Adverse landscape and heritage impact.

## Appendix 2.

### Site Selection – interim findings at Tier Three settlements

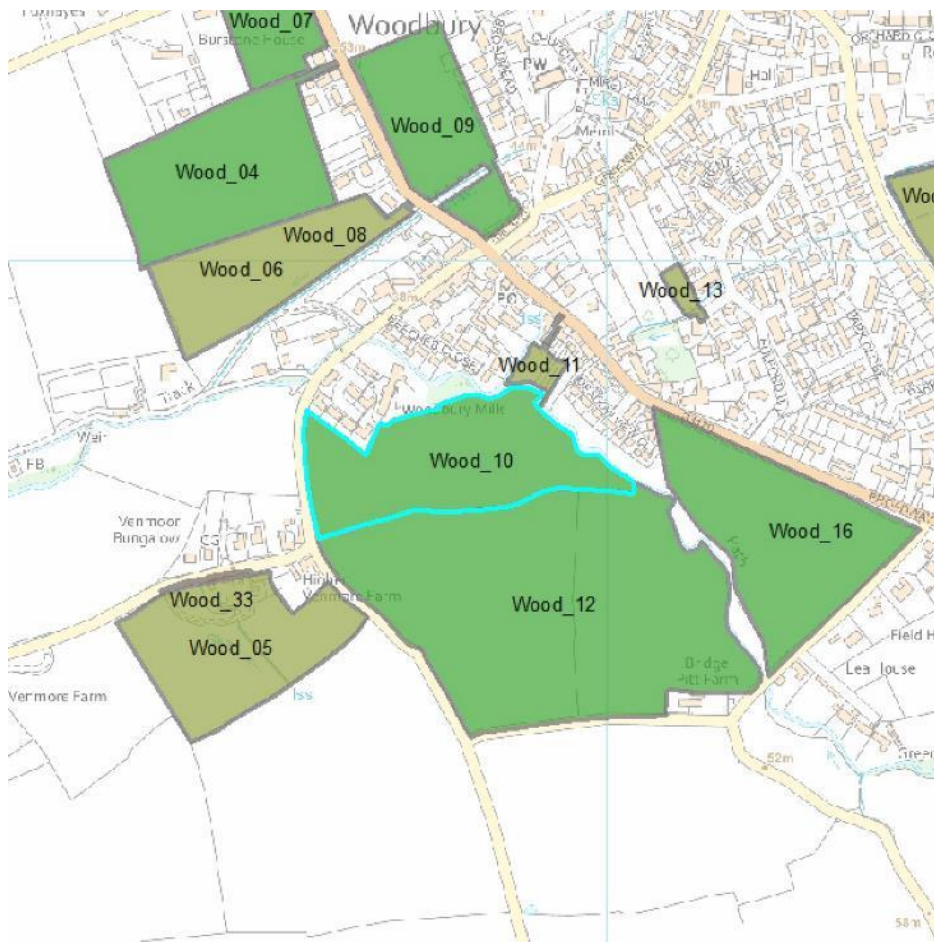
#### Site Detail:

**Settlement:** Woodbury

**Site reference number:** Wood\_10

**Site Address:** Land at Gilbrook, Woodbury,

#### Map of site:



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

**Site Area:** 3.14

**Site Assessment Summary:**



**Infrastructure implications:** DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. A continuous footway to connect to the adjoining site would be required along with extension of the 30mph limit.

**Landscape sensitivity - summary of findings:** Located in Landscape Character Type 3B - Lower Rolling Farmed and Settled Valley Slopes. Large, generally level, arable field. Short distance views into site from road running along western edge of site and to south. The presence of existing dwellings to north and east of the site provides some built form as a context for these views, but adjacent field to south and several large trees provide rural character. 1888-90 map shows woodland across much of site which has been lost.

**Impact on historic environment - summary of findings:** Grade II listed Gilbrook House overlooks site 8m to north. Conservation area adjoins site to north. 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. Eastern boundary comprises mature trees, with an ancient tree in southern boundary. Minor adverse effect predicted (not significant)

**Accessibility assessment:** 10 out of 12 facilities within 1,600m of site. Whilst the centre of Woodbury is only 100m to the north as the crow flies, there is currently no pedestrian access, and the road adjoining to the west is too busy and narrow to walk safely and accommodate a pavement.

**Other known site constraints:** Grade 3 agricultural land. Flood Zone 3 cover north east of site so yield reduced accordingly; the same area also has high surface water flood risk (1/30 yr).

**Site opportunities:** Should incorporate pedestrian/cycle links into Gilbrook House and/or Beeches Close to the north, which would offer direct access to the settlement centre. Construct a bus stop on western edge of site for the number 56 bus which has an hourly service to Exeter/Exmouth.

**Amended Maximum Yield following discounted areas on site:** 60

**Brief summary of the key positives and negatives of the site:** Positives: Close to facilities in the settlement centre, as well as primary school slightly further but still within walking distance (although would require pedestrian access through adjoining development to the north). Limited ecological impact. Context of built form adjoining to north reduces landscape sensitivity. Negatives: Potential for adverse impact upon Grade II listed building to north. North east part of site is located within Flood Zone 3 and also has high surface water flood risk.

**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 (assuming pedestrian/cycle link can be created through development adjoining to the north). Relatively low landscape sensitivity

## Appendix 2.

### Site Selection – interim findings at Tier Three settlements

#### Site Detail:

**Settlement:** Woodbury

**Site reference number:** Wood\_11

**Site Address:** Land at the Rear of Escot Cottages, Broadway, Woodbury, Nr Exeter, Devon, EX5 1NS

#### Map of site:



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

**Site Area:** 0.19

**Site Assessment Summary:**

**Infrastructure implications:** DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: Completely unsuitable access in isolation. Could be considered in conjunction with Wood\_10.

**Landscape sensitivity - summary of findings:** Located in Landscape Character Type 3B - Lower Rolling Farmed and Settled Valley Slopes. Level site located near the centre of Woodbury. Set behind several cottages on the B3179, including parts of rear gardens and land with tree cover. River/stream adjoins western and southern boundary. Limited views into site as it is set behind existing cottages that front B3179. Open fields to south but screened by trees. Numerous large trees currently on site provide landscape character.

**Impact on historic environment - summary of findings:** Entire site is within conservation area. Views from Grade II listed Gilbrook House, 120m to west, not likely to be possible due to intervening buildings and vegetation. 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:** Back land' site comprised of hardstanding used for car parking, rear gardens, grass and trees. Several mature trees in southern part of site. Minor adverse effect predicted (not significant)

**Accessibility assessment:** 10 out of 12 facilities within 1,600m of site. Just 50m from the shops, pubs and hourly bus service in the settlement centre, although accessed along a narrow pavement on the B3179. Primary school 450m to the north.

**Other known site constraints:** Grade 3 agricultural land. Flood zone 3 along western and southern edge, also high surface water flood risk (1/30 yr) in these areas.

**Site opportunities:** Provide pedestrian crossing from site across the B3179.

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

**Brief summary of the key positives and negatives of the site:** Positives: Very close to facilities in the settlement centre, as well as primary school slightly further but still within walking distance. Context of built limits landscape sensitivity. Negatives: DCC Highways state completely unsuitable access in isolation. Entire site is within Conservation Area so potential for adverse heritage impact.

**Should the site be allocated?** No

**Reason(s) for allocating or not allocating:** Unsuitable highways access, potential adverse heritage impact.

## Appendix 2.

### Site Selection – interim findings at Tier Three settlements

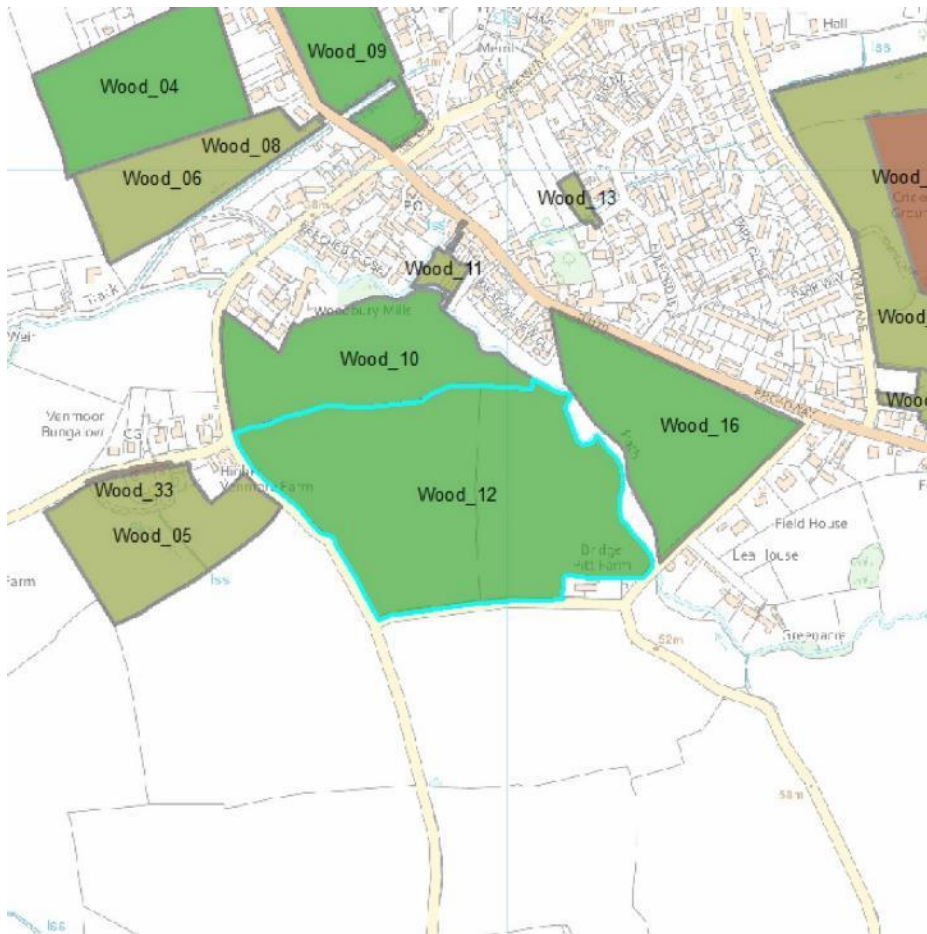
#### Site Detail:

**Settlement:** Woodbury

**Site reference number:** Wood\_12

**Site Address:** Land to the East of Higher Venmore Farm, Woodbury, EX5 1LD

#### Map of site:



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

**Site Area:** 8.13

**Site Assessment Summary:**

**Infrastructure implications:** DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. Would need to be developed with, or after, Wood\_10 to enable footway connection.

**Landscape sensitivity - summary of findings:** Located in Landscape Character Type 3B - Lower Rolling Farmed and Settled Valley Slopes. Two large arable fields. Prominent location on rising land means long distance views of site are available, including from B3179 to east, and also from B3179 to the north of Woodbury. The site is surrounded by fields with limited context of built form, so such views show the site as being in a rural area.

**Impact on historic environment - summary of findings:** Close proximity to Grade II listed building across road in north west means development could affect this heritage asset. Also could affect Conservation Area (75m away) and Gilbrook House (100m), given there are views of the site from these assets. 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:** Two large arable fields. Several mature trees along eastern boundary, with an ancient tree on western boundary. Minor adverse effect predicted (not significant)

**Accessibility assessment:** 10 out of 12 facilities within 1,600m of site. Whilst the centre of Woodbury is only 250m to the north as the crow flies, there is currently no pedestrian access, and the road adjoining to the north west is too busy and narrow to walk safely and accommodate a pavement.

**Other known site constraints:** Grade 3 agricultural land. Flood Zone 3 covers east edge of site, so yield has been reduced accordingly; the same area also has high surface water flood risk (1/30 yr).

**Site opportunities:** Should incorporate pedestrian/cycle links through Wood\_10 and/or Wood\_16 to the north, which would offer direct access to the settlement centre. Construct a bus stop on north western edge of site for the number 56 bus which has an hourly service to Exeter/Exmouth.

**Amended Maximum Yield following discounted areas on site:** 141

**Brief summary of the key positives and negatives of the site:** Positives: Limited ecological impact. Negatives: Sensitive landscape given prominent location on rising land, surrounded by fields apart from at northern edge.

**Should the site be allocated?** No

**Reason(s) for allocating or not allocating:** Scale of development is inconsistent with the spatial strategy when combined with other preferable sites at Woodbury. Sensitive landscape.



## Appendix 2.

### Site Selection – interim findings at Tier Three settlements

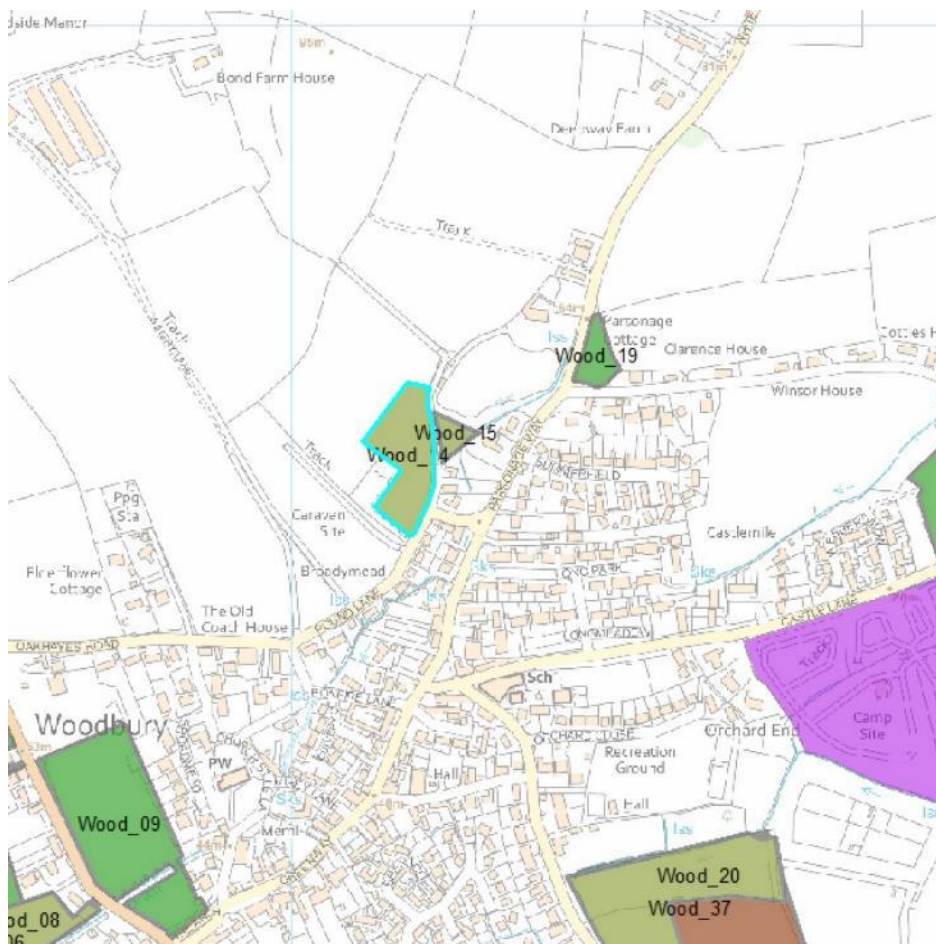
#### Site Detail:

**Settlement:** Woodbury

**Site reference number:** Wood\_14

**Site Address:** Land West of Pound Lane, Woodbury,

#### Map of site:



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**Site Area:** 0.76

#### Site Assessment Summary:

**Infrastructure implications:** DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: Poor ped/cycle links to facilities, although lightly trafficked. Some limited development acceptable.

**Landscape sensitivity - summary of findings:** Located in Landscape Character Type 3B - Lower Rolling Farmed and Settled Valley Slopes. Portion of a larger field, adjoining the cemetery to its south west. Relatively level. Open short distance views of site from Pound Lane to east and south, but surrounding topography limits long distance views of site. The presence of existing dwellings to east provides some context of built form, but generally fields, mature trees and hedgerow surround the site.

**Impact on historic environment - summary of findings:** Intervening dwellings and relatively level topography mean limited views to Conservation Area and listed building 60m to south. Existing mature trees limit intervening views to Parsonage House, 125m to north east. 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:** Small part of a larger arable field. NRN adjoins to south and south west, comprising the cemetery. Approx 3x mature trees, on southern and northern boundary. Minor adverse effect predicted (not significant)

**Accessibility assessment:** 10 out of 12 facilities within 1,600m of site. Primary school 180m to the south east, with the settlement centre beyond at 400m to south. Bus stop offering an hourly service to Exeter/Exmouth located 130m away on Parsonage Way. Initial part of journey is along narrow country lane, which could deter pedestrians.

**Other known site constraints:** Grade 2 agricultural land. Flood Zone 2 adjacent to south east of site, whilst low surface water flood risk runs along the eastern boundary.

**Site opportunities:**

**Amended Maximum Yield following discounted areas on site: 18**

**Brief summary of the key positives and negatives of the site:** Positives: Close to facilities (particularly primary school and bus stop), although initial part of journey along narrow country lane. Limited ecological impact. Negatives: Sensitive landscape. Best and most versatile agricultural land (Grade 2).

**Should the site be allocated? No**

**Reason(s) for allocating or not allocating:** Adverse landscape impact. Loss of best and most versatile agricultural land (Grade 2).

## Appendix 2.

### Site Selection – interim findings at Tier Three settlements

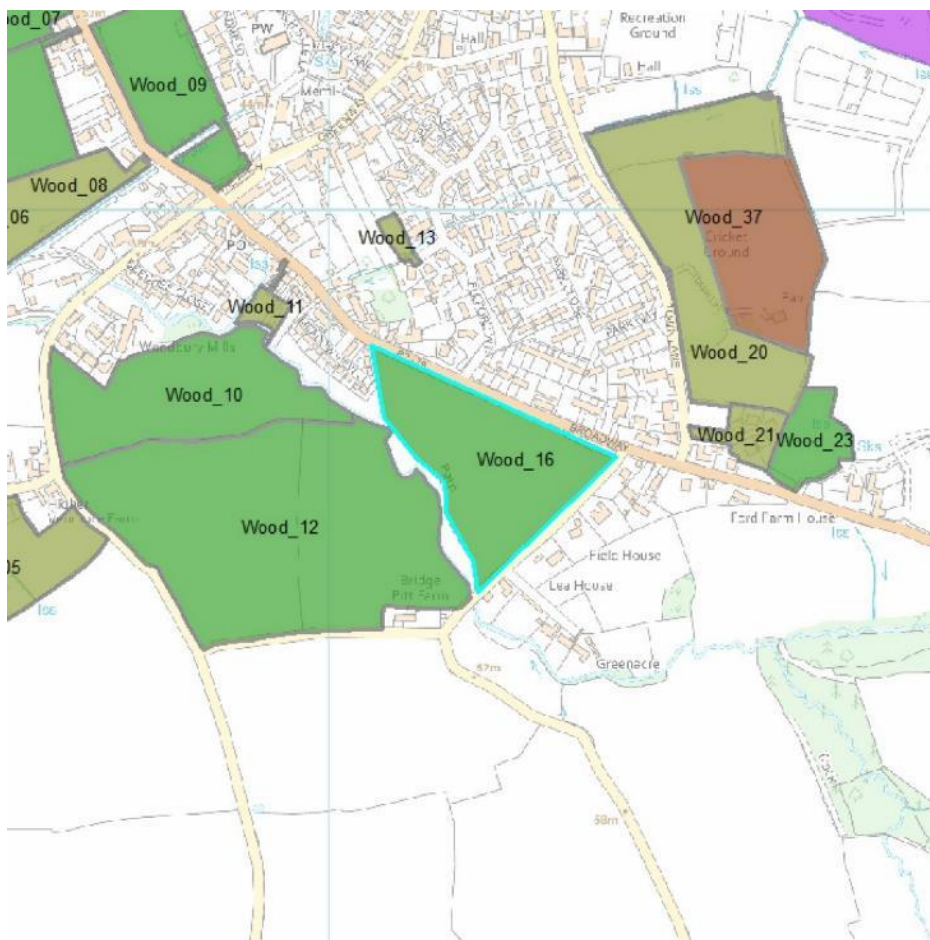
#### Site Detail:

**Settlement:** Woodbury

**Site reference number:** Wood\_16

**Site Address:** Land of Broadway (Phase 2), Woodbury,

#### Map of site:



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

**Site Area:** 3.28

**Site Assessment Summary:**

**Infrastructure implications:** DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy.

**Landscape sensitivity - summary of findings:** Located in Landscape Character Type 3B - Lower Rolling Farmed and Settled Valley Slopes. Field that slopes down from the B3179 along its northern edge to the river that runs along its south western edge. Adjoined by existing dwellings to north west, north on the B3179 which overlook the site. Also low density housing to east, so many views are seen in the context of this built form. Open fields to south provide rural character. Open views into site from the PROW that runs across the western part of the site.

**Impact on historic environment - summary of findings:** the north west, both the Conservation Area and listed building (16m away) have views of site. Therefore, development, particularly in the north west part of the site, could affect these assets. The listed building is adjoined by another dwelling to the east and directly overlooks the new estate at Meadow View Close, reducing the contribution of Wood\_16 to its setting. 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, large arable field. NRN 80m to north west. S.41 90m to north. Several mature trees along southern boundary, adjoining the stream. Veteran tree on western edge. Minor adverse effect predicted (not significant)

**Accessibility assessment:** 10 out of 12 facilities within 1,600m of site. Settlement centre 250m to north west offering shops, pubs, and hourly bus service to Exeter/Exmouth. Pedestrian access along footpath that runs along the north of the B3179, which is narrow in places. Primary school around 750m to north.

**Other known site constraints:** Grade 3 agricultural land. Flood zone 3 runs along south west edge, associated with the river and extends into a small part of the site. High surface water flood risk also to south west and along lane to east of site.

**Site opportunities:** Construct a pedestrian crossing from the site across the B3179 to access pavement that runs to the settlement centre.

**Amended Maximum Yield following discounted areas on site:** 67

**Brief summary of the key positives and negatives of the site:** Positives: Close to facilities. Limited ecological impact. Context of built form reduces landscape sensitivity. Negatives: Proximity to Conservation Area and listed building to north west means potential for adverse heritage impact.

**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. Relatively low landscape sensitivity

## Appendix 2.

### Site Selection – interim findings at Tier Three settlements

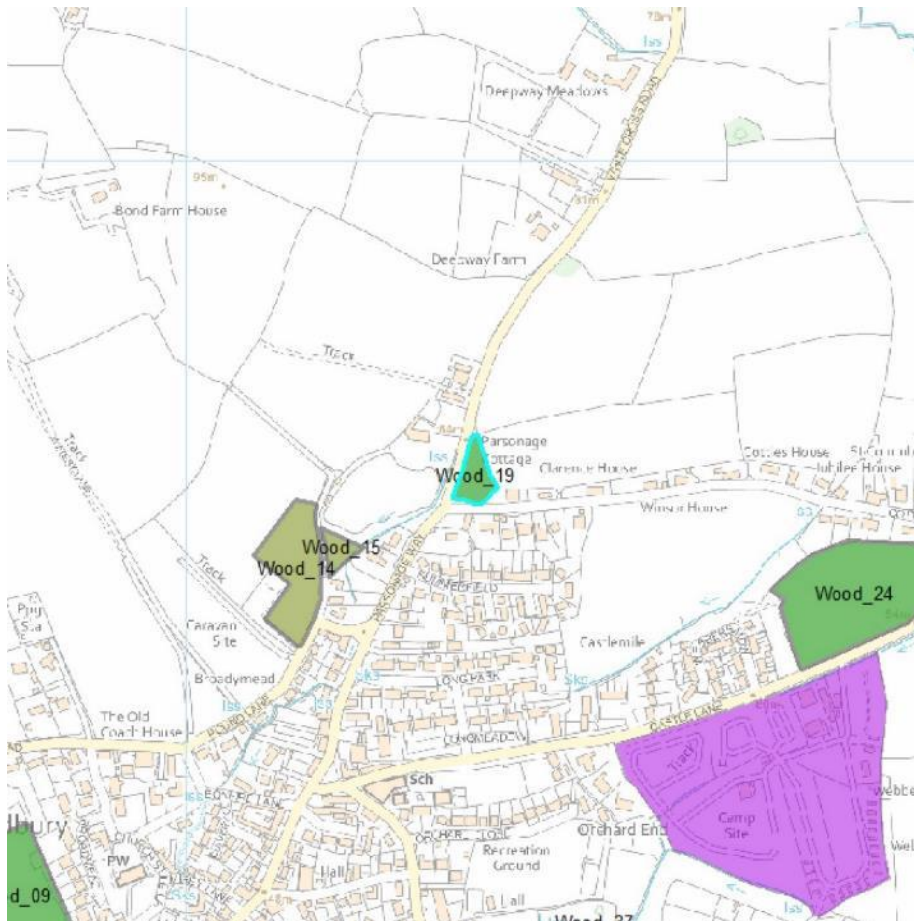
#### Site Detail:

**Settlement:** Woodbury

**Site reference number:** Wood\_19

**Site Address:** Land on the east side of Parsonage Way, Woodbury, EX5 1EQ

#### Map of site:



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

**Site Area:** 0.21

**Site Assessment Summary:**

**Infrastructure implications:** DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: See 2010 comments. Site is within middle and outer zone associated with the high pressure gas pipeline.

**Landscape sensitivity - summary of findings:** Located in Landscape Character Type 3B - Lower Rolling Farmed and Settled Valley Slopes. Triangular shaped site, located on the northern tip of Woodbury. Appears to be overgrown. Existing dwellings to south, and trees and thick hedgerow around the site mean that public views into site are limited, including from PROW to the north. Although not protected by TPO, the on-site trees add to the rural character to the site.

**Impact on historic environment - summary of findings:** Intervening large trees and mature hedgerow obscure views of the site from Grade II listed Parsonage House, 44m to west, so development not likely to affect its setting. Overall, no change to heritage assets or their settings.

**Ecological impact - summary of findings:** Site is comprised of mature trees around site boundary and overgrown grass across the centre. Ancient tree on northern edge. Minor adverse effect predicted (not significant)

**Accessibility assessment:** 10 out of 12 facilities within 1,600m of site. Bus stop providing hourly service to Exeter/Exmouth just south of site. Settlement centre around 600m to south, but sections of pavement are narrow and missing in places, which could deter pedestrians. School is closer at 330m.

**Other known site constraints:** Grade 2 agricultural land. A band of low risk surface water flooding runs along the south of the site.

**Site opportunities:** There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.



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

**Brief summary of the key positives and negatives of the site:** Positives: Good access to a range of facilities. Negatives: Loss of trees would lead to adverse landscape impact. Site is within middle and outer zone associated with the high pressure gas pipeline. Grade 2 agricultural land.

**Should the site be allocated?** No

**Reason(s) for allocating or not allocating:** Loss of trees would lead to adverse landscape impact. Site is within middle and outer zone associated with the high pressure gas pipeline. Grade 2 agricultural land.

## Appendix 2.

### Site Selection – interim findings at Tier Three settlements

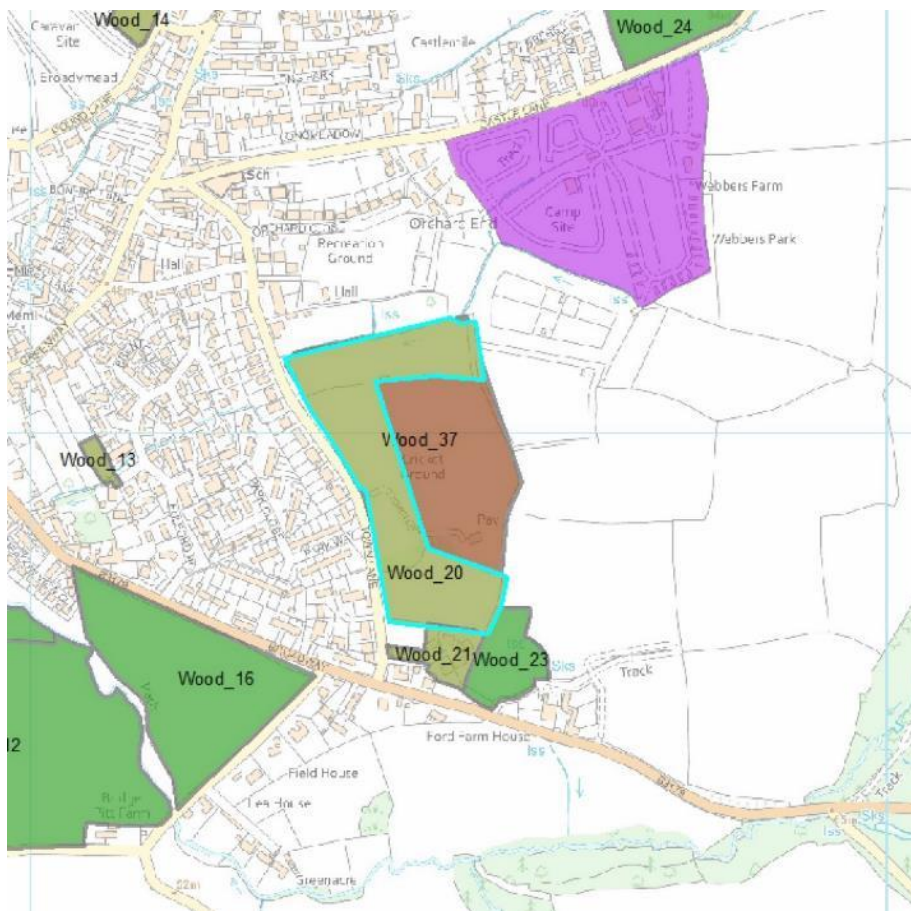
Site Detail:

**Settlement:** Woodbury

**Site reference number:** Wood\_20

**Site Address:** Land at Town Lane, Woodbury,

**Map of site:**



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

**Site Area:** 3.66

**Site Assessment Summary:**

**Infrastructure implications:** DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. Also needs to be considered in conjunction with adjoining sites.

**Landscape sensitivity - summary of findings:** Located in Landscape Character Type 3B - Lower Rolling Farmed and Settled Valley Slopes. Single field that rises from west to east. New dwellings adjacent to south, and existing dwellings to west provide some built form as context. Cricket ground and small woodland to north, with countryside to the east. Mature hedgerow helps to screen the site from surrounding views.

**Impact on historic environment - summary of findings:** Intervening dwellings mean site will not affect Grade II listed Knoll Cottage, 60m to south. Overall, no change to heritage assets or their settings.

**Ecological impact - summary of findings:** Single field, comprised of overgrown grass. NRN adjacent to north - a small woodland of mature trees. S.41 20m to north. Minor adverse effect predicted (not significant)

**Accessibility assessment:** 10 out of 12 facilities within 1,600m of site. School is 500m to north, but Town Lane is narrow and lacks pavements which will deter pedestrians/cyclists. Settlement centre around 400m to west, but a short section along Town Lane lacks pavement.

**Other known site constraints:** Grade 3 agricultural land. High risk of surface water flooding identified in group of trees that adjoin northern part of site.

**Site opportunities:** Consider how to improve pedestrian access along Town Lane.

**Amended Maximum Yield following discounted areas on site: 28**

**Brief summary of the key positives and negatives of the site:** Positives: close to a range of facilities. Limited ecological impact. No change to heritage assets. Adjoined by dwellings to west and south reduces landscape sensitivity. Negatives: Town Lane is narrow and lacks pavement for most of its length, making pedestrian access difficult - only a short walk to pavement along B3179 to south, but much further north to access the primary school.

**Should the site be allocated? Yes**

**Reason(s) for allocating or not allocating:** Close to a range of facilities. Limited ecological impact. No change to heritage asset.

## Appendix 2.

### Site Selection – interim findings at Tier Three settlements

#### Site Detail:

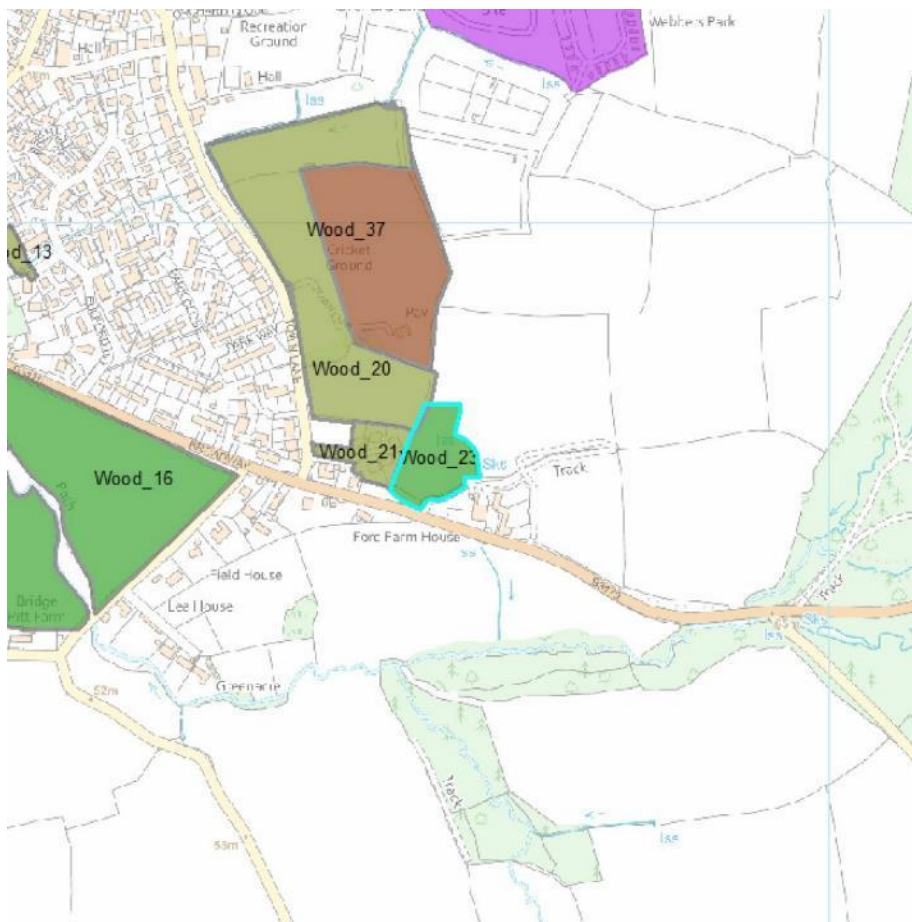
**Settlement:** Woodbury

**Site reference number:** Wood\_23

**Site Address:** Ford Farm

Woodbury, EX5 1NJ

#### Map of site:



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**Site Area:** 0.74

**Site Assessment Summary:**

**Infrastructure implications:** DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: This site would need to be developed in conjunction with Wood\_20 and 21.

**Landscape sensitivity - summary of findings:** Located in Landscape Character Type 3B - Lower Rolling Farmed and Settled Valley Slopes. Irregular shaped field, just beyond eastern entrance to Woodbury. Open views of the site are available from the B3179 to south. Modern dwellings beyond mature hedgerow/trees to the west. With countryside surrounding the remaining sides, apart from the farm house to south east, the site appears as a rural landscape albeit with some intrusive human activity from dwellings and B3179.

**Impact on historic environment - summary of findings:** The views from Grade II listed Knoll Cottage 36m west of the site are obscured by trees and hedgerow, but development could 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:** Doesn't appear to be in agricultural use, possibly a paddock or similar. NRN 40m to north; S.41 habitat 150m to north. Minor adverse effect predicted (not significant)

**Accessibility assessment:** 10 out of 12 facilities within 1,600m of site. Settlement centre around 700m to west, but lacking pavement for a short section between the site and Knoll Cottage. Primary school is 600m to north, but access along narrow Town Lane which lacks pavements and would deter pedestrians/cyclists.

**Other known site constraints:** Grade 3 agricultural land. Low risk of surface water flooding along B3179 just beyond southern boundary. Application for 3x self build dw refused in 2021 (21/0299/OUT) due to location outside BUAB and lack of suitable footpath links and distance to essential services and facilities; and detrimental impact upon the semi-rural character and appearance of the area.

**Site opportunities:** Consider how to improve pedestrian access along Town Lane. Create pavement between site and Knoll Cottage to enable a continuous link to the settlement centre. Consider links with Wood\_20 adjoining to north west.

**Amended Maximum Yield following discounted areas on site: 18**

**Brief summary of the key positives and negatives of the site:** Positives: limited ecological impact. Close to a range of facilities. Negatives: site appears as a semi-rural landscape as a field with some intrusive human activity from dwellings and B3179. Lacking footpaths to access school, and missing a short section between the site and Knoll Cottage on route to settlement centre.

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

**Reason(s) for allocating or not allocating:** Semi-rural character means that development would cause some landscape harm, however if footpath provision could be enhanced then this would be a potential 2<sup>nd</sup> choice allocation if further sites in Woodbury were considered appropriate.

## Appendix 2.

### Site Selection – interim findings at Tier Three settlements

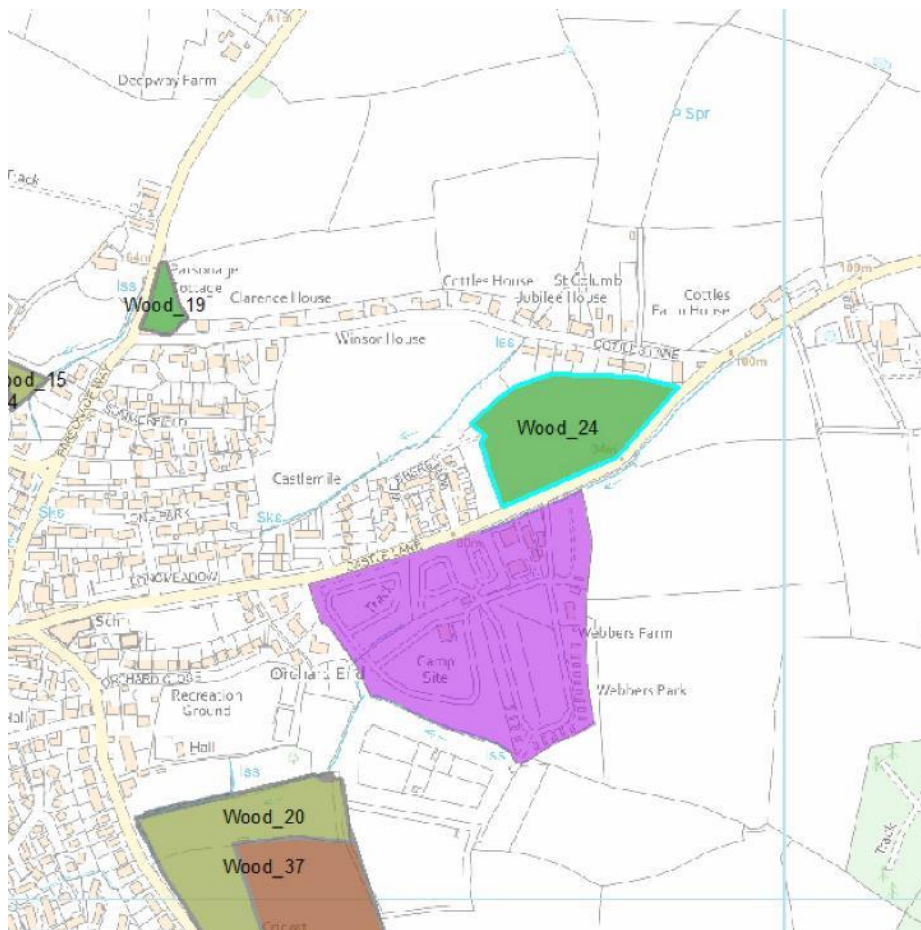
Site Detail:

**Settlement:** Woodbury

**Site reference number:** Wood\_24

**Site Address:** Land North East of Webbers' Meadow, Castle Lane, Woodbury, EX5 1EE

**Map of site:**



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

**Site Area:** 1.89

**Site Assessment Summary:**



**Infrastructure implications:** DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: The site is relatively remote without the ability to link to the footway along Castle Lane. Castle Lane would require widening and visibility splays would necessitate loss of hedgerow.

**Landscape sensitivity - summary of findings:** Located in Landscape Character Type 3B - Lower Rolling Farmed and Settled Valley Slopes. Sloping field from east to west. Limited context of built form is provided by modern dwellings adjoining the western edge and low density dwellings along north east of the site. The promontory location with regards to the existing settlement means that the main context is a rural landscape character. Long distance views to Grade I listed church and Exe Estuary beyond to the west.

**Impact on historic environment - summary of findings:** There are potential views of the site from Grade II listed Cottles Farm to the north east, but distance (111m) and intervening field, road, and dwellings means development of the site not likely to affect this asset. The tower of Grade I listed church, approx 800m to west, is visible from the site, so development could 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:** Single field of agriculturally improved grassland. Mature trees in hedgerow along northern and southern boundary. Minor adverse effect predicted (not significant)

**Accessibility assessment:** 10 out of 12 facilities within 1,600m of site. Around 900m to the settlement centre, but pavement is narrow and lacking in places. Primary school is 500m to the west and this journey benefits from a continuous pavement. Hourly bus service to Exeter/Exmouth available from Greenway/Parsonage Way 600m to west.

**Other known site constraints:** Grade 3 agricultural land. Low surface water flood risk along Castle Lane adjoining to the south.

**Site opportunities:** Provide access via Webbers Meadow to west to ensure suitable vehicle and pedestrian/cycle access can be achieved from the site.

**Amended Maximum Yield following discounted areas on site:** 45

**Brief summary of the key positives and negatives of the site:** Positives: Limited ecological impact. Good access to facilities. Negatives: Sensitive landscape setting means that development would cause landscape harm.

**Should the site be allocated?** No

**Reason(s) for allocating or not allocating:** Adverse landscape impact.

## Appendix 2.

### Site Selection – interim findings at Tier Three settlements

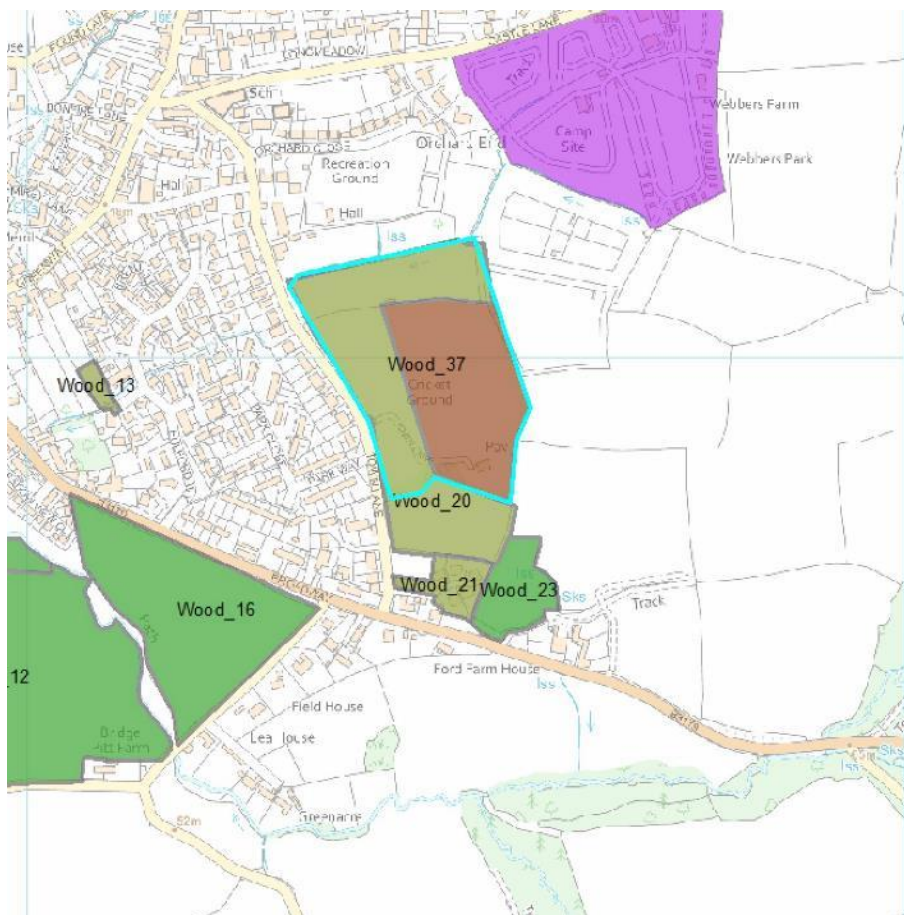
Site Detail:

**Settlement:** Woodbury

**Site reference number:** Wood\_37

**Site Address:** Cricket Field off Town Lane, Woodbury,

**Map of site:**



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

**Site Area:** 5.18

**Site Assessment Summary:**

**Infrastructure implications:** DCC Education: Lady Swards primary has some capacity to support development - but need to assess in conjunction with proposed sites nearby and in west end. Secondary capacity required. Transport costs would apply for both primary and secondary. DCC Highways: A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. Also, the junction with the A376 is unsuitable for significant development.

**Landscape sensitivity - summary of findings:** Located in Landscape Character Type 3B - Lower Rolling Farmed and Settled Valley Slopes. Site is comprised of a rectangular field to the north, and cricket ground to the south, located on the eastern edge of Woodbury. Site slopes gently down from west to east. Mature hedgerow helps to screen the northern field, but open views from the east into the southern section (the cricket ground). Existing dwellings along Town Lane to west provide some built form as context. Site is well contained by existing trees and hedgerow from views to the north and south, but site itself has an open, rural character.

**Impact on historic environment - summary of findings:** Intervening mature trees and hedgerow between the site and Grade II listed dwelling to north west limit intervisibility, but close proximity (23m) means development could 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:** Northern field appears to be in agriculturally improved grassland, but southern field is a cricket pitch with a community orchard on north east edge. NRN within site. S.41 within site and s.41 also adjacent to north. Mature trees along northern and southern boundary. Veteran tree in north east edge of central field. Significant moderate adverse effect predicted

**Accessibility assessment:** 10 out of 12 facilities within 1,600m of site. Although school is only 220m to north, Town Lane is narrow and lacks pavements which will deter pedestrians/cyclists. Settlement centre around 400m to west, but a short section along Town Lane lacks pavement.

**Other known site constraints:** Grade 3 agricultural land. Flood zone 3 covers around half of the northern field. Also high surface water flood risk along northern edge of site and within the woodland in southern part. Developing the southern field for housing would mean loss of the cricket ground, an important community facility. Application for church and sports hall in northern field refused in 1997.

**Site opportunities:** There are no specific opportunities that development of the site could help deliver other than noting that development would help secure new housing provision.

**Amended Maximum Yield following discounted areas on site: 81**

**Brief summary of the key positives and negatives of the site:** Positives: Within walking distance to a range of facilities. Negatives: Loss of cricket pitch. S.41 habitat and NRN within site mean adverse ecological impact. Potential impact on setting of Grade II listed building to north.

**Should the site be allocated? No**

**Reason(s) for allocating or not allocating:** Would result in loss of cricket pitch, an important community facility. Adverse ecological impact.

## Appendix 2.

### Site Selection – interim findings at Tier Three settlements

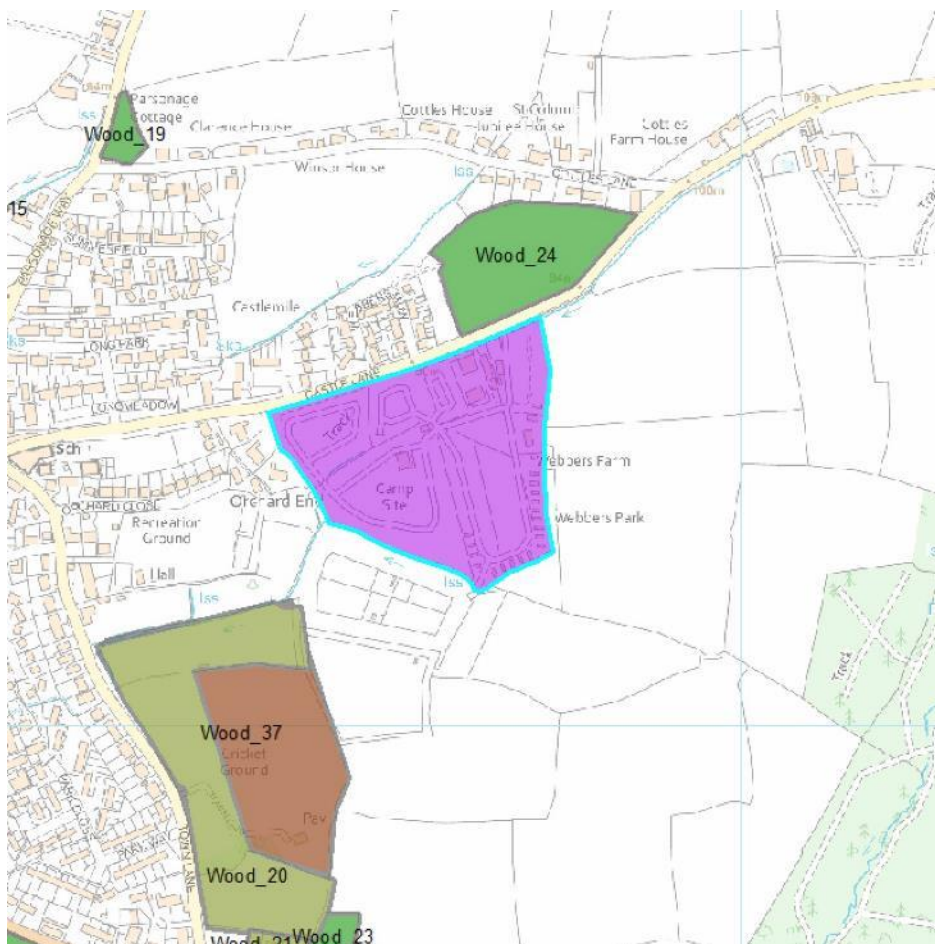
#### Site Detail:

**Settlement:** Woodbury

**Site reference number:** Wood\_42

**Site Address:** Webbers Farm, Castle Lane

#### Map of site:



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**Site Area:** 5.7

**Site Assessment Summary:**

**Infrastructure implications:** new site / tbc

**Landscape sensitivity - summary of findings:** Located in Landscape Character Type 3B - Lower Rolling Farmed and Settled Valley Slopes. Campsite with caravans, tents, internal roads, hardstanding and associated small buildings (reception, toilet block etc). Modern dwellings to north, low density dwellings to north west, fields to east and south. Site rises from west to east, with views towards the Exe Estuary. High level of human disturbance reduces the sensitivity of the landscape.

**Impact on historic environment - summary of findings:** The tower of Grade I listed church, approx 600m to west, is visible from the site, so development could 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:** Site is currently a campsite, with mature trees along northern, western and southern boundary. NRN across road to north west. Minor adverse effect predicted (not significant)

**Accessibility assessment:** 10 out of 12 facilities within 1,600m of site. Around 700m to the settlement centre, but pavement is narrow and lacking in places. Primary school is just 250m to the west and this journey benefits from a continuous pavement. Hourly bus service to Exeter/Exmouth available from Greenway/Parsonage Way 400m to west.

**Other known site constraints:** Grade 3 agricultural land. Flood zone 3 in south west part of site, with high surface water along southern boundary. Development for housing would result in loss of large and popular Webbers Farm camp site to the detriment of tourism and the local economy.

**Site opportunities:** Site would constitute previously developed land.

**Amended Maximum Yield following discounted areas on site:** 101

**Brief summary of the key positives and negatives of the site:** Positives: Good access to facilities. Relatively low landscape sensitivity given existing presence of

camp site. Negatives: loss of large and popular caravan and camp site would be detrimental to the local tourism offer and economy.

**Should the site be allocated?** No

**Reason(s) for allocating or not allocating:** Loss of large and popular caravan and camp site would be detrimental to the local tourism offer and economy.