

Appendix 2.

Site Selection – interim findings at Tier Four settlements

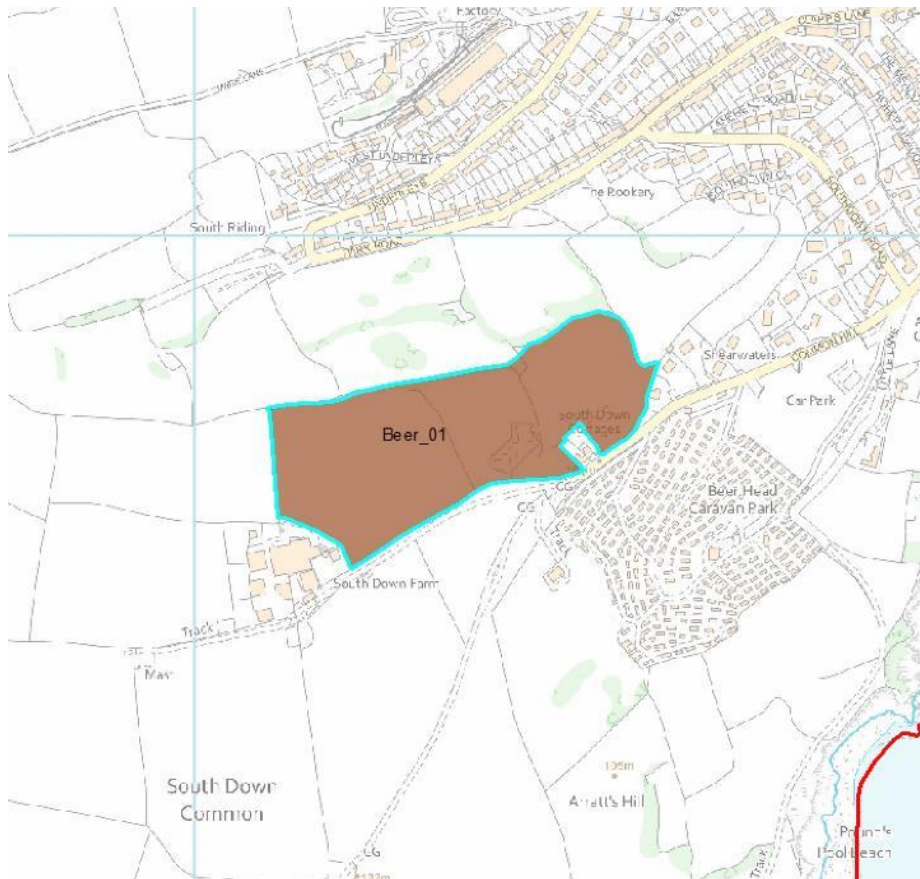
Site Detail:

Settlement: Beer

Site reference number: Beer_01

Site Address: Part South Down Farm, Common Hill, Beer, EX12 3AH

Map of site:



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Site Area: 7.25

Site Assessment Summary:

Infrastructure implications: As DCC Highways have noted, access to this site would be from the private track off Common Hill which is remote from Beer village centre with little or no cycle/footway provisions. In addition, the access is steep as this site is set on high ground above Beer. The Education Authority advise that Beer Primary school has limited capacity to support development and lies on a very constrained site, and also that there would be a transport implication for secondary.

Landscape sensitivity - summary of findings: Sensitivity is considered to be a high. The site occupies a coastal plateau above the village of Beer, with extensive and expansive views from the eastern part of the site particularly, over Beer and around the coastline to Dorset. The site lies within the AONB, Heritage Coast and Coastal Protection Area, and whilst there is a caravan park in the foreground, and existing houses along the access road leading up to the site, residential development of any scale here be above the existing skyline and significantly impact the open and exposed character of the landscape.

Impact on historic environment - summary of findings: The site is set back by less than 400m from the Jurassic Coast World Heritage Site designation, which in part is designated for its landscape value, and to which this site contributes to setting in its current state. The site also lies entirely within an artefacts scatter and part of the site is also recorded as relict field system of possible later prehistoric to medieval date, visible on aerial photographs. The site does not lie in close proximity to any listed buildings, but due to its vantage point over Beer there is long range intervisibility with this historic village. The assessment suggests potential moderate adverse impact on historic environment from introducing residential development in this location.

Ecological impact - summary of findings: The site is predominantly agricultural grazing, with boundary hedgerows which contain some large/mature trees. The site lies within the Beer Quarry & Caves Consultation Zones, less than 0.5km from this SAC and County Wildlife Site. It also lies immediately adjacent to a swathe of semi-improved grassland s41 Priority Habitat which is also a Core Nature Area under Nature Recovery Network data. Significant moderate adverse impact is indicated overall from the assessment.

Accessibility assessment: The site includes 9 community facilities and services within 1600m. This includes an hourly or better bus service, primary school, convenience shop(s), post office, community hall, pub(s), open space/allotment, GP and children's play area. There is limited capacity at the primary school however as noted by the LEA. The majority of these facilities are within the village centre to which there are significant accessibility issues due to the location of the site at the

top of a steep prolonged incline. The shortest route on foot is along a narrow access road from the village, mostly without footway. Overall, accessibility by all modes of transport would be challenging for residents.

Other known site constraints: Potentially entirely Grade 3 agricultural land. N.b. c.100m from Mineral Consultation Area and 0.5km from drinking water source protection zone.

Site opportunities: None identified.

Amended Maximum Yield following discounted areas on site: 130

Brief summary of the key positives and negatives of the site: Prominent coastal location. Long range intervisibility along the coastline (WHS/Heritage Coast) and the East Devon AONB. Poor relationship to the settlement of Beer and poor accessibility to facilities and services - predominantly due to topography.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Exposed nature of the site and poor relationship and accessibility to the settlement and services/facilities of Beer.

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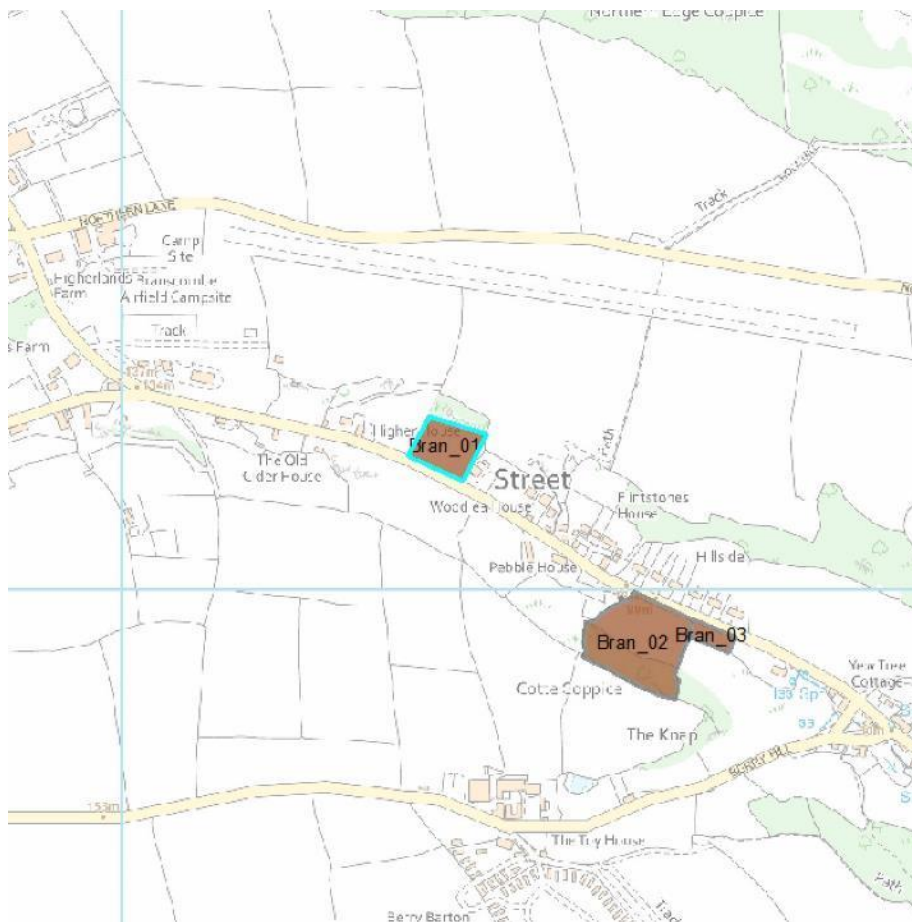
Site Detail:

Settlement: Branscombe

Site reference number: Bran_01

Site Address: Land to the west of Cott Mead, north side of the road, EX12 3BH

Map of site:



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Site Area: 0.34

Site Assessment Summary:

Infrastructure implications: DCC Highways - although it may be technically possible to access this site for development it is very remote from services and facilities and the site has quite a steep gradient. DCC Education - notes that Branscombe Primary has capacity to support development, home to school transport costs implications for secondary. Secondary capacity limited, and would need to be looked at in combination with other sites.

Landscape sensitivity - summary of findings: The site lies entirely within the East Devon AONB on the lower slopes of a steep coombe valley side. Overall landscape sensitivity is assessed to be medium-high. The site which has some intervisibility from across the valley side and through the valley in both directions and stands apart from the sporadic ribbon development beyond.

Impact on historic environment - summary of findings: Assessed as an overall moderate impact due to the relationship/intervisibility with the setting of the nearest identified heritage asset - a grade II listed farmhouse. The land provides a countryside/agricultural context to the farmhouse, lying between it and the start of the more modern ribbon development of housing beyond that marks the start of the outskirts of Branscombe.

Ecological impact - summary of findings: Assessed as overall significant moderate adverse effect. The site is across the lane from an area of grassland which is s41 Priority Habitat, and is bounded by hedgerow with mature trees. It is an area of unimproved pasture and site lies within the Beer Quarry Caves consultation zone.

Accessibility assessment: The site is recorded as having up to 7 community facilities and services within 1600m (primary school, children's play area, convenience store, post office, community hall, pub, open space/allotment). However, the shop has in fact now closed and the PO is only open for a few hours a week. Moreover, the site lies at the western extremity of the linear settlement of Branscombe, beyond a cluster of almost entirely residential /holiday accommodation uses. It is only the pub (Fountain Head) which is in the immediate vicinity. With a less than hourly bus service and narrow winding lanes with no pavement (and no opportunities to provide any), for the route to the majority of the facilities, which are clustered in the vicinity of the village hall over 1700m away, it is not considered an accessible/sustainable location and would be reasonable to assume the vast majority of services would be accessed by car.

Other known site constraints: Potentially part Grade 3 agricultural land. Band of surface water flooding (1 in 100 years) along road boundary.

Site opportunities: Potential to support Branscombe Primary school which has capacity.

Amended Maximum Yield following discounted areas on site: 10

Brief summary of the key positives and negatives of the site: Remote rural location with landscape and heritage sensitivities. Poor accessibility to facilities and services and relationship to existing built development.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Primarily for reasons of landscape and heritage impact and the poor accessibility of the location by sustainable modes of transport to facilities and services, which have declined since the role and function study assessment was undertaken.

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Site Selection – interim findings at Tier Four settlements

Site Detail:

Settlement: Branscombe

Site reference number: Bran_02

Site Address: Field forming part of Cotte Barton Farm, EX12 3BH

Map of site:



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Site Area: 0.87

Site Assessment Summary:

Infrastructure implications: DCC Highways - consider the site could be acceptable for possible frontage development, but the carriageway would be likely to require localised widening to accommodate the additional vehicle / pedestrian movements. DCC Education - Notes Branscombe Primary has capacity to support development, home to school transport costs implications for secondary. Secondary capacity limited, and would need to be looked at in combination with other sites.

Landscape sensitivity - summary of findings: The site lies entirely within the East Devon AONB on the lower slopes of a steep coombe valley side. Overall landscape sensitivity is assessed to be medium-high. The site which has some intervisibility from across the valley side and through the valley in both directions and whilst it would be opposite existing housing, it would intensify development here which is currently sporadic, ribbon development, mainly on the opposite side / along one side of the lane.

Impact on historic environment - summary of findings: Assessed as an overall minor impact due to the limited direct relationship/intervisibility with the nearest identified heritage assets (2 Grade II listed buildings) and their setting. The nearest however is with 100m.

Ecological impact - summary of findings: Assessed as overall significant moderate adverse effect as the site lies within the Beer Quarry Caves consultation zone, includes and is adjoining an area of deciduous woodland identified as s41 priority habitat, and is considered also to have value as an unimproved pasture.

Accessibility assessment: The site is recorded as having up to 7 community facilities and services within 1600m (primary school, children's play area, convenience store, post office, community hall, pub, open space/allotment). However, the shop has in fact now closed and the PO is only open for a few hours a week. Moreover, the site lies at the western extremity of the linear settlement of Branscombe, beyond a cluster of almost entirely residential /holiday accommodation uses. It is only the pub (Fountain Head) which is in the immediate vicinity. With a less than hourly bus service and narrow winding lanes with no pavement (and no opportunities to provide any), for the route to the majority of the facilities, which are clustered in the vicinity of the village hall over 1700m away, it is not considered an accessible/sustainable location and would be reasonable to assume the vast majority of services would be accessed by car.

Other known site constraints: Band of surface water flooding (1 in 100 years) along road boundary.

Site opportunities: Potential to support Branscombe Primary school which has capacity. Potential if carriageway was widened to make some contribution to alleviate traffic issues due to narrow road, limited passing and off-road parking, but this would result in hedgerow removal.

Amended Maximum Yield following discounted areas on site: 21

Brief summary of the key positives and negatives of the site: Reasonable relationship to immediate surroundings but remote rural location with landscape and some heritage and ecological sensitivities. Poor accessibility to facilities and services.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Primarily for reasons of landscape impact and the poor accessibility of the location by sustainable modes of transport to facilities and services.

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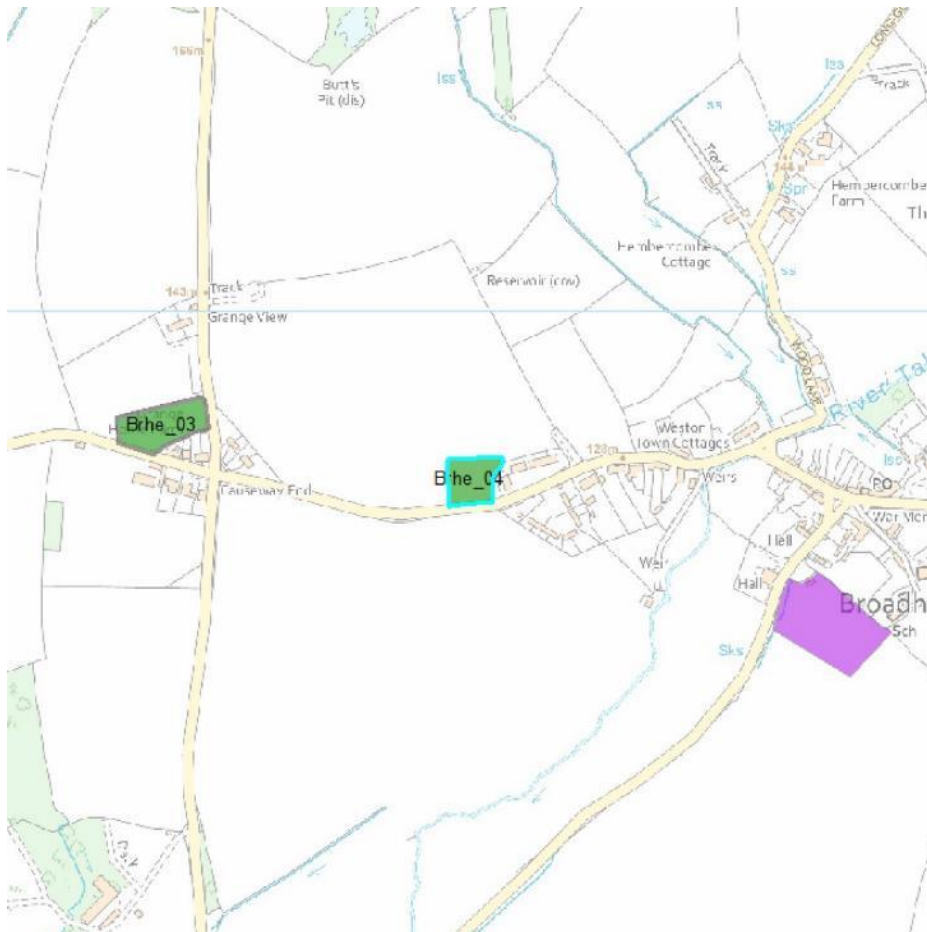
Site Detail:

Settlement: Broadhembury

Site reference number: Brhe_04

Site Address: Causeway End, Broadhembury, EX14 3LR

Map of site:



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Site Area: 0.28

Site Assessment Summary:

Infrastructure implications: No obvious access difficulties. Broadhembury Primary has capacity to support some development. Additional secondary provision required. Transport costs would apply for secondary pupils.

Landscape sensitivity - summary of findings: AONB site. Very high landscape value but the site is a corner of a much larger field with limited intrinsic local value, adjoining a small group of post war housing, so its sensitivity to development is medium-high.

Impact on historic environment - summary of findings: No heritage implications identified.

Ecological impact - summary of findings: Minimal ecological impact provided the boundary trees and hedgerows were retained. Within the site there is limited habitat of value. Potential to separate the site from the larger field with new hedgerow planting.

Accessibility assessment: The site includes a range of community facilities and services within 1600m. These include a pub, hall, school and PO shop and tea room. There is not a frequent bus service. The majority of these facilities are within the village centre although access from the site would be via a narrow lane without lighting or pavement.

Other known site constraints: None identified

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: 8

Brief summary of the key positives and negatives of the site: The site is reasonably well located adjacent to development on the periphery of the village. It is accessible to facilities, albeit along unlit, unpaved single width lanes. Landscape concerns can be addressed through screening. It performs well in ecology and heritage terms. There is local concern that the need for housing is for

affordable and/or small family and elderly persons housing not unrestricted market housing.

Should the site be allocated? No

Reason(s) for allocating or not allocating: The site performs reasonably well in terms of accessibility (although a lack of pavements or lighting could prove hazardous) and landscape impact can be addressed. Given the village's heritage importance, there is a need to reflect the existing historic character in new development. There is also a strong local desire to restrict new development to that which will meet existing need for affordable, small family and elderly/adaptable housing.

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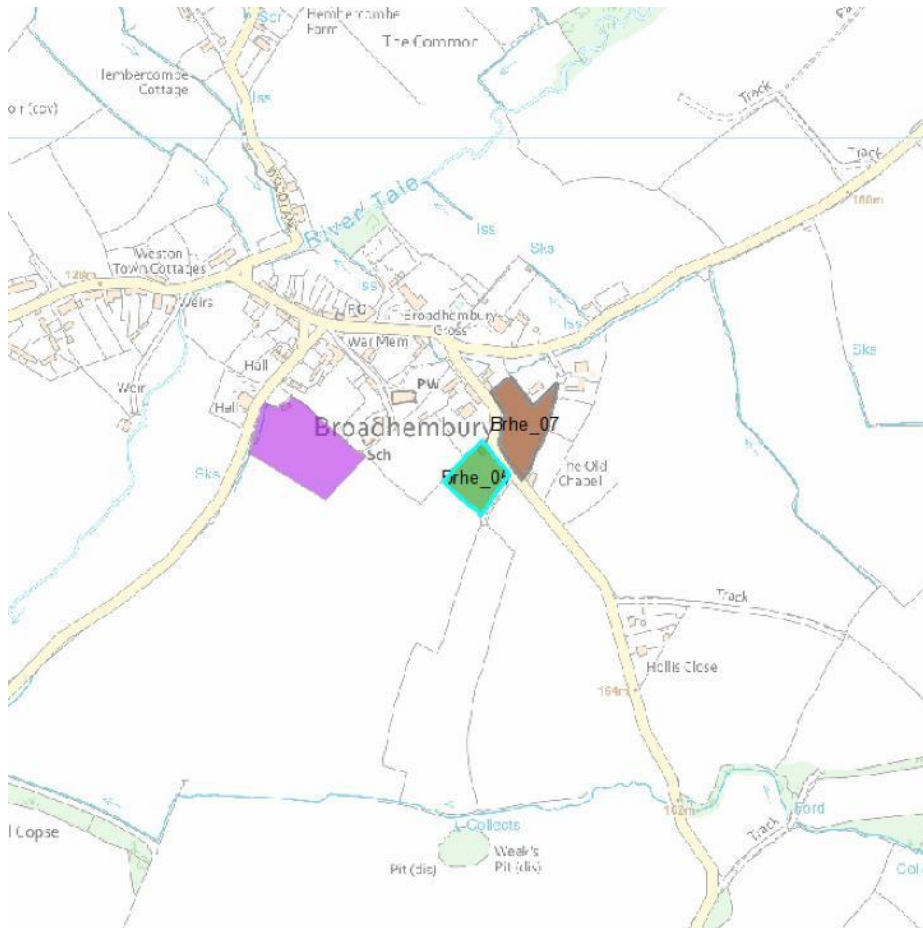
Site Detail:

Settlement: Broadhembury

Site reference number: Brhe_05

Site Address: The Old Orchard, Broadhembury, Devon

Map of site:



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

Site Area: 0.32

Site Assessment Summary:

Infrastructure implications: Access from highway OK. Broadhembury Primary has capacity to support some development. Additional secondary provision required. Transport costs would apply for secondary pupils.

Landscape sensitivity - summary of findings: AONB site. Very high landscape value but the site is a small, well screened paddock so its sensitivity to development is medium-high.

Impact on historic environment - summary of findings: Significant heritage implications- within the site lie historic earthworks and the site would directly impact upon the setting and appearance of the Grade 1 listed Church

Ecological impact - summary of findings: Minimal ecological impact provided the boundary trees and hedgerows were retained. Within the site there is limited habitat of value.

Accessibility assessment: The site includes a range of community facilities and services within 1600m. These include a pub, hall, school and PO shop and tea room. There is not a frequent bus service. The majority of these facilities are within the village centre although access from the site would be via a narrow lane without lighting or pavement.

Other known site constraints: n/a

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: 10

Brief summary of the key positives and negatives of the site: The site performs well in terms of accessibility and ecology but landscape and heritage impacts cannot be satisfactorily overcome.

Should the site be allocated? No

Reason(s) for allocating or not allocating: The site performs well in terms of accessibility and ecology but landscape and heritage impacts cannot be satisfactorily overcome.

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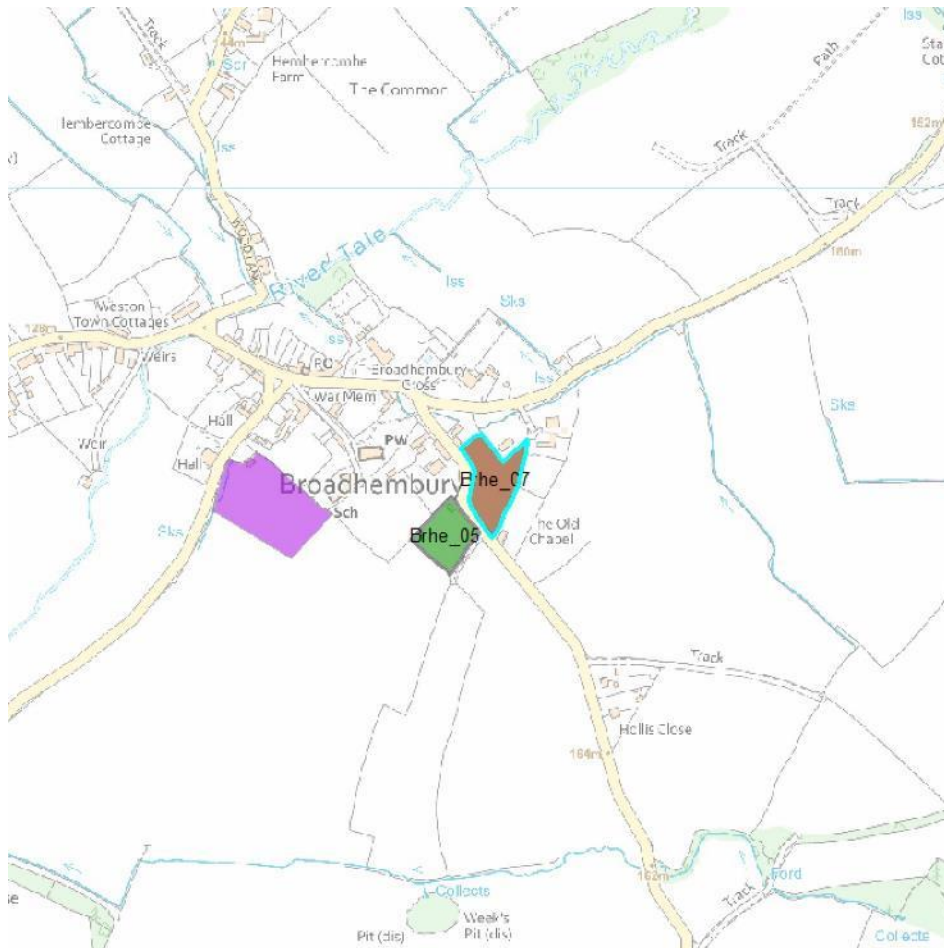
Site Detail:

Settlement: Broadhembury

Site reference number: Brhe_07

Site Address: Land South of the Vicarage, Broadhembury, Devon, EX14 3FF

Map of site:



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Site Area: 0.44

Site Assessment Summary:

Infrastructure implications: This site is on the edge of Broadhembury with good highway connection to the centre. Broadhembury Primary has capacity to support some development. Additional secondary provision required. Transport costs would apply for secondary pupils.

Landscape sensitivity - summary of findings: AONB site. Very high landscape value and the site slopes so the upper parts are visible, increasing its development sensitivity to high.

Impact on historic environment - summary of findings: Significant heritage implications- adjacent, and higher than, adjoining listed buildings and the site would (to a lesser degree) impact upon the setting and appearance of the Grade 1 listed Church

Ecological impact - summary of findings: Minimal ecological impact provided the boundary trees and hedgerows were retained. Within the site there is limited habitat of value.

Accessibility assessment: The site includes a range of community facilities and services within 1600m. These include a pub, hall, school and PO shop and tea room. There is not a frequent bus service. The majority of these facilities are within the village centre although access from the site would be via a narrow lane without lighting or pavement.

Other known site constraints: n/a

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: 10

Brief summary of the key positives and negatives of the site: The site performs well in terms of accessibility and ecology but landscape and heritage impacts cannot be satisfactorily overcome.

Should the site be allocated? No

Reason(s) for allocating or not allocating: The site performs well in terms of accessibility and ecology but landscape and heritage impacts cannot be satisfactorily overcome.

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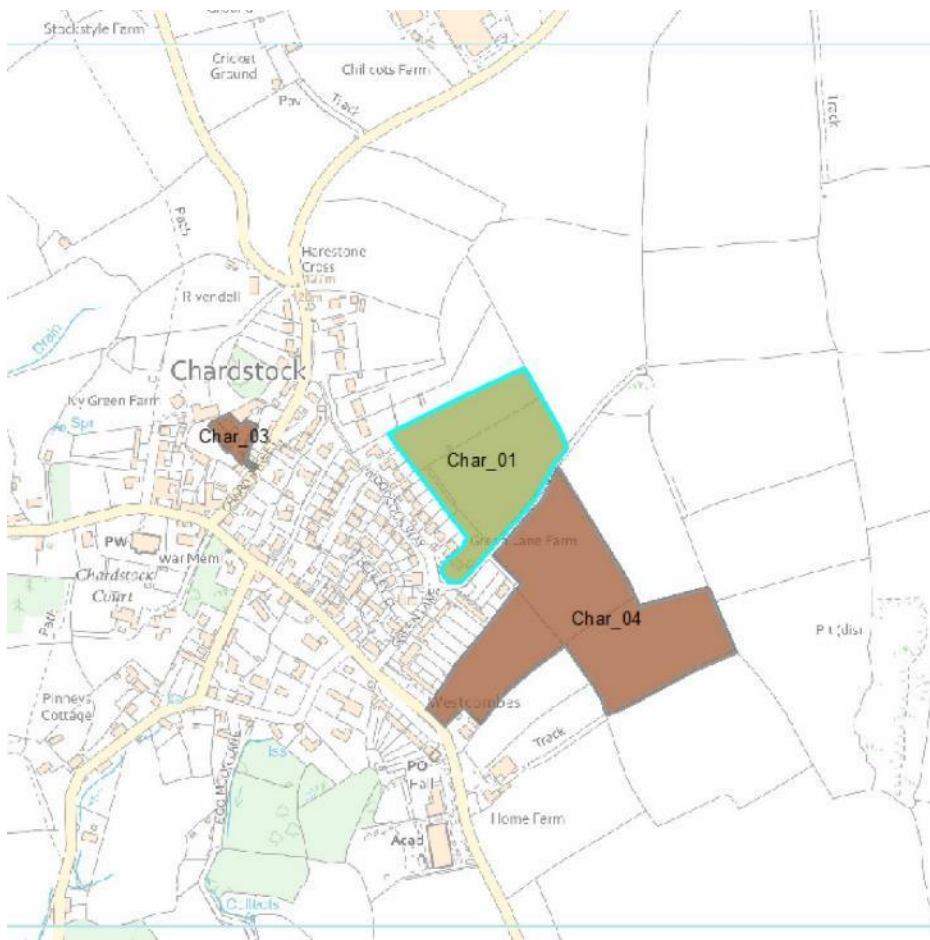
Site Detail:

Settlement: Chardstock

Site reference number: Char_01

Site Address: Green Lane Farm, Chardstock, Axminster, EX13 7BL

Map of site:



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

Site Area: 2.41

Site Assessment Summary:

Infrastructure implications: Access: Access from adopted Green Lane turning head only OK. DCC Education: St Andrews and Axe Valley have capacity to support development. Transport costs would apply for secondary pupils. Safe walking route required for primary.

Landscape sensitivity - summary of findings: Located entirely within Blackdown Hills AONB, on rising land east of Chardstock. Comprised of a two small fields with mature tree lined hedgerows. Many medium-long distance views into site, including from elsewhere in the AONB. Residential development to south west provides some context of built form when viewing but site is otherwise bordered by agricultural fields. Overall, the site has a high landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: The Chardstock Conservation Area containing multiple listed buildings lies 83 metres to the west of the site but is separated from it by modern development. Overall, minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.

Ecological impact - summary of findings: Within River Axe SAC Nutrient catchment area. Overall, significant moderate adverse effect predicted.

Accessibility assessment: 6 out of 12 facilities within 1,600m of site.

Other known site constraints: There are no flooding, water extraction or mineral consideration identified in respect of the site. Grade 3 agricultural land in strategic assessment.

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: 44

Brief summary of the key positives and negatives of the site: Located entirely within Blackdown Hills AONB with many medium-long distance views into site, including from elsewhere in the AONB. Residential development to south west

provides some context of built form when viewing but site is otherwise bordered by agricultural fields. Site access is poor.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Located entirely within Blackdown Hills AONB, on rising land east of Chardstock. Comprised of a two small fields with mature tree lined hedgerows. Many medium-long distance views into site, including from elsewhere in the AONB. Residential development to south west provides some context of built form when viewing but site is otherwise bordered by agricultural fields. Heritage assets present - the Chardstock Conservation Area containing multiple listed buildings lies 83 metres to the west of the site but is separated from it by modern development. Within River Axe SAC Nutrient catchment area.

Overall, the site has a high landscape sensitivity to new development with minor heritage impact where harm is minimal. With regard to Ecology, a significant moderate adverse effect is predicted. Site access is poor. The site constraints do not support allocation at this stage.

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Site Selection – interim findings at Tier Four settlements

Site Detail:

Settlement: Chardstock

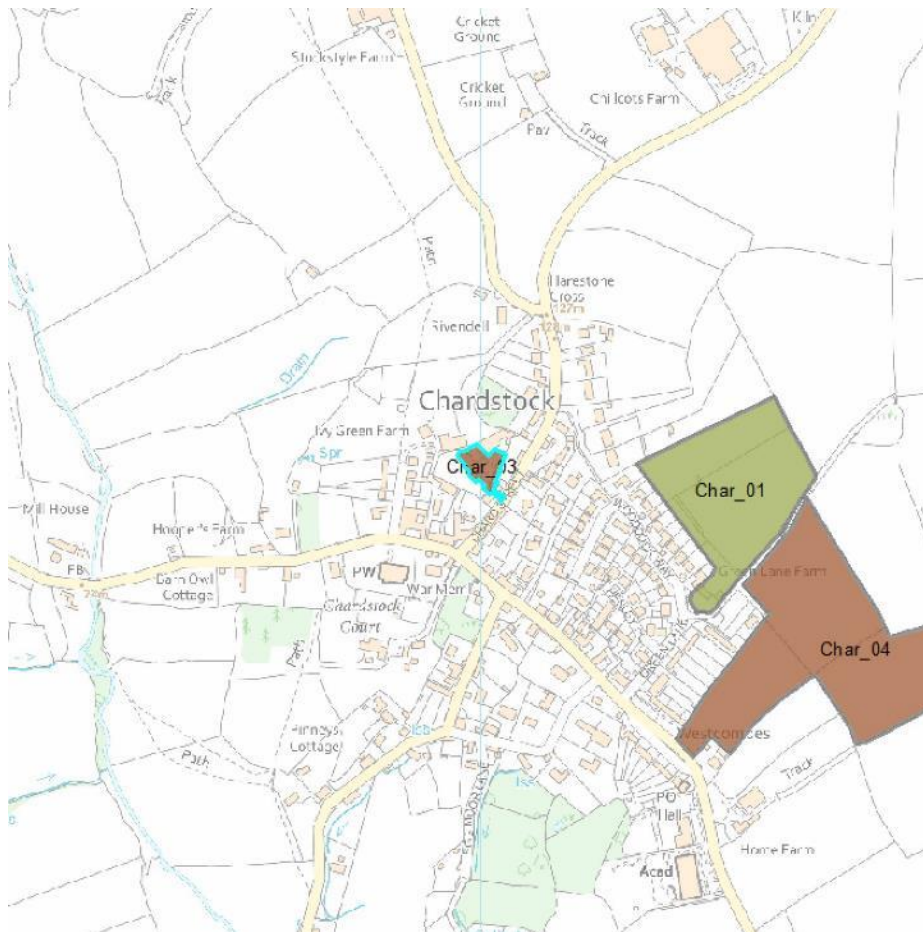
Site reference number: Char_03

Site Address: Chubbs Yard

Chardstock

Axminster, EX13 7BT

Map of site:



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Site Area: 0.17

Site Assessment Summary:

Infrastructure implications: Access: Access adequate from Chard St. DCC
Education: St Andrews and Axe Valley have capacity to support development.
Transport costs would apply for secondary pupils. Safe walking route required for primary.

Landscape sensitivity - summary of findings: Located entirely within Blackdown Hills AONB, on brownfield site (builders yard with active employment use) to centre of Chardstock. Adjacent to Chardstock conservation area and in close proximity to multiple heritage assets. Overall, the site has a high landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets present: The site adjoins the Chardstock Conservation Area with a number of listed buildings. Grade II listed Yew Tree Cottage (2m), Grade II listed The Old House (14m), Grade II listed The priory (44m), Grade II listed Rose Cottage (10m), Grade II* Goerge Inn (39m), Grade II listed St Andrews School House (61m). Potential for adverse heritage impacts could therefore be a constraint on development. 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 (24m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (86m), within River Axe SAC Nutrient catchment area. Overall, significant moderate adverse effect predicted.

Accessibility assessment: 6 out of 12 facilities within 1,600m of site.

Other known site constraints: There are no flooding, water extraction or mineral consideration identified in respect of the site. Grade 3 agricultural land in strategic assessment.

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: Located entirely within Blackdown Hills AONB, on brownfield site (builder's yard with active employment use) to centre of Chardstock. Adjacent to Chardstock conservation area and in close proximity to multiple heritage assets. With regard to ecology, Nature Recovery Network (24m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (86m), within River Axe SAC Nutrient catchment area. The loss of the active employment site in addition to the constraints identified limit potential.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Located entirely within Blackdown Hills AONB, on brownfield site (builder's yard with active employment use) to centre of Chardstock. Adjacent to Chardstock conservation area and in close proximity to multiple heritage assets. Potential for adverse heritage impacts are a constraint on development.

Overall, the site has a high landscape sensitivity to new development with potential for a moderate heritage impact. With regard to Ecology, a significant moderate adverse effect is predicted. The loss of the active employment site in addition to the constraints identified do not support development of the site.

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Site Selection – interim findings at Tier Four settlements

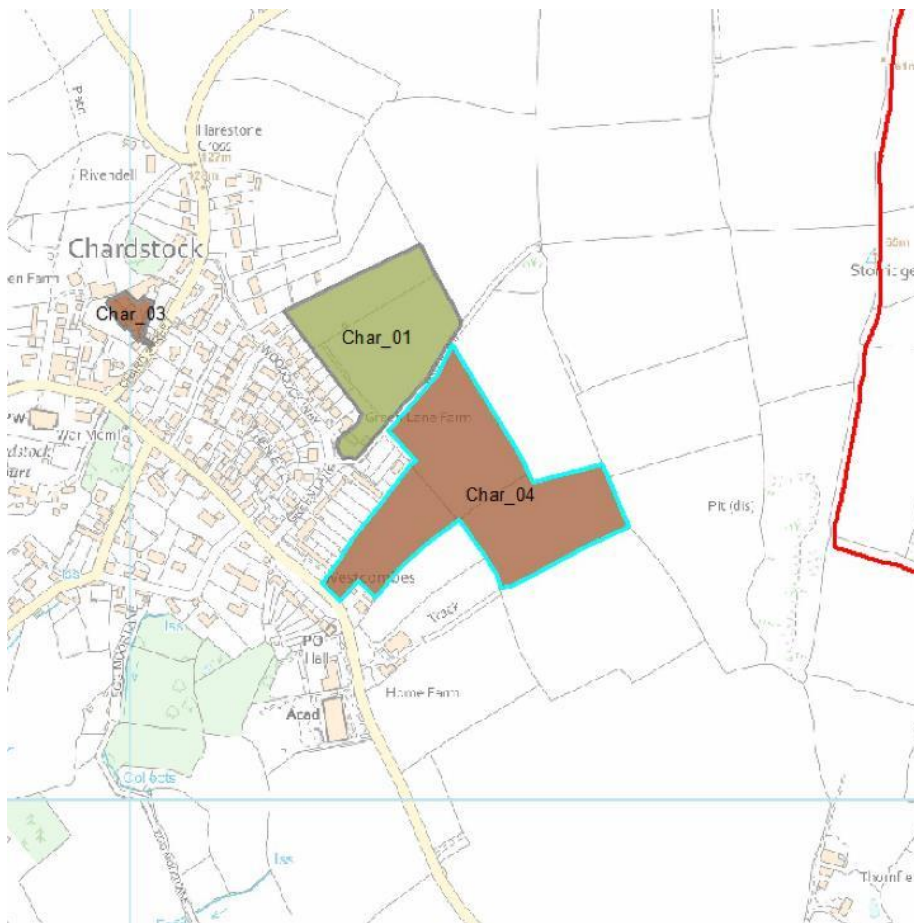
Site Detail:

Settlement: Chardstock

Site reference number: Char_04

Site Address: Land off Green Land, Chardstock, Nr. Axminster, Devon EX13 7BH, EX13 7BH

Map of site:



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

Site Area: 4.14

Site Assessment Summary:

Infrastructure implications: Access: Access available from main Chardstock Rd and from Green Lane. DCC Education: St Andrews and Axe Valley have capacity to support development. Transport costs would apply for secondary pupils. Safe walking route required for primary.

Landscape sensitivity - summary of findings: Located outside of, but adjacent to, Blackdown Hills AONB, on rising land east of Chardstock. Comprised of a three small fields with mature hedgerows and a few mature trees. Many medium-long distance views into site, including from the AONB. Residential development to west provides some context of built form when viewing but site is otherwise bordered by agricultural fields. Overall, the site has a medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: The Chardstock Conservation Area containing multiple listed buildings lies 98 metres to the west of the site but is separated from it by modern development. Overall, minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.

Ecological impact - summary of findings: County Wildlife Site (1m), Nature Recovery Network (1m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (1m), within River Axe SAC Nutrient catchment area. Overall, significant moderate adverse effect predicted.

Accessibility assessment: 6 out of 12 facilities within 1,600m of site.

Other known site constraints: There are no flooding, water extraction or mineral consideration identified in respect of the site. Grade 3 agricultural land in strategic assessment. Application (90/P0506) for residential development including low cost starter homes refused in 1990.

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: 30

Brief summary of the key positives and negatives of the site: Located outside of, but adjacent to, Blackdown Hills AONB. Many medium-long distance views into site, including from the AONB. Residential development to west provides some context of built form when viewing but site is otherwise bordered by agricultural fields. The Chardstock Conservation Area containing multiple listed buildings lies 98 metres to the west of the site but is separated from it by modern development. With regard to ecology, County Wildlife Site (1m), Nature Recovery Network (1m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (1m), within River Axe SAC Nutrient catchment area. Partial development of site may be acceptable.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: Located outside of, but adjacent to, Blackdown Hills AONB, on rising land east of Chardstock. Comprised of a three small fields with mature hedgerows and a few mature trees. Many medium-long distance views into site, including from the AONB. Residential development to west provides some context of built form when viewing but site is otherwise bordered by agricultural fields.

Overall, the site has a medium landscape sensitivity to new development with minor heritage impact where potential harm is minimal. With regard to Ecology, a significant moderate adverse effect is predicted. Potential yield is 74 houses but this is reduced to reflect local character and site/area constraints.

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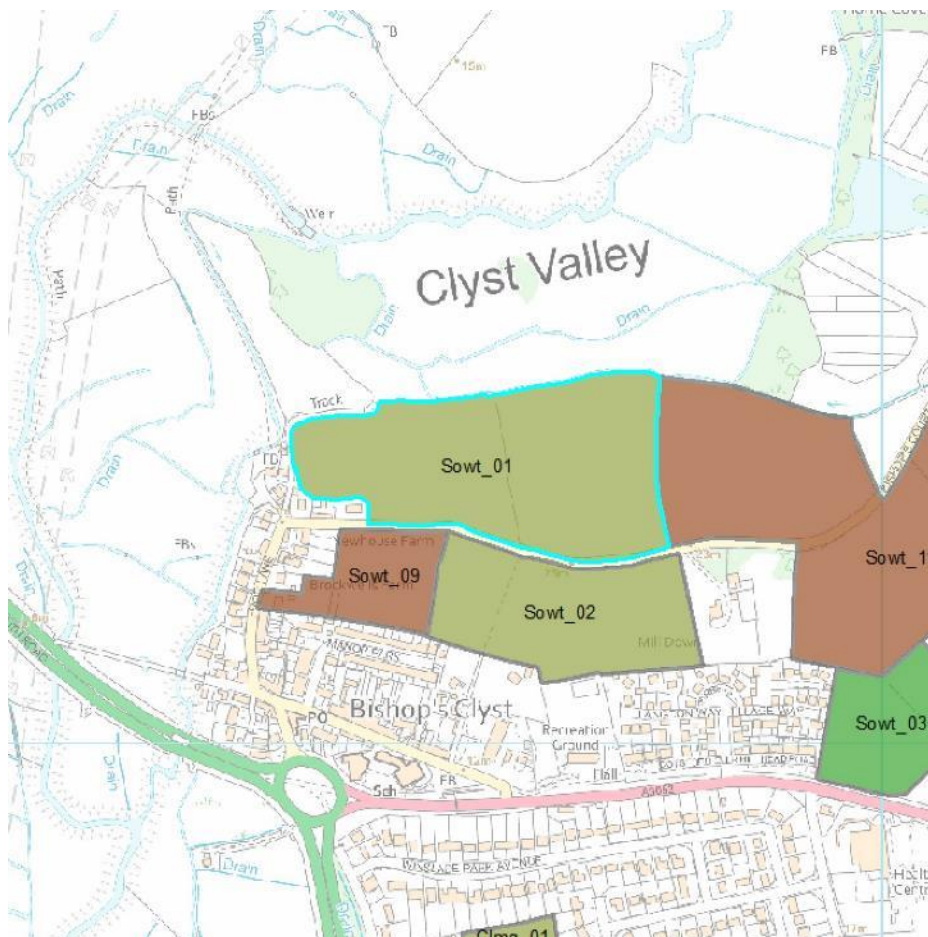
Site Detail:

Settlement: Clyst St Mary

Site reference number: Sowt_01

Site Address: Land at Bishops Court Lane, Clyst St Mary, EX5 1DG

Map of site:



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

Site Area: 6.42

Site Assessment Summary:

Infrastructure implications: Access: Access would be recommended through the Greenspire development with the fit for purpose access though ped/cyclist/emergency access could be obtained through Frog Lane and/or Bishops Court Road. - A3052/A376 Sites - The highway network already has capacity. 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. Notwithstanding the submitters comments, the site is landlocked in isolation.

Landscape sensitivity - summary of findings: Outside of AONB. Agricultural fields adjacent to Clyst St Mary Village. Site slopes fairly steeply up to the south. Mature tree-lined hedgerows with some very large oaks. Highly exposed from multiple viewpoints including PROWs to south and west. Adjacent heritage asset and curtilage to south west corner. Narrow sunken lane limiting access with pinch point through village to west. Priority habitat forms part of the site and adjacent to north. Overall, the site has a high/medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: Grade II listed Newhouse (17m). 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 (on site to northern section), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (on site to northern section). 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: 7 out of 12 facilities within 1,600m of site.

Other known site constraints: A strip of the site in the north is located within floodzones 2 and 3 which has reduced the overall potential yield. The site comprises grade 2 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: 107

Brief summary of the key positives and negatives of the site: Outside of AONB. Agricultural fields adjacent to Clyst St Mary Village. Site slopes fairly steeply up to the south. Highly exposed from multiple viewpoints including PROWs to south and west. Adjacent heritage asset and curtilage to south west corner. Narrow sunken lane limiting access with pinch point through village to west. Priority habitat forms part of the site and adjacent to north. Overall, the site has a high/medium landscape sensitivity to new development. Grade II listed Newhouse (17m).

Unconfirmed Wildlife Site (1m), Nature Recovery Network (on site to northern section), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (on site to northern section). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.

This prominent and exposed site on the north side of the ridgeline has multiple constraints.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Outside of AONB. Agricultural fields adjacent to Clyst St Mary Village. Site slopes fairly steeply up to the south. Mature tree-lined hedgerows with some very large oaks. Highly exposed from multiple viewpoints including PROWs to south and west. Adjacent heritage asset and curtilage to south west corner. Narrow sunken lane limiting access with pinch point through village to west. Priority habitat forms part of the site and adjacent to north. Overall, the site has a high/medium landscape sensitivity to new development.

Heritage assets present: Grade II listed Newhouse (17m). Overall, Moderate - Change affecting the special character of assets, where elements which contribute to their significance and their setting are harmed.

Unconfirmed Wildlife Site (1m), Nature Recovery Network (on site to northern section), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (on site to northern section). 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.

This prominent and exposed site on the north side of the ridgeline has multiple constraints. Officers do not recommend allocation at this stage.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

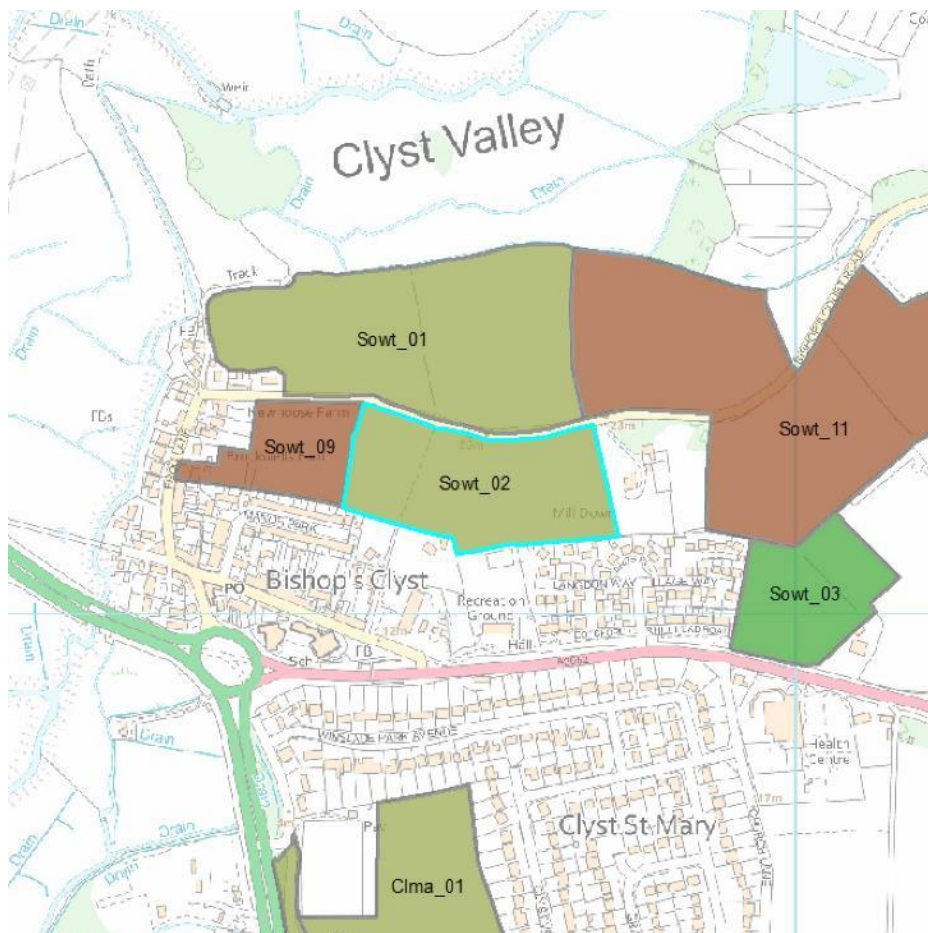
Site Detail:

Settlement: Clyst St Mary

Site reference number: Sowt_02

Site Address: Land south of Bishops Court Road, Clyst St Mary, Exeter, EX5 1BB

Map of site:



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

Site Area: 3.59

Site Assessment Summary:

Infrastructure implications: Access: Access would be recommended through the Greenspire development with the fit for purpose access though ped/cyclist/emergency access could be obtained through Frog Lane and/or Bishops Court Road. - A3052/A376 Sites - The highway network already has capacity. 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. Notwithstanding the submitters comments, the site is landlocked in isolation.

Landscape sensitivity - summary of findings: Outside of AONB. Agricultural fields adjacent to Clyst St Mary Village. Site rises above the village with gradual slope. Mature tree-lined hedgerows with some very large oaks. Highly exposed from multiple viewpoints including PROWs to centre of site and to the west. Narrow sunken lane limiting access with pinch point through village to west. TPOs to south of site along PROW. Overall, the site has a high/medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: Grade II listed Craig's Cottages (98m). Overall, No Change - No change to assets or their settings.

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. Overall, minor adverse effect predicted (not significant)

Accessibility assessment: 7 out of 12 facilities within 1,600m of site.

Other known site constraints: Site is free of flood risk. The site comprises a mix of grade 2 and grade 3b 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: 64

Brief summary of the key positives and negatives of the site: Outside of AONB. Agricultural fields adjacent to Clyst St Mary Village. Site rises above the village with gradual slope. Highly exposed from multiple viewpoints including PROWs to centre of site and to the west. Narrow sunken lane limiting access with pinch point through village to west. TPOs to south of site along PROW. Overall, the site has a high/medium landscape sensitivity to new development.

Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.

This prominent and exposed site spans the ridgeline where development would dominate the existing built-up area.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Outside of AONB. Agricultural fields adjacent to Clyst St Mary Village. Site rises above the village with gradual slope. Mature tree-lined hedgerows with some very large oaks. Highly exposed from multiple viewpoints including PROWs to centre of site and to the west. Narrow sunken lane limiting access with pinch point through village to west. TPOs to south of site along PROW. Overall, the site has a high/medium landscape sensitivity to new development.

Assets Present: Grade II listed Craig's Cottages (98m). Overall, No Change - No change to assets or their settings.

Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, minor adverse effect predicted (not significant)

This prominent and exposed site spans the ridgeline where development would dominate the existing built-up area. Officers do not recommend allocation at this stage.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

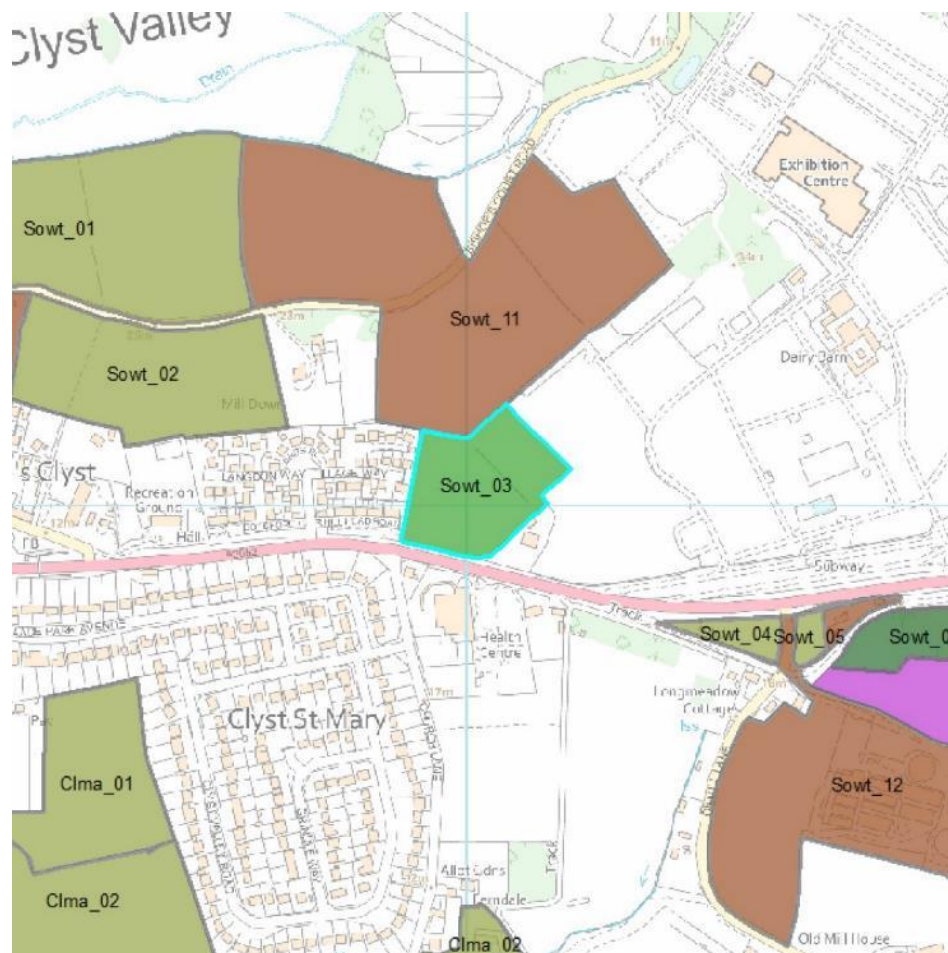
Site Detail:

Settlement: Clyst St Mary

Site reference number: Sowt_03

Site Address: Land north of Sidmouth Road, Clyst St Mary,

Map of site:



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Site Area: 2.06

Site Assessment Summary:

Infrastructure implications: Access: Access would be recommended through the Greenspire development with the fit for purpose access though ped/cyclist/emergency access could be obtained through Frog Lane and/or Bishops Court Road. 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. Notwithstanding the submitters comments, the site is landlocked in isolation.

Landscape sensitivity - summary of findings: Outside of AONB. Two mown grassland agricultural fields adjacent to Clyst St Mary village. Gently slopes up towards the north. Site is bordered to the south by A3052 with garden centre opposite, to the west by modern residential development, to the east by large detached property and Devon County Showground beyond. Agricultural land to north. Grade II listed Red Lodge over A3052 to south west. Overall, the site has a medium/low landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: Grade II listed Red lodge (27m). Heritage asset is on opposite side of main road. New development would have a minor impact only. 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 within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, minor adverse effect predicted (not significant)

Accessibility assessment: 7 out of 12 facilities within 1,600m of site.

Other known site constraints: Site is free of flood risk. Grade 1 agricultural land in strategic assessment.

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: 37

Brief summary of the key positives and negatives of the site: Grade 1 agricultural land outside of AONB. Site is bordered to the south by A3052 with garden centre opposite, to the west by modern residential development, to the east by large detached property and Devon County Showground beyond. Agricultural land to north. Grade II listed Red Lodge over A3052 to south west. Grade II listed Red lodge (27m). Heritage asset is on opposite side of main road. New development would have a minor impact only. Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Site is well related to existing built-up area with good opportunities for access.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: Outside of AONB. Site is bordered to the south by A3052 with garden centre opposite, to the west by modern residential development, to the east by large detached property and Devon County Showground beyond. Agricultural land to north. Grade II listed Red Lodge over A3052 to south west. Overall, the site has a medium/low landscape sensitivity to new development.

Assets Present: Grade II listed Red lodge (27m). Heritage asset is on opposite side of main road. New development would have a minor impact only. Overall, minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.

Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, minor adverse effect predicted (not significant).

Site is considered appropriate for development, subject to final detailed scheme and proportionate mitigation

Appendix 2.

Site Selection – interim findings at Tier Four settlements

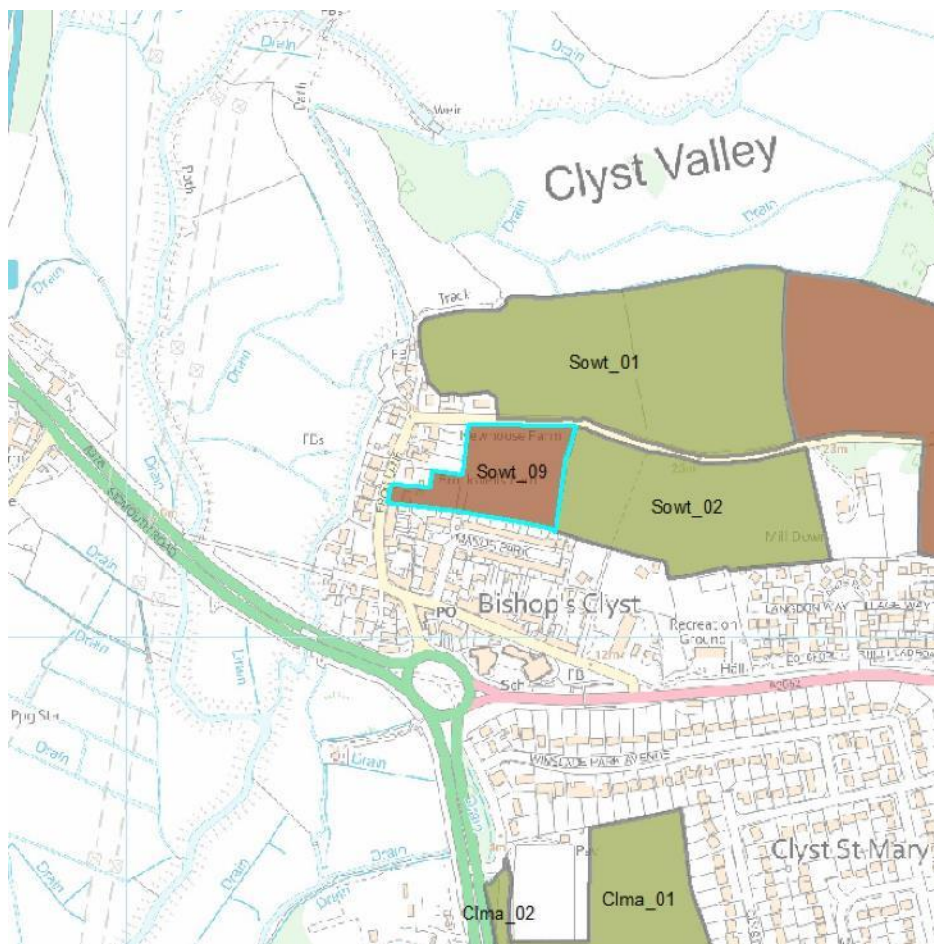
Site Detail:

Settlement: Clyst St Mary

Site reference number: Sowt_09

Site Address: 3.69 acres Bishops Court Lane, Clyst St Mary,

Map of site:



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Site Area: 1.5

Site Assessment Summary:

Infrastructure implications: Access: Access would be recommended through the Greenspire development with the fit for purpose access though ped/cyclist/emergency access could be obtained through Frog Lane and/or Bishops Court Road. - 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: Outside of AONB. Agricultural fields, dwelling and garden adjacent to Clyst St Mary village. Site slopes up towards the east. Site features stables and mature hedgerows with trees. Set within the context of the village core with multiple potential access points. Residential gardens to south and west. Overall, the site has a medium/low landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: Scheduled Ancient Monument Clyst St Mary Bridge (88m), Grade II listed Newhouse (13m), Grade II listed Maltsters Arms (90m), Grade II listed Craig's Cottages (95m). 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 (43m), Nature Recovery Network (43m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (48m). 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: 7 out of 12 facilities within 1,600m of site.

Other known site constraints: Site is largely free of flood risk. Comprises grade 2 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: 35

Brief summary of the key positives and negatives of the site: Outside of AONB. Agricultural fields, dwelling and garden adjacent to Clyst St Mary village. Site slopes up towards the east. Site features stables and mature hedgerows with trees. Set within the context of the village core with multiple potential access points. Residential gardens to south and west. Scheduled Ancient Monument Clyst St Mary Bridge (88m), Grade II listed Newhouse (13m), Grade II listed Maltsters Arms (90m), Grade II listed Craig's Cottages (95m). Unconfirmed Wildlife Site (43m), Nature Recovery Network (43m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (48m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Site is well related to built-up area where identified harm could be mitigated.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: Outside of AONB. Set within the context of the village core with multiple potential access points. Residential gardens to south and west.

Assets Present: Scheduled Ancient Monument Clyst St Mary Bridge (88m), Grade II listed Newhouse (13m), Grade II listed Maltsters Arms (90m), Grade II listed Craig's Cottages (95m).

Unconfirmed Wildlife Site (43m), Nature Recovery Network (43m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (48m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Site is well related to existing built-up area with good access. Site is considered appropriate for development, subject to final detailed scheme and proportionate mitigation.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

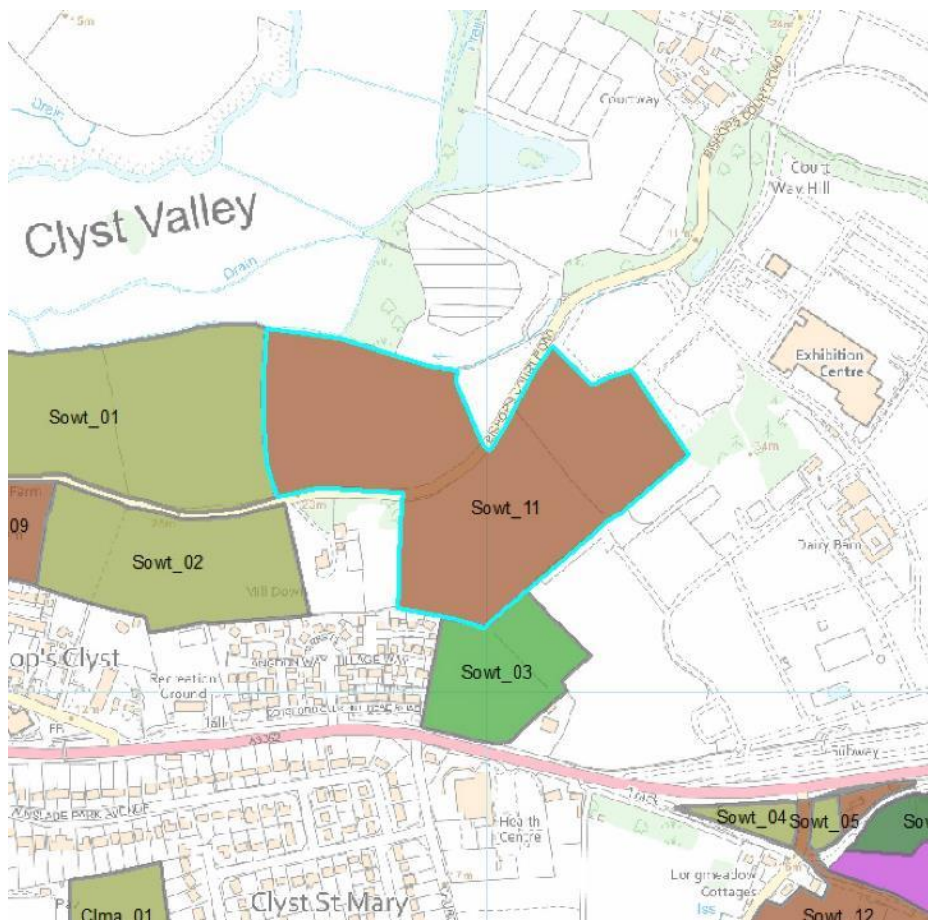
Site Detail:

Settlement: Clyst St Mary

Site reference number: Sowt_11

Site Address: Land at Bishops Court Lane, Clyst St Mary, EX5 1BX

Map of site:



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

Site Area: 9.18

Site Assessment Summary:

Infrastructure implications: Access would be recommended through the Greenspire development with the fit for purpose access though ped/cyclist/emergency access could be obtained through Frog Lane and/or Bishops Court Road. - 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: Outside of AONB. Three grassland agricultural fields in part adjacent to Clyst St Mary village. Site is north of the ridgeline with limited visible development. Site is bordered to the west by large detached property with Devon County Showground in close proximity to the east. Agricultural land to north. Overall, the site has a high/medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: Grade II listed Red lodge (158m). Heritage asset is on opposite side of ridge beyond main road. New development would have a minor impact only. 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 within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, minor adverse effect predicted (not significant).

Accessibility assessment: The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service

Other known site constraints: Site is largely free of flood risk. Comprises mainly grade 2 agricultural land.

Site opportunities: Opportunity to create link through from A3052 to Bishops Court Road

Amended Maximum Yield following discounted areas on site: 30

Brief summary of the key positives and negatives of the site: Outside of AONB. Site is north of the ridgeline currently with limited visible development. Site is bordered to the west by large detached property with Devon County Showground in close proximity to the east. Agricultural land to north. Grade II listed Red lodge (158m). Heritage asset is on opposite side of ridge beyond main road. New development would have a minor impact only. Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Part of the site may be appropriate for limited development.

Should the site be allocated? Potential 2nd best choice allocation

Reason(s) for allocating or not allocating: Outside of AONB. Three grassland agricultural fields in part adjacent to Clyst St Mary village. Site is north of the ridgeline currently with limited visible development. Site is bordered to the west by large detached property with Devon County Showground in close proximity to the east. Agricultural land to north. Overall, the site has a high/medium landscape sensitivity to new development.

Assets Present: Grade II listed Red lodge (158m). Heritage asset is on opposite side of ridge beyond main road. New development would have a minor impact only. Overall, minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.

Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, minor adverse effect predicted (not significant).

Part of the site may be appropriate for limited development where a clear public benefit can be achieved. The site has a maximum yield of 162 dwellings. This figure is significantly reduced due to the constraints present and the exposed nature of the majority of the site. Development would be limited to around 30 dwellings to the south of the site adjacent to Sowl_03 potentially to Bishops Court Road access.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

Site Detail:

Settlement: Dunkeswell

Site reference number: Dunk_01

Site Address: Land at Hutshayes Farm Dunkeswell, Honiton,, Ex14 4RH

Map of site:



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Site Area: 3.53

Site Assessment Summary:

Infrastructure implications: Access: Accessible from public highway OK. DCC Education: Approx. 26 ha of development sites in the vicinity of Dunkeswell. Honiton Primary has the ability to increase their net capacity to 630 pupils - however would need to assess the capacity of Honiton primaries in conjunction with the proposed development sites in the vicinity of the town. Additional secondary capacity required. Transport costs would apply for both primary and secondary.

Landscape sensitivity - summary of findings: Located entirely within Blackdown Hills AONB, this site is a triangular field adjoining former airfield/employment site. Overall, the site has a high/medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: Adjacent, and on higher ground to Dunkeswell Conservation area with listed buildings - Grade 2 listed Spring Cottage (55m), Grade II listed St Nicholas' Church (70m), Grade II listed Bramble Cottage (85m) and Grade II* listed Connetts Farm (120m). 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: County Wildlife Site (8m), Unconfirmed Wildlife Site (1m), Nature Recovery Network (1m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (1m). Overall, significant moderate adverse effect predicted.

Accessibility assessment: 6 out of 12 facilities within 1,600m of site.

Other known site constraints: 0.2ha in centre of site liable to surface water flooding. Grade 3 agricultural land in strategic assessment.

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: 64

Brief summary of the key positives and negatives of the site: Within AONB, development on this high ground over conservation area would detract from special qualities of AONB and heritage value.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Located entirely within Blackdown Hills AONB, this site is a triangular field adjoining former airfield/employment site.

Heritage assets present: Adjacent, and on higher ground to Dunkeswell Conservation area with listed buildings - Grade 2 listed Spring Cottage (55m), Grade II listed St Nicholas' Church (70m), Grade II listed Bramble Cottage (85m) and Grade II* listed Connetts Farm (120m).

Ecology: County Wildlife Site (8m), Unconfirmed Wildlife Site (1m), Nature Recovery Network (1m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (1m).

Due to the local topography and context of the site, development is considered to introduce built form that would have a significant impact on the setting, character, and appearance of those identified heritage assets. The site constraints do not support allocation at this stage.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

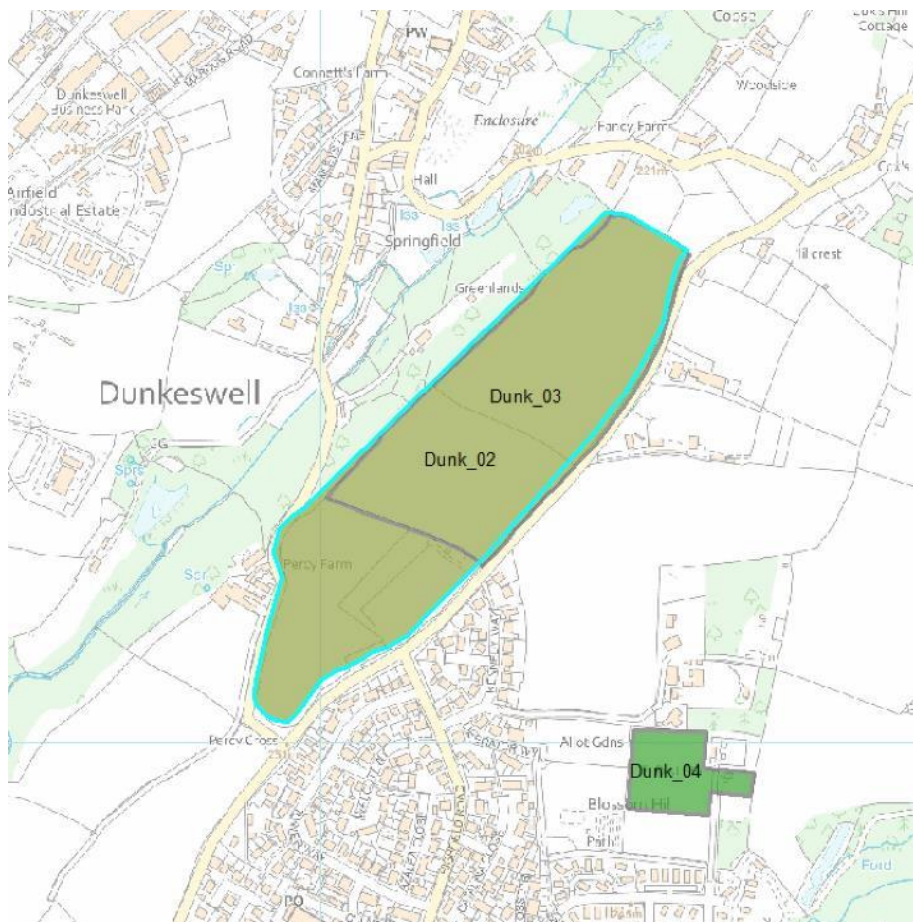
Site Detail:

Settlement: Dunkeswell

Site reference number: Dunk_02

Site Address: Land East of Manleys Farm, Dunkeswell, Honiton, Devon, Ex140SZ

Map of site:



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Site Area: 10.92

Site Assessment Summary:

Infrastructure implications: Access: Accessible from public highway OK. DCC Education: Approx. 26 ha of development sites in the vicinity of Dunkerswell. Honiton Primary has the ability to increase their net capacity to 630 pupils - however would need to assess the capacity of Honiton primaries in conjunction with the proposed development sites in the vicinity of the town. Additional secondary capacity required. Transport costs would apply for both primary and secondary.

Landscape sensitivity - summary of findings: Located entirely within Blackdown Hills AONB, this site is a triangular field, gently sloping. Overall, the site has a high landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: Within 50m of the conservation area including a number of listed buildings. Grade II listed Autumn Cottage (60m). Significant screening and separation due to topography and intervening woodland. Overall, no change - No change to assets or their settings.

Ecological impact - summary of findings: Unconfirmed Wildlife Site (12m), Nature Recovery Network (on site), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (partially on site to norther border). Overall, significant moderate adverse effect predicted.

Accessibility assessment: 6 out of 12 facilities within 1,600m of site.

Other known site constraints: Free from flood risk. Grade 3 agricultural land in strategic assessment.

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: 196

Brief summary of the key positives and negatives of the site: Within AONB, development on this exposed site would detract from special qualities of AONB. North of site poorly related to existing built form. South of site includes recreational/sports ground.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Located entirely within Blackdown Hills AONB, this site is a triangular field, gently sloping. The north of the site is not well related to the existing built-up area, the south of the site features a sports ground.

Heritage assets present: Within 50m of the conservation area including a number of listed buildings. Grade II listed Autumn Cottage (60m). Significant screening and separation due to topography and intervening woodland.

Ecology: Unconfirmed Wildlife Site (12m), Nature Recovery Network (on site), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (partially on site to norther border).

The site context and constraints do not support allocation at this stage.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

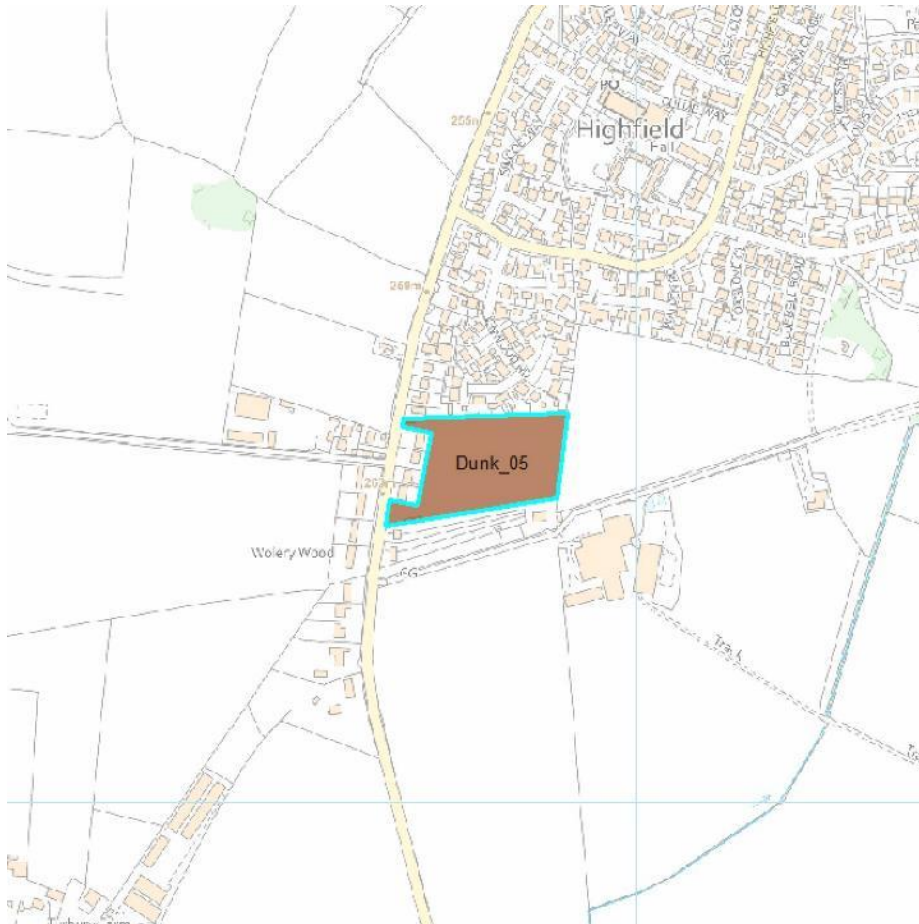
Site Detail:

Settlement: Dunkeswell

Site reference number: Dunk_05

Site Address: Broomfields Dunkeswell, EX144QH

Map of site:



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

Site Area: 1.79

Site Assessment Summary:

Infrastructure implications: Access: Access to the site for vehicles would need to be at the southernmost existing access even if it meant losing the mature trees. The northern existing access would be ok for ped/cycle but is too narrow for vehicles. DCC Education: Approx. 26 ha of development sites in the vicinity of Dunkerswell. Honiton Primary has the ability to increase their net capacity to 630 pupils - however would need to assess the capacity of Honiton primaries in conjunction with the proposed development sites in the vicinity of the town. Additional secondary capacity required. Transport costs would apply for both primary and secondary.

Landscape sensitivity - summary of findings: Located entirely within Blackdown Hills AONB, this site is a flat field in agricultural use but may be used as playing field (visible pitch markings), set behind frontage development but well related to nearby housing and good access. Overall, the site has a high landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets present: Over 400m from any listed building or conservation area. Overall, no change - No change to assets or their settings.

Ecological impact - summary of findings: Nature Recovery Network (Grassland covering entire site). Overall, Minor adverse effect predicted (not significant).

Accessibility assessment: 6 out of 12 facilities within 1,600m of site.

Other known site constraints: No flooding concerns are identified on the site. Grade 3 agricultural land in strategic assessment.

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: 43

Brief summary of the key positives and negatives of the site: Within AONB, also Nature Recovery Network (Grassland covering entire site). Site is however well related to built-up area and is of limited landscape value. No heritage impact identified.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: Located entirely within Blackdown Hills AONB, this site is a flat field in agricultural use but may be used as playing field (visible pitch markings), set behind frontage development but well related to nearby housing and good access.

Heritage assets present: Over 400m from any listed building or conservation area.

Ecology: Nature Recovery Network (Grassland covering entire site).

Site is deemed suitable for allocation.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

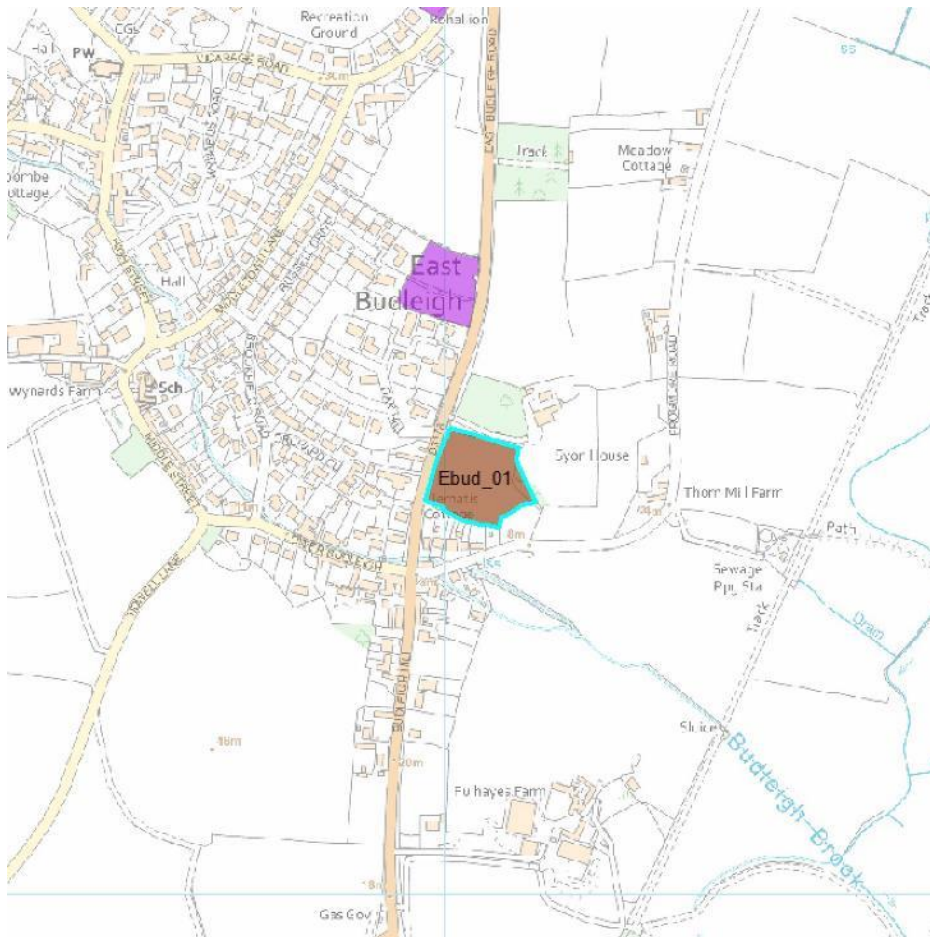
Site Detail:

Settlement: East Budleigh

Site reference number: Ebud_01

Site Address: Land off Frogmore Road, East Budleigh,

Map of site:



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

Site Area: 0.9

Site Assessment Summary:

Infrastructure implications: Devon County Council (highways) advise that suitable access could be obtained from Frogmore Road if adequate foot/cycle improvements to access the village centre and crossing the B3178. County education advise that there is limited capacity to support development and home to school transport implications.

Landscape sensitivity - summary of findings: Ebud_01 is located within the East Devon AONB and comprises a gently sloping grassed field with a group of mature 'parkland' trees to north west of site. There are views across site from the road towards attractive trees to the east and rolling hills beyond. Ebud_01 forms part of Landscape Character Type (LCT) 5D Estate wooded farmland. Key characteristics of this LCT shown on site are rolling hills, pastoral farmland and historic parkland.

Impact on historic environment - summary of findings: Development of the site has the potential to affect the setting of 4 listed buildings and one non-designated heritage asset. Further assessment required.

Ecological impact - summary of findings: Site is adjacent to two nature recovery areas (woodland to north and east of site) and within 100m of an unconfirmed wildlife site (Otterton park - Colaton Raleigh Marsh, possible floodplain grazing marsh with hedges). Site is within the Exe Estuary and Pebblebed Heaths mitigation zones. Site assessment required.

Accessibility assessment: Ebud_01 is within 1600m of 6 services and facilities, including a primary school, convenience store and pub. It is 90m from a bus stop with an hourly bus route. There is no pavement on this side of Oak Hill, but there is one on the other side of the road.

Other known site constraints: Ebud_01 is in a drinking water source protection zone. Initial evidence shows that most of the site is at a high risk of groundwater flooding. A planning application for the erection of 18 dwellings (66% affordable) was withdrawn in 2016 (ref. 14/2959/MOUT).

Site opportunities: none identified

Amended Maximum Yield following discounted areas on site: 22

Brief summary of the key positives and negatives of the site: Development of Ebud_01 has the potential to provide housing within walking distance of the services and facilities available in the village centre, although not along a continuous footway. However, the site is within the East Devon AONB, is in a drinking water source protection zone and maybe subject to groundwater flooding. Development of the site may also affect the setting of heritage assets, particularly the setting of Syon House, a locally listed building.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Impact on AONB, heritage assets, relatively poor relationship with village centre (opposite side of main road and lack of footways), potential impact on groundwater drinking source and possible flooding issues.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

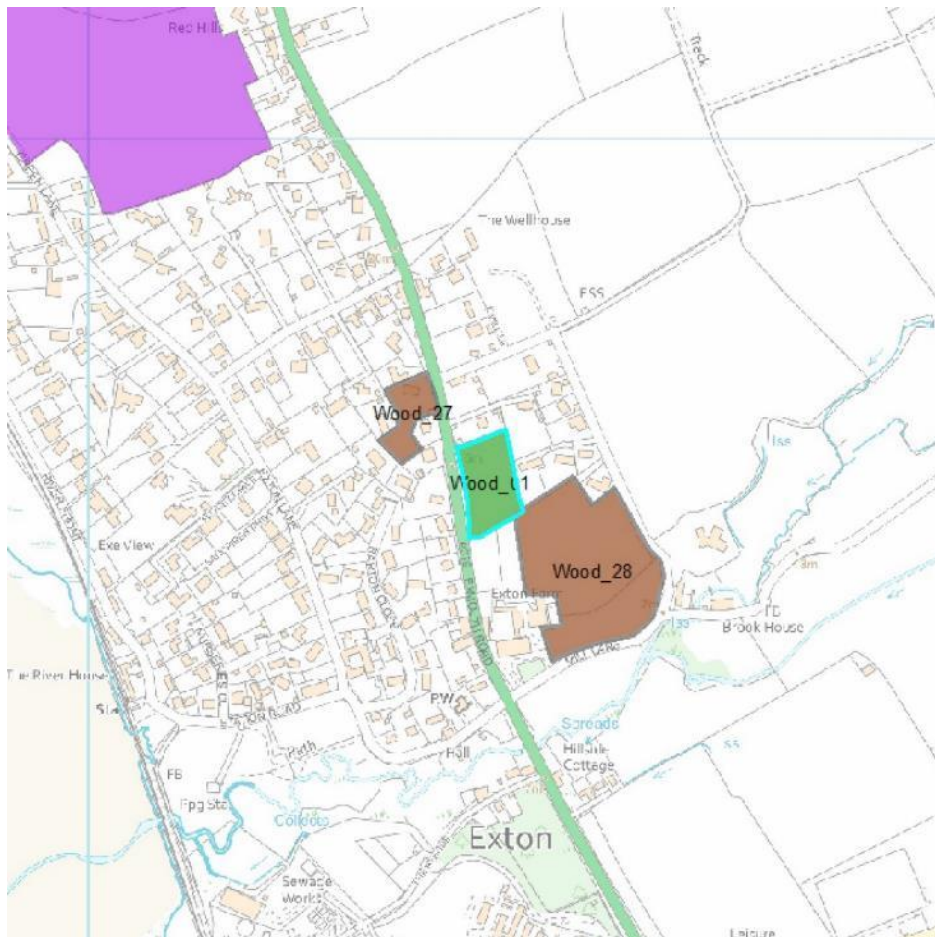
Site Detail:

Settlement: Exton

Site reference number: Wood_01

Site Address: Field 4583, Exmouth Road, Exton, EX3 0PZ

Map of site:



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

Site Area: 0.58

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: No objection subject to adequate visibility.

Landscape sensitivity - summary of findings: Located in Landscape Character Type 3E: Lowland Plains. Level, single field that is adjacent to the A376 to the west, low density dwellings to north and east, and a field to the south. The noisy, busy A376 means a high level of human disturbance on the site. Limited public views into site due to tall mature hedgerow along western and southern boundary and residential development to north and east.

Impact on historic environment - summary of findings: Grade II* listed Exton Farm 87m to south has windows on its northern side that offer views of the site, but separated by hedgerow and field, limiting the affect on the asset. Grade II* listed Exton House 110m to south/south west but adjoined by dwellings to north and there is thick hedgerow (along eastern side of A376) - this means that views to the heritage asset are limited. 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. Exe Estuary SPA and Ramsar 426m to west. Minor adverse effect predicted (not significant)

Accessibility assessment: 7 out of 12 facilities within 1,600m of site. These include Exton train station approx 400m to the west and the convenience store at the petrol station 500m to the north. Employment opportunities at industrial estate 1400m to the north, and Darts Farm slightly further. These can be accessed by pavement, although it is narrow. Half hourly bus service to Exeter/Exmouth from stop on A376 adjacent to the site. Close to Exe Estuary Trail which offers convenient walking/cycling access to other settlements nearby.

Other known site constraints: Grade 3 agricultural land. Low surface water flood risk (1/100 year) along A376 just beyond the western boundary.

Site opportunities: Provide pedestrian crossing from site across the A376 to enable easy access to facilities. Also provide pedestrian/cycle links to Wood_28 adjacent to south east.

Amended Maximum Yield following discounted areas on site: 17

Brief summary of the key positives and negatives of the site: Positives: several facilities within easy walking access including train station, regular bus service, Exe Estuary Trail, pub, shop. Relatively low landscape sensitivity given enclosed nature of site and presence of busy A376 adjacent. Suitable highways access subject to adequate visibility. Negatives: Potential adverse impact on Grade II* listed farm house to south.

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 several facilities, excellent sustainable travel links. Relatively low landscape sensitivity

Appendix 2.

Site Selection – interim findings at Tier Four settlements

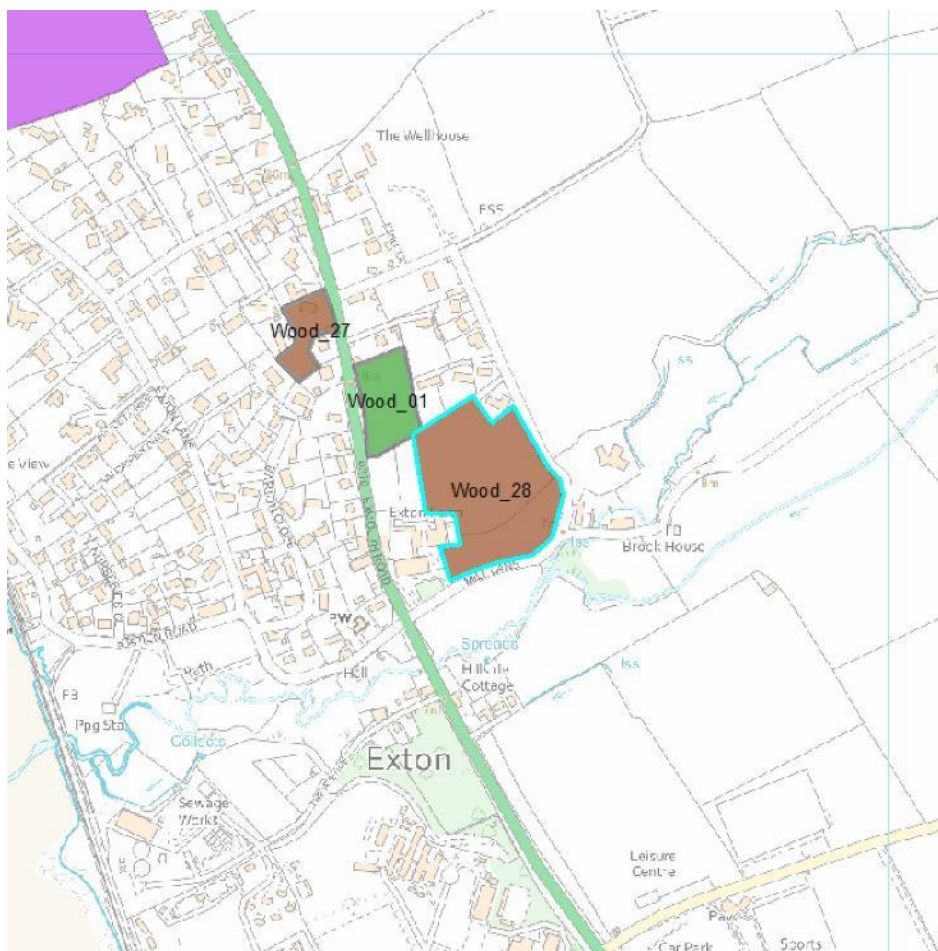
Site Detail:

Settlement: Exton

Site reference number: Wood_28

Site Address: Land to the north and east of Exton Farm, Exton,

Map of site:



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

Site Area: 2.17

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 3E: Lowland Plains. Two fields, gently sloping to the south. Bounded by single track lane (Mill Lane) along east and south, with countryside beyond. Existing, low density dwellings to north and west of site. Open views into site from Mill Lane to east, from which the existing village provides some context of built form, but rural landscape in other directions with just 2-3 large detached dwellings on south eastern edge. Noise from busy A376 is audible from the site.

Impact on historic environment - summary of findings: Intervening farm buildings mean only the north west tip of the site is visible from Grade II* listed Exton Farm, 46m away. Two Grade II listed dwellings to south/south west have glimpsed views of site, but intervening trees and hedgerow limit these views. 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: 2x fields of agriculturally improved grassland. Exe Estuary SPA and Ramsar 463m to west. Minor adverse effect predicted (not significant)

Accessibility assessment: 7 out of 12 facilities within 1,600m of site. These include Exton train station approx 450m to the west and the convenience store at the petrol station 600m to the north. Employment opportunities at industrial estate 1500m to the north, with Darts Farm slightly further. These can be accessed by pavement, although it is narrow. Half hourly bus service to Exeter/Exmouth from stop on A376 adjacent to the site. Close to Exe Estuary Trail which offers convenient walking/cycling access to other settlements nearby.

Other known site constraints: Grade 3 agricultural land. Flood zone 3 and high surface water flood risk adjoins the southern boundary of site.

Site opportunities: Provide footpath along Mill Lane south to the existing pedestrian crossing at the A376/Station Road junction, to enable easy access to facilities. Upgrade this crossing to accommodate cyclists, who can then access the Exe Estuary Trail via Station Road. Also provide pedestrian/cycle links to Wood_01 adjacent to north west.

Amended Maximum Yield following discounted areas on site: 33

Brief summary of the key positives and negatives of the site: Positives: several facilities within easy walking distance including train station, regular bus service, Exe Estuary Trail, pub, shop. Negatives: DCC state junction with A376 is unsuitable for significant development ("significant" not defined). Potential for adverse landscape impact given relatively rural location with open countryside to east and south.

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 several facilities, excellent sustainable travel links.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

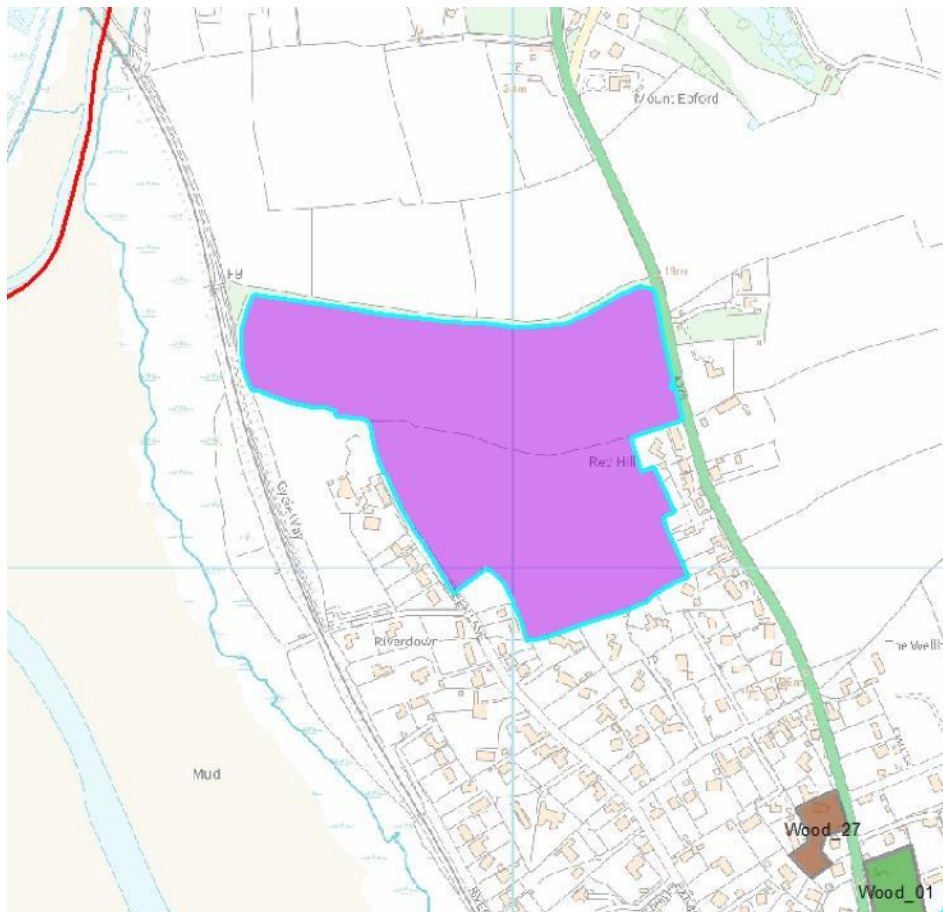
Site Detail:

Settlement: Exton

Site reference number: Wood_41

Site Address: Land adj A376, Exton

Map of site:



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Site Area: 12.5

Site Assessment Summary:

Infrastructure implications: new site / tbc

Landscape sensitivity - summary of findings: Located in Landscape Character Type 3E: Lowland Plains. Two large fields bounded by A376 to east, existing low density housing to south/south west, small area of woodland to north, and the Exe Estuary to the west. Undulating site, subject to substantial hedgerow removal when compared with the 1888-90 map. Open views from the noisy A376 which provides a high level of human disturbance. Site is prominent in short and long distance views with little context of existing built form. Site rises up from the Exe Estuary making it prominent in long distance views as well.

Impact on historic environment - summary of findings: No change to heritage assets or their settings.

Ecological impact - summary of findings: 2x large fields comprised of agriculturally improved grassland. Northern boundary comprises a belt of mature trees. Other mature trees along western boundary. Exe Estuary Ramsar, SPA, and SSSI located 30m to west of site at closest point. S.41 habitat 30m to west associated with Exe Estuary. Close proximity of these international and national designations mean that a significant moderate adverse effect predicted

Accessibility assessment: 7 out of 12 facilities within 1,600m of site. These include Exton train station approx 550m to the south and the convenience store at the petrol station adjacent to the north. Employment opportunities at industrial estate 700m to the north, with Darts Farm slightly further. These can be accessed by pavement, although it is narrow. Half hourly bus service to Exeter/Exmouth from stop on A376. South west part of site is adjacent to Exe Estuary Trail.

Other known site constraints: Mostly Grade 1 agricultural land, located in north west portion of site; remainder is Grade 3.

Site opportunities: Provide direct access to Exe Estuary Trail. Create bus stop on A376 adjoining the site.

Amended Maximum Yield following discounted areas on site: 225

Brief summary of the key positives and negatives of the site: Positives: Good access to facilities, including shop, train station, regular bus service, and

employment at industrial estate and Darts Farm to the north. No change to heritage assets. Negatives: Close proximity to internationally protected Exe Estuary. Mostly Grade 1 agricultural land. Although the noisy A376 provides a high level of human disturbance and reduces landscape sensitivity to a degree, the site is prominent in short and long distance views with little context of existing built form.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Would not be consistent with the spatial strategy for limited development to meet local needs. Exposed site that makes the landscape sensitive to change. Close proximity of these international and national designations mean that a significant moderate adverse effect predicted. Mostly Grade 1 agricultural land.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

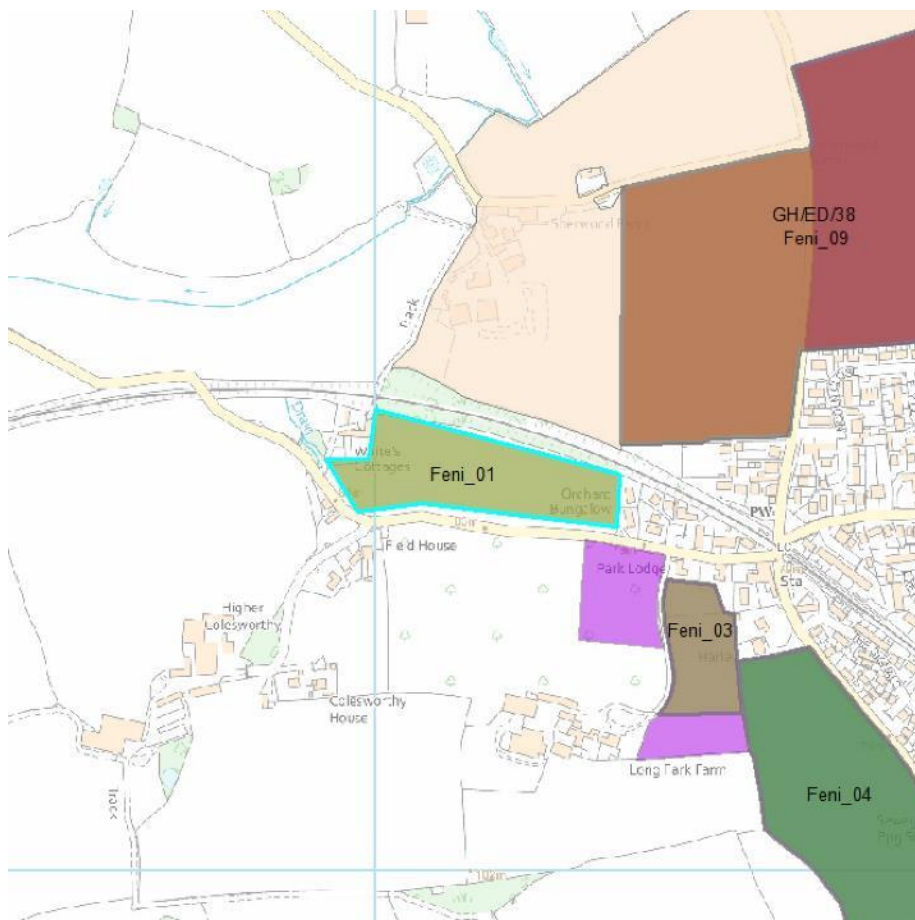
Site Detail:

Settlement: Feniton

Site reference number: Feni_01

Site Address: Land at Feniton forming part of Sherwood Farm,

Map of site:



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Site Area: 2.56

Site Assessment Summary:

Infrastructure implications: There are no explicit site specific infrastructure issues identified in this phase of this work for this site. However, for Feniton on a more general level (and these concerns could impact on or be relevant to development potential of this site), there are or could be concerns around highway capacity, water and flooding and education provision.

Landscape sensitivity - summary of findings: The site is flat and in a low lying part of East Devon. It falls in the Landscape Character Type 3E which is described as comprising of gently sloping/undulating land which surrounds the valley floors, this forms a good summary of this site. There is some but very limited inter-visibility between the site and the East Devon AONB to the east of Feniton. The site itself is attractive, and boundaries are unchanged from historic mapping records, though in other respects it forms unremarkable countryside with some buildings at its edges including a low density bungalow developed urban edge of Feniton, softened with vegetation, to the west. If fully built out the site would extend a potentially quite prominent developed finger of buildings westward from Feniton into open countryside. The site is identified as having a low-medium sensitivity to development.

Impact on historic environment - summary of findings: There are no designated heritage assets in close proximity of the site. Whilst the railway line to the north is of some historic interest any development of the site would not be expected to have no adverse heritage impacts.

Ecological impact - summary of findings: This is a greenfield site of improved farmland. The northern site boundary is defined by a hedgerow and a band of mature trees beyond which lies the Exeter to Waterloo railway line. Other boundaries are defined by hedgerows. The hedgerows and trees to the site boundaries can be expected to be of some local wildlife importance, and should the site be developed their protection and enhancement would be appropriate. There are no designated wildlife features or assets close to the site.

Accessibility assessment: The site falls within 1,600 metres of the modest range of services and facilities that are available in Feniton.

Other known site constraints: There are no other identified constraints to development that are specific to this 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: 39

Brief summary of the key positives and negatives of the site: The site could form a reasonable allocation for development. Probably the most significant concern would be that development would form a linear extension of Feniton westward into open countryside.

Should the site be allocated? Potential 2nd best choice allocation

Reason(s) for allocating or not allocating: This flat Greenfield site is in agricultural use and lies to the western side of new Feniton to the south of and abutting the railway. Facilities in the village are reasonably close, albeit some are across the railway line. Overall the site appears a possible development option with no obvious over-riding constraints. It is suggested as a 2nd Best site for allocation for development.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

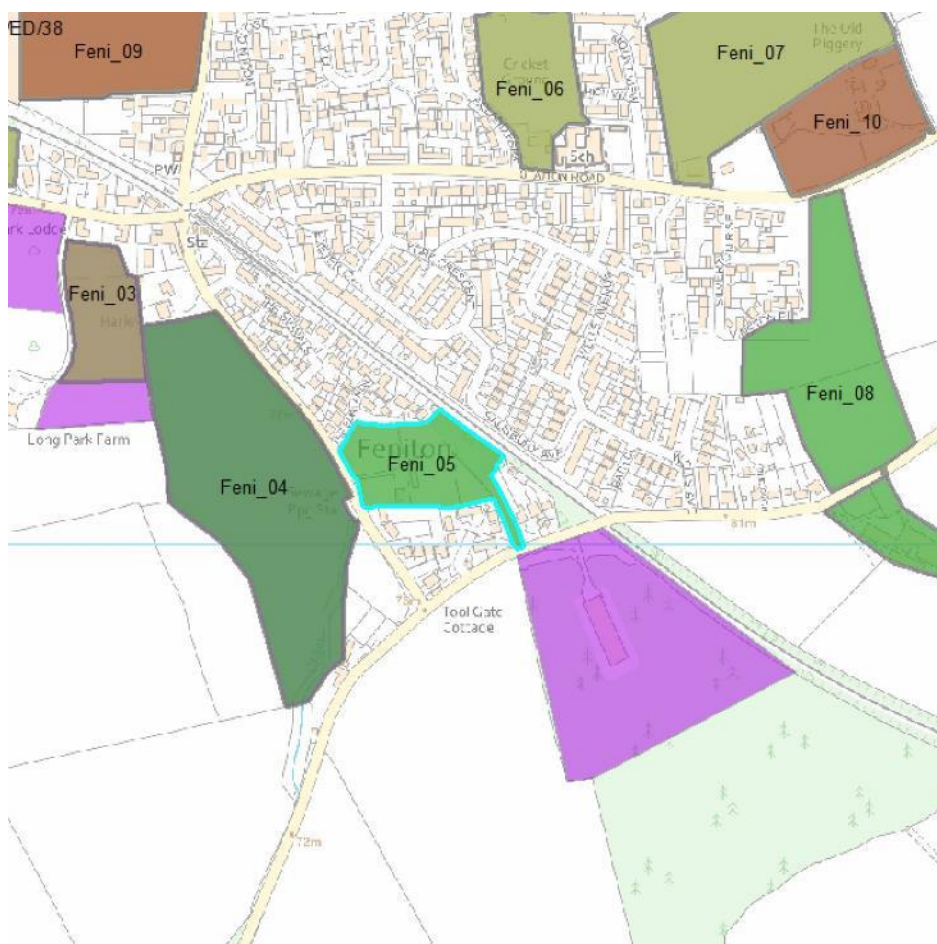
Site Detail:

Settlement: Feniton

Site reference number: Feni_05

Site Address: Land and buildings at Burland Mead, Feniton, Honiton (Land Registry DN459561), EX14 3BS

Map of site:



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Site Area: 1.48

Site Assessment Summary:

Infrastructure implications: There are no explicit site specific infrastructure issues identified in this phase of this work for this site. However, for Feniton on a more general level (and these concerns could impact on or be relevant to development potential of this site), there are or could be concerns around highway capacity, water and flooding and education provision.

Landscape sensitivity - summary of findings: This site was previously used as a plant nursery and some building and structures and an old dwelling remain on the site. The site is over-grown and with development to three sides and a road frontage it does not read as being part of the open countryside, albeit it does have an open and somewhat wild character.

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

Ecological impact - summary of findings: The extensive vegetation cover on the site and the fact that it contains a number of mature trees within and to its boundaries means that it is likely to support species of at least some local interest. There are no designated wildlife features or assets close to the site.

Accessibility assessment: The site falls within 1,600 metres of the modest range of services and facilities that are available in Feniton.

Other known site constraints: There are no other identified constraints to development that are specific to this 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: 42

Brief summary of the key positives and negatives of the site: The site would form a reasonable allocation for residential development.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: This is the site of a former plant nursery that contains former structures and buildings that are in a poor state of repair. The site lies towards the southern side of new Feniton. A planning application, 20/2247/FUL, on part of the site to include three houses was refused. The rectangular site has existing development to three sides and can be seen as a reasonable development option, it presents what might be looked upon as a large infill opportunity in the built fabric of the village. However, there is a concern that it is not clear if alternative employment uses for the site have been effectively explored and also extensive on-site vegetation cover may be of some wildlife interest.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

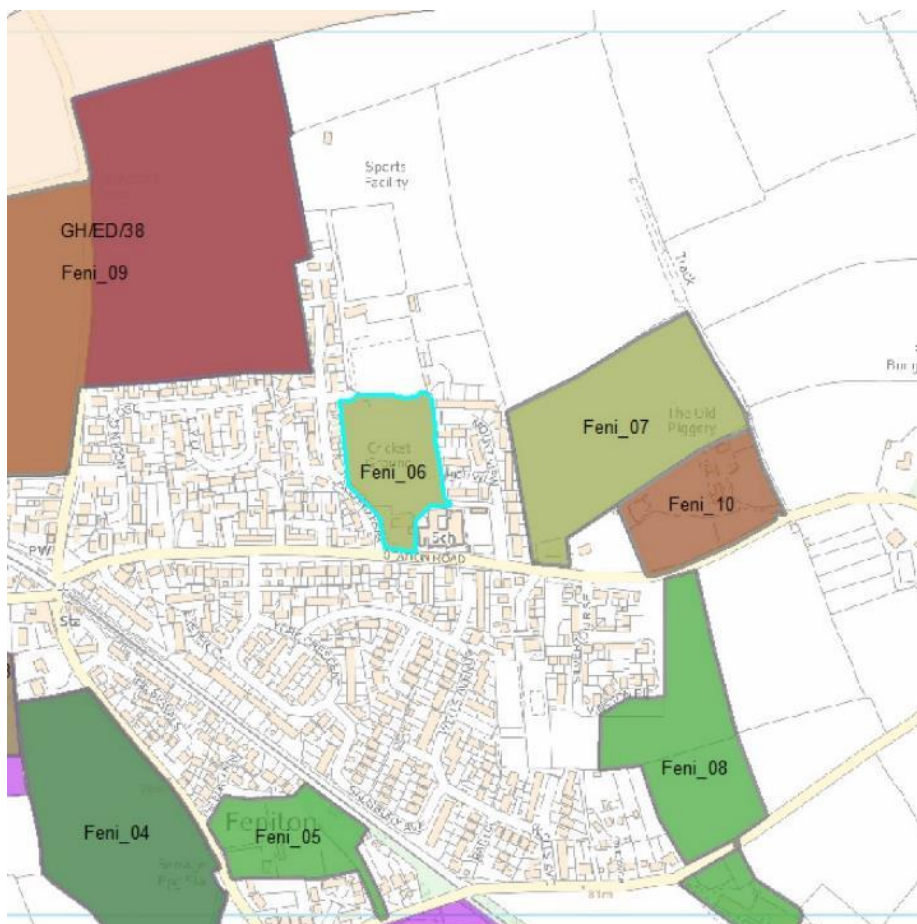
Site Detail:

Settlement: Feniton

Site reference number: Feni_06

Site Address: F P F A Club, Station Road, Feniton, Honiton, Devon, EX14 3DF

Map of site:



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

Site Area: 1.49

Site Assessment Summary:

Infrastructure implications: There are no explicit site specific infrastructure issues identified in this phase of this work for this site. However, for Feniton on a more general level (and these concerns could impact on or be relevant to development potential of this site), there are or could be concerns around highway capacity, water and flooding and education provision.

Landscape sensitivity - summary of findings: The site contains an existing building and a sports pitch. Built development falls to the west, south and east and to the north are more sports pitches. Possible adverse landscape impacts arising from development could be expected to be minimal.

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

Ecological impact - summary of findings: The expectation is that there would be nil or minimal adverse ecological impacts from development given the current site uses.

Accessibility assessment: The site falls within 1,600 metres of the modest range of services and facilities that are available in Feniton.

Other known site constraints: There are no other identified constraints to development that are specific to this 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: 30

Brief summary of the key positives and negatives of the site: The existing productive uses made of the site would render it unsuitable for development unless equal or improved provision could be made.

Should the site be allocated? No

Reason(s) for allocating or not allocating: This flat site lies on the northern side of old Feniton with built development to three sides. Most of the site is occupied by a sports pitch and on the southern edge is the Feniton Sports and Social Club building. Possible loss of facilities to development would be a significant planning concern and in the absence of alternative and ideally better provision coming forward and it being acceptable this is identified as a significant constraint.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

Site Detail:

Settlement: Feniton

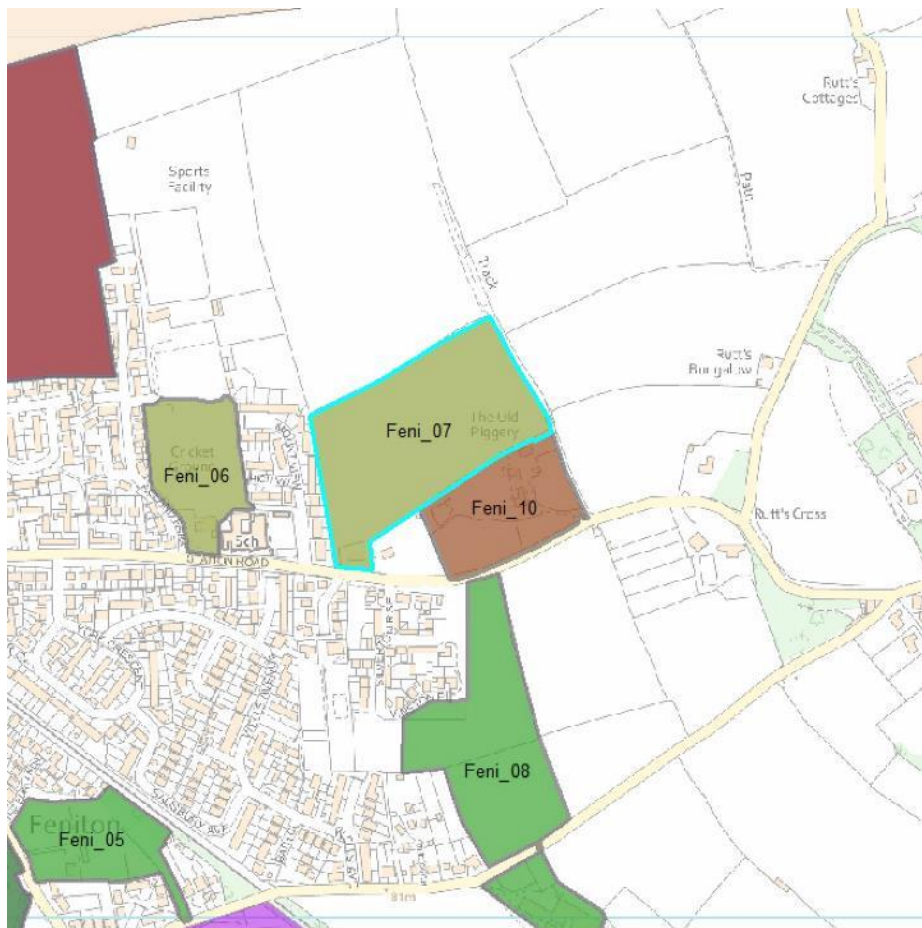
Site reference number: Feni_07

Site Address: Lyndale

Feniton

Honiton, EX14 3ED

Map of site:



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Site Area: 3.99

Site Assessment Summary:

Infrastructure implications: There are no explicit site specific infrastructure issues identified in this phase of this work for this site. However, for Feniton on a more general level (and these concerns could impact on or be relevant to development potential of this site), there are or could be concerns around highway capacity, water and flooding and education provision.

Landscape sensitivity - summary of findings: The site slopes gently upward to the east, with higher land beyond, and is well screened from public viewpoints. Housing to the western site boundary forms a linear block of suburban housing with other boundaries defined by hedgerows and some mature trees. The expectation would be of limited adverse landscape impacts from development.

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

Ecological impact - summary of findings: The site is made up of improved farmland but hedgerow boundaries to the site are mature with a number of mature trees, especially at/close to the southern site boundary. It can be expected that these boundaries features will support wildlife of some local interest. However, there are no designated sites in close proximity of this site.

Accessibility assessment: The site falls within 1,600 metres of the modest range of services and facilities that are available in Feniton.

Other known site constraints: There are no other identified constraints to development that are specific to this 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: 60

Brief summary of the key positives and negatives of the site: The site could form a reasonable allocation for development.

Should the site be allocated? Potential 2nd best choice allocation

Reason(s) for allocating or not allocating: This flat site lies on the north-eastern side of Feniton. The site has housing to the west and south and is in agricultural use. It would appear a possible development option with no obvious over-riding constraints. It is suggested as a 2nd Best site for allocation for development.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

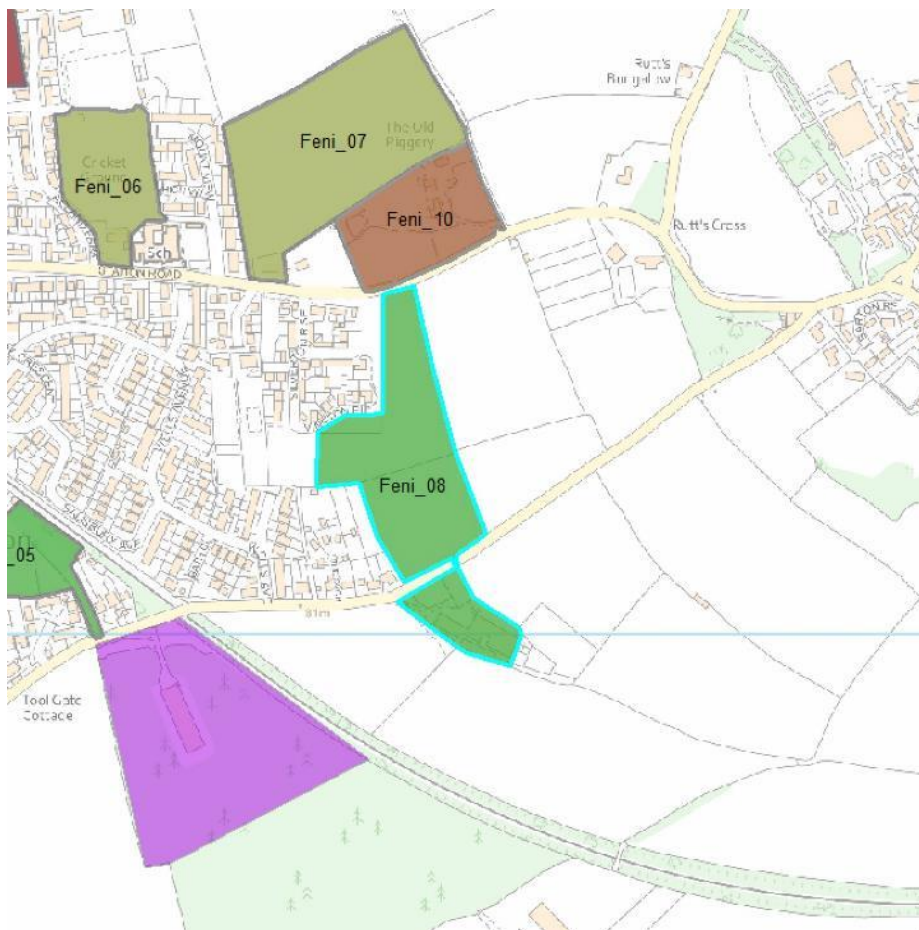
Site Detail:

Settlement: Feniton

Site reference number: Feni_08

Site Address: Land Adjoining To The West Of Beechwood, and Land lying To The Southeast Of Beechwood

Map of site:



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Site Area: 3.67

Site Assessment Summary:

Infrastructure implications: There are no explicit site specific infrastructure issues identified in this phase of this work for this site. However, for Feniton on a more general level (and these concerns could impact on or be relevant to development potential of this site), there are or could be concerns around highway capacity, water and flooding and education provision.

Landscape sensitivity - summary of findings: The site can be categorised falling into two parts, the larger area lies to the north of Green Lane and a smaller area to the south. The more northerly part slopes very gently upwards to the east with higher land, eastward, beyond. Much of its western site boundary is formed by housing development which forms a suburban edge to the settlement of Feniton. A hedgerow forms part of the eastern boundary of the site. Lanes to the north and south of this part of the site are narrow with a countryside feel and degree of remoteness. The smaller part of the site, south of Green Lane comprises of some open grass areas and a large complex of somewhat run-down looking farm buildings. This southern site part is more open from southerly views but quality within landscape quality is compromised, to some degree at least, by the existing farm buildings. Development of this southerly area would, however, extend the residential built form of Feniton in an easterly direction into the countryside.

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

Ecological impact - summary of findings: Aside from the farm buildings on the southern part of the site the site is made up of improved farmland with some hedgerows within and to site boundaries. There are limited mature trees at these boundaries and there may be some local wildlife value. There are, however, no designated wildlife sites in close proximity.

Accessibility assessment: The site falls within 1,600 metres of the modest range of services and facilities that are available in Feniton.

Other known site constraints: There are no other identified constraints to development that are specific to this 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: 83

Brief summary of the key positives and negatives of the site: The site could form a reasonable allocation for development.

Should the site be allocated? Potential 2nd best choice allocation

Reason(s) for allocating or not allocating: This flat site lies on the eastern side of old Feniton. The site has housing to the west and is in agricultural use. A previous planning application, 13/0591/MFUL, for residential development was refused on this site (plus a small additional adjoining area). It would appear, however, to be a possible development option with no overriding obvious constraints. It is suggested as a 2nd Best site for allocation for development.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

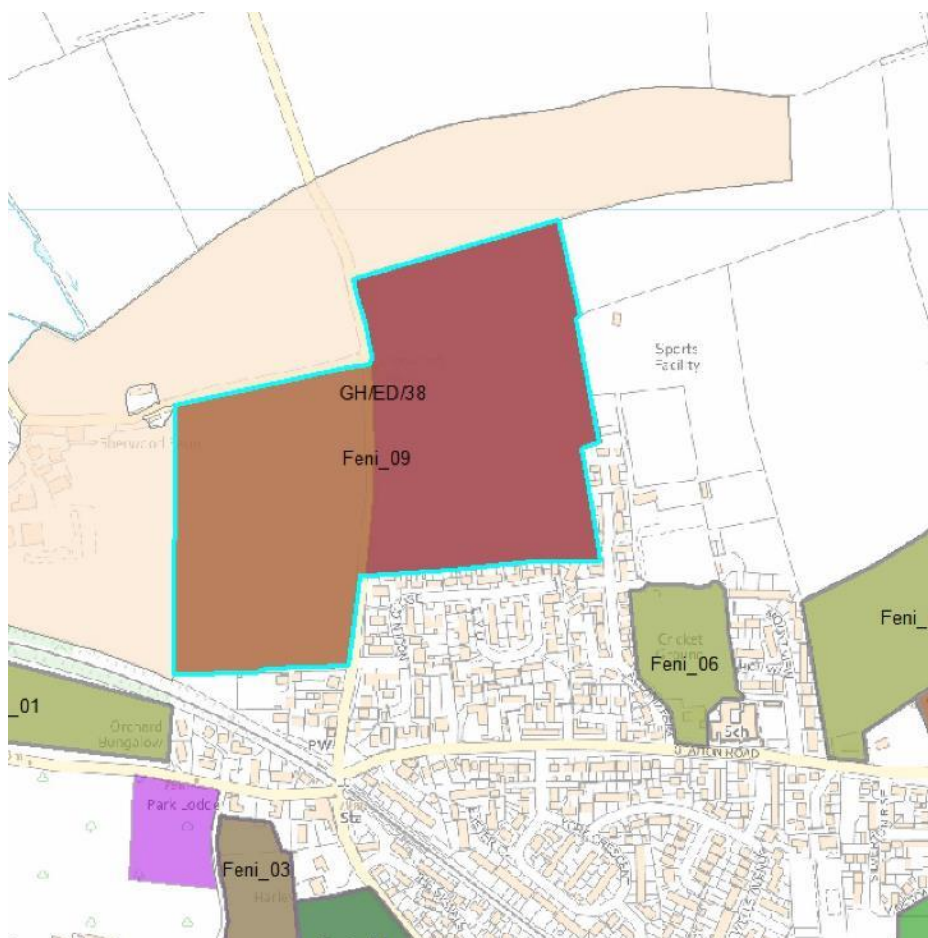
Site Detail:

Settlement: Feniton

Site reference number: Feni_09 also incorporating new call for sites - ref Fen_11 and swept over by larger site GH/ED/38

Site Address: Land at Sherwood Cross, Feniton,

Map of site:



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Site Area: 14.99

Site Assessment Summary:

Infrastructure implications: There are no explicit site specific infrastructure issues identified in this phase of this work for this site. However, for Feniton on a more general level (and these concerns could impact on or be relevant to development potential of this site), there are or could be concerns around highway capacity, water and flooding and education provision.

Landscape sensitivity - summary of findings: Taken as a whole GH/ED/38 is substantial in scale and if fully built out it would amount to a significant northward extension of Feniton into open countryside. The north easterly parts of GH/ED/38 are highest and there is a general upward slope of the site to the north east where edges of the site are higher up in general viewpoint, albeit the site is comparatively flat, especially so south western parts. With large fields divided by hedgerows the site is characteristic of surrounding areas and as the site sits in a comparatively flat area viewpoints into site are relatively limited. The smaller site Feni_09, which sits within GH/ED/38, is more contained in the landscape and it shares a southern edge with GH/ED/38 that abuts a suburban built up edge of Feniton, albeit one that is comparatively low on account of the linear form of dormer bungalows at this boundary. To the south east there is more modern housing development. The smallest of the sites, Feni_11 is the smallest area and is most directly related to the built form of the village.

Impact on historic environment - summary of findings: Grade II Listed properties of Sheridan and Sherwood Cottage are surrounded by Site GH/ED/38. These are historical rural properties that were built and sit within the context of an open country setting, albeit with the modern edges of Feniton visible to the south east and substantial farm buildings (falling within the submission site) of various ages to the south west. Any possible development of Site GH/ED/38 would need to address the potential for adverse impacts on these properties, which, if surrounded by development, and especially if hemmed in could lose their relationship with the countryside. The north western side of Feni_09 lies close to the Listed properties and whilst similar adverse impacts concerns are shared to some degree they are of less explicit direct concern and sensitive treatment of development in the north westerly part of Feni_09 could start to meaningfully lessen potential for adverse impacts. Site Feni_11 lies much further from the Listed properties and minimal likelihood of adverse impacts is identified.

Ecological impact - summary of findings: The fields making up the site are improved grassland separated by hedgerow boundaries. These and a limited number of mature trees in/close to these may be of some local wildlife value. However there are no designated wildlife sites at or in close proximity of the site.

Accessibility assessment: The site falls within 1,600 metres of the modest range of services and facilities that are available in Feniton.

Other known site constraints: There are no other identified constraints to development that are specific to this 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: 225 - if Feni_09 were allocated.

Brief summary of the key positives and negatives of the site: Taken as a whole GH/ED/38 offers considerable development potential but with scope for adverse impacts. The smaller areas of Feni_09 and Feni_11 are less sensitive, especially the later.

Should the site be allocated? Potential 2nd best choice allocation

Reason(s) for allocating or not allocating: There are a number of separate overlapping site submissions that have been looked at. Taking the whole area as shown on mapping records the largest overarching area is site GH/ED/38. This was a 2017 submission and it comprises of a number of fields and sweeps over some quite substantial farm buildings and it encircles some listed buildings, these form a constraint to potential for development. Site GH/ED/38 is relatively flat though slopes upwards slightly to its northern edges where the land has a degree of semi-ridgeline prominence. Site Feni_09 was a 2021 submission and it comprises of two rectangular fields that are bisected by a country lane leading to Colestock, the site forms, in effect, the south westerly half of the larger site, GH/ED/38. The new 2022 call for sites submission was smaller still and it comprises just the most easterly field that makes up site Feni_09. Taken overall the more southerly parts of GH/ED/38 have the greater suitability for development with more northerly parts likely to lead to greater overall adverse landscape impacts. On this basis the Feni_09 submission could be seen as a possible option to allocate for development with no obvious overarching constraints. However, the new Call for sites submission appears a better option than this with the western edges of Feni_09 being more exposed and less well contained in the landscape. It is suggested as a 2nd Best site (parts if not all) for allocation for development.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

Site Detail:

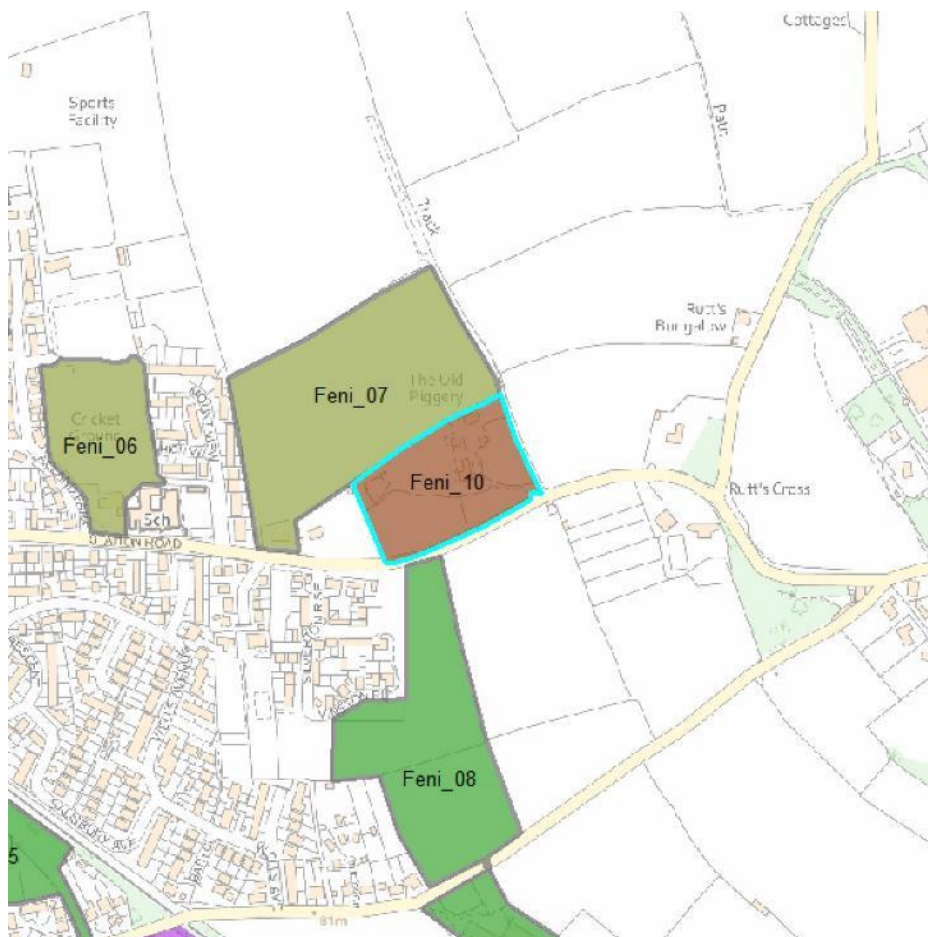
Settlement: Feniton

Site reference number: Feni_10

Site Address: Westlades

Feniton, EX14 3ED

Map of site:



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Site Area: 1.79

Site Assessment Summary:

Infrastructure implications: There are no explicit site specific infrastructure issues identified in this phase of this work for this site, other than a suggestion of need for improved pedestrian and cycle links. However, for Feniton on a more general level (and these concerns could impact on or be relevant to development potential of this site), there are or could be concerns around highway capacity, water and flooding and education provision.

Landscape sensitivity - summary of findings: Site Feni_10 lies on the north eastern side of Feniton on land that gently slopes upwards from west to east. The extensive vegetation cover within and around the site gives it a semi-enclosed feel and views in, from public viewpoints, are limited.

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

Ecological impact - summary of findings: Whilst there are no designated wildlife sites at or close to site Feni_10 there is a substantial amounts of mature vegetation within and at the site and to its boundaries. This, taken along with grassed areas within the site that may not (at least not all) have been agricultural improved suggest there could be wildlife value at the site of some local importance.

Accessibility assessment: The site falls within 1,600 metres of the modest range of services and facilities that are available in Feniton.

Other known site constraints: There are no other identified constraints to development that are specific to this 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: 36

Brief summary of the key positives and negatives of the site: The site could form a reasonable allocation for development.

Should the site be allocated? Potential 2nd best choice allocation

Reason(s) for allocating or not allocating: This flat site of Westslades lies on the north-eastern side of Feniton and incorporates two residential dwellings in a mostly farmed grassed area though there are also some substantial trees on the site. The site would appear a possible development option, with no over-arching constraints, though there may be a need for some off-site footpath and cycle improvements and mature vegetation in/at the site could be of some importance for wildlife. It is suggested as a 2nd Best site for allocation for development.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

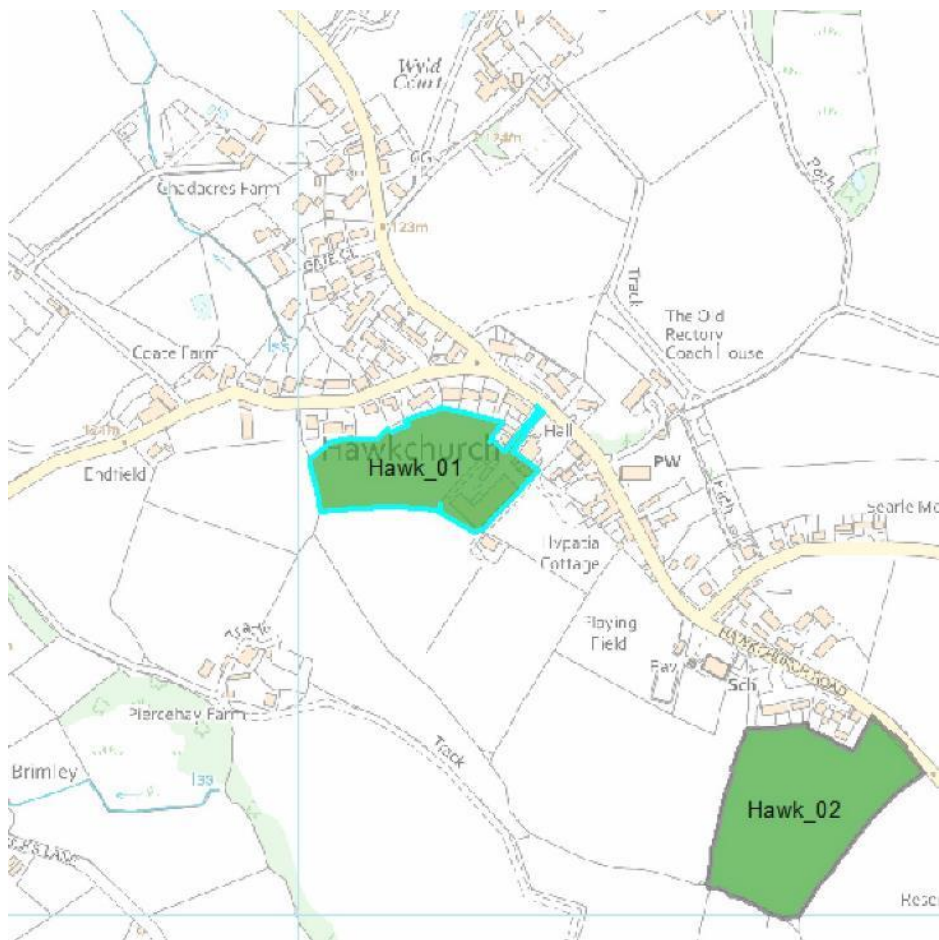
Site Detail:

Settlement: Hawkchurch

Site reference number: Hawk_01

Site Address: Norton Store, Hawkchurch, Axminster, Devon, EX13 5XW

Map of site:



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

Site Area: 1.56

Site Assessment Summary:

Infrastructure implications: Access: Accessible from private estate road onto Hawkchurch Rd? DCC Education: Hawkchurch Primary school has the capacity to support development within the village. Transport costs would apply for secondary.

Landscape sensitivity - summary of findings: Outside of AONB. Agricultural field with active employment use behind housing. Mature trees and hedgerow to south, west, east borders, mature tree in field. Set in context of residential and industrial development. PROW to west, south, east (footpaths). Overall, the site has a medium/low landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets present: Grade II listed 1 Wyth Green (44m to north), Grade I listed St John the Baptist Church, row of Grade II buildings including the Old Bakery, the Old Inn, Fir View, Rose Cottage, Windwhistle Cottage. Currently light industrial units in closest area to heritage assets. Asset to the north separated from the site by residential development. Residential development may enhance the setting of the assets to the east rather than causing harm, subject to final detailed scheme. 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: Nature Recovery Network (2m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (88m), within River Axe SAC Nutrient catchment area. Site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

Accessibility assessment: 5 out of 12 facilities within 1,600m of site.

Other known site constraints: Grade 3 agricultural land in strategic assessment.

Site opportunities: Residential development may enhance the setting of heritage assets to the east, subject to final detailed scheme.

Amended Maximum Yield following discounted areas on site: 38

Brief summary of the key positives and negatives of the site: Site is well related to village core with opportunities to enhance local heritage. Employment land would need to be retained.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: Outside of AONB. Agricultural field with active employment use behind housing. Mature trees and hedgerow to south, west, east borders, mature tree in field. Set in context of residential and industrial development. PROW to west, south, east (footpaths).

Heritage assets present: Grade II listed 1 Wytch Green (44m to north), Grade I listed St John the Baptist Church, row of Grade II buildings including the Old Bakery, the Old Inn, Fir View, Rose Cottage, Windwhistle Cottage. Currently light industrial units in closest area to heritage assets. Asset to the north separated from the site by residential development. Residential development may enhance the setting of the assets to the east rather than causing harm, subject to final detailed scheme.

Ecology: Nature Recovery Network (2m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (88m), within River Axe SAC Nutrient catchment area. Site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Well related to existing built-up area. Employment use should be retained on site.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

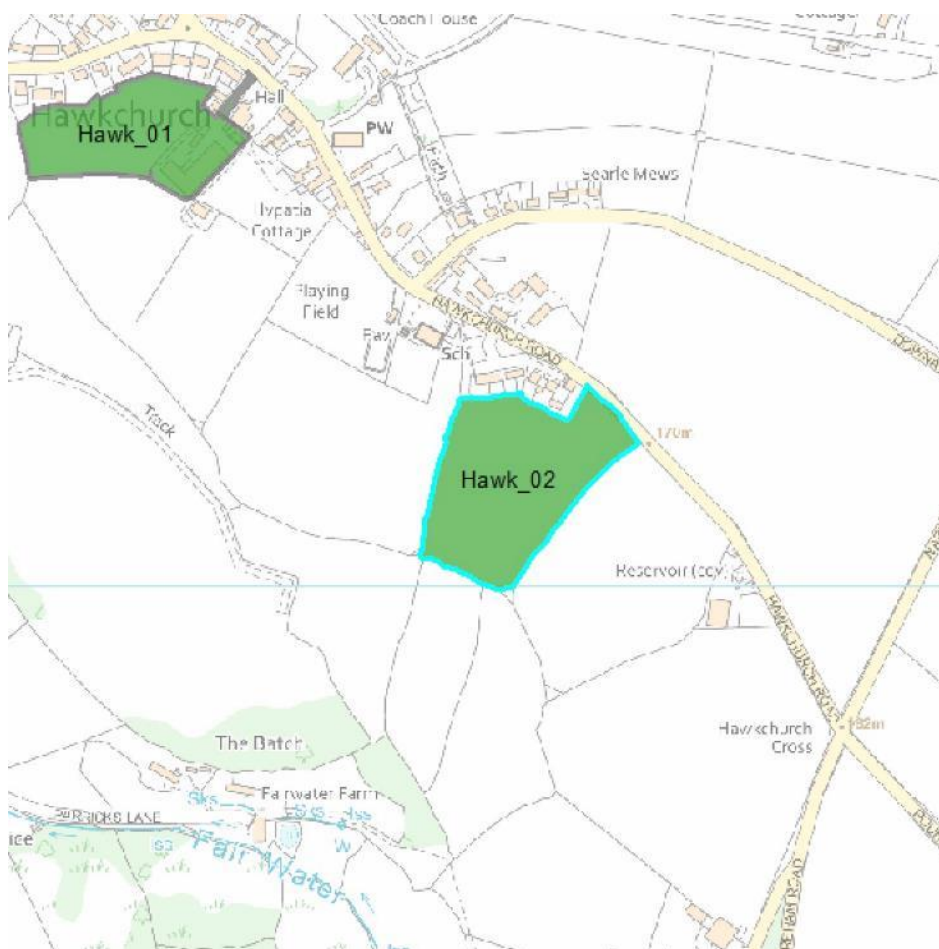
Site Detail:

Settlement: Hawkchurch

Site reference number: Hawk_02

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

Map of site:



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

Site Area: 2.26

Site Assessment Summary:

Infrastructure implications: Access: Accessible from Hawkchurch Rd OK. DCC Education: Hawkchurch Primary school has the capacity to support development within the village. Transport costs would apply for secondary.

Landscape sensitivity - summary of findings: Outside of AONB. Field in agricultural use to south of Hawkchurch, adjoins an exception site. Mature hedgerow to surround with occasional mature tree. Overall, the site has a medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: Assets Present: Over 200m from nearest listed buildings. Overall, no change - No change to assets or their settings.

Ecological impact - summary of findings: Nature Recovery Network (25m), within River Axe SAC Nutrient catchment area. Site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

Accessibility assessment: 5 out of 12 facilities within 1,600m of site.

Other known site constraints: Grade 3 agricultural land in strategic assessment.

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: 41

Brief summary of the key positives and negatives of the site: Site is poorly related to built form and is highly exposed. Intervisible form multiple viewpoints.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Outside of AONB. Field in agricultural use to south of Hawkchurch, adjoins an exception site. Mature hedgerow to surround with occasional mature tree.

Assets Present: Over 200m from nearest listed buildings.

Nature Recovery Network (25m), within River Axe SAC Nutrient catchment area. Site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone.

The site has a rural, agricultural character adjacent to an exception site only. The site context does not support allocation at this stage.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

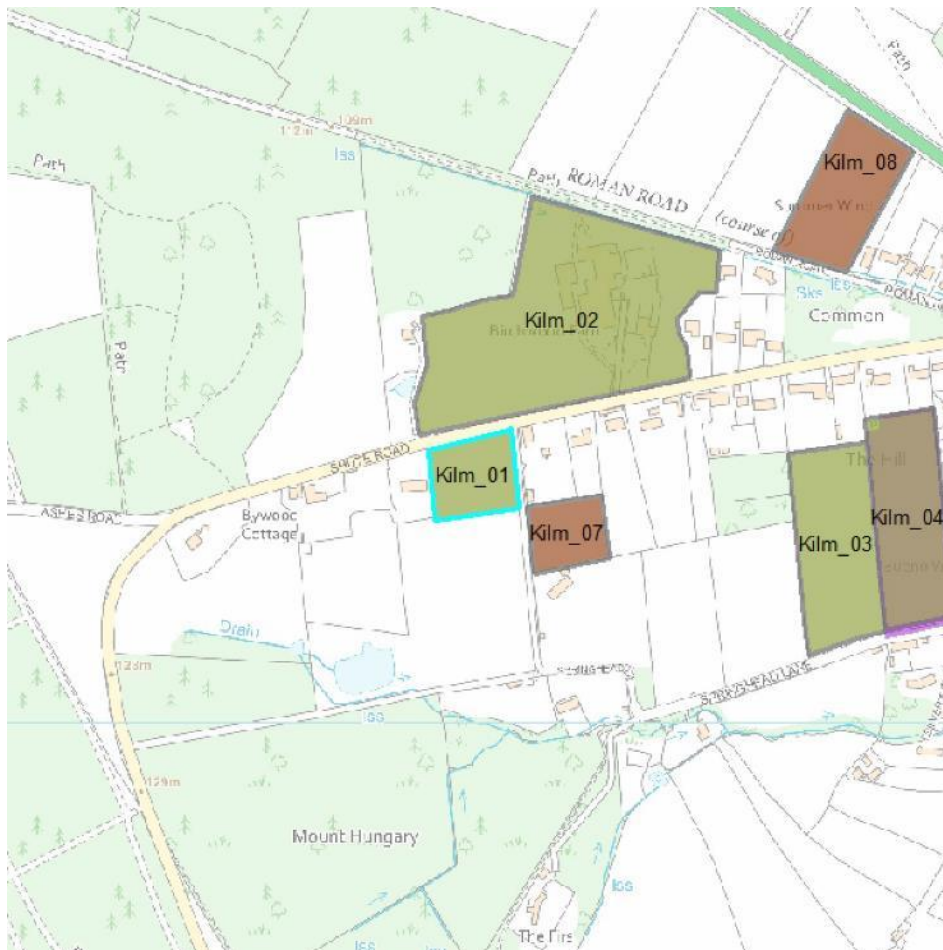
Site Detail:

Settlement: Kilmington

Site reference number: Kilm_01

Site Address: Land off Shute Road, Kilmington, EX13 7ST

Map of site:



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

Site Area: 0.66

Site Assessment Summary:

Infrastructure implications: DCC - highways : This site is a little remote from local services but would be acceptable in principle from a technical point of view as suitable access can be easily achieved and the site parcel is small. DCC - Education :Significant ha development sites proposed. Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.

Landscape sensitivity - summary of findings: the site falls in the AONB, Site is within a designated landscape and has very high landscape value with medium- high visibility.The site has medium-high landscape sensitivity.

Impact on historic environment - summary of findings: The site located outside the Kilmington built-up area, no designated heritage asset within 100m and the nearest designated heritage asset a Grade II listed building 473m away, heritage impacts are limited.

Ecological impact - summary of findings: The site covered by improved grassland, Trees and vegetation on the edge of the site boundary. No ecological designations within 100m of site. minor adverse effect predicted (not significant)

Accessibility assessment: The site is within 1,600 meters of 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other known site constraints: No hourly bus service from 31July 2022. 6 service per day and No service on Sunday and bank holidays

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: 16

Brief summary of the key positives and negatives of the site: Positives:

Relatively flat land, Good access to existing residential dwellings and facilities. Minor ecological and heritage impact. Negatives: the site falls in the AONB, Site is within a designated landscape and has very high landscape value with medium- high visibility. The site has medium-high landscape sensitivity. Only six bus services per day and No service on Sunday and bank holidays due to very recent bus route reschedule, and train station over 1600m.

Should the site be allocated? No

Reason(s) for allocating or not allocating: This site located outside the built-up area of Kilmington and falls in an AONB, Site is within a designated landscape and has very high landscape value with medium- high visibility. Development of the site (5 max yield) would have a high landscape impacts.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

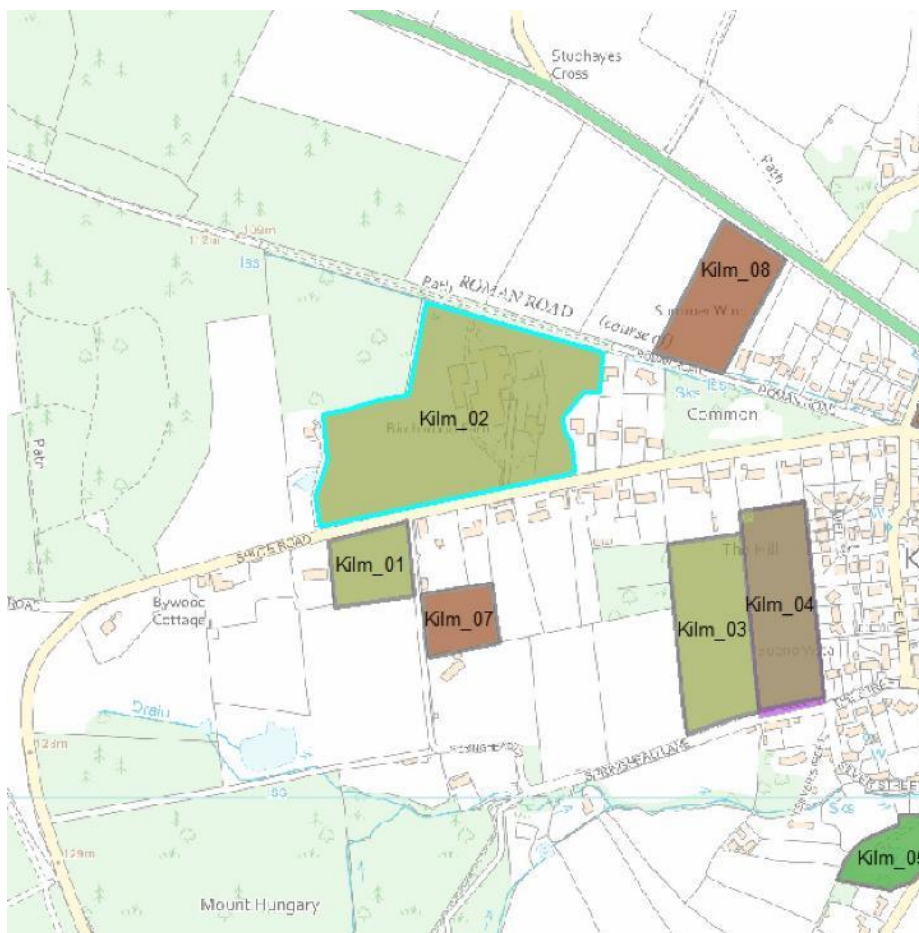
Site Detail:

Settlement: Kilmington

Site reference number: Kilm_02

Site Address: Birchwood Farm, Shute Road, Kilmington, EX13 7ST

Map of site:



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

Site Area: 4.38

Site Assessment Summary:

Infrastructure implications: DCC - highways : Access from the south would appear to be easy to achieve but access to the north is from a Byway opening up to all traffic which could not support the level of traffic that would be generated. The site is a little remote from local services too, but adjacent to the settlement. DCC - Education: Significant ha development sites proposed. Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.

Landscape sensitivity - summary of findings: the site falls in the AONB, Site is within a designated landscape and has very high landscape value with high visibility. The site has high landscape sensitivity.

Impact on historic environment - summary of findings: The site located outside the Kilmington built-up area, no designated heritage asset within 100m and the nearest designated heritage asset a Grade II listed building 349m away, heritage impacts are limited.

Ecological impact - summary of findings: The site covered by Unimproved grassland, grazed by cows with trees and vegetation on the edge of the site boundary, adjoining to a woodland. Section 41 (S41) Habitat of Principle Importance and County Wildlife Site (CWS) within 100m of site. Significant moderate adverse effect predicted.

Accessibility assessment: The site is within 1,600 meters of 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other known site constraints: No hourly bus service from 31 July 2022. 6 service per day and No service on Sunday and bank holidays (check the new timetable)

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: 79

Brief summary of the key positives and negatives of the site: Positives: Good access to existing residential dwellings and facilities. Minor heritage impact. Negatives: the site falls in the AONB, Site is within a designated landscape and has very high landscape value with high visibility. The site has high landscape sensitivity. Significant ecological adverse effects predicted. Only six bus services per day and No service on Sunday and bank holidays due to very recent bus route reschedule, and train station over 1600m.

Should the site be allocated? No

Reason(s) for allocating or not allocating: The site is an existing farmyard located outside the built-up area of Kilmington, this site falls in an AONB, Site is within a designated landscape and has very high landscape value with high visibility from multiple locations, including A35. It is also adjoining to a Deciduous woodland. Development of the site (66 max yield) would have a high landscape impact. and medium-high ecological impacts.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

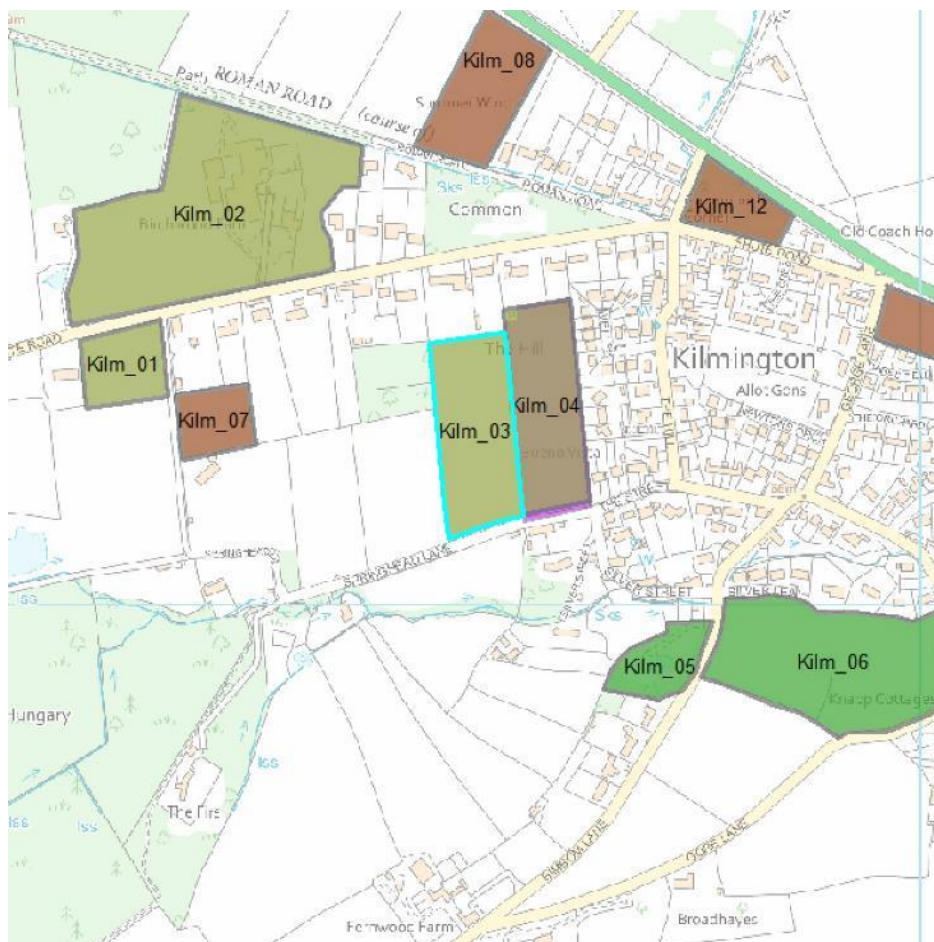
Site Detail:

Settlement: Kilmington

Site reference number: Kilm_03

Site Address: Land off Springhead Lane, Kilmington (E-326545, N-98144), N/A

Map of site:



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

Site Area: 1.6

Site Assessment Summary:

Infrastructure implications: DCC - highways :The site is served by an existing access off Springhead Lane. Good visibility can be achieved from the site in both directions on Springhead Lane. DCC - Education:Significant ha development sites proposed. Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.

Landscape sensitivity - summary of findings: the site falls in the AONB, Site is within a designated landscape and has very high landscape value with medium-high visibility.The site has high landscape sensitivity.

Impact on historic environment - summary of findings: The site located on the edge of the Kilmington built-up area, no designated heritage asset within 100m and the nearest designated heritage asset a Grade II listed building 122m away, with existing trees and hedgerow obscure views, heritage impacts are limited.

Ecological impact - summary of findings: The site is agriculture land covered by crops, vegetation on the edge of the site boundary, adjoining to a woodland. Section 41 (S41) Habitat of Principle Importance and County Wildlife Site (CWS) within 100m of site. Significant moderate adverse effect predicted.

Accessibility assessment: The site is within 1,600 meters of 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other known site constraints: No hourly bus service from 31July 2022. 6 service per day and No service on Sunday and bank holidays (check the new timetable)

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: 38

Brief summary of the key positives and negatives of the site: Positives: Good access to existing residential dwellings and facilities. Minor heritage impact. Negatives: the site falls in the AONB, Site is within a designated landscape and has very high landscape value with medium-high visibility. The site has high landscape sensitivity. Significant ecological adverse effects predicted. Only six bus services per day and No service on Sunday and bank holidays due to very recent bus route reschedule, and train station over 1600m.

Should the site be allocated? No

Reason(s) for allocating or not allocating: The site is a gentle slope agriculture land, located at the edge of existing built-up area of Kilmington and surrounded by dwellings. This site falls in an AONB, Site is within a designated landscape and has very high landscape value with medium- high visibility. It is also adjoining to a Deciduous woodland. Development of the site (40 max yield) would have a high landscape impact and medium-high ecological impacts.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

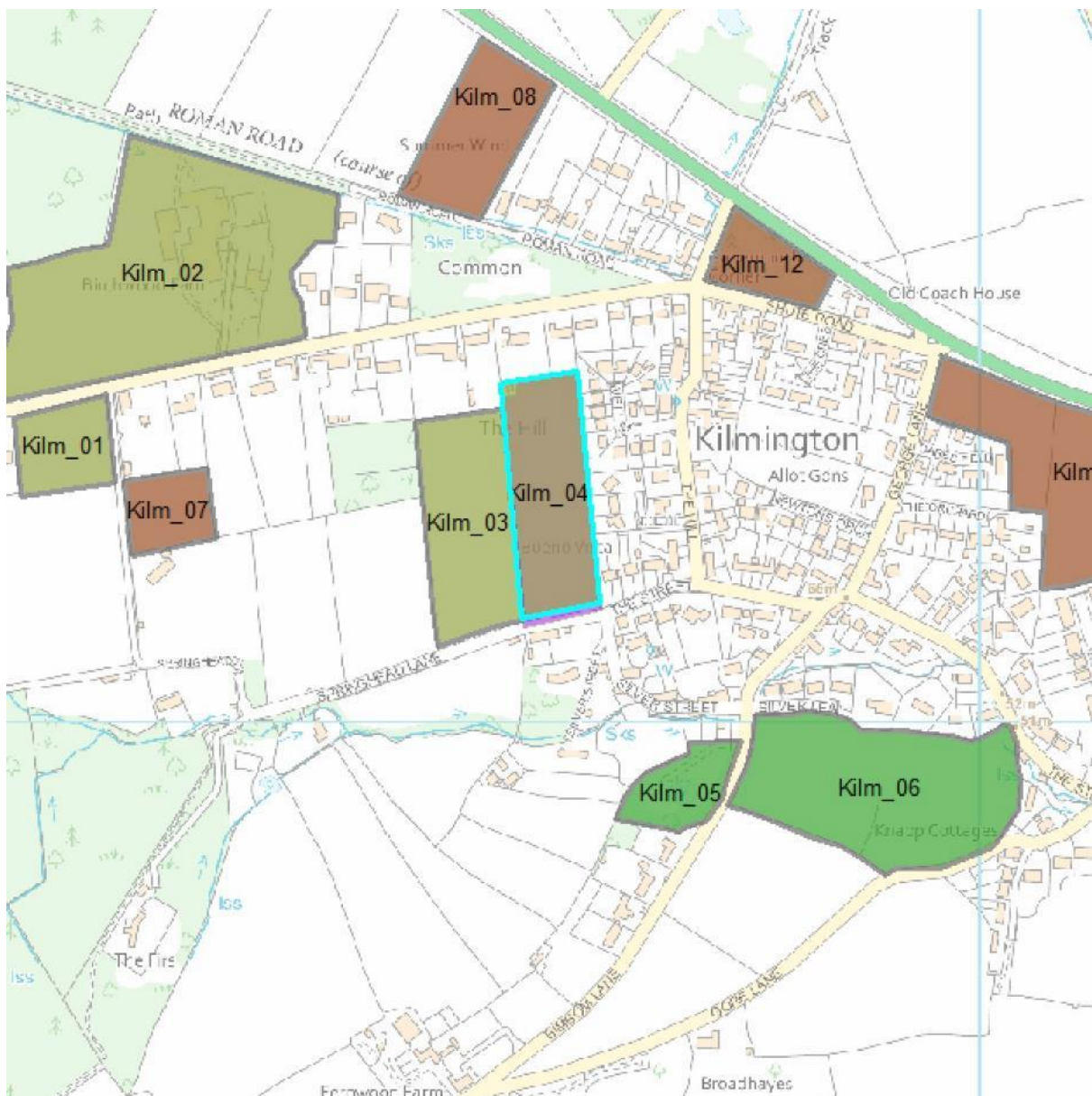
Site Detail:

Settlement: Kilmington

Site reference number: Kilm_04

Site Address: Paddock off Springhead Lane, Kilmington, Devon, EX13 7SS

Map of site:



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

Site Area: 1.54

Site Assessment Summary:

Infrastructure implications: DCC - highways :The site is served by an existing access off Springhead Lane. Good visibility can be achieved from the site in both directions on Springhead Lane. DCC - Education:Significant ha development sites proposed. Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.

Landscape sensitivity - summary of findings: the site falls in the AONB, Site is within a designated landscape and has very high landscape value with medium-high visibility.The site has high landscape sensitivity.

Impact on historic environment - summary of findings: Grade II listed dwellings 95m to south of site, There is substantial existing development in between so no intervening views. Heritage impacts are limited.

Ecological impact - summary of findings: The site is agriculture land covered by crops, vegetation on the edge of the site boundary. Section 41 (S41) Habitat of Principle Importance and County Wildlife Site (CWS) within 100m of site. minor adverse effect predicted (not significant)

Accessibility assessment: The site is within 1,600 meters of 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other known site constraints: No hourly bus service from 31July 2022. 6 service per day and No service on Sunday and bank holidays (check the new timetable)

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: 37

Brief summary of the key positives and negatives of the site: Positives: Good access to existing residential dwellings and facilities. Minor heritage & ecological impact. Negatives: the site falls in the AONB, Site is within a designated landscape and has very high landscape value with medium-high visibility. The site has high landscape sensitivity. Only six bus services per day and No service on Sunday and bank holidays due to very recent bus route reschedule, and train station over 1600m.

Should the site be allocated? No

Reason(s) for allocating or not allocating: The site is a gentle slope agriculture land, located at the edge of existing built-up area of Kilmington and surrounded by dwellings. This site falls in an AONB, Site is within a designated landscape and has very high landscape value with medium- high visibility. Close to a Deciduous woodland. Development of the site (50 max yield) would have a high landscape impact and medium-high ecological impacts.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

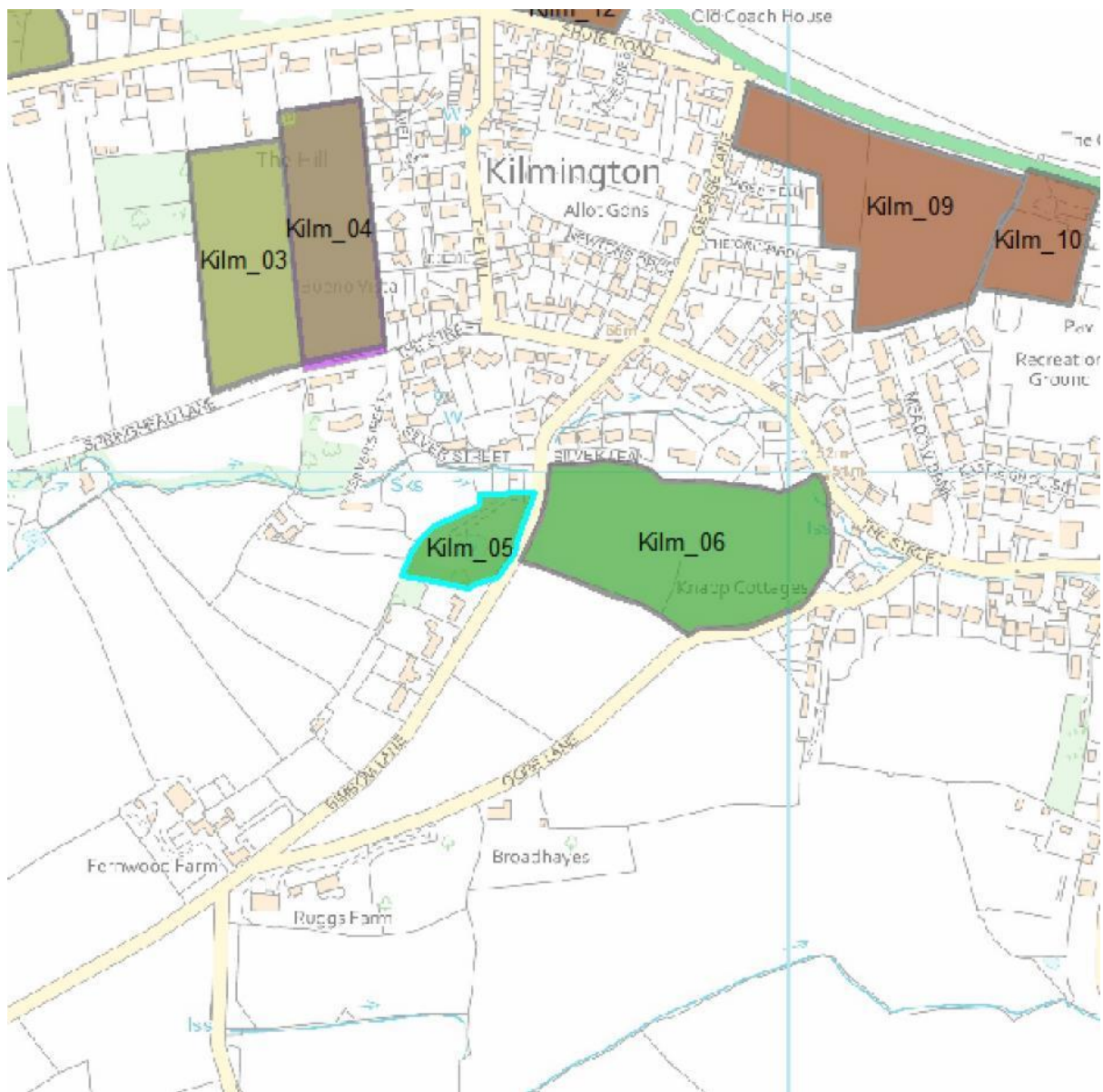
Site Detail:

Settlement: Kilmington

Site reference number: Kilm_05

Site Address: Land At Pit Orchard, Bim Bom Lane, Kilmington,

Map of site:



Site Area: 0.56

Site Assessment Summary:

Infrastructure implications: DCC - highways : The greater majority of this parcel has already been approved under planning application 15/1746/OUT and 16/1586/RES. DCC - Education: Significant ha development sites proposed. Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.

Landscape sensitivity - summary of findings: the site falls in the AONB, Site is within a designated landscape and has very high landscape value with low - medium visibility. The site has high landscape sensitivity.

Impact on historic environment - summary of findings: Grade II listed dwellings 46m to north west of site, existing trees and hedgerow obscure views. Heritage impacts are limited.

Ecological impact - summary of findings: The site covered by various vegetation, trees and unimproved grassland including overgrown grass, Trees and vegetation surrounded the site. No ecological designations within 100m of site. Significant moderate adverse effect predicted.

Accessibility assessment: The site is within 1,600 meters of 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other known site constraints: No hourly bus service from 31 July 2022. 6 service per day and No service on Sunday and bank holidays (check the new timetable)

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: Positives: Good access to existing residential dwellings and facilities. Minor heritage impact. Negatives: the site falls in the AONB, Site is within a designated landscape and has very high landscape value with low- medium visibility. The site has high landscape sensitivity. Significant ecological adverse effects predicted. Only six bus services per day and No service on Sunday and bank holidays due to very recent bus route reschedule, and train station over 1600m.

Should the site be allocated? No

Reason(s) for allocating or not allocating: The site is a steep slope land, located outside the existing built-up area of Kilmington, close to dwellings and adjoining to Kilm_06. This site falls in an AONB, Site is within a designated landscape and has very high landscape value, it would have visual impact to the other parts of AONB due to topograph. The site covered by various vegetation, trees and unimproved grassland including overgrown grass. Development of the site (6 max yield) would have a high landscape impact and medium-high ecological impacts.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

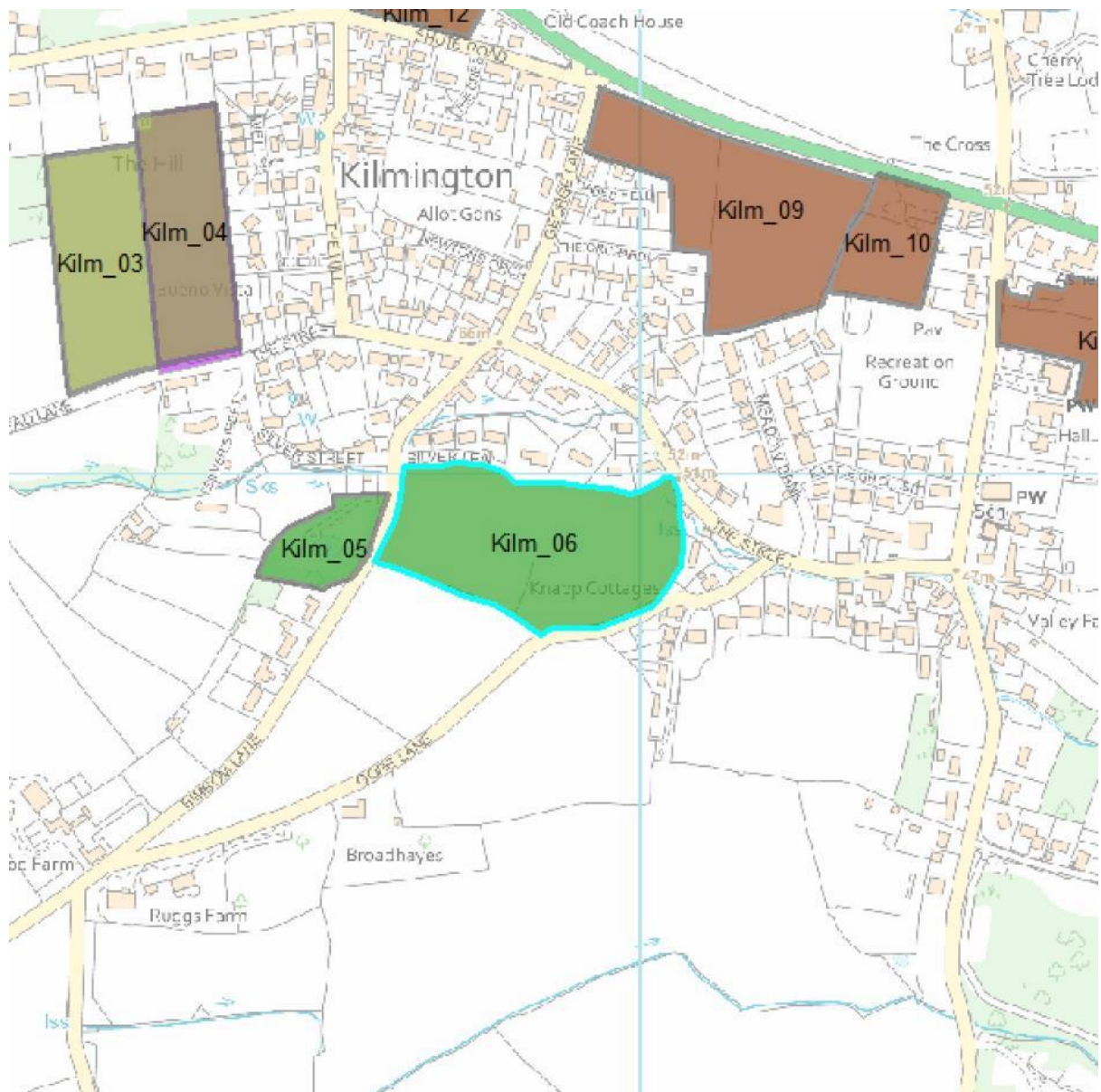
Site Detail:

Settlement: Kilmington

Site reference number: Kilm_06

Site Address: Land at Gore Lane, Kilmington, Axminster,

Map of site:



Site Area: 2.76

Site Assessment Summary:

Infrastructure implications: DCC - highways :The current access roads which could service this parcel are unsuitable the proposed development size, due to their rural nature in width, geometry and visibility. However a much smaller size could potentially be reviewed. DCC - Education: Significant ha development sites proposed. Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.

Landscape sensitivity - summary of findings: the site falls in the AONB, Site is within a designated landscape and has very high landscape value with medium-high visibility. The site has high landscape sensitivity.

Impact on historic environment - summary of findings: The Conservation Area runs along the eastern edge of the site, Grade II listed dwellings 14m to east of site and Grade II listed Old Ruggs Farm around 90m to east of site. Development would have Moderate impact on historic environment.

Ecological impact - summary of findings: The site covered by improved grassland, Trees and vegetation on the edge of the site boundary. No ecological designations within 100m of site. minor adverse effect predicted (not significant)

Accessibility assessment: The site is within 1,600 meters of 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other known site constraints: No hourly bus service from 31 July 2022. 6 service per day and No service on Sunday and bank holidays (check the new timetable)

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: 50

Brief summary of the key positives and negatives of the site: Positives: Good access to existing residential dwellings and facilities. Minor ecological impact. Negatives: the site falls in the AONB, Site is within a designated landscape and has very high landscape value with medium - high visibility. The site has high landscape sensitivity. Development would have Moderate impact on historic environment as The Conservation Area runs along the eastern edge of the site. Adjoining floodzone 3 on the eastern of the site. Only six bus services per day and No service on Sunday and bank holidays due to very recent bus route reschedule, and train station over 1600m.

Should the site be allocated? No

Reason(s) for allocating or not allocating: This site falls in an AONB, Site is within a designated landscape and has very high landscape value with high visibility. The eastern part of the site adjoining with Conservation Area - Kilmington and close to numbers of listed building. Development of the site (41 max yield) would have a high landscape impacts and medium-high heritage impacts.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

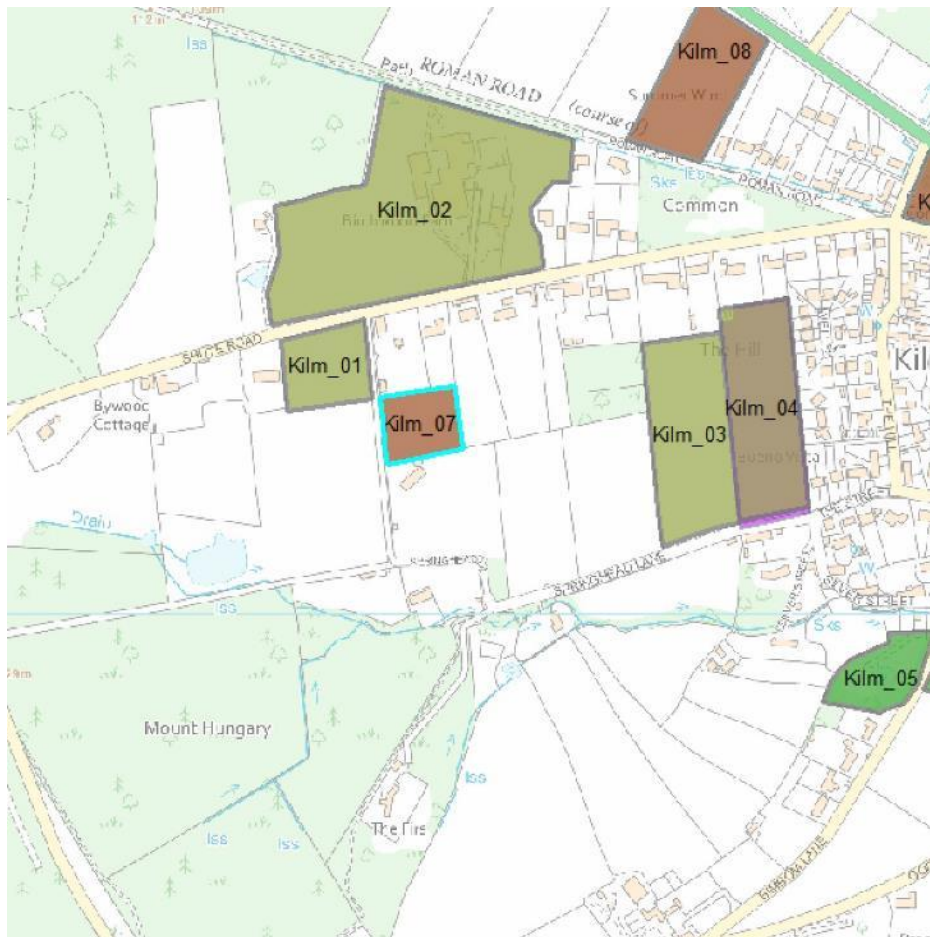
Site Detail:

Settlement: Kilmington

Site reference number: Kilm_07

Site Address: Land adjoining Breach, Kilmington, Axminster, EX13 7ST

Map of site:



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

Site Area: 0.51

Site Assessment Summary:

Infrastructure implications: DCC - highways : No access difficulties. The benefits from an existing lane, Springhead Lane which leads directly on to Shute Road. A development parcel any larger may present trip generation issues. DCC - Education: Significant ha development sites proposed. Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.

Landscape sensitivity - summary of findings: the site falls in the AONB, Site is within a designated landscape and has very high landscape value with medium visibility. The site has high landscape sensitivity.

Impact on historic environment - summary of findings: The site located outside the Kilmington built-up area, no designated heritage asset within 100m and the nearest designated heritage asset a Grade II listed building 369m away, heritage impacts are limited.

Ecological impact - summary of findings: The site covered by unproved grassland, including overgrown, vegetation on the edge of the site boundary. Section 41 (S41) Habitat of Principle Importance within 100m of site. minor adverse effect predicted (not significant)

Accessibility assessment: The site is within 1,600 meters of 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other known site constraints: No hourly bus service from 31 July 2022. 6 service per day and No service on Sunday and bank holidays (check the new timetable)

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: 12

Brief summary of the key positives and negatives of the site: Positives:

Relatively flat land, Good access to existing residential dwellings and facilities. Minor ecological and heritage impact. Negatives: the site falls in the AONB, Site is within a designated landscape and has very high landscape value with medium visibility. The site has high landscape sensitivity. Only six bus services per day and No service on Sunday and bank holidays due to very recent bus route reschedule, and train station over 1600m.

Should the site be allocated? No

Reason(s) for allocating or not allocating: This site located outside the built-up area of Kilmington and falls in an AONB, Site is within a designated landscape and has very high landscape value with medium visibility. It is also adjoining to a Deciduous woodland. Development of the site (5 max yield) would have a high landscape impacts and medium ecological impacts.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

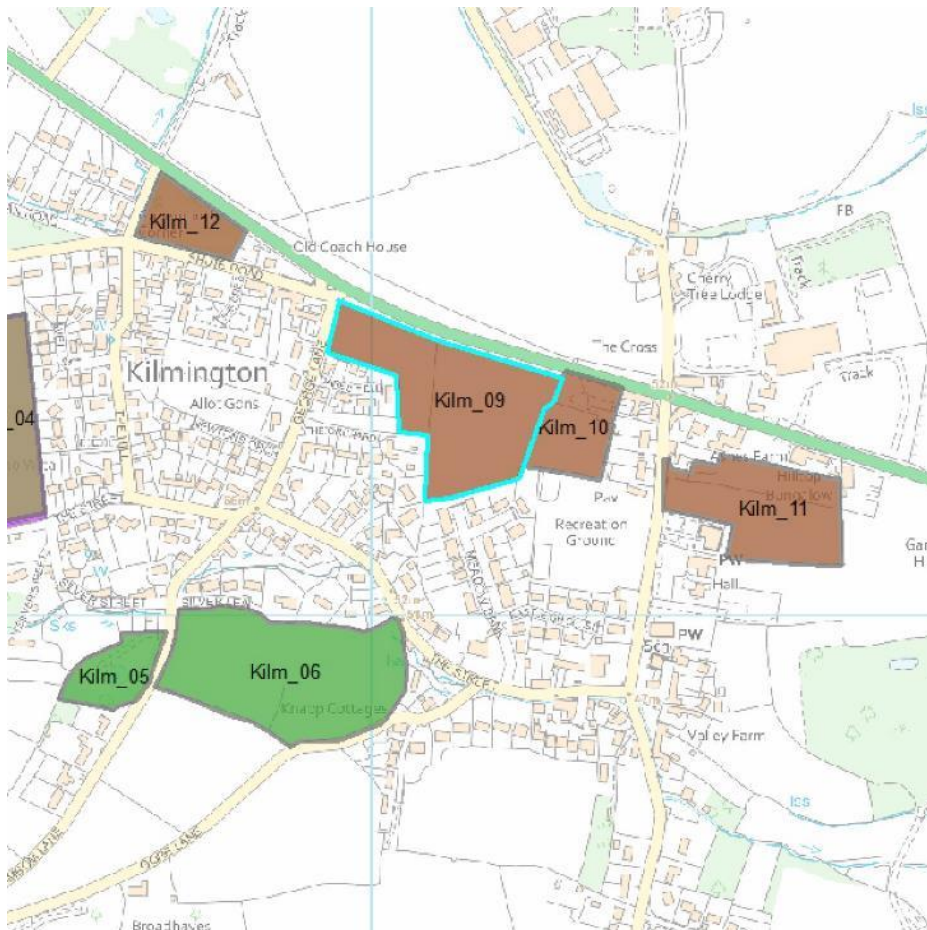
Site Detail:

Settlement: Kilmington

Site reference number: Kilm_09

Site Address: Land east of George Lane, Kilmington, Axminster,

Map of site:



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

Site Area: 2.45

Site Assessment Summary:

Infrastructure implications: DCC - highways :Meadow bank would not be suitable for a vehicular access through the existing residential area for a parcel of this size. Though it may well provide cycle, ped and/or emergency access. We do not have any major concerns with the proposed access from George Lane, although we note that there are existing vehicle passing places on this narrow road and would not wish for a new access to impede these in any way. Also the slight angle of the proposed access to the existing George Lane could be altered to make the road a little wider towards the existing junction with Shute Road. Consultation with Highways England recommended for possible junction access allocation or improvements to the A35.

DCC - Education: Significant ha development sites proposed. Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.

Landscape sensitivity - summary of findings: the site falls in the AONB, Site is within a designated landscape and has very high landscape value with medium- high visibility. The site has high landscape sensitivity.

Impact on historic environment - summary of findings: Grade II listed The Old Inn around 28m to east of site, existing trees and hedgerow obscure views.; Grade II listed George Farmhouse 37m to west of site and Grade II listed The War Memorial 30m to west. Development would have Moderate impact on historic environment.

Ecological impact - summary of findings: The site is agriculture land covered by crops, Trees and vegetation on the edge of the site boundary. No ecological designations within 100m of site. minor adverse effect predicted (not significant)

Accessibility assessment: The site is within 1,600 meters of 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other known site constraints: No hourly bus service from 31 July 2022. 6 service per day and No service on Sunday and bank holidays (check the new timetable)

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: 37

Brief summary of the key positives and negatives of the site: Positives: Relatively flat land, well screened and surrounded by existing and new dwellings, Good access to existing residential dwellings and facilities, good access road adjoining A35. Minor ecological impact. Part of the site is Kilmington Neighbourhood allocation housing site. Negatives: the site falls in the AONB, Site is within a designated landscape and has very high landscape value with medium-high visibility. The site has high landscape sensitivity. Development would have Moderate impact on historic environment. Only six bus services per day and No service on Sunday and bank holidays due to very recent bus route reschedule, and train station over 1600m.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: The site formed by two flat farmlands, alongside A35 with good access road at the eastern and western parts. It is located at the central part of Kilmington built-up area and on the edge of AONB. Site is within a designated landscape and has very high landscape value with medium visibility; medium-high heritage impact, the site close to Conservation Area - Kilmington and numbers of listed building including Grade II listed War Memorial. Development of the site (37 max yield) would have a high landscape impacts and medium heritage impacts. The Referendum version of Kilmington Neighbourhood Plan has allocated 14 dwellings at the Western part of the site (land off George land and adjacent to Dares Field). According to the heritage impact reviews in Kilmington NP, "there will be a limited impact on the existing heritage assets through the allocation of the site. There will be some unavoidable impact through the change of use of open land at a prominent entrance to the village, however, the immediate setting of heritage assets in the village will not be impacted." Thus, it is suggested as preferred allocation, despite AONB designation.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

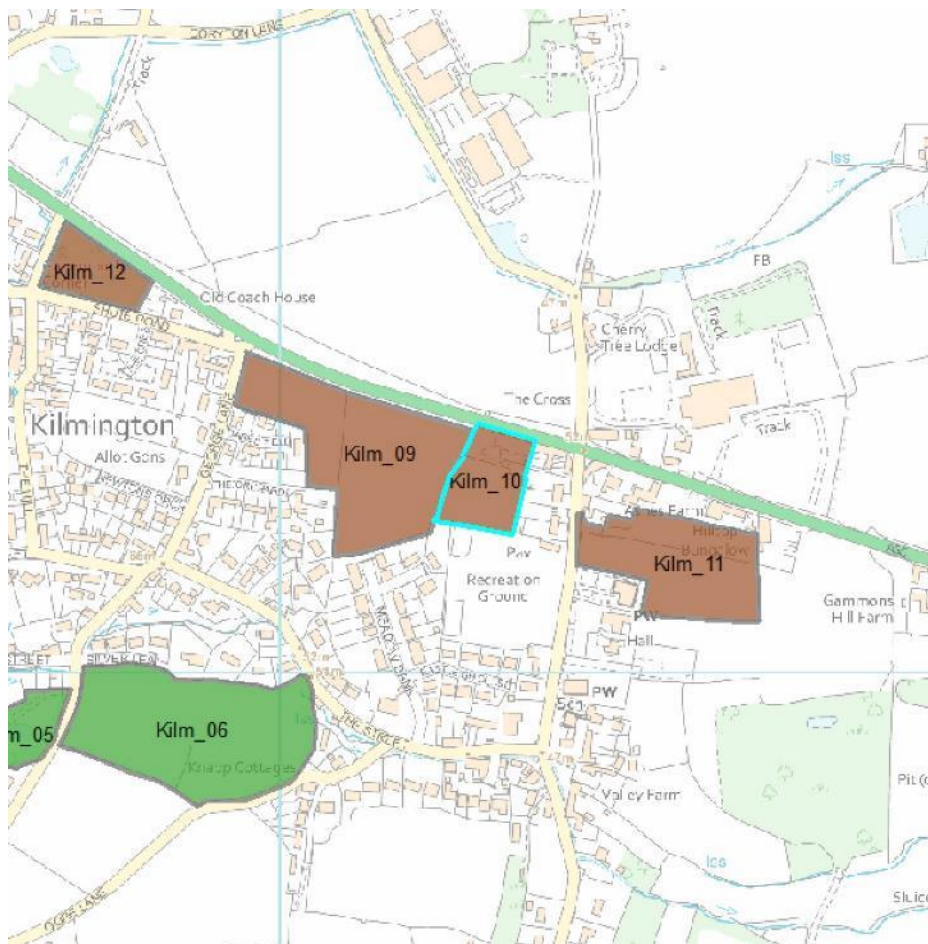
Site Detail:

Settlement: Kilmington

Site reference number: Kilm_10

Site Address: Land to the west and south west of the Old Inn, Kilmington, EX13 7RB

Map of site:



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

Site Area: 0.76

Site Assessment Summary:

Infrastructure implications: DCC - highways : Site is already built-out DCC - Education: Significant ha development sites proposed. Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.

Landscape sensitivity - summary of findings: the site falls in the AONB, Site is within a designated landscape and has very high landscape value with medium- high visibility. The site has high landscape sensitivity.

Impact on historic environment - summary of findings: Grade II listed The Old Inn located northern part of the site. Clear views from A35, Development would have Moderate impact on historic environment.

Ecological impact - summary of findings: The site covered by improved grassland, Trees and vegetation on the edge of the site boundary. No ecological designations within 100m of site. minor adverse effect predicted (not significant)

Accessibility assessment: The site is within 1,600 meters of 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other known site constraints: No hourly bus service from 31 July 2022. 6 service per day and No service on Sunday and bank holidays (check the new timetable)

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: Relatively flat land, well screened, Good access to existing residential dwellings and facilities, good access road adjoining A35. Minor ecological impact. Negatives: the

site falls in the AONB, Site is within a designated landscape and has very high landscape value with medium- highvisibility.The site has high landscape sensitivity. Development would have Moderate impact on historic environment. Only six bus services per day and No service on Sunday and bank holidays due to very recent bus route reschedule, and train station over 1600m.

Should the site be allocated? Potential 2nd best choice allocation

Reason(s) for allocating or not allocating: The site formed by existing car park and a improved grassland. Located at the central part of Kilmington built-up area and on the edge of AONB, alongside A35 with good access road. Close to the existing neighbourhood and the recreation grade. Site is within a designated landscape and has very high landscape value with medium- high visibility; medium- high heritage impact, the site close to the site close to Conservation Area - Kilmington and adjacent to Grade II listed building, The Old Inn. However, it is suggested as a '2nd best' choice option, despite AONB designation, though it would be appropriate to look at heritage impacts in more detail.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

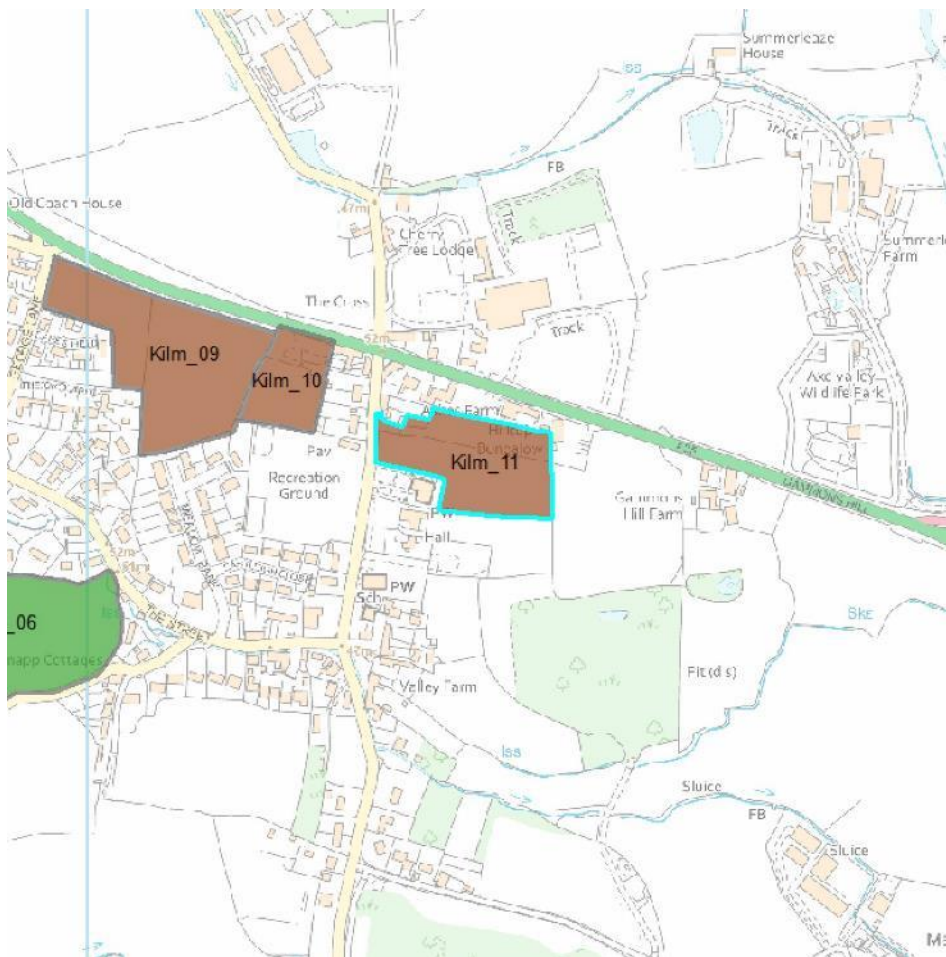
Site Detail:

Settlement: Kilmington

Site reference number: Kilm_11

Site Address: Land to the east of and off Whitford Road, between Ashes Farm and The Beacon Chapel, Kilmington, EX13 7RF

Map of site:



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

Site Area: 1.57

Site Assessment Summary:

Infrastructure implications: DCC - highways :Has good connectivity to the highway network both local and strategic, the location is near to amenities and the access should be on a road with reduced speed due to the proximity of the school. DCC - Education:Significant ha development sites proposed. Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.

Landscape sensitivity - summary of findings: The site located just outside the AONB, which crosses the road (The Green) to west. medium visibility. The site might have visual impact to the AONB, especially from the Recreation ground to the south. The site has medium landscape sensitivity.

Impact on historic environment - summary of findings: Grade II listed Ashes Farm Cottage located west of the site. Clear views from public road. Conservation Area and Grade II listed St Giles Church to south. Clear views from the St Giles Church and the Conservation Area. Development would have Moderate impact on historic environment.

Ecological impact - summary of findings: The site covered by Unimproved grassland, grazed by sheep with trees and vegetation on the edge of the site boundary. No ecological designations within 100m of site. minor adverse effect predicted (not significant)

Accessibility assessment: The site is within 1,600 meters of 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other known site constraints: No hourly bus service from 31 July 2022. 6 service per day and No service on Sunday and bank holidays (check the new timetable)

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: 10

Brief summary of the key positives and negatives of the site: Positives:

Relatively flat land, Good access to existing residential dwellings and facilities, good access road adjoining A35. Minor ecological impact. This site is one of the Kilmington Neighbourhood allocation housing site and the only site on the list located outside AONB. Negatives: the site located just outside the AONB, with medium- high visibility. The site has medium-high landscape sensitivity. Development would have Moderate impact on historic environment. Only six bus services per day and No service on Sunday and bank holidays due to very recent bus route reschedule, and train station over 1600m.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: The site is a flat agriculture land located at the central part of Kilmington built-up area and just outside the AONB. The site has good access road adjoining A35. This site is one of the Kilmington Neighbourhood Plan allocation housing site. Development of the site would have visual impact to the AONB, especially from the Recreation ground to the south; Grade II listed Ashes Farm Cottage located west of the site. Clear views from public road. Conservation Area and Grade II listed St Giles Church to south. Clear views from the St Giles Church and the Conservation Area. Development of the site (10 max yield) would have a high landscape and heritage impacts. The Referendum version of Kilmington Neighbourhood Plan has allocated 10 dwellings for this site. According to the heritage impact reviews in Kilmington NP, "there will be a potential on two existing heritage assets through the allocation of the site but these can be minimised through mitigation measures. Public views of the Church will not be impeded, although the development will be partially visible from the Church." & "With sensitive design and layout, the development of the sites will not have a significant impact on nearby heritage assets but key views into and out of the sites should be retained, for instance, views of the Grade II* Church in particular." Thus, it is suggested as preferred allocation.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

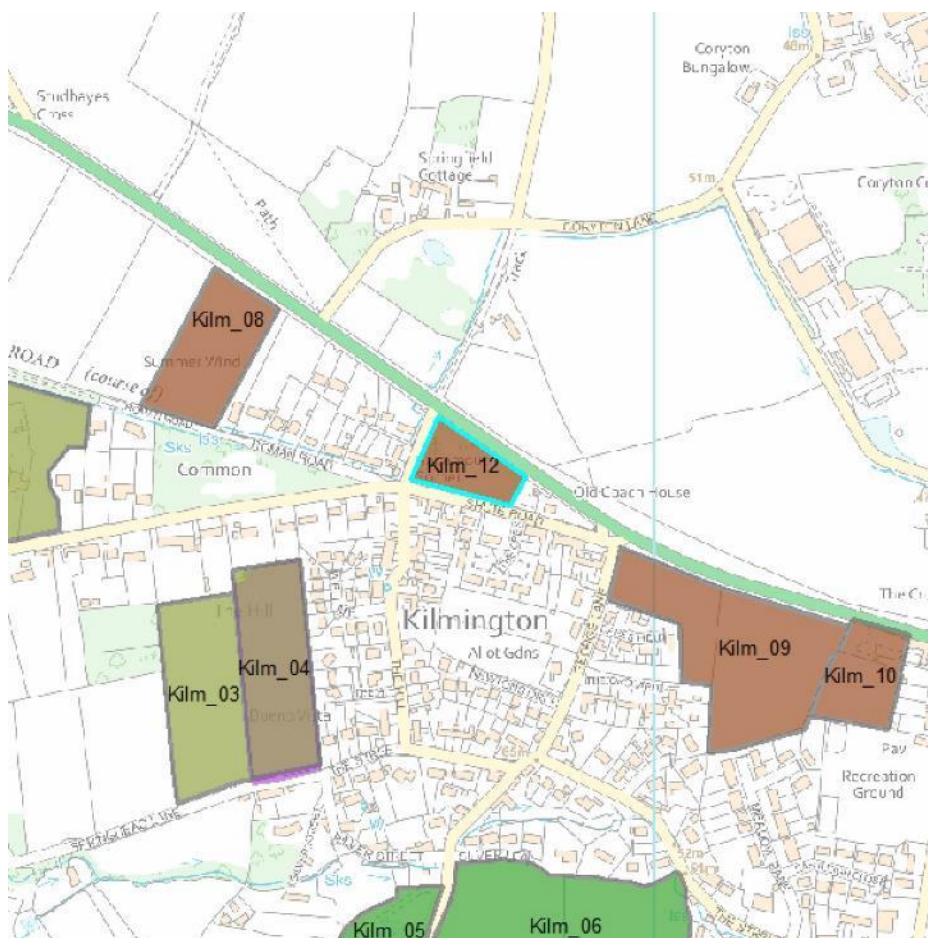
Site Detail:

Settlement: Kilmington

Site reference number: Kilm_12

Site Address: Land on the north side of Shute Road (Gapemouth Corner), Kilmington, Axminster,

Map of site:



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

Site Area: 0.56

Site Assessment Summary:

Infrastructure implications: DCC - highways : This site would be acceptable in principle from a transportation point of view, but is slightly remote from local services and facilities. Access would be acceptable in principle from the southern frontage and the western frontage. HA Comment: We would wish to have sight of the associated Transport Statement. DCC - Education: Significant ha development sites proposed around village. Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.

Landscape sensitivity - summary of findings: the site falls in the AONB, Site is within a designated landscape and has very high landscape value with medium visibility. The site has high landscape sensitivity.

Impact on historic environment - summary of findings: Grade II listed dwellings 70m to south of site, and Grade II listed War Memorial 89m to east of site. Existing buildings, trees and hedgerow obscure views. Heritage impacts are limited.

Ecological impact - summary of findings: The site covered by various vegetation, trees and unimproved grassland including overgrown grass, with trees and vegetation on the edge of the site boundary. Section 41 (S41) Habitat of Principle Importance and County Wildlife Site (CWS) within 100m of site. Significant moderate adverse effect predicted.

Accessibility assessment: The site is within 1,600 meters of 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other known site constraints: No hourly bus service from 31 July 2022. 6 service per day and No service on Sunday and bank holidays (check the new timetable)

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: Positives: Good access to existing residential dwellings and facilities, good access road. Negatives: the site falls in the AONB, Site is within a designated landscape and has very high landscape value with medium visibility. The site has high landscape sensitivity. Only six bus services per day and No service on Sunday and bank holidays due to very recent bus route reschedule, and train station over 1600m. The site has been authorised to clear felling of conifer species under the felling licence, which is conditional, requiring the felled area to be restocked with broadleaved trees by 30th June 2026. The restocked trees must be maintained and protected for a period of ten years from the restocking having occurred.

Should the site be allocated? No

Reason(s) for allocating or not allocating: The site is a flat unimproved grassland land covered by various vegetation, trees and unimproved grassland including overgrown grass, located at the edge of existing built-up area of Kilmington and surrounded by dwellings. This site falls in an AONB, Site is within a designated landscape and has very high landscape value with medium- high visibility. The site has been authorised to clear felling of conifer species under the felling licence, which is conditional, requiring the felled area to be restocked with broadleaved trees by 30th June 2026. The restocked trees must be maintained and protected for a period of ten years from the restocking having occurred. Development of the site (5 max yield) would have a high landscape impact and medium-high ecological impacts and against the felling licence conditions.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

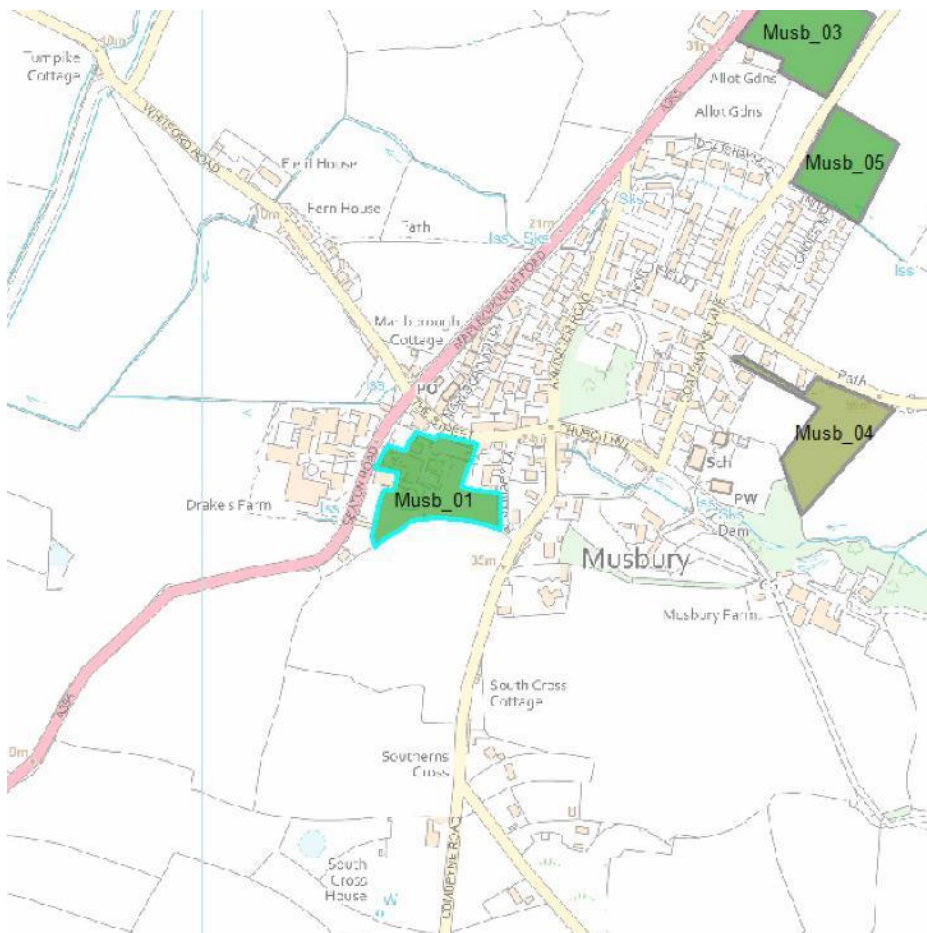
Site Detail:

Settlement: Musbury

Site reference number: Musb_01

Site Address: Baxter's Farm, The Street, Musbury, EX13 8AU

Map of site:



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

Site Area: 0.98

Site Assessment Summary:

Infrastructure implications: Devon County Highways advise that there are no known highway issues. The Baxters Farm development brief includes vehicular access from A358 with provision for a pedestrian link to The Street, to encourage walking to village facilities. Devon County Education advise that Musbury primary school has capacity to accommodate some development and that transport costs will apply to secondary provision.

Landscape sensitivity - summary of findings: Musb_01 is located in the East Devon AONB. The character of the site can be divided into two distinct areas. Firstly the developed northern part of the site associated with the former farmhouse and agricultural buildings and structures (including a former slurry pit). By contrast the south eastern part of the site comprises a small field on steeply sloping land that forms the immediate setting for the historic village core there is a smaller field adjacent to the village hall car park on flatter land. There are extensive views over the site and across the Axe valley from a field gate on Combpyne Road. Musb_01 forms part of Landscape Character Type (LCT) 3B Lower rolling farmed and settled valley slopes. Key characteristics of this LCT shown on site are gently rolling landforms sloping up from valley floor, pastoral with historic landscape features and views across valleys.

Impact on historic environment - summary of findings: Further work needs to be undertaken to assess impacts of developing land outside of the Baxter's Farm Development Brief Area.

Ecological impact - summary of findings: Musb_01 is within the River Axe SAC Nutrient catchment zone and the Beer Quarry and Caves SAC bat consultation zone. The existing buildings are likely to be used by bats and barn owls and further work is required to assess the impact of development.

Accessibility assessment: Musb_01 is within 1600m of seven services and facilities and is within 210 metres of a primary school, pub and convenience store. It is also on an hourly bus route.

Other known site constraints: The northern part of the site is within flood zone 3 (which runs along the Street). Initial evidence indicates that there may be potential for groundwater flooding on part of the site. It is classified as Grade 3 agricultural land. The site is opposite an intensively used farm complex and residential use on the part of the site fronting this may be incompatible with this. The Baxter's Farm Development Brief proposed employment uses here to overcome this issue.

Site opportunities: Mixed use development of the northern part of the site could help to conserve a local heritage asset (Baxters Farmhouse) and provide a use for a range of attractive agricultural buildings. Provision of a small range of business uses fronting Seaton Road (in accordance with the development brief) would help to create employment opportunities in the village.

Amended Maximum Yield following discounted areas on site: 15

Brief summary of the key positives and negatives of the site: Much of the northern part of Musb_01 forms a former farmyard and there is potential to retain and conserve the older buildings, which are non-designated heritage assets. Conversion/redevelopment of this part of the site provides an opportunity to provide housing and employment opportunities on a site that is very well related to village centre. This land is already within the Built-up Area Boundary for Musbury, which was defined in the Villages Plan, and development is promoted through a draft Baxter's Farm Development Brief. This also provides for gypsy and traveller pitches on the south of the site and possible community uses on those parts of the site not included in the BUAB (such as a community garden/orchard and expansion area for the village hall. However, this new local plan provides an opportunity for additional housing and the flatter part of the south western area (next to the village hall car park) appears to be a good location for this (subject to suitable alternative provision being made for gypsy and traveller pitches by Devon County Council). The more steeply sloping orchard land to the south east of the site is unlikely to be suitable for housing, subject to further landscape appraisal. The site is less than 1 ha in size and would therefore contribute to the percentage of homes that need to be built on smaller sites.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: Development levels good fit with local plan strategy and has potential to improve visual appearance and conserve historic assets. Very well related to services and facilities in village centre.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

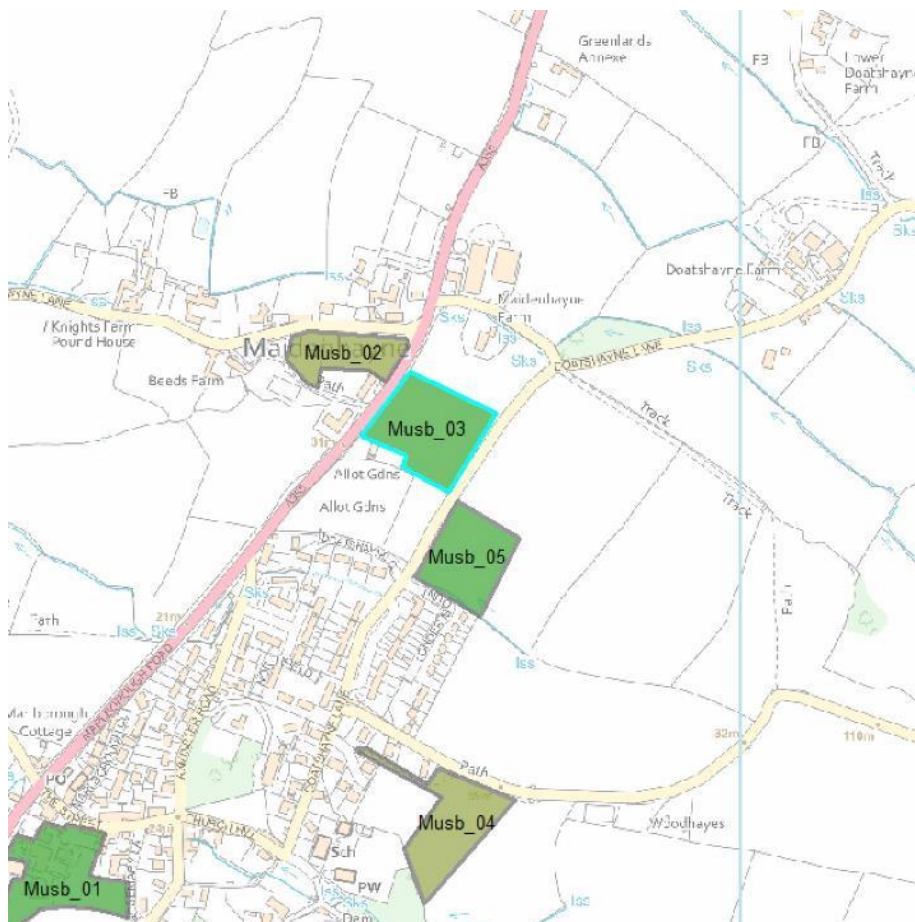
Site Detail:

Settlement: Musbury

Site reference number: Musb_03

Site Address: Churchpath field, Axminster Road, Musbury, EX13 8AQ

Map of site:



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

Site Area: 1.04

Site Assessment Summary:

Infrastructure implications: Devon County Highways advise that the site is remote from the centre of Musbury village. Access from Doatshayne Lane is not recommended because it is very narrow. Access to the A358 may be possible although visibility may be difficult to achieve. Devon County Education advise that Musbury primary school has capacity to accommodate some development and that transport costs will apply to secondary provision.

Landscape sensitivity - summary of findings: Musb_03 is located in the East Devon AONB. It forms part of quite large grassed field on sloping ground outside of village with views across site to Musbury Castle from main road and across site over Axe Valley from Dosthayne Lane to the east of the site. Musb_03 forms part of Landscape Character Type (LCT) 3B Lower rolling farmed and settled valley slopes. Key characteristics of this LCT shown on site are gently rolling landforms sloping up from valley floor, pastoral with historic landscape features, low hedged boundaries and views across valleys.

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

Ecological impact - summary of findings: Musb_03 is within the River Axe SAC Nutrient catchment zone and the Beer Quarry and Caves SAC bat consultation zone.

Accessibility assessment: Musb_03 is within 1600m of seven services and facilities and is on an hourly bus route, although the nearest bus stop is around 450 metres away. The primary school, shop, pub and village hall are within 650 metres and there is a pavement from the site along the main road towards the village centre. Pedestrian and cycle access is possible along the village lanes to the services and facilities, although there is no separate footway.

Other known site constraints: The site is classified as grade 3 agricultural land.

Site opportunities: Development of the site would provide housing within a reasonable distance of the village centre.

Amended Maximum Yield following discounted areas on site: 25

Brief summary of the key positives and negatives of the site: Although within a reasonable walking distance of the village centre, this is quite a large site in relation

to the scale of the village and is located on rising ground in an AONB. A suitable highways access may be difficult to achieve.

Should the site be allocated? No

Reason(s) for allocating or not allocating: AONB setting where a better alternative site is available in Musbury with no overriding reason for substantial development in AONB. Also possible potential impact on ecology. However, it is recommended that the western part of the site be included as a potential 'second choice' so that it can form part of a consultation.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

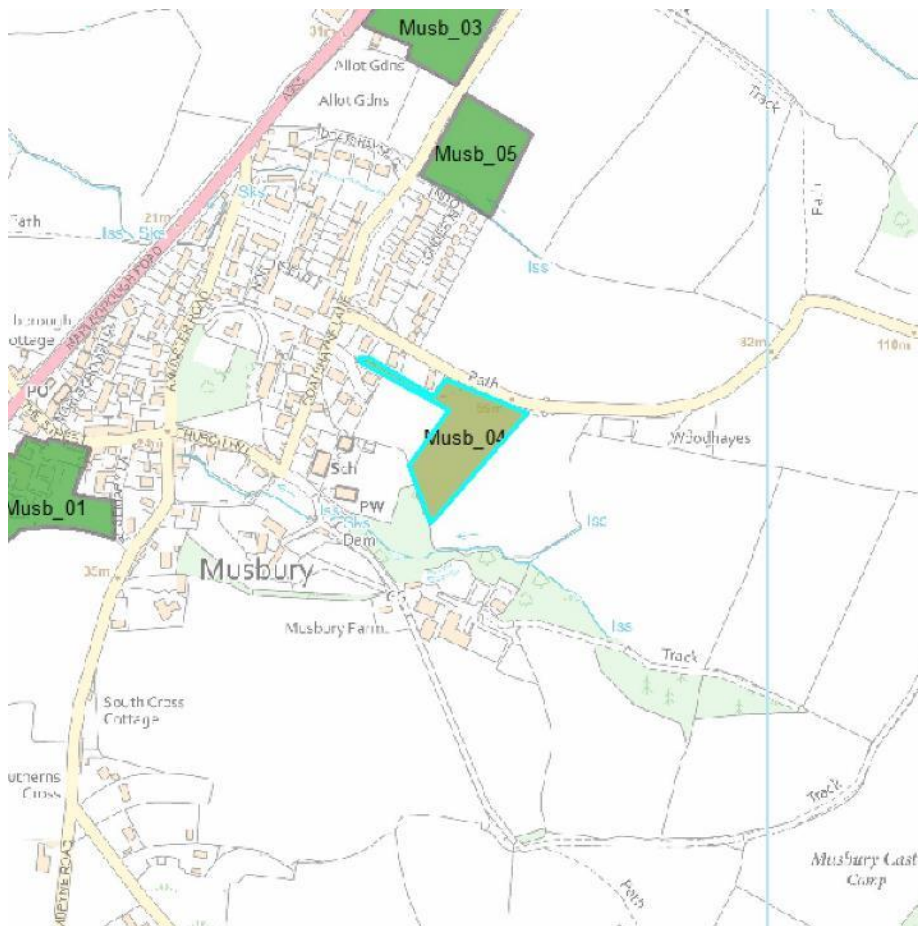
Site Detail:

Settlement: Musbury

Site reference number: Musb_04

Site Address: Field known as Adcroft, Adjacent to Westbank, Mounthill Lane, Musbury,, EX13 8DD

Map of site:



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

Site Area: 0.87

Site Assessment Summary:

Infrastructure implications: Devon County Highways advise that access should be derived from Adcroft Rise due to the substandard junction of Mounthill Lane with Doatshayne Lane. The site design will need to accommodate the existing right of way that crosses the land. Devon County Education advise that Musbury primary school has capacity to accommodate some development and that transport costs will apply to secondary provision.

Landscape sensitivity - summary of findings: Musb_04 is located in the East Devon AONB. Part of fairly large open grassed field on gently sloping land above main part of village. A public footpath runs through the site and affords extensive views up to Musbury Castle and over the Axe Valley. Musb_04 forms part of Landscape Character Type (LCT) 3B Lower rolling farmed and settled valley slopes. Key characteristics of this LCT shown on site are gently rolling landforms sloping up from valley floor, pastoral with historic landscape features, low hedged boundaries and views across valleys.

Impact on historic environment - summary of findings: Development on Musb_04 has the potential to affect the setting of 4 designated heritage assets.

Ecological impact - summary of findings: Musb_04 is within the River Axe SAC Nutrient catchment zone and the Beer Quarry and Caves SAC bat consultation zone. Musb_04 is adjacent to two nature recovery network areas (urban and grassland) and adjacent to a core nature area (woodland).

Accessibility assessment: Musb_04 is within 1600m of seven services and facilities and close to an hourly bus route, although the nearest bus stop is around 300 metres away. The primary school, shop, pub and village hall are within 400 metres, although there is no pavement along the narrow village lanes.

Other known site constraints: The site is classified as Grade 3 agricultural land. Planning permission for 6 dwellings on part of the site was refused in 1988 (ref. 87/P2331)

Site opportunities: Development of the site would provide housing within a reasonable distance of the village centre, which is accessed along narrow village lanes without separate footways.

Amended Maximum Yield following discounted areas on site: 21

Brief summary of the key positives and negatives of the site: Although within a reasonable walking distance of the village centre, this is quite a large site in relation to the scale of the village, could have heritage implications and is located on rising ground in an AONB.

Should the site be allocated? No

Reason(s) for allocating or not allocating: AONB setting where a better alternative site is available in Musbury with no overriding reason for substantial development in AONB. Also possible potential impact on ecology and heritage.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

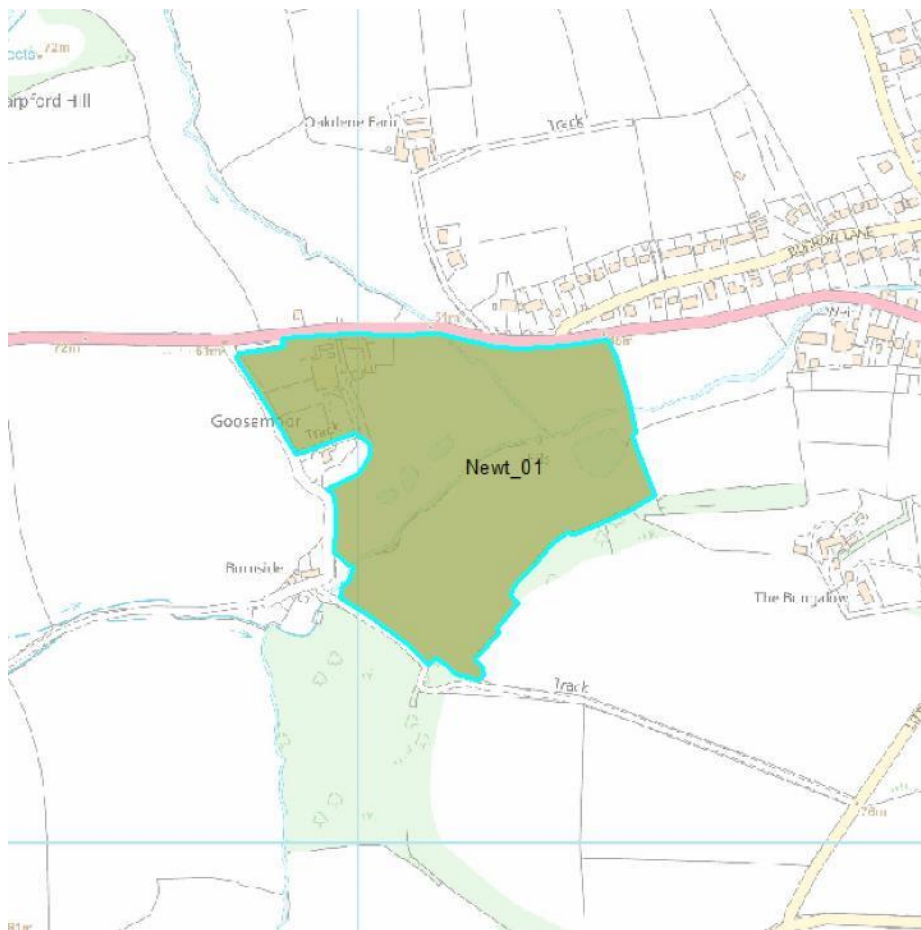
Site Detail:

Settlement: Newton Poppleford

Site reference number: Newt_01

Site Address: Goosemoor Farm, Exeter Road, Newton Poppleford, Sidmouth, EX10 0BL

Map of site:



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

Site Area: 9.51

Site Assessment Summary:

Infrastructure implications: Devon County Highways advise that the site is remote from facilities with poor ped/cycle access. A vehicular site access could probably be achieved but would require significant improvements to visibility entailing potential loss of walls and/or vegetation at this point on the A3052 at a point where a system of double white lines in the centre of the road are in place indicating hazardous conditions. This site is not favoured for these reasons. Devon County Education advise that Newton Poppleford Primary has some capacity to support some limited development. Sites within safe walking distance of the primary school preferable. Depending on level of development new primary capacity could be required, but no ability to extend on the current primary school. There could be some push back to Sidmouth primary and Sidbury primary. Additional secondary capacity required. Transport costs apply for secondary.

Landscape sensitivity - summary of findings: Newt_01 is located in the East Devon AONB. Newt_01 forms part of Landscape Character Type (LCT) 3B Lower rolling farmed and settled valley slopes. Key characteristics of this LCT shown on site are gently rolling landform sloping up from valley floor, many hedgerow trees, copses and streamside tree rows, predominantly pastoral farmland, semi natural habitats include streams and ditches, a relatively enclosed and sheltered landscape.

Impact on historic environment - summary of findings: Development of Newt_01 has the potential to affect a non-designated heritage asset and its setting (Goosemoor Farm).

Ecological impact - summary of findings: Newt_01 is within the Exe Estuary and Pebblebed Heaths habitat mitigation zones. Newt_01 is adjacent to a woodland nature recovery network and has a river flowing through it. Significant moderate adverse impacts are predicted.

Accessibility assessment: The eastern part of Newt_01 is within 1600m of six services and facilities and is adjacent to an hourly or better bus service. However, much of the site is more than 1600m from the facilities, which are concentrated at the eastern part of the village, and there is no footway along Exeter Road. The site is not considered to have a safe and convenient route for pedestrians and cyclists to access services and facilities.

Other known site constraints: The northern third of the site is Grade 2 agricultural land and the remainder is Grade 3. The site has two streams crossing it with narrow associated areas of Flood zone 3. The site is in a drinking water source protection zone. Initial evidence shows the site is at a high risk of groundwater flooding.

Site opportunities: none identified

Amended Maximum Yield following discounted areas on site: 119

Brief summary of the key positives and negatives of the site: This 9.5 hectare site is poorly related to the village and, using our standard maximum density calculation, has the capacity to accommodate over 100 homes. Newt_01 is located in very attractive countryside that is in the East Devon AONB. Issues related to the development of the site include highways access, lack of safe pedestrian and cycling routes to village centre, heritage, ecology, landscape and flooding.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Large development in relation to size of village that would be poorly related to village facilities and in the East Devon AONB.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

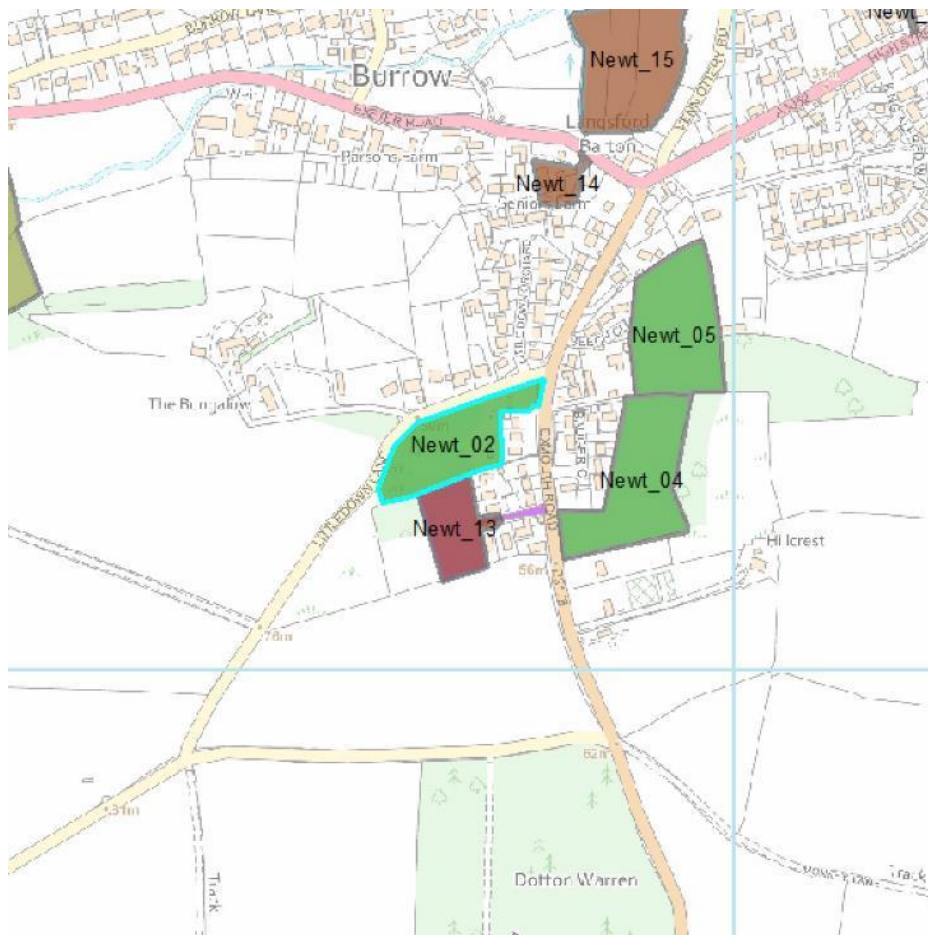
Site Detail:

Settlement: Newton Poppleford

Site reference number: Newt_02

Site Address: Littledown Farm, Littledown Lane, Newton Poppleford, Sidmouth, Devon, EX10 0BG

Map of site:



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

Site Area: 0.86

Site Assessment Summary:

Infrastructure implications: Devon County Highways advise that it has no objection subject to a small scale development with adequate visibility being provided at the site access. Devon County Education advise that Newton Poppleford Primary has some capacity to support some limited development. Sites within safe walking distance of the primary school preferable. Depending on level of development new primary capacity could be required, but no ability to extend on the current primary school. There could be some push back to Sidmouth primary and Sidbury primary. Additional secondary capacity required. Transport costs apply for secondary.

Landscape sensitivity - summary of findings: Newt_02 is in the East Devon AONB. The site comprises a gently sloping site accessed from a sunken lane. There are many trees on the site, particularly to the boundary and there is an area TPO. Views into the site from the lane are restricted by the steep bank and boundary vegetation. The immediate landscape is quite complex with sinuous sunken lanes, hedge banks and trees, but the wider landscape pattern is more simple with regular shaped fields interspersed with small wooded areas. Newt_02 forms part of Landscape Character Type (LCT) 3B Lower rolling farmed and settled valley slopes. Key characteristics of this LCT shown on site are many hedgerow trees and copses, semi-natural habitats including woodland and trees, winding, narrow, sunken lanes and a relatively enclosed and sheltered landscape.

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

Ecological impact - summary of findings: Newt_02 is within the Exe Estuary and Pebblebed Heaths habitat mitigation zones. The western half of Newt_02 is a woodland nature recovery network. Significant moderate adverse impacts are predicted.

Accessibility assessment: Newt_02 is within 1600 metres of six services and facilities and is adjacent to a hourly bus service. However, there is not considered to be a safe and convenient route for pedestrians or cyclists to access the facilities, which are concentrated in the east of the village.

Other known site constraints: The majority of the site is Grade 2 agricultural with a small area of Grade 1 in the west of the site. Newt_02 is within a drinking water source protection area. A Tree Preservation Area covers the whole site.

Site opportunities: none identified

Amended Maximum Yield following discounted areas on site: 21

Brief summary of the key positives and negatives of the site: The development potential of Newt_02 is highly constrained by protected trees, highways access and ecological interest. There is no safe and convenient pedestrian or cycling access to the services and facilities in the village centre.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Development potential severely restricted by protected trees, ecological interest and highways access.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

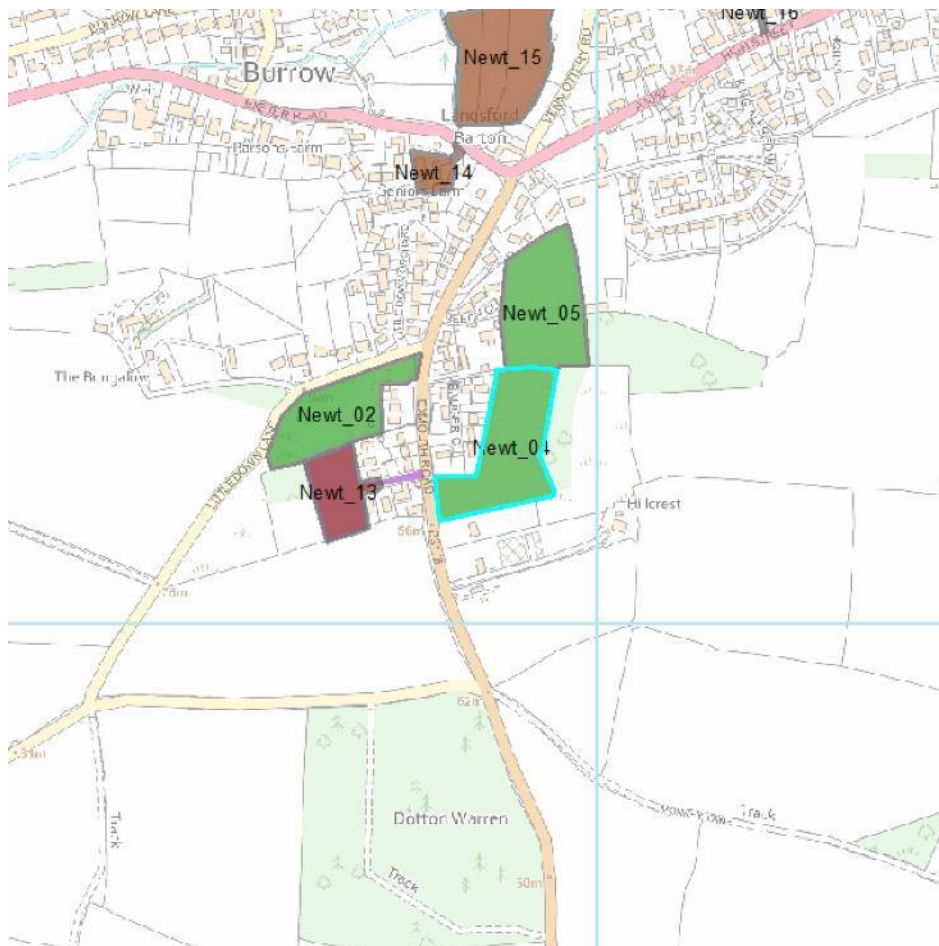
Site Detail:

Settlement: Newton Poppleford

Site reference number: Newt_04

Site Address: Land to the West of Badger Close, Exmouth Road, Newton Poppleford, EX10 0EA

Map of site:



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

Site Area: 1.18

Site Assessment Summary:

Infrastructure implications: Devon County Highways advise development of the site is acceptable if access can be achieved via Badger Close. Devon County Education advise that Newton Poppleford Primary has some capacity to support some limited development. Sites within safe walking distance of the primary school preferable. Depending on level of development new primary capacity could be required, but no ability to extend on the current primary school. There could be some push back to Sidmouth primary and Sidbury primary. Additional secondary capacity required. Transport costs apply for secondary.

Landscape sensitivity - summary of findings: Newt_04 is in the East Devon AONB. It comprises a field that slopes up gently from the road to a group of trees (outside the site) that form an attractive skyline feature. There is sporadic housing development along the road that partly shields the site from public view. Newt_04 forms part of Landscape Character Type (LCT) 3B Lower rolling farmed and settled valley slopes. Key characteristics of this LCT shown on site are gently rolling landform sloping up from valley floor, copses, predominantly pastoral farmland, often with wooded appearance, semi-natural habitats include woodland and trees.

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

Ecological impact - summary of findings: Newt_04 is within the Pebblebed Heaths habitat mitigation zone. Newt_04 is adjacent to a woodland nature recovery network. Significant moderate adverse impacts are predicted.

Accessibility assessment: Newt_04 is within 1600 metres of six services and facilities and is adjacent to a hourly bus service. However, there is not considered to be a safe and convenient route for pedestrians or cyclists to access the facilities, which are concentrated in the east of the village.

Other known site constraints: Newt_04 is Grade 2 agricultural land and is in a drinking water source protection zone. Planning permission on this site and Newt_05 was refused on appeal in 2014 (13/1490/MOUT).

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: 37

Brief summary of the key positives and negatives of the site: Newt_04 is located in the East Devon AONB. There is no safe and convenient pedestrian or cycling access to the services and facilities in the village centre. There are potential negative ecological impacts. Grade 2 agricultural land.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Lack of safe and convenient pedestrian or cycling access to the services and facilities in the village centre. Potential landscape and ecological impacts.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

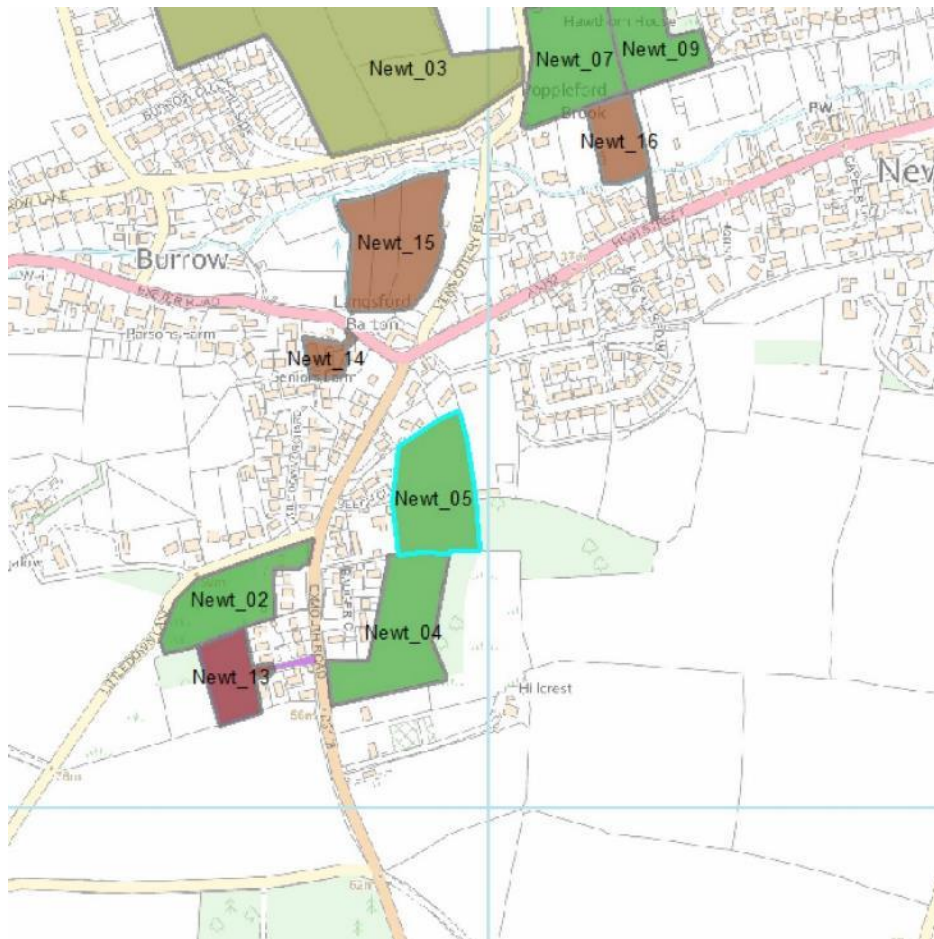
Site Detail:

Settlement: Newton Poppleford

Site reference number: Newt_05

Site Address: Land to the east Of Exmouth Road, Newton Poppleford, EX10 0EA

Map of site:



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

Site Area: 1.11

Site Assessment Summary:

Infrastructure implications: Devon County Highways has no objection. Devon County Education advise that Newton Poppleford Primary has some capacity to support some limited development. Sites within safe walking distance of the primary school preferable. Depending on level of development new primary capacity could be required, but no ability to extend on the current primary school. There could be some push back to Sidmouth primary and Sidbury primary. Additional secondary capacity required. Transport costs apply for secondary.

Landscape sensitivity - summary of findings: Newt_05 is located in the East Devon AONB. It forms a grassed field with narrow frontage to Exmouth Road, the group rising up to an attractive group of trees to the east of the site that form a prominent skyline feature. Newt_05 forms part of Landscape Character Type (LCT) 3B Lower rolling farmed and settled valley slopes. Key characteristics of this LCT shown on site are gently rolling landform sloping up from valley floor, copses, predominantly pastoral farmland, often with wooded appearance, semi-natural habitats include woodland and trees.

Impact on historic environment - summary of findings: Development of Newt_05 has the potential to affect the setting of 5 Grade II Listed Buildings.

Ecological impact - summary of findings: Newt_05 is within the Pebblebed Heaths habitat mitigation zone. Newt_05 is adjacent to a woodland nature recovery network. Significant moderate adverse impacts are predicted.

Accessibility assessment: Newt_05 is within 1600 metres of six services and facilities and is adjacent to a hourly bus service. However, there is not considered to be a safe and convenient route for pedestrians or cyclists to access the facilities, which are concentrated in the east of the village.

Other known site constraints: Newt_05 is Grade 2 agricultural land and is in a drinking water source protection zone. Planning permission on this site and Newt_04 was refused on appeal in 2014 (13/1490/MOUT).

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: 27

Brief summary of the key positives and negatives of the site: Newt_05 is located in the East Devon AONB and has the potential to affect the setting several heritage assets. These issues together with potential ecological impacts require further investigation. There is no safe and convenient pedestrian or cycling access to the services and facilities in the village centre. It is Grade 2 agricultural land.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Lack of safe and convenient pedestrian or cycling access to the services and facilities in the village centre. Potential landscape, heritage and ecological impacts. Grade 2 agricultural land.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

Site Detail:

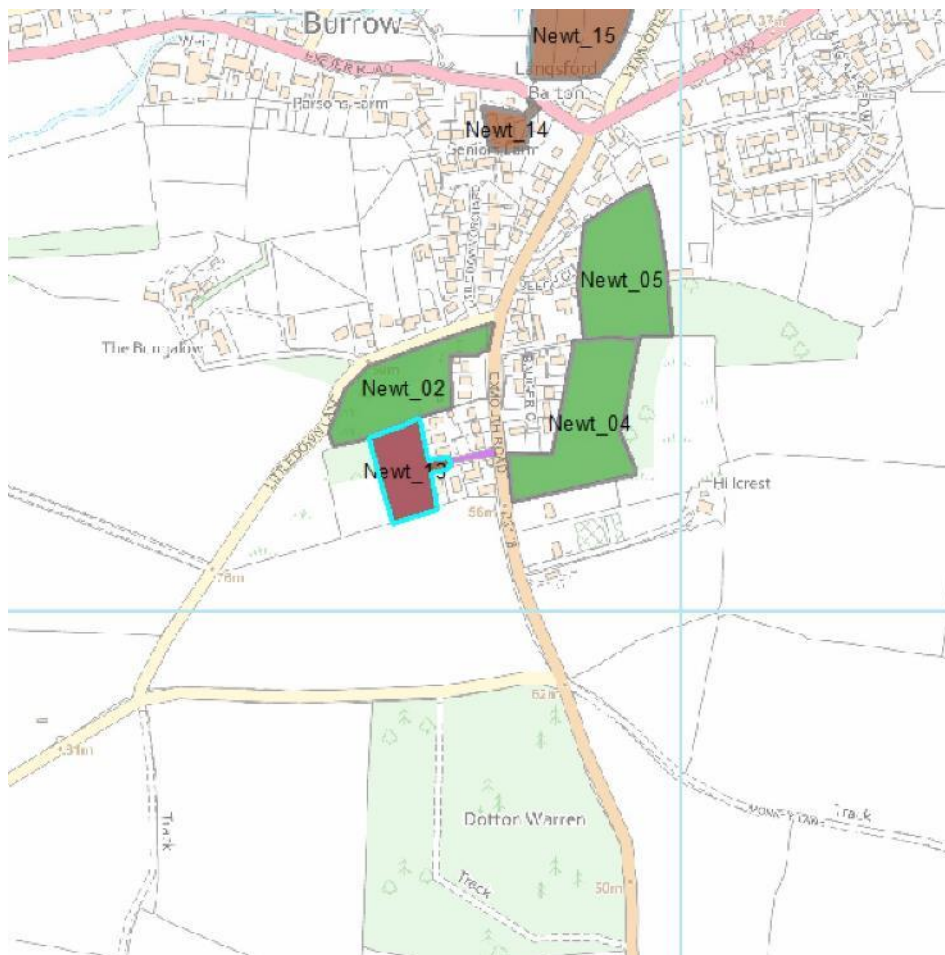
Settlement: Newton Poppleford

Site reference number: Newt_13

Site Address: Land off Down Close

Newton Poppleford Devon OJD, EX10 0JD

Map of site:



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

Site Area: 0.48

Site Assessment Summary:

Infrastructure implications: Devon County Highways has no objection, subject to access being from Down Close. Devon County Education advise that Newton Poppleford Primary has some capacity to support some limited development. Sites within safe walking distance of the primary school preferable. Depending on level of development new primary capacity could be required, but no ability to extend on the current primary school. There could be some push back to Sidmouth primary and Sidbury primary. Additional secondary capacity required. Transport costs apply for secondary.

Landscape sensitivity - summary of findings: Newt_13 is in the East Devon AONB. It comprises a grassed field with a wooded area on gently sloping land. Three site boundaries are well vegetated, with the eastern boundary to the adjoining housing being suburban style fencing. Newt_13 forms part of Landscape Character Type (LCT) 3B Lower rolling farmed and settled valley slopes. Key characteristics of this LCT shown on site are are gently rolling landform sloping up from valley floor, copses, predominantly pastoral farmland, often with wooded appearance, semi-natural habitats include woodland and trees.

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

Ecological impact - summary of findings: Newt_13 is within the Exe Estuary and Pebblebed Heaths habitat mitigation zones. Newt_13 is adjacent to a woodland nature recovery network. Significant moderate adverse impacts are predicted.

Accessibility assessment: Newt_13 is within 1600 metres of six services and facilities and is adjacent to a hourly bus service. However, there is not considered to be a safe and convenient route for pedestrians or cyclists to access the facilities, which are concentrated in the east of the village.

Other known site constraints: Newt_13 is partly Grade 1 and partly Grade 2 agricultural land and is in a drinking water source protection zone. Planning permission for 15 dwellings was refused on appeal in 2015 (14/1303/MFUL)

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: 11

Brief summary of the key positives and negatives of the site: There is no safe and convenient pedestrian or cycling access to the services and facilities in the village centre. Grade 1 and 2 agricultural land. Potential impacts on ecology and AONB landscape.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Lack of safe and convenient pedestrian or cycling access to the services and facilities in the village centre. Potential landscape and ecological impacts. Grade 1 and 2 agricultural land.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

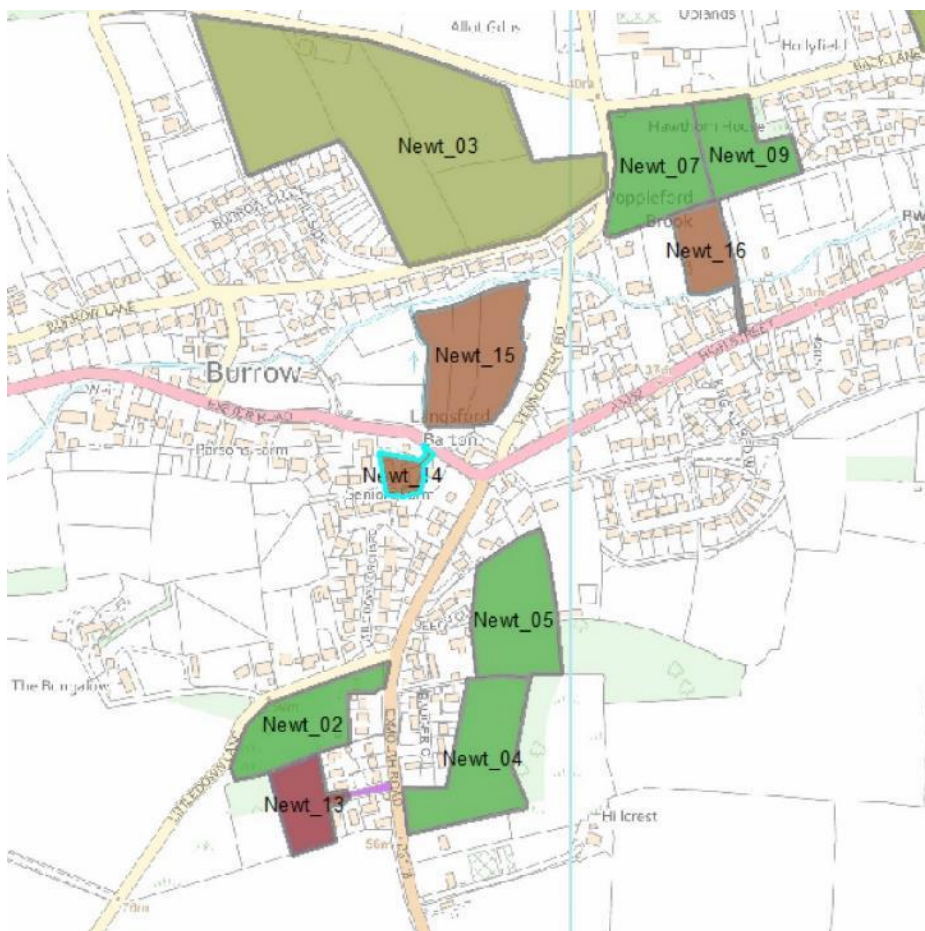
Site Detail:

Settlement: Newton Poppleford

Site reference number: Newt_14

Site Address: Seniors Farm yard, Ex10 0BH

Map of site:



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

Site Area: 0.17

Site Assessment Summary:

Infrastructure implications: Devon County Highways advise that it is likely that improvements to visibility outside of the submitted site would be required to secure an appropriate residential access. Devon County Education advise that Newton Poppleford Primary has some capacity to support some limited development. Sites within safe walking distance of the primary school preferable. Depending on level of development new primary capacity could be required, but no ability to extend on the current primary school. There could be some push back to Sidmouth primary and Sidbury primary. Additional secondary capacity required. Transport costs apply for secondary.

Landscape sensitivity - summary of findings: Newt_14 is within the East Devon AONB but comprises agricultural buildings with housing on all sides. Newt_14 forms part of Landscape Character Type (LCT) 3B Lower rolling farmed and settled valley slopes. Key characteristics of this LCT shown on site are farmsteads and various building ages, patterns and styles with various building materials including stone, bob, thatch and tile.

Impact on historic environment - summary of findings: Development of Newt_14 could affect the setting of 4 Grade II listed buildings.

Ecological impact - summary of findings: Newt_14 is within the Pebblebed Heaths habitat mitigation zone.

Accessibility assessment: Newt_14 is within 1600 metres of six services and facilities and is adjacent to a hourly bus service. However, there is not considered to be a safe and convenient route for pedestrians or cyclists to access the facilities, which are concentrated in the east of the village.

Other known site constraints: The access to Newt_14 and the adjacent road are within flood zone 3. It is in a drinking water source protection zone and has a moderate risk of groundwater flooding.

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: There is no safe and convenient pedestrian or cycling access to the services and facilities in the village centre. Potential negative impact on setting of designated heritage assets and flooding issues.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Lack of safe and convenient pedestrian or cycling access to the services and facilities in the village centre. Potential heritage and flooding issues.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

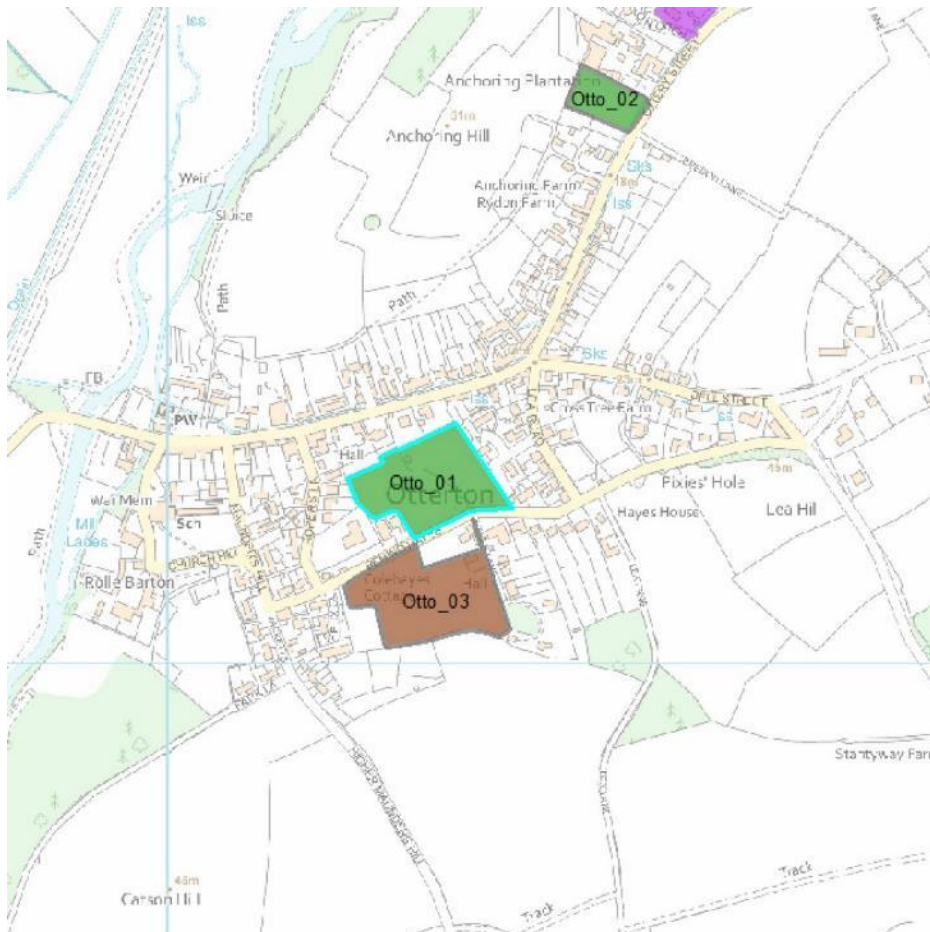
Site Detail:

Settlement: Otterton

Site reference number: Otto_01

Site Address: Land west off Hayne Close, Otterton,

Map of site:



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

Site Area: 1.24

Site Assessment Summary:

Infrastructure implications: Devon County Council highways comments awaited. Devon County Education advise that Otterton Primary School has capacity to support the proposed development, which is within walking distance. Transport costs would apply for secondary.

Landscape sensitivity - summary of findings: Otto_01 is in the East Devon AONB. Otto_01 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, well-wooded character, nucleated historic villages, pastoral farmland and winding rural roads.

Impact on historic environment - summary of findings: Development of Otto_01 has the potential to affect the setting of 19 designated heritage assets. Further assessment required.

Ecological impact - summary of findings: Site is within the Exe Estuary and Pebblebed Heaths Habitat Mitigation Zones. Site assessment work required.

Accessibility assessment: Otto_01 is within 110 metres of a small range of services/facilities including a primary school, pub, community hall and convenience store.

Other known site constraints: Otto_01 lies within a drinking water source protection zone. Initial evidence shows that it is at moderate risk of groundwater flooding. Planning permission for 18 homes was refused in 1990 (ref. 90/P0695).

Site opportunities: Development of Otto_01 would enable provision of additional homes very close to the village centre.

Amended Maximum Yield following discounted areas on site: 10

Brief summary of the key positives and negatives of the site: Development of Otto_01 would enable provision of additional homes very close to the village centre, but there are significant constraints, particularly highways, heritage and landscape.

Should the site be allocated? Potential 2nd best choice allocation

Reason(s) for allocating or not allocating: Further work on the impact of development on highways, landscape and heritage is required to understand potential impacts before it would be appropriate to allocate the site for development. However, it is recommended that the site be included as a 'second choice' site so that consultation can be undertaken on a potential allocation while further assessment work is undertaken.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

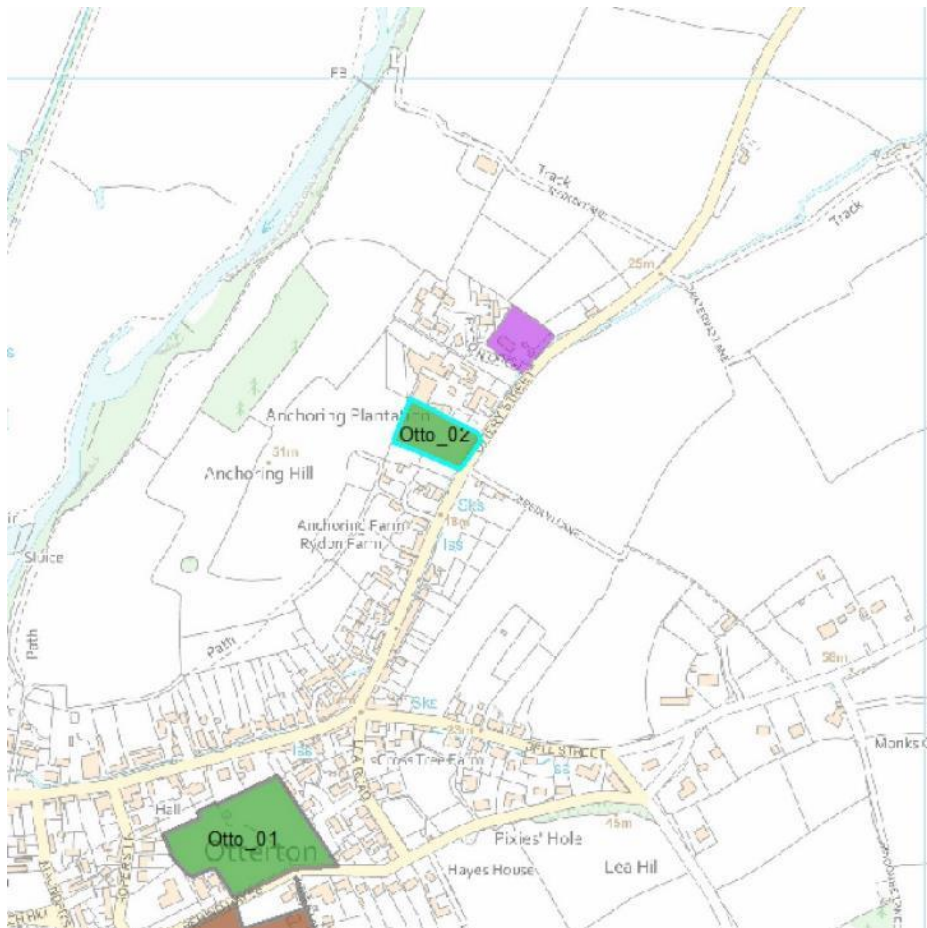
Site Detail:

Settlement: Otterton

Site reference number: Otto_02

Site Address: Land adjacent to the North Star, Otterton,

Map of site:



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Site Area: 0.37

Site Assessment Summary:

Infrastructure implications: Devon County Council highways advise that, although Ottery Street has no footways but a shared use style carriageway, the land would be able to provide a modest infill in terms of impact upon the highway and access would be acceptable. Devon County Education advise that Otterton Primary School has capacity to support the proposed development, which is within walking distance. Transport costs would apply for secondary. Devon County Education advise that Otterton Primary School has capacity to support the proposed development, which is within walking distance. Transport costs would apply for secondary.

Landscape sensitivity - summary of findings: Otto_02 is within the East Devon AONB. Otto_02 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, nucleated historic villages, pastoral farmland and winding rural roads.

Impact on historic environment - summary of findings: Development of Otto_02 has the potential to affect the setting of 4 designated and 1 non-designated heritage assets. Further assessment required.

Ecological impact - summary of findings: Site is within the Exe Estuary and Pebblebed Heaths Habitat Mitigation Zones. Desktop assessment shows that Otto_02 is within 100m of a nature recovery network grassland area. Further site assessment required.

Accessibility assessment: Otto_02 is within 620 metres of a small range of services/facilities including a primary school, pub, community hall and convenience store.

Other known site constraints: The eastern half of the site is within flood zone 2, as is the road. It is Grade 2 agricultural land in a drinking water source protection zone. Initial evidence indicates that the site is at a moderate to high risk of groundwater flooding. There is potentially contaminated land associated with a factory to the north of the site.

Site opportunities: none identified

Amended Maximum Yield following discounted areas on site: 8

Brief summary of the key positives and negatives of the site: Development of Otto_02 would enable provision of additional homes in Otterton, but there are significant constraints, particularly flooding, heritage and landscape.

Should the site be allocated? Potential 2nd best choice allocation

Reason(s) for allocating or not allocating: Further work on the impact of development on landscape, flooding and heritage is required to understand potential impacts before it would be appropriate to allocate the site for development. However, it is recommended that the site be included as a 'second choice' site so that consultation can be undertaken on a potential allocation while further assessment work is undertaken.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

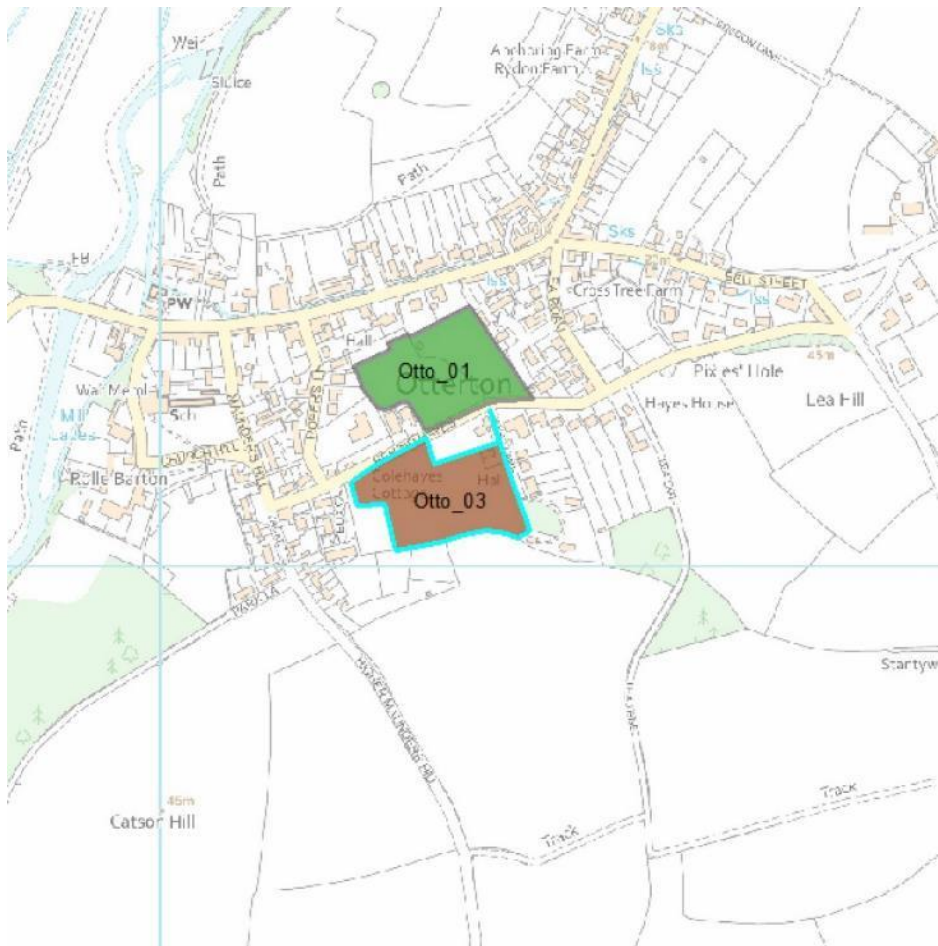
Site Detail:

Settlement: Otterton

Site reference number: Otto_03

Site Address: Land at Hayes Lane, Otterton, Devon, EX9 7JS

Map of site:



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

Site Area: 1.33

Site Assessment Summary:

Infrastructure implications: Devon County Council highways advise that Behind Hayes is quite a narrow lane, although it does have some existing development and could be an infilled plot with a footway frontage to gain visibility, possible emergency/ped/cycle access through Vieux Close. Devon County Education advise that Otterton Primary School has capacity to support the proposed development, which is within walking distance. Transport costs would apply for secondary.

Landscape sensitivity - summary of findings: Otto_03 is in the East Devon AONB. Otto_03 forms part of Landscape Character Type (LCT) 5D Estate wooded farmland. Key characteristics of this LCT shown on site are rolling hills, well-wooded character, nucleated historic villages, pastoral farmland and winding rural roads.

Impact on historic environment - summary of findings: Development of Otto_03 has the potential to affect The Old Vicarage, Ropers Lane, a Grade II listed building.

Ecological impact - summary of findings: Site is within the Exe Estuary and Pebblebed Heaths Habitat Mitigation Zones. Desktop assessment shows that Otto_03 is adjacent to a Nature Recovery Network grassland area. Further site assessment required.

Accessibility assessment: Otto_03 is within 200 metres of a small range of services/facilities including a primary school, pub, community hall and convenience store.

Other known site constraints: Otto_03 lies within a drinking water source protection zone. Initial evidence indicates that part of the site may have a moderate risk of groundwater flooding. The Jubilee Playground, shown as local green space in the Otterton Neighbourhood Plan, lies to the immediate west of the site.

Site opportunities: Development of Otto_03 would enable provision of additional homes very close to the village centre.

Amended Maximum Yield following discounted areas on site: 5

Brief summary of the key positives and negatives of the site: Development of Otto_03 would enable provision of additional homes close to the village centre, but there are significant constraints, particularly highways, heritage and landscape.

Should the site be allocated? Potential 2nd best choice allocation

Reason(s) for allocating or not allocating: Further work on the impact of development on highways, landscape, flooding and heritage is required to understand potential impacts before it would be appropriate to allocate any part of the site for development. However, it is recommended that the northern site frontage be included as a 'second choice' site so that consultation can be undertaken on a potential allocation while further assessment work is undertaken.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

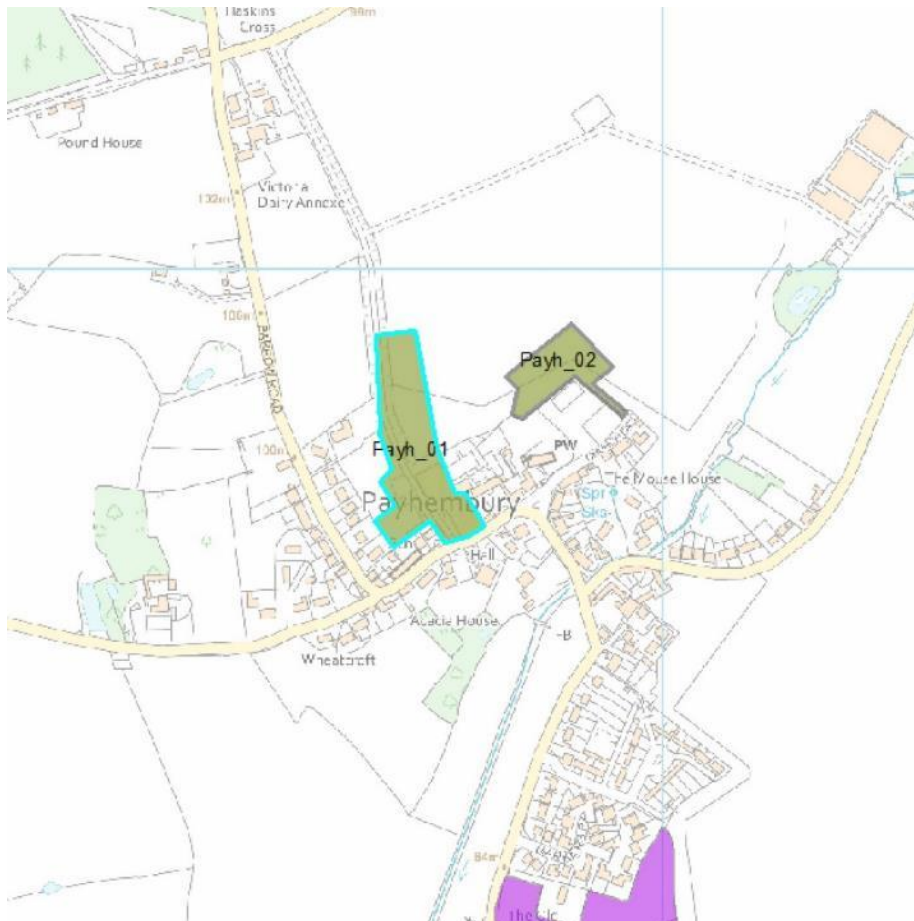
Site Detail:

Settlement: Payhembury

Site reference number: Payh_01

Site Address: Slade Barton, EX14 3HR

Map of site:



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

Site Area: 1.42

Site Assessment Summary:

Infrastructure implications: Access: Current industrial/local employment units near to Payhembury school and village facilities, exiting access and footway on south side of carriageway. DCC Education: Both sites are within walking distance of Payhembury primary school. The primary has some capacity to support development, but as it is a popular school with out-of-area children this is likely to cause a pushback on other primary schools. Site Payh_01 is adjacent/ takes in part of the school site - impact on school could be a concern and needs to be carefully assessed. Additional secondary capacity required and transport costs for secondary apply. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.

Landscape sensitivity - summary of findings: Outside of AONB. Units and agricultural field at Slade Barton in Payhembury village. Site slopes up towards the north. Current permission for 9 dwellings and relocated workshop on southern part of the site. Remainder of site is considered to have capacity for 5 dwellings. Remainder of the site to north is highly exposed and poorly related to the existing village development. Overall, the site has a high/medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: Heritage assets present: Grade II Apple Tree Cottage (50m), Grade II Yeomans Cottage (72m), Grade II Payhembury VC School and School House (18m), Grade II Sunnyside (48m), Grade II Higher House (59m), Grade I St Mary's Church (75m). Potential for adverse heritage impact subject to final design and layout. Northern extent of site more exposed. 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: Ecology: Nature Recovery Network (1m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (73m). Site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

Accessibility assessment: 5 out of 12 facilities within 1,600m of site.

Other known site constraints: Site is not in the flood zone but central road running through the site is at low risk of surface water runoff. Grade 3 agricultural land in strategic assessment.

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: 34

Brief summary of the key positives and negatives of the site: Site has active employment use to south and is exposed and poorly related to built-up area pattern to north.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Outside of AONB. Employment units and agricultural field at Slade Barton in Payhembury village. Site slopes up towards the north. Current permission for 9 dwellings and relocated workshop on southern part of the site. Remainder of site is considered to have capacity for 5 dwellings. Remainder of the site to north is highly exposed and poorly related to the existing village development.

Heritage assets present: Grade II Apple Tree Cottage (50m), Grade II Yeomans Cottage (72m), Grade II Payhembury VC School and School House (18m), Grade II Sunnyside (48m), Grade II Higher House (59m), Grade I St Mary's Church (75m). Potential for adverse heritage impact subject to final design and layout. Northern extent of site more exposed.

Ecology: Nature Recovery Network (1m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (73m). Site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Southern half of site has planning permission under ref. 22/0989/MRES. Northern half of site more exposed and poorly aligned to existing built form. The site context and constraints do not support allocation at this stage.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

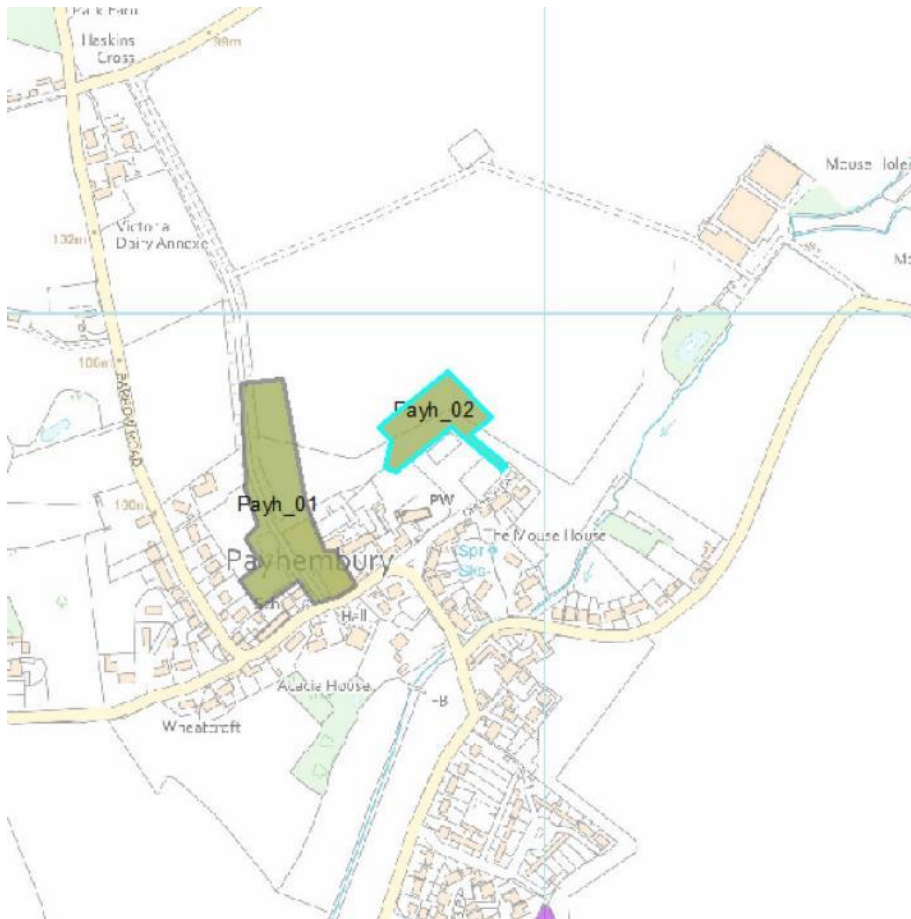
Site Detail:

Settlement: Payhembury

Site reference number: Payh_02

Site Address: Behind Playing fields, EX14 3HR

Map of site:



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

Site Area: 0.57

Site Assessment Summary:

Infrastructure implications: Access: Restricted access through Church Lane but a possible connection through Payh_01 should that parcel come through would make the parcel more viable. Limited visibility for peds and cycles on Church Lane. DCC Education: Both sites are within walking distance of Payhembury primary school. The primary has some capacity to support development, but as it is a popular school with out-of-area children this is likely to cause a pushback on other primary schools. Site Payh_01 is adjacent/ takes in part of the school site - impact on school could be a concern and needs to be carefully assessed. Additional secondary capacity required and transport costs for secondary apply. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.

Landscape sensitivity - summary of findings: Outside of AONB. Agricultural field adjoining Payhembury village recreation ground. Site slopes up towards the north. Highly exposed site to north of village adjacent to Grade I listed building and curtilage (St Mary's Church). Overall, the site has a high landscape sensitivity to new development.

Impact on historic environment - summary of findings: Heritage assets present: Grade II Sunnyside (75m), Grade II Higher House (61m), Grade I St Mary's Church (45m). Likely significant heritage impact to adjacent Grade I listed church and curtilage. 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: Ecology: Nature Recovery Network (1m). Site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

Accessibility assessment: 5 out of 12 facilities within 1,600m of site.

Other known site constraints: Site does not contain any areas at risk of flooding. Grade 2 agricultural land in strategic assessment.

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 adjacent to Grade I listed church with clear heritage implications. Site development would not relate well to the local character.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Outside of AONB. Agricultural field adjoining Payhembury village recreation ground. Site slopes up towards the north. Highly exposed site to north of village adjacent to Grade I listed building and curtilage (St Mary's Church).

Heritage assets present: Grade II Sunnyside (75m), Grade II Higher House (61m), Grade I St Mary's Church (45m). Likely significant heritage impact to adjacent Grade I listed church and curtilage.

Ecology: Nature Recovery Network (1m). Site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone.

The site context and constraints do not support allocation at this stage.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

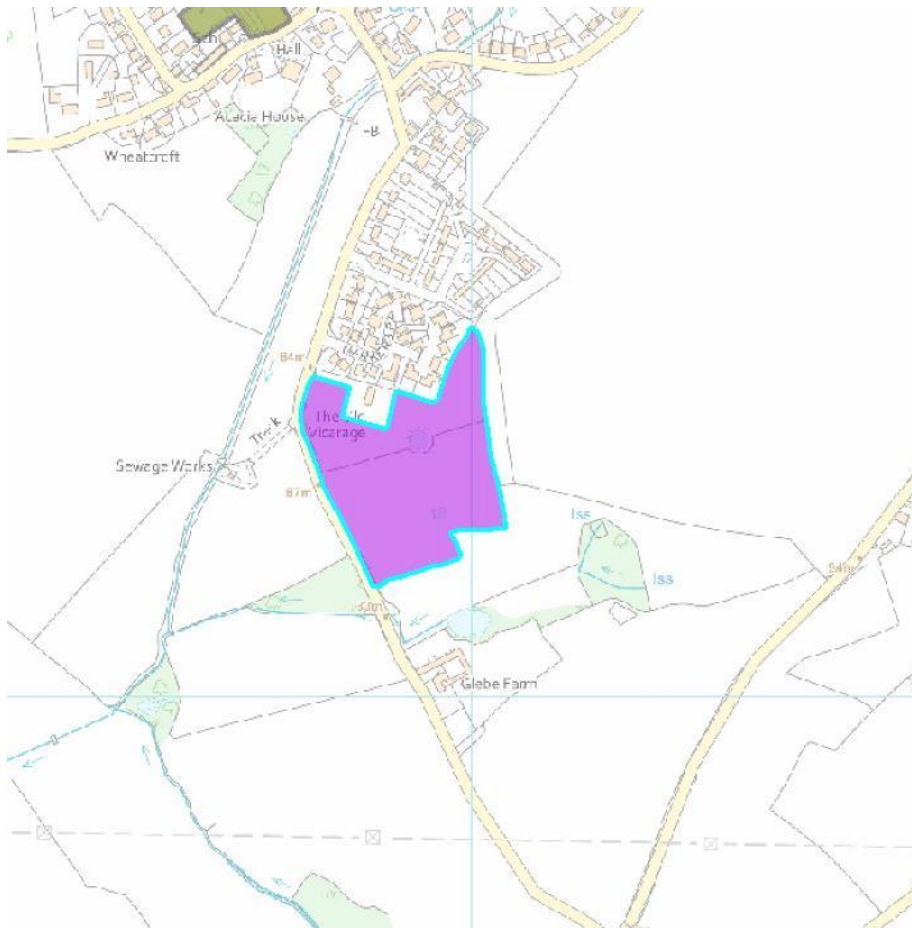
Site Detail:

Settlement: Payhembury

Site reference number: Payh_03

Site Address: Markers Park, Payhembury

Map of site:



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

Site Area: 3.3

Site Assessment Summary:

Infrastructure implications: 2022 Call for sites - data not available

Landscape sensitivity - summary of findings: Outside of AONB. Highly prominent site with high intervisibility, notably from southern approach to Payhembury. Agricultural field adjoining Payhembury built-up area. Site slopes up towards the east. Overall, the site has a high landscape sensitivity to new development.

Impact on historic environment - summary of findings: Heritage assets present: Grade II Glebe Farm to south (115m). 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: Ecology: Nature Recovery Network (5m). Site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone. Mature trees and hedgerows to borders. Mature trees in open field. Ponds to centre of field. Overall, significant moderate adverse effect predicted.

Accessibility assessment: 5 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.

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: 65

Brief summary of the key positives and negatives of the site: Site is a highly exposed gateway location.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Outside of AONB. Highly prominent site with high intervisibility, notably from southern approach to Payhembury.

Agricultural field adjoining Payhembury built-up area. Site slopes up towards the east.

Heritage assets present: Grade II Glebe Farm to south (115m).

Ecology: Nature Recovery Network (5m). Site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone. Mature trees and hedgerows to borders. Mature trees in open field. Ponds to centre of field.

The site context and constraints do not support allocation at this stage.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

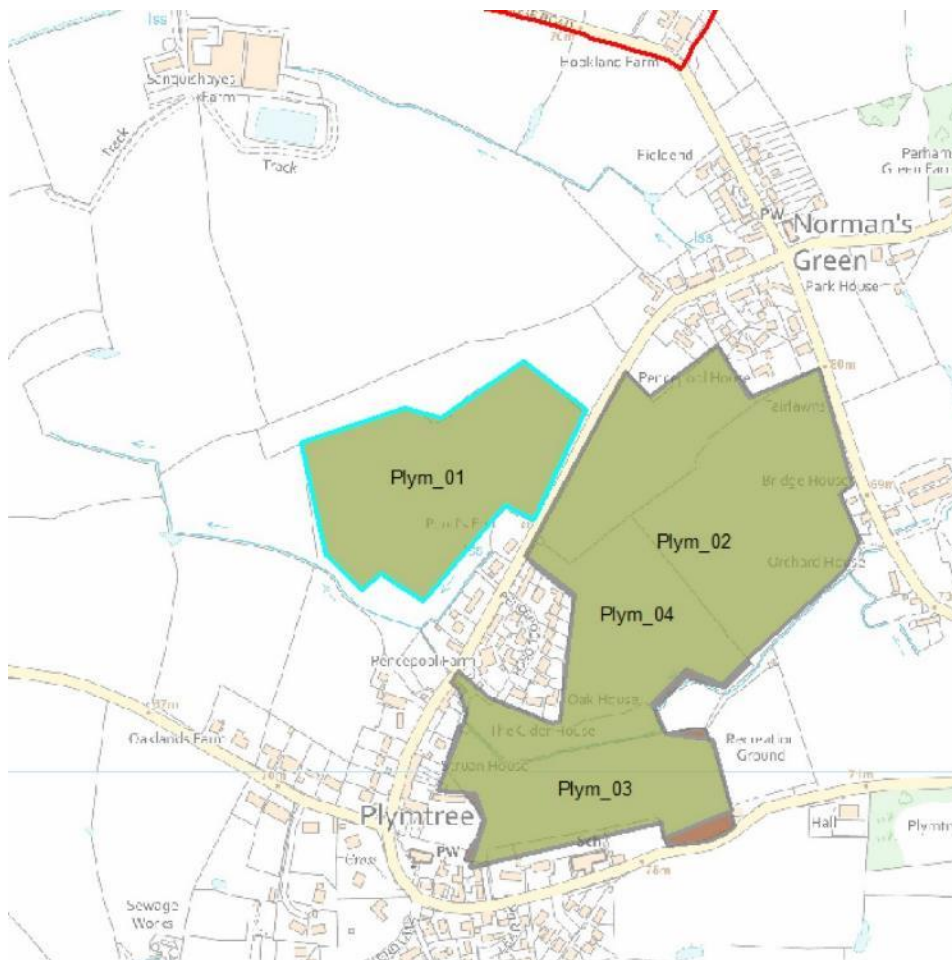
Site Detail:

Settlement: Plymtree

Site reference number: Plym_01

Site Address: Fordmore Farm, Plymtree, Cullompton, Devon.,

Map of site:



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Site Area: 4.5

Site Assessment Summary:

Infrastructure implications: Access: Plymtree has the benefit of facilities, ie school, pub, church and shop to help mitigate short trip journeys from the development. Multiple accesses for secondary/ped/cyclists/emergency access from Bridge Road and Pencepool Orchard as well as the main Plymtree through-route. DCC Education: 25.6 ha sites proposed within close proximity to the school/village. Plymtree Primary has some capacity to support development, but not on scale of 25.6 ha. Transport costs to secondary would apply.

Landscape sensitivity - summary of findings: Outside of AONB. Agricultural field adjoining the north west of Plymtree village. Site slopes gently down towards the west. The site is highly exposed to the west and is screened by low density residential dwellings and mature hedgerow to the east. The site features a PROW (footpath) that crosses the south. Overall, the site has a high landscape sensitivity to new development.

Impact on historic environment - summary of findings: Heritage assets present: Grade II listed Penspool Cottage (55m), Grade II listed Pencepool Barn (75m), Grade II listed Pencepool Farm (85m). 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: Overall, minor adverse effect predicted (not significant)

Accessibility assessment: 6 out of 12 facilities within 1,600m of site.

Other known site constraints: Site is largely free of flood risk. Grade 3 agricultural land in strategic assessment.

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: 80

Brief summary of the key positives and negatives of the site: Site is rural in character and highly exposed. Development could lead to coalescence with Normans Green.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Outside of AONB. Agricultural field adjoining the north west of Plymtree village. Site slopes gently down towards the west. The site is highly exposed to the west and is screened by low density residential dwellings and mature hedgerow to the east. The site features a PROW (footpath) that crosses the south.

Heritage assets present: Grade II listed Penspool Cottage (55m), Grade II listed Pencepool Barn (75m), Grade II listed Pencepool Farm (85m).

Ecology: No designated areas within 250m.

Development of the site has the potential to introduce coalescence with Norman's Green to the north. Development would be highly visible from the public footpath to the south. The site context and constraints do not support allocation at this stage.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

Site Detail:

Settlement: Plymtree

Site reference number: Plym_03

Site Address: Land at Plymtree

Cullompton

Devon

Map of site:



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

Site Area: 2.86

Site Assessment Summary:

Infrastructure implications: Access: Plymtree has the benefit of facilities, ie school, pub, church and shop to help mitigate short trip journeys from the development. Multiple accesses for secondary/ped/cyclists/emergency access from Bridge Road and Pencepool Orchard as well as the main Plymtree through-route. DCC Education: 25.6 ha sites proposed within close proximity to the school/village. Plymtree Primary has some capacity to support development, but not on scale of 25.6 ha. Transport costs to secondary would apply.

Landscape sensitivity - summary of findings: Outside of AONB. Agricultural field adjoining Plymtree village to the north. Site gently slopes up towards the north. Includes part of site Plym_02. Site is adjacent to Grade I listed building and curtilage of St John the Baptist's Church in addition to two listed buildings to the south. Grade II* Pencepool Farm and curtilage 50m to north. Set within the context of low density housing to south, west and north west, recreational field to east, agricultural fields to north east. Mature tree lined hedgerow to borders with residential gardens to part of south border. Watercourse runs along northern border. Overall, the site has a medium/low landscape sensitivity to new development.

Impact on historic environment - summary of findings: Heritage assets present: Grade II listed Penspool Cottage (76m), Grade II listed Pencepool Barn (96m), Grade II listed Pencepool Farm (62m), Grade II listed Rose Cottage (52m), Grade I listed St John the Baptist's Church (40m) and curtilage, Grade II listed Knights Cottage (21m), Grade II listed Beech Cottage (24m). Likely significant heritage impact to adjacent Grade I listed church and curtilage. 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: Nature Recovery Network (1m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (21m). Overall, significant moderate adverse effect predicted.

Accessibility assessment: 6 out of 12 facilities within 1,600m of site.

Other known site constraints: A small section of the site to the west is covered by flood zones 2 and 3. Grade 3 agricultural land in strategic assessment.

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: 51

Brief summary of the key positives and negatives of the site: Site is rural in character with part set in the heart of the village, well related to built-up area. Notwithstanding this, the site is highly sensitive in terms of local heritage assets with a Grade I and Grade II* building adjacent.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Outside of AONB. Agricultural field adjoining and contained within Plymtree village to the north, east and south. Site gently slopes up towards the north. Set within the context of low density housing to south, west and north west, recreational field to east, agricultural fields to north east. Mature tree lined hedgerow to borders with residential gardens to part of south border. Watercourse runs along northern border.

Heritage assets present: Grade I listed St John the Baptist's Church (40m) and curtilage, Grade II* listed Pencepool Farm (62m), Grade II listed Pencepool Cottage (76m), Grade II listed Pencepool Barn (96m), Grade II listed Rose Cottage (52m), Grade II listed Knights Cottage (21m), Grade II listed Beech Cottage (24m). Likely significant heritage impact to adjacent Grade I listed church and curtilage.

Ecology: Nature Recovery Network (1m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (21m).

The east of the site is poorly related to the built-up area. The west of the site is better related to the built-up area. Opportunities for development of the west of the site are however constrained by the presence of significant GI and GII* heritage assets. The site constraints and context do not support allocation at this stage.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

Site Detail:

Settlement: Plymtree

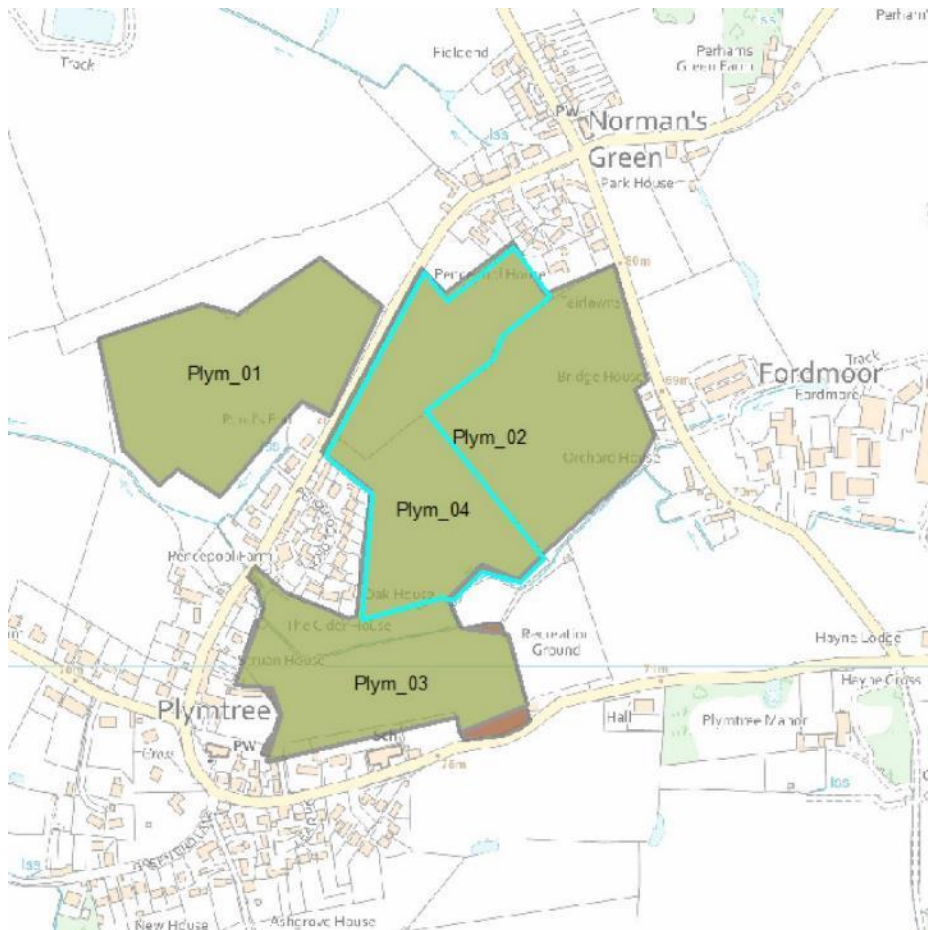
Site reference number: Plym_04

Site Address: Land at Plymtree

Cullompton

Devon

Map of site:



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

Site Area: 4.88

Site Assessment Summary:

Infrastructure implications: Access: Plymtree has the benefit of facilities, ie school, pub, church and shop to help mitigate short trip journeys from the development. Multiple accesses for secondary/ped/cyclists/emergency access from Bridge Road and Pencepool Orchard as well as the main Plymtree through-route. DCC Education: 25.6 ha sites proposed within close proximity to the school/village. Plymtree Primary has some capacity to support development, but not on scale of 25.6 ha. Transport costs to secondary would apply.

Landscape sensitivity - summary of findings: Outside of AONB. Two agricultural fields between Plymtree village and Norman's Green. Site gently slopes up towards the north. Includes part of site Plym_02. Development could erode separation between Plymstock and Norman's Green. Highly exposed from access routes. Overall, the site has a high/medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: Heritage assets present: Grade II listed Penspool Cottage (95m), Grade II listed Pencepool Barn (80m), Grade II listed Pencepool Farm (85m), Grade II listed The Old Forge (85m), Grade II listed Normans Green House (96m). 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 (8m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (1m). Overall, significant moderate adverse effect predicted.

Accessibility assessment: 6 out of 12 facilities within 1,600m of site.

Other known site constraints: A small section of the site to the south is covered by flood zone 3. Grade 3 agricultural land in strategic assessment.

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: 84

Brief summary of the key positives and negatives of the site: Site is rural in character and highly exposed. Development could lead to coalescence with Normans Green.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Outside of AONB. Two agricultural fields between Plymtree village and Norman's Green. Site gently slopes up towards the north. Includes part of site Plym_02. Development could erode separation between Plymstock and Norman's Green. Highly exposed from access routes.

Heritage assets present: Grade II listed Penspool Cottage (95m), Grade II listed Pencepool Barn (80m), Grade II listed Pencepool Farm (85m), Grade II listed The Old Forge (85m), Grade II listed Normans Green House (96m).

Ecology: Nature Recovery Network (8m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (1m).

Development of the site has the potential to introduce coalescence with Norman's Green to the north. Development would be highly visible. The site context and constraints do not support allocation at this stage.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

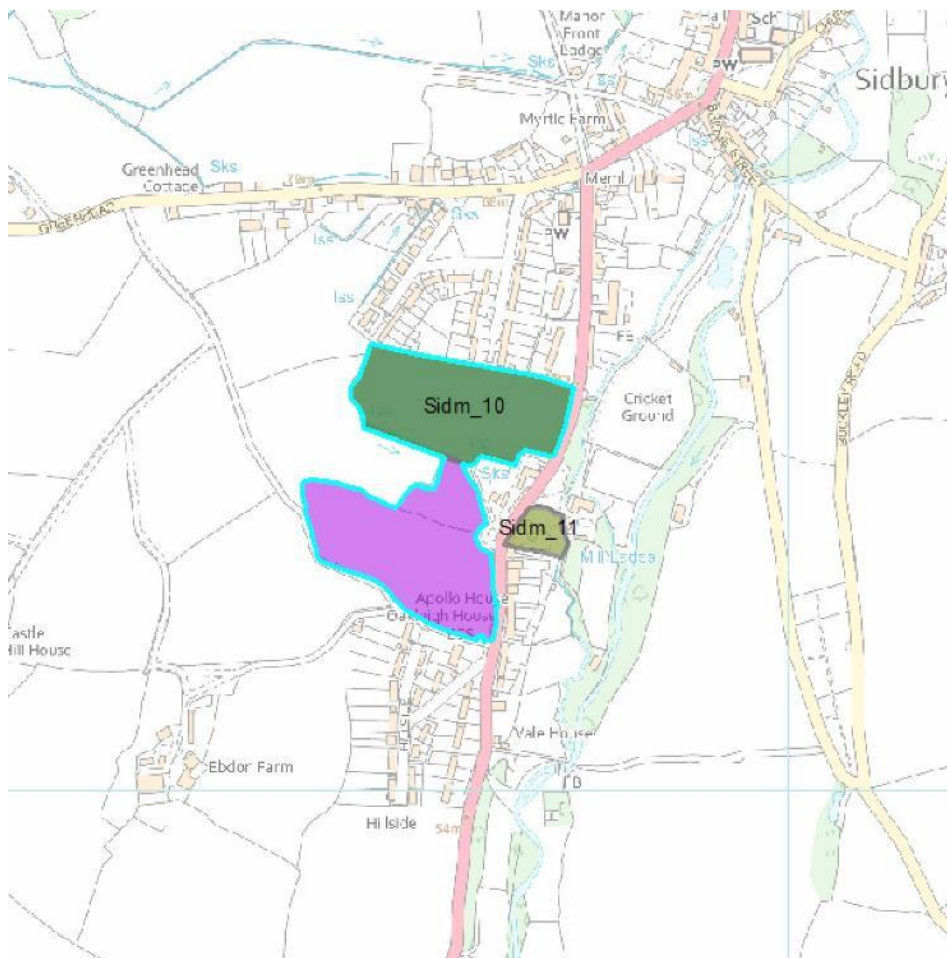
Site Detail:

Settlement: Sidbury

Site reference number: Sidm_34

Site Address: Land South of Furzehill, Sidbury

Map of site:



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

Site Area: 4

Site Assessment Summary:

Infrastructure implications: From partial site Sidm_10 (north) - DCC Highways: Access of Furzehill is preferable with a continuous footway. Rather than off the A375 which is narrow with no footpath and would need significant improvements. DCC Education: 85 ha+ sites proposed, mainly to north and north eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth Primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.

Landscape sensitivity - summary of findings: Site is located entirely within AONB. Short distance views into site from A375 are limited due to topography and mature vegetation, but site is clearly visible from elsewhere in the AONB, for example from Buckley Road across the valley to east. A sensitive site in the AONB. Large 20thC residential estate to north may provide opportunity for improved access. Overall, the site has a high / medium landscape sensitivity to new development.

Impact on historic environment - summary of findings: Heritage assets present: 1 - Grade II listed Furzehill Farm, 2 - Sidbury Conservation Area. Grade II listed Furzehill Farm 9m to south east, open views of site are available from this asset, currently view to agricultural field. Sidbury Conservation Area 13m to north east has views into southern part of the site. Potential impact on setting of these two heritage 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: Ecology: Arable fields surrounded and divided by mature hedgerows and trees. Site is 10m from an unconfirmed wildlife site, 31m from a nature recovery network area, 35m from a habitat of principle importance. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, Significant moderate adverse effect predicted

Accessibility assessment: 8 out of 12 facilities within 1,600m of site. Located in village of Sidbury, footway to north on A375.

Other known site constraints: Grade 3 agricultural land in strategic assessment. Medium risk of surface water flooding on southern 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: 38

Brief summary of the key positives and negatives of the site: This site may provide an opportunity for limited development well aligned to existing built-up area. There may be an opportunity to provide improved pedestrian pathways from the Hillside Estate through to the village core. Heritage and landscape impact assessments of any future proposal would be required. The site yield is significantly reduced due to constraints present.

Should the site be allocated? Potential 2nd best choice allocation

Reason(s) for allocating or not allocating: Newly submitted site overlaps whole of previously submitted Sidm_10 (Sidm_10 now discounted) .

Site is located entirely within AONB. Short distance views into site from A375 are limited due to topography and mature vegetation, but site is clearly visible from elsewhere in the AONB, for example from Buckley Road across the valley to east. A sensitive site in the AONB. Large 20thC residential estate to north may provide opportunity for improved access.

Heritage assets present: 1 - Grade II listed Furzehill Farm, 2 - Sidbury Conservation Area. Grade II listed Furzehill Farm 9m to south east, open views of site are available from this asset, currently view to agricultural field. Sidbury Conservation Area 13m to north east has views into southern part of the site. Potential impact on setting of these two heritage assets.

Ecology: Arable fields surrounded and divided by mature hedgerows and trees. Site is 10m from an unconfirmed wildlife site, 31m from a nature recovery network area, 35m from a habitat of principle importance. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.

This site may provide an opportunity for limited development well aligned to existing built-up area. There may be an opportunity to provide improved pedestrian pathways from the Hillside Estate through to the village core. Heritage and landscape impact assessments of any future proposal would be required. The site yield is significantly reduced due to constraints present.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

Site Detail:

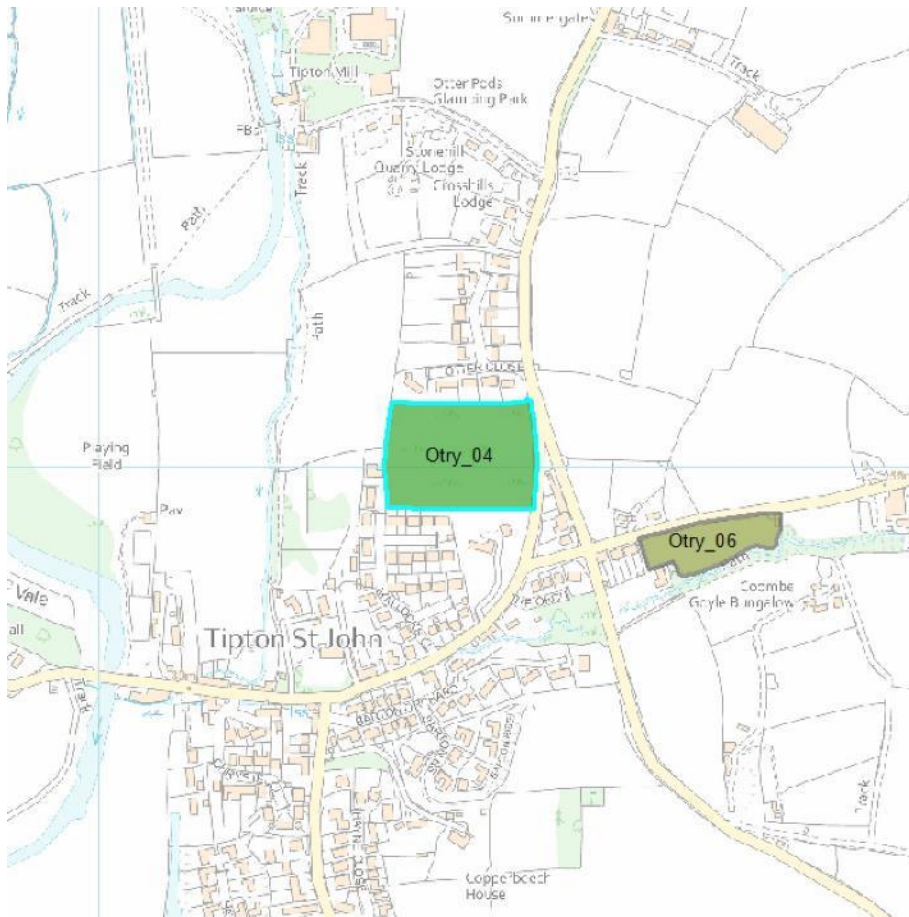
Settlement: Tipton St John

Site reference number: Otry_04

Site Address: Land South of Otter Close

Tipton St John, EX10 0JU

Map of site:



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

Site Area: 1.88

Site Assessment Summary:

Infrastructure implications: This site can be accessed via the 'main' road, with the 30mph speed limit extended and the 'sunken lane' closed to vehicular traffic as suggested by the Submitter. Concerns as the current Tipton ST John primary school buildings are located in the floodplain. DCC trying to find a site to relocate the school out of the floodplain. Currently the majority of children come from Sidmouth or Ottery St Mary - so development could lead to a push back to these schools which have limited capacity. Any significant development within the village should consider the requirement for a new primary school site. Additional secondary capacity required and transport costs would apply. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.

Landscape sensitivity - summary of findings: Medium sensitivity. Site is a 3b Lower rolling farmed and settled valley slopes type, within 100m of the East Devon AONB. Site is large and relatively level, although there is a slight fall from north to south and a further fall towards the east corner. Site is scrubby and previously grazed, with hedge providing roadside screening. Some intervisibility with the AONB which would increase if site were developed, however this would be seen in the context of existing development, as the rear gardens of houses in Otter Close abut the northern boundary and the gardens of Mallocks Close abut to the south and wrap around the south west corner.

Impact on historic environment - summary of findings: The site is not in close proximity to any designated heritage assets however it is within a landscape where prehistoric activity is demonstrated by finding flint tools and the remnants of historic field patterns. Further investigation and assessment should be a requirement of any planning permission for development.

Ecological impact - summary of findings: The site is a single field, previously grazed now scrubby with mature hedgerow boundaries. No significant habitat or species identified on site but existing trees should be retained and further assessment undertaken as part of any application.

Accessibility assessment: The site is within 1600m of 4 or more facilities including a school (although this is proposed to be relocated outside the village), a hall, a pub and a shop. There is not a regular bus service. A previous appeal Inspector (13/1431/FUL) refused a scheme for 19 houses on the basis that the village was not sustainable.

Other known site constraints: none

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: 45

Brief summary of the key positives and negatives of the site: The site is located between two groups of existing houses but forms a rural backdrop to the village. It is just outside the AONB and has no particular ecological or heritage interest, although further assessment would be required as part of any application. The village is a tier 4 settlement, however it does not have a frequent bus service and the primary school is proposed to be relocated elsewhere. There is insufficient secondary school provision.

Should the site be allocated? Potential 2nd best choice allocation

Reason(s) for allocating or not allocating: The site should be considered as a 2nd best site due to the uncertainty around future school provision and the lack of a frequent bus service.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

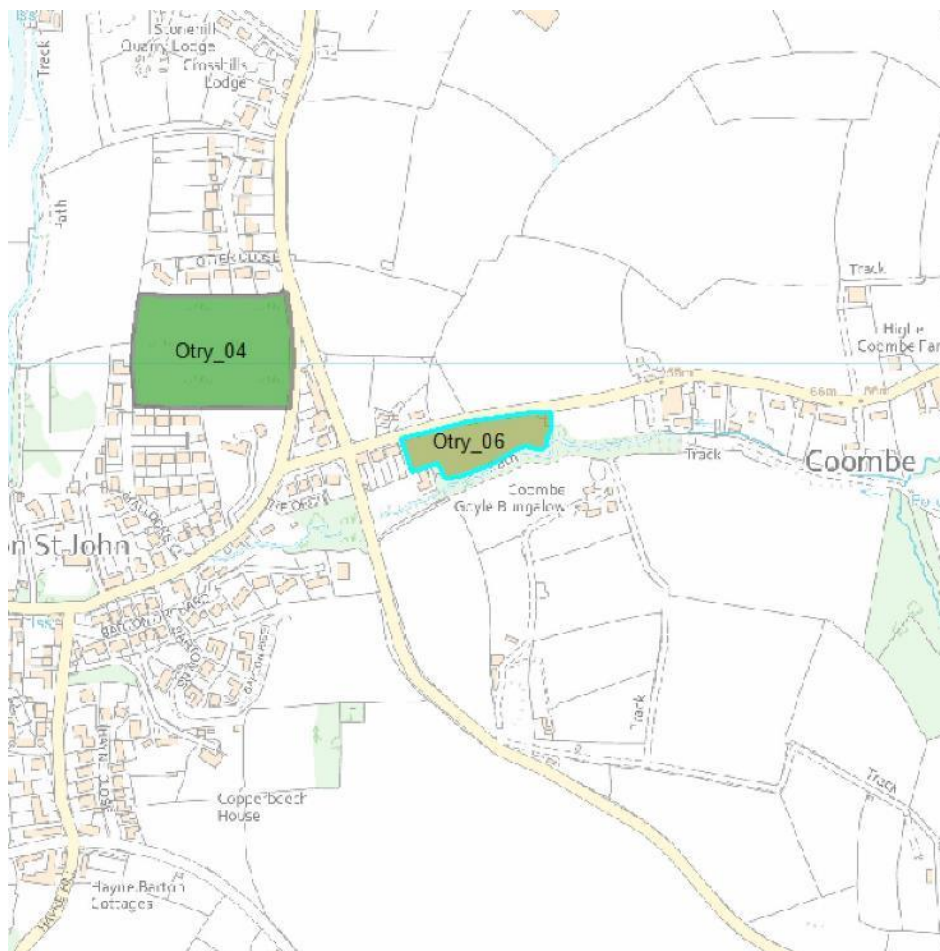
Site Detail:

Settlement: Tipton St John

Site reference number: Otry_06

Site Address: Land next to 6 Coombe Vale, Tipton St John, Devon, EX10 0AU

Map of site:



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

Site Area: 0.64

Site Assessment Summary:

Infrastructure implications: Assuming it is frontage development it should include a footway and some localised widening. Concerns as the current Tipton ST John primary school buildings are located in the floodplain. DCC trying to find a site to relocate the school out of the floodplain. Currently the majority of children come from Sidmouth or Ottery St Mary - so development could lead to a push back to these schools which have limited capacity. Any significant development within the village should consider the requirement for a new primary school site. Additional secondary capacity required and transport costs would apply. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.

Landscape sensitivity - summary of findings: Medium-high sensitivity. Site is a 3b Lower rolling farmed and settled valley slopes type, within the East Devon AONB. The site is rectangular and runs alongside a narrow lane, bounded by a hedgerow and stream. Development would have to be located away from the southern boundary, due to trees and flooding, and this would increase it's visual harm. Site is scrubby and grazed by horses, with hedge providing roadside screening. The valley bottom location reduces intervisibility with the wider AONB but it is a rural site with a sense of remoteness despite the small group of dwellings to the east and other sporadic dwellings along the lane. A public footpath runs along the south of the site.

Impact on historic environment - summary of findings: The site is not in close proximity to any designated heritage assets however it is within a landscape where prehistoric activity is demonstrated by finding flint tools and the remnants of historic field patterns. Further investigation and assessment should be a requirement of any planning permission for development.

Ecological impact - summary of findings: The site is a single field, grazed but scrubby with mature hedgerow boundaries. There is a band of mature trees and a stream to the south of the site which should be retained (this area floods in any case) which increases the biodiversity significance of the site.

Accessibility assessment: The site is within 1600m of 4 or more facilities including a school (although this is proposed to be relocated outside the village), a hall, a pub and a shop. There is not a regular bus service. A previous appeal Inspector (13/1431/FUL) refused a scheme for 19 houses elsewhere in the village on the basis that the village was not sustainable.

Other known site constraints: none

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: 12

Brief summary of the key positives and negatives of the site: The site is located close to facilities. It forms a rural edge to the village and lies within the AONB, in an area of landscape sensitivity. There is a band of trees to the south of the site which are of habitat importance. The village is a tier 4 settlement, however it does not have a frequent bus service and the primary school is proposed to be relocated elsewhere. There is insufficient secondary school provision.

Should the site be allocated? No

Reason(s) for allocating or not allocating: The site should not be allocated due to its landscape sensitivity, ecological importance and due to the uncertainty around future school provision and the lack of a frequent bus service.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

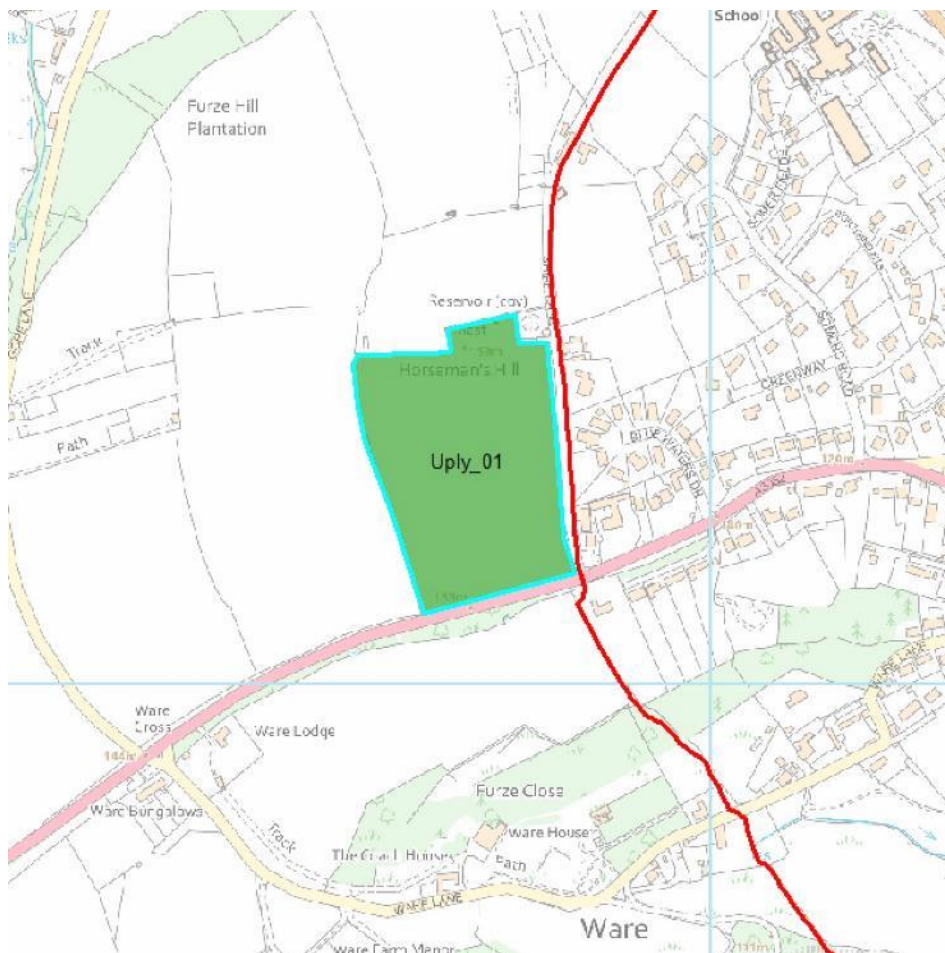
Site Detail:

Settlement: Uplyme

Site reference number: Uply_01

Site Address: Land at Sidmouth Road, Lyme Regis, DT7 3ET

Map of site:



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

Site Area: 5.11

Site Assessment Summary:

Infrastructure implications: Devon County Council advise that an appropriate and safe access can be achieved from the site onto the A3052 Sidmouth Road, which is on level, ped/cycle and emergency access can be obtained via Shire Lane. Devon County Education advise that there is some capacity to support development at the primary school in Uplyme, but not on this scale and there are no safe walking routes.

Landscape sensitivity - summary of findings: Uply_01 is located on the open coastal plateaux above the Dorset town of Lyme Regis. It is a highly visible site in the AONB landscape when approaching the town from the west – at this point the town is largely hidden from view due to a drop in land levels.

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

Ecological impact - summary of findings: No significant issues identified.

Accessibility assessment: Although the site lies within 400 metres of a secondary school, it is around 1200 metres to the town centre. Furthermore, there is no continuous footway from the site to access services and facilities and there is a steep drop into the town centre.

Other known site constraints: Grade 3 agricultural land. Planning permission for 120 dwellings was refused in 2015 (ref.15/0851/MOUT)

Site opportunities: The development of around 92 homes on the site (the maximum yield under the HEELA methodology) would help to provide housing to meet the needs of the adjacent settlement (both Uplyme and Lyme Regis).

Amended Maximum Yield following discounted areas on site: 92

Brief summary of the key positives and negatives of the site: The development of up to 92 homes on the site would help to meet local housing needs and there are limited opportunities in the area given the severe constraints. However, the site is prominent in the attractive AONB landscape and it would be very difficult to access services and facilities in the town centre on foot or by cycling.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Poor relationship with and pedestrian/cycle access to services and facilities and prominent site in AONB.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

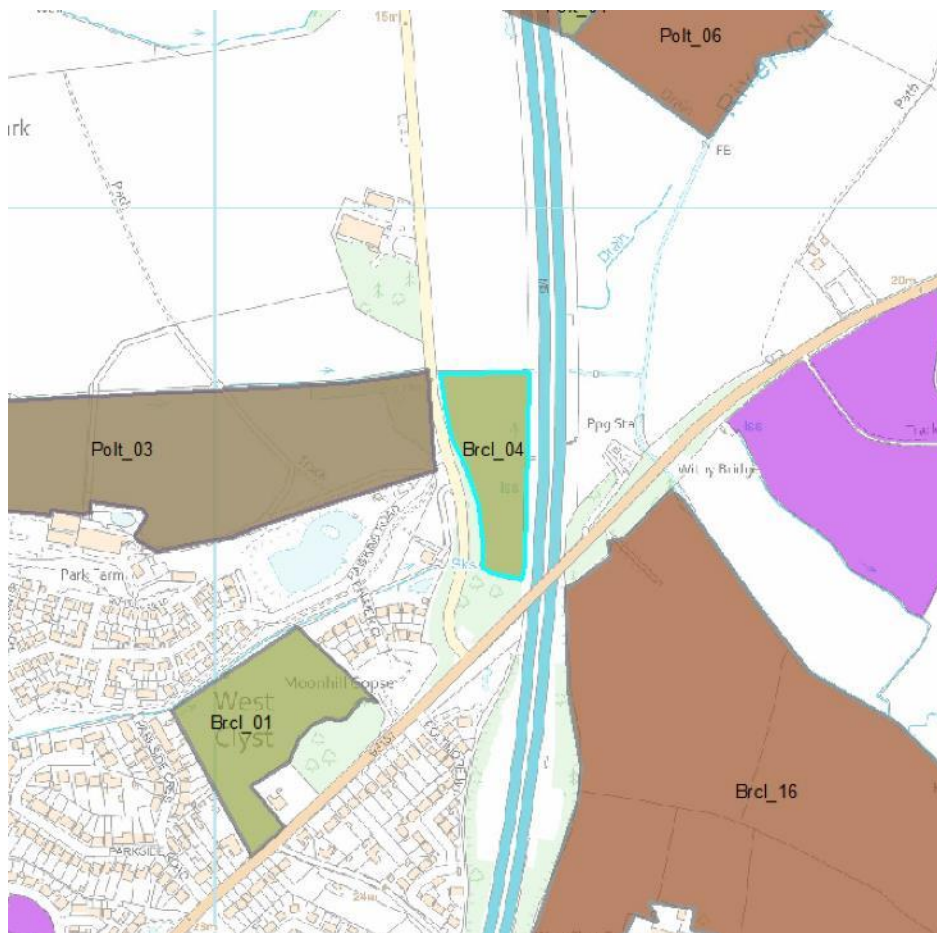
Site Detail:

Settlement: West Clyst

Site reference number: Brcl_04

Site Address: Land adjacent Poltimore Park, Poltimore, EX4 0AU

Map of site:



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

Site Area: 1.6

Site Assessment Summary:

Infrastructure implications: DCC - highways : Access from Poltimore Rd OK DCC - Education :In close proximity to West Clyst Community Primary - potentially capacity to support development. Additional secondary provision required.

Landscape sensitivity - summary of findings: The site is a relatively flat agricultural field with medium- high visibility, located between Westclyst and the M5, adjoining to new residential development and parkland. This site has medium landscape sensitivity.

Impact on historic environment - summary of findings: The site located in the edge of West Clyst, no designated heritage asset within 100m and the nearest heritage asset is Grade II listed, 202m to North.

Ecological impact - summary of findings: The site use as agriculture covered by crops, vegetation on the edge of the site boundary. The site falls in Exe Estuary & Pebbled Heath buffer zone, and Section 41 (S41) Habitat of Principle Importance, County Wildlife sites (CWS) and unconfirmed wildlife sites (UWS) within 100m of site. Significant moderate adverse effect predicted.

Accessibility assessment: The site is within 1,600 meters of 8 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

Other known site constraints: The site falls in Floodzone 3

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: 8

Brief summary of the key positives and negatives of the site: Positives: good access road and adjacent to the M5, good access to existing and new residential dwellings and facilities. Limited impact upon the historic environment and minor ecological impact. Negatives: The site mainly falls in floodzone 3, noise impact from M5 and medium landscape sensitivity.

Should the site be allocated? No

Reason(s) for allocating or not allocating: large proportion of the site fall inside floodzone 3, which reduced the yield from 40 to 8, and the site have medium-high landscape and ecology impacts.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

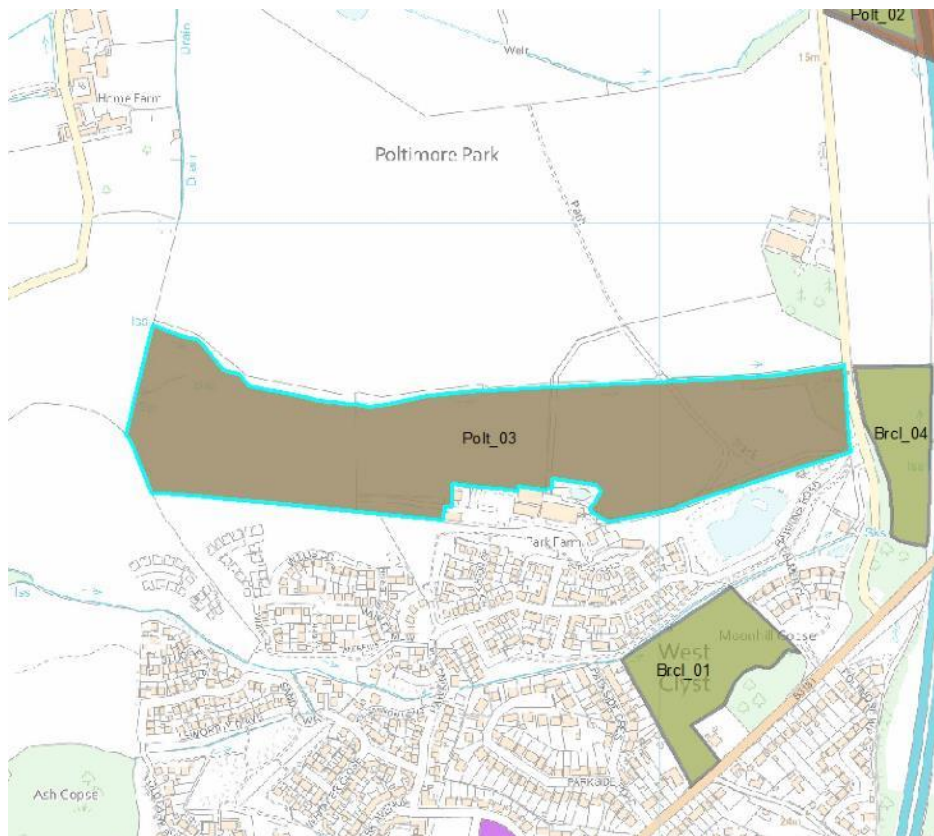
Site Detail:

Settlement: West Clyst

Site reference number: Polt_03

Site Address: Land to the North of Old Park Farm, Old Park Farm 3, Pinn Hill, West Clyst, Exeter,, EX1 3TH

Map of site:



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

Site Area: 13.81

Site Assessment Summary:

Infrastructure implications: DCC - highways : Potential for access via Old Park farm and Poltimore Road. Poltimore Road's junction with the B3181 may require improvement as per comments on Polt 02, 04 and 06, along with ped/cycle route/strategy contributions. A comprehensive transport assessment will be required. DCC - Education: Large combination of sites. Distant from Stoke Canon Primary which has some capacity to support development - consider in relation to Pinhoe. New primary and secondary capacity required, and depending on provision, transport costs would apply for primary and secondary. Need to be considered alongside west end development and Exeter development plans.

Landscape sensitivity - summary of findings: The site is a steep slope agricultural field with medium- high visibility, located between alongside M5, adjoining to new residential development and parkland, the site retains a rural character and

provides a green backdrop to views from Poltimore House and parkland. This site has medium- high landscape sensitivity.

Impact on historic environment - summary of findings: The site will be visible from the Grade II* listed Poltimore house (166m NE) and the associated surrounding parkland. High heritage impact upon the setting of the house, a Grade II* listed building, and parkland.

Ecological impact - summary of findings: The site is existing farmland and covered by improved grassland, with trees and vegetation on the edge of the site boundary. Section 41 (S41) Habitat of Principle Importance and County Wildlife Site (CWS) adjoining to the site (North & Northeast). Significant moderate adverse effect predicted.

Accessibility assessment: The site is within 1,600 meters of 9 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

Other known site constraints: none

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: 237

Brief summary of the key positives and negatives of the site: Positives: good access road and adjacent to the M5, good access to existing and new residential dwellings and facilities. Negatives: medium- high landscape sensitivity due to the rural character and steep slope; Significant moderate adverse effect predicted on ecology and High heritage impact upon the setting of the house, a Grade II* listed building, and parkland.

Should the site be allocated? No

Reason(s) for allocating or not allocating: The proposed development site lies outside existing Built-up Area and is located in open countryside. Medium- high landscape impact; eastern part of the site falls in floodzone 3; medium – high heritage impact upon the setting of the house, a Grade II* listed building, and parkland.

A recent Planning application (19/1799/MOUT) was refused.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

Site Detail:

Settlement: West Hill

Site reference number: West_01

Site Address: Land at Westhayes/Hayes End

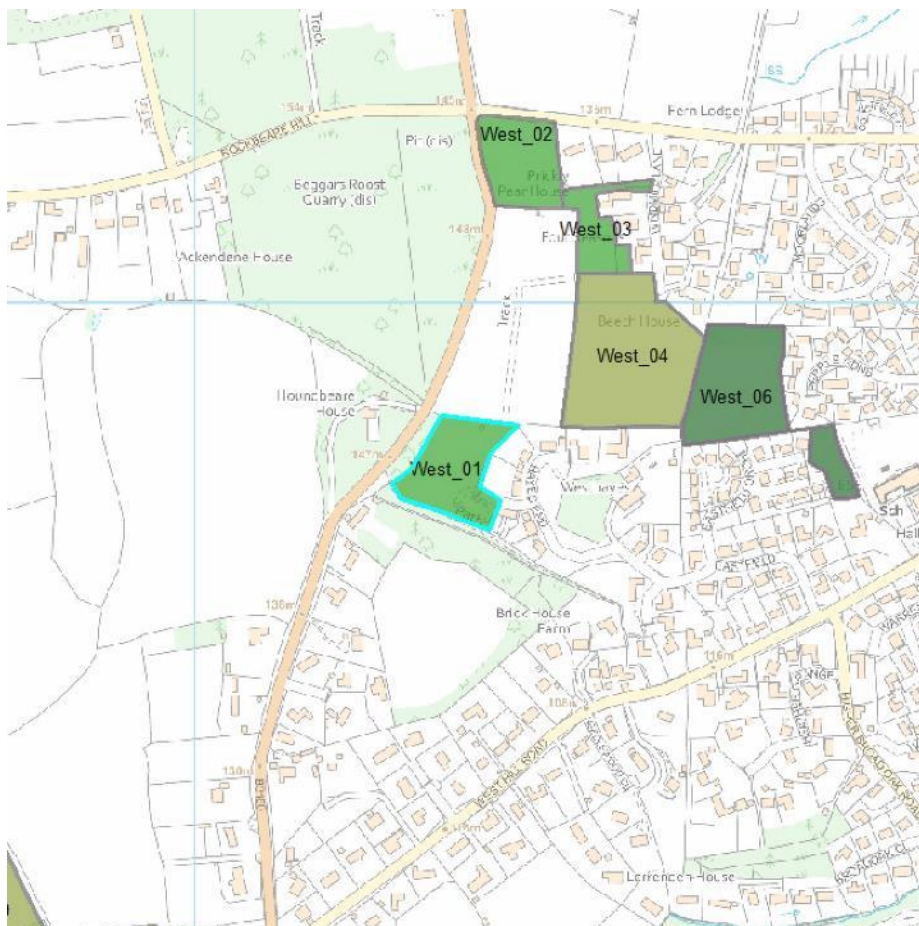
Eastfield

West Hill

Devon

EX11 1UZ

Map of site:



Site Area: 0.89

Site Assessment Summary:

Infrastructure implications: DCC Education: 36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: Looks like access off a private road onto Eastfield. Seems fine.

Landscape sensitivity - summary of findings: Located in Landscape Character Type 1C: Pebble Bed Heaths. Western part of site comprises woodland, eastern part is hardstanding. Adjoins modern dwellings along settlement edge to east. Noise perceptible from B3180 on northern boundary. Limited views into site. TPO covers several parts of the site. PROW runs along southern edge but thick laurel hedge means no views of the site.

Impact on historic environment - summary of findings: Over 700m to nearest designated heritage asset. Overall, no change to heritage assets or their settings.

Ecological impact - summary of findings: Beggars Roost UWS across road to west. S.41 and NRN in western part of site due to presence of woodland with mature trees, although it is noted that the area shown as s.41 extends into an area of hardstanding with no woodland. Significant moderate adverse effect predicted

Accessibility assessment: 6 out of 12 facilities within 1,600m of site. Pavement and street lights along most of the route to the primary school, village hall, shop around 500m to west, but there are some gaps along West Hill Road.

Other known site constraints: Grade 3 agricultural land. Whilst located in a Mineral Safeguarding Area, Devon County Council has stated the potential area of resource is small and already constrained by existing built development and therefore unlikely to be economic - as such DCC do not object.

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: Positives: reasonable access to a limited range of community facilities and services along a mostly paved and lit route. Suitable highways access. Limited heritage impact. Negatives: Woodland in western part protected as S.41 habitat. Several areas of site covered by TPOs.

Should the site be allocated? Potential 2nd best choice allocation

Reason(s) for allocating or not allocating: Presence of woodland means that only a small area in south east of site would be acceptable.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

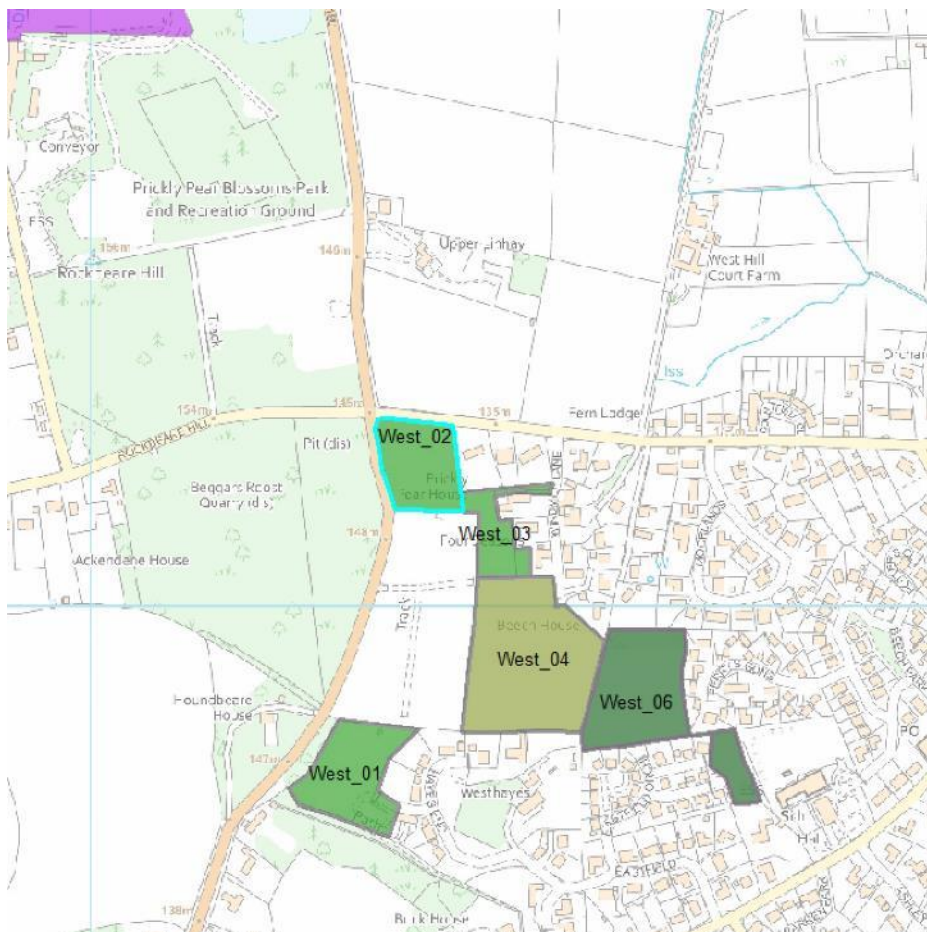
Site Detail:

Settlement: West Hill

Site reference number: West_02

Site Address: Field at junction of adjacent to Prickly Pear House at junction of B3180 Exmouth Road and Bendarroch Road, West Hill, Devon, EX11 1JY

Map of site:



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Site Area: 0.83

Site Assessment Summary:

Infrastructure implications: 36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: Site has frontage onto two roads which are suitable for direct access - subject to detailed design criteria

Landscape sensitivity - summary of findings: Located in Landscape Character Type 1C: Pebble Bed Heaths. Field used by grazing sheep, gently sloping west to east. Site is bounded by historic hedgerow and adjoined by fields to north and south, noisy B3180 to west with woodland beyond. Single dwelling to east visible from site, but no other built form present so does not integrate with existing settlement edge.

Impact on historic environment - summary of findings: Over 600m to nearest designated heritage asset. Overall, no change to heritage assets or their settings.

Ecological impact - summary of findings: Agriculturally improved field used for sheep grazing. Prickly Pear Blossoms Park CWS 21m to north west. Beggars Roost UWS plus S.41 and NRN across road to west. However, relatively low ecological value of the site itself means that minor adverse effect predicted (not significant)

Accessibility assessment: 6 out of 12 facilities within 1,600m of site. Although around 500-600m to shop/school as the crow flies, the actual route along Bendarroch Road-School Lane-West Hill Road would be much longer, lacking pavement or street lighting along most of the route. Hourly or better bus route runs along northern boundary.

Other known site constraints: Grade 3 agricultural land. Whilst located in a Mineral Safeguarding Area, Devon County Council has stated the potential area of resource is small and already constrained by existing built development and therefore unlikely to be economic - as such DCC do not object.

Site opportunities: Construct bus stop on Bendarroch Road near to the site.

Amended Maximum Yield following discounted areas on site: 20

Brief summary of the key positives and negatives of the site: Positives: no change to heritage assets. Suitable highways access. Negatives: sensitive landscape with limited context of built form. Route to community facilities lacks pavement and street lighting along most of the route.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Sensitive landscape with limited context of built form and West Hill itself. Route to community facilities lacks pavement and street lighting along most of the route.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

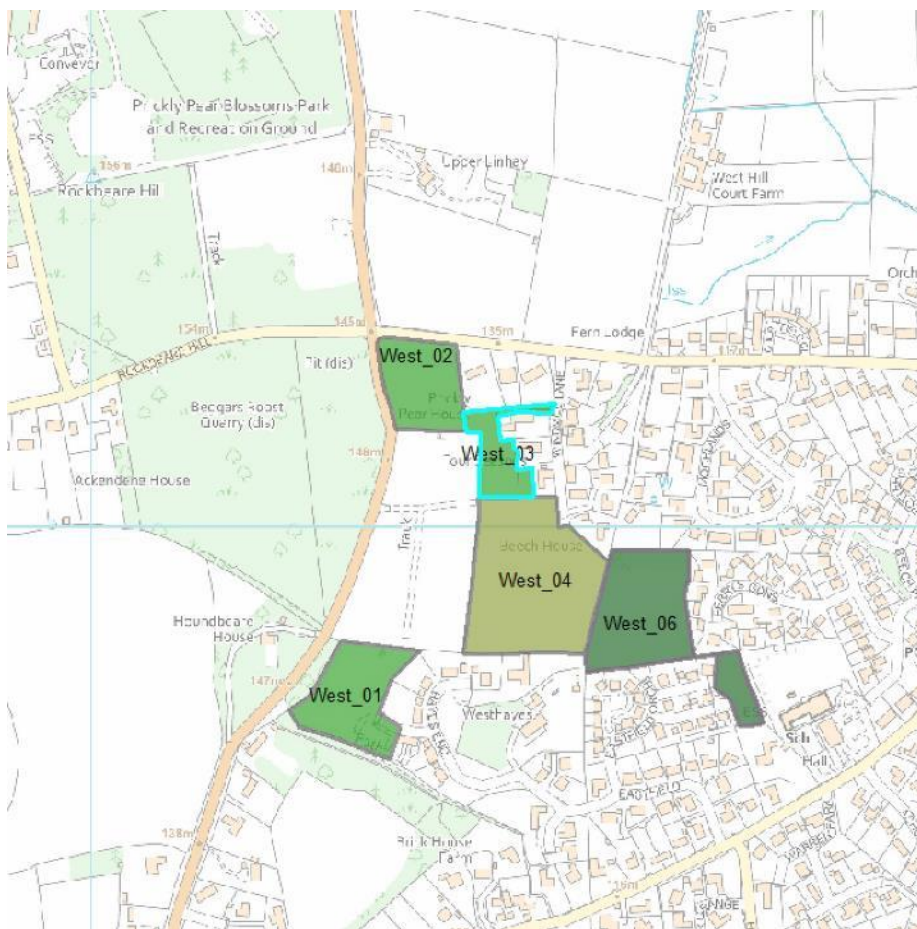
Site Detail:

Settlement: West Hill

Site reference number: West_03

Site Address: Rear of Hasta-La-Vista, Windmill Lane, West Hill, EX11 1JP

Map of site:



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

Site Area: 0.47

Site Assessment Summary:

Infrastructure implications: 36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: Access looks difficult off a narrow lane with limited visibility. There would be a requirement for two vehicles to pass at the mouth of the access.

Landscape sensitivity - summary of findings: Located in Landscape Character Type 1C: Pebble Bed Heaths. Used as a paddock, gently sloping west to east. Fields adjoin to west and south, existing low density housing to north and east. Limited context of built form.

Impact on historic environment - summary of findings: Around 500m to nearest designated heritage asset. Overall, no change to heritage assets or their settings.

Ecological impact - summary of findings: Unimproved grassland, grazed by horses. Minor adverse effect predicted (not significant)

Accessibility assessment: 6 out of 12 facilities within 1,600m of site. Although around 400m to shop/school as the crow flies, the actual route along Windmill Lane-Bendarroch Road-School Lane-West Hill Road would be much longer, lacking pavement or street lighting along most of the route. Potential for more direct access if site is developed in conjunction with West_04 and West_06. 60m to hourly or better bus route to north.

Other known site constraints: Grade 3 agricultural land. Whilst located in a Mineral Safeguarding Area, Devon County Council has stated the potential area of resource is small and already constrained by existing built development and therefore unlikely to be economic - as such DCC do not object. Application for 4 dwellings refused in 2014 (13/2052/OUT) because of distance to facilities and poor quality route for pedestrians/cyclists, intrusive landscape impact, lack of tree survey, lack of education contributions

Site opportunities: Construct bus stop on Bendarroch Road near to the site. Provide pedestrian/cycle access through Eastfield Orchard if site is developed in conjunction with West_04 and West_06.

Amended Maximum Yield following discounted areas on site: 5

Brief summary of the key positives and negatives of the site: Positives: no change to heritage assets. Negatives: Access looks difficult off a narrow lane with limited visibility. Route to community facilities lacks pavement and street lighting along most of the route. Sensitive landscape with limited context of built form.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Difficult highways access off a narrow lane with limited visibility. Route to community facilities lacks pavement and street lighting along most of the route. Sensitive landscape with limited context of built form.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

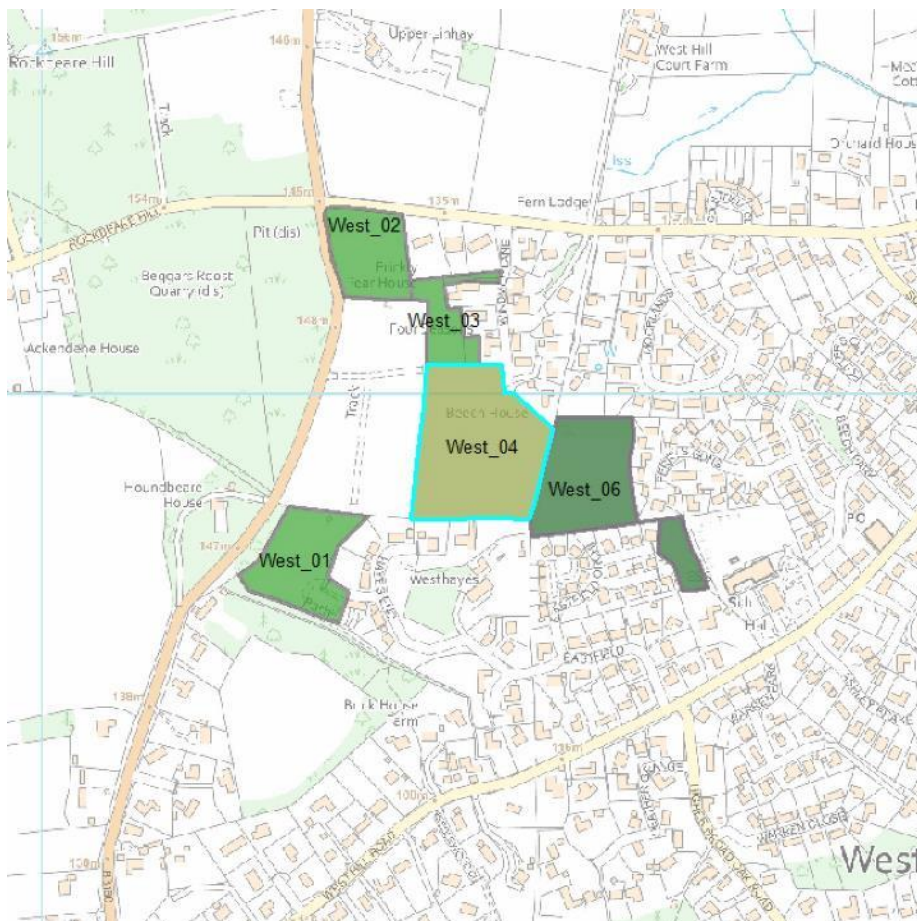
Site Detail:

Settlement: West Hill

Site reference number: West_04

Site Address: Land adjoining Wind Mill Lane, West Hill, Ottery St Mary, Devon, EX11 1JP

Map of site:



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

Site Area: 2.18

Site Assessment Summary:

Infrastructure implications: 36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: Access of Windmill Lane look fine, it has footways and is of reasonable width. The junction between Windmill Lane and Bendarroch Road is adequate.

Landscape sensitivity - summary of findings: Located in Landscape Character Type 1C: Pebble Bed Heaths. Single, large field bounded by thick tree cover to south (covered by TPO) where there are glimpsed views of low density dwellings. Gently sloping west to east. Existing dwellings along north eastern boundary and to south provide some context of built form. Fields to north west, west, and east.

Impact on historic environment - summary of findings: Around 500m to nearest designated heritage asset. Overall, no change to heritage assets or their settings.

Ecological impact - summary of findings: Agriculturally improved field. NRN adjacent to south. Numerous mature trees along site boundary, including those subject to TPO along southern boundary. However, relatively low ecological value of the site itself means that a minor adverse effect predicted (not significant)

Accessibility assessment: 6 out of 12 facilities within 1,600m of site. Although the shop/school is only around 300m as the crow flies, the actual route along Windmill Lane-Bendarroch Road-School Lane-West Hill Road would be much longer, lacking pavement or street lighting along most of the route. Potential for more direct access if site is developed in conjunction with West_06 with an access through Eastfield Orchard. 160m to hourly or better bus route to north.

Other known site constraints: Grade 3 agricultural land. Whilst located in a Mineral Safeguarding Area, Devon County Council has stated the potential area of resource is small and already constrained by existing built development and therefore unlikely to be economic - as such DCC do not object. Application for 2 dw in north part of site dismissed at appeal (13/2624/FUL) - although the proposal was considered to be in a sustainable location, the development would seriously harm the character and appearance of the area.

Site opportunities: Provide pedestrian/cycle access through Eastfield Orchard if site is developed in conjunction with West_06. Construct bus stop on Bendarroch Road near to the site.

Amended Maximum Yield following discounted areas on site: 26

Brief summary of the key positives and negatives of the site: Positives: no change to heritage assets. Suitable highways access. Existing dwellings along north eastern boundary and to south provide some context of built form. Negatives: pedestrian access to facilities along a route that is largely unlit and lacks pavements (this could be addressed through developing adjacent site West_06).

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. No change to heritage assets. Suitable highways access. Existing dwellings along north eastern boundary and to south provide some context of built form

Appendix 2.

Site Selection – interim findings at Tier Four settlements

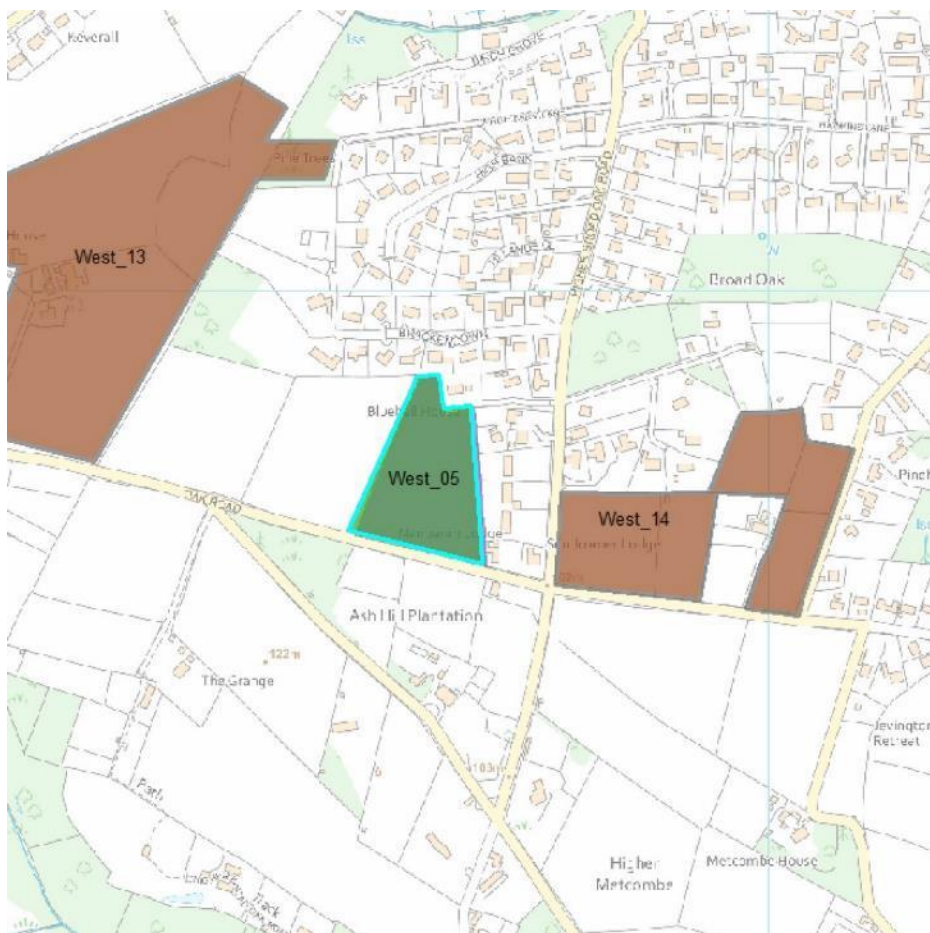
Site Detail:

Settlement: West Hill

Site reference number: West_05

Site Address: Land off Oak Road, West Hill, Nr. Ottery St Mary, Devon, EX11 1SJ

Map of site:



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

Site Area: 1.98

Site Assessment Summary:

Infrastructure implications: 36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: The site is currently in agricultural use and benefits from vehicular access to/from the site from Oak Road on its southern boundary. A new access would need to be formed in order to provide suitable capacity and allow the appropriate level of visibility. Southern half of the site is located within the medium and outer zones associated with the high pressure gas pipeline that runs to the south of West Hill - the site submitter has received advice from a consultant that states their development proposed would be acceptable re. this constraint.

Landscape sensitivity - summary of findings: Located in Landscape Character Type 1C: Pebble Bed Heaths. Single field. AONB 472m to south but no intervening views due to thick tree cover. Fields to west and south. Existing dwellings adjoin to east and north, but little perception of these due to thick mature tree-lined boundary. TPOs cover entire boundary of site, with a large tree in the centre also subject to TPO. Feels remote, rural.

Impact on historic environment - summary of findings: Over 1km to the nearest designated heritage asset. Overall, no change to heritage assets or their settings.

Ecological impact - summary of findings: Agriculturally improved field. Numerous mature trees along site boundary, and a single mature tree in the centre of the site - all of which are subject to TPO. Only 17m beyond 400m exclusion zone for Pebblebed Heaths SPA. NRN and s.41 adjacent to south west. Significant moderate adverse effect predicted

Accessibility assessment: 6 out of 12 facilities within 1,600m of site. Just under 1km to shop/school, but route along Higher Broad Oak Road lacks pavements and street lighting. Also steep topography along this road. Therefore, this route would not be attractive to pedestrians.

Other known site constraints: Grade 3 agricultural land. Whilst located in a Mineral Safeguarding Area, Devon County Council has removed its HELAA objection as Oak Road forms a more logical boundary to the MSA given that it is already fronted by dwellings for parts of its length, with the remaining undeveloped land to the north of the road being unlikely to be economic - as such DCC do not object. Application for 10 dw dismissed at appeal in 1989 (88/P1335)- decision not available on website.

Site opportunities: Construct bus stop on Oak Road near to the site.

Amended Maximum Yield following discounted areas on site: 30

Brief summary of the key positives and negatives of the site: Positives: No change to heritage assets. Negatives: route to facilities 1km away in settlement centre lacks pavements, street lighting, and has steep topography so would not be attractive to pedestrians/cyclists. TPO covers all of site boundary. Sensitive, rural landscape with limited context of existing built form. Adverse ecological impact. Within high pressure gas pipeline middle/outer zones.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Poor pedestrian access to facilities; and site is currently a sensitive, rural landscape, including TPO covering entire site boundary.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

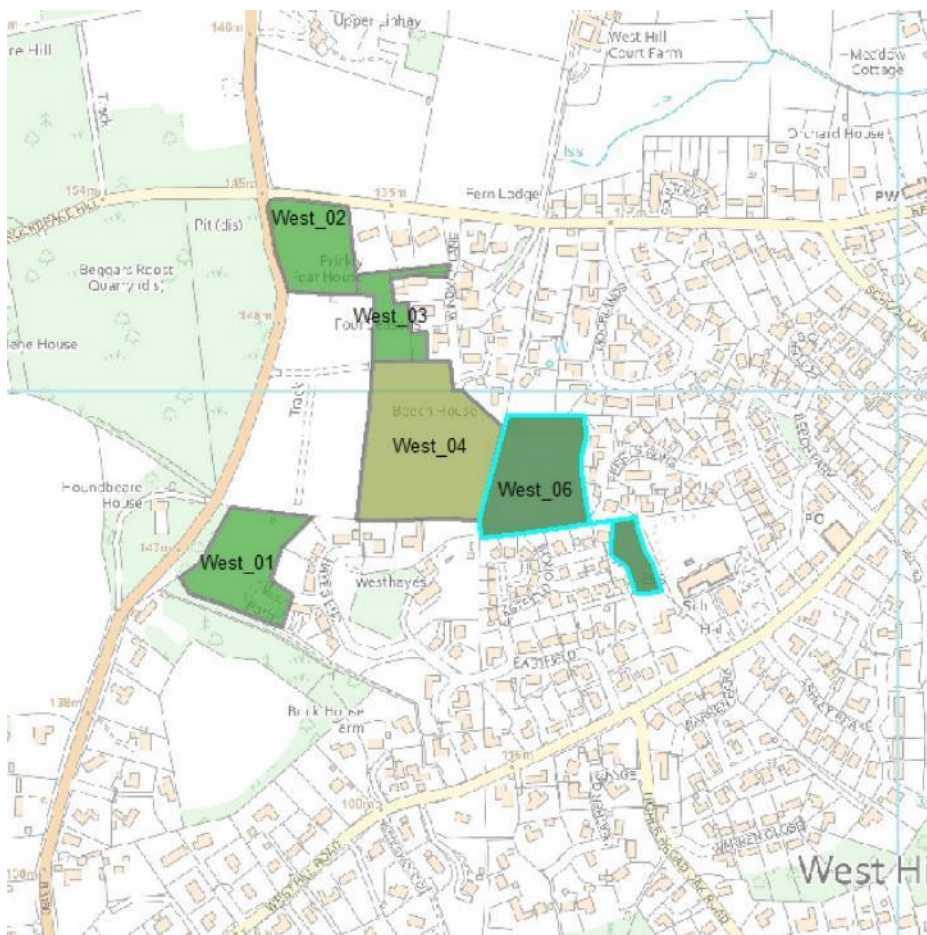
Site Detail:

Settlement: West Hill

Site reference number: West_06

Site Address: Land north and east of Eastfield, West Hill, EX11 1UQ

Map of site:



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Site Area: 1.56

Site Assessment Summary:

Infrastructure implications: 36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: Assuming it has access to the new estate road off Eastfield access is fine

Landscape sensitivity - summary of findings: Located in Landscape Character Type 1C: Pebble Bed Heaths. Comprised of two fields- one to north of modern development at Eastfield Gardens, and a smaller field to west. Gently sloping west to east. TPO covers section of northern field, also along southern and eastern boundary. However overriding context of built form associated with modern development at Eastfield Gardens, along with dwellings along north eastern boundary.

Impact on historic environment - summary of findings: Around 400m to nearest designated heritage asset. Overall, no change to heritage assets or their settings.

Ecological impact - summary of findings: Agriculturally improved grassland. Numerous mature trees along site boundary, many of which are subject to TPOs. NRN and s.41 adjacent to south west boundary. However, relatively low ecological value of the site itself means that a minor adverse effect predicted (not significant)

Accessibility assessment: 6 out of 12 facilities within 1,600m of site. Pavement and street lights present along most of the route to the school, village hall, shop nearby to the south west, but there are some gaps along West Hill Road.

Other known site constraints: Grade 3 agricultural land. Whilst located in a Mineral Safeguarding Area, Devon County Council has stated the potential area of resource is small and already constrained by existing built development and therefore unlikely to be economic - as such DCC do not object. Adjacent to Local Green Space to the east (primary school recreation field). Part of larger site (incl land to south which is now developed) for 50 dw dismissed at appeal in 2011 (10/0761/MOUT) because it would encroach onto an attractive tract of countryside, would perform poorly in relation to the objectives of sustainable development, and would not accord with the spatial vision for the district.

Site opportunities: Provide pedestrian/cycle access through Eastfield Orchard

Amended Maximum Yield following discounted areas on site: 25

Brief summary of the key positives and negatives of the site: Positives: Suitable highways access off Eastfield Gardens. Close to school, shop, village hall, with pavement and street lights present along most of the route. No change to heritage assets. Adjacent to existing development, so less sensitive landscape. Negatives: TPO covers woodland in northern part of site (although this area has been excluded when calculating the yield).

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. Relatively good pedestrian access to facilities, along with suitable highways access. No change to heritage assets. Adjacent to existing development, so less sensitive landscape.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

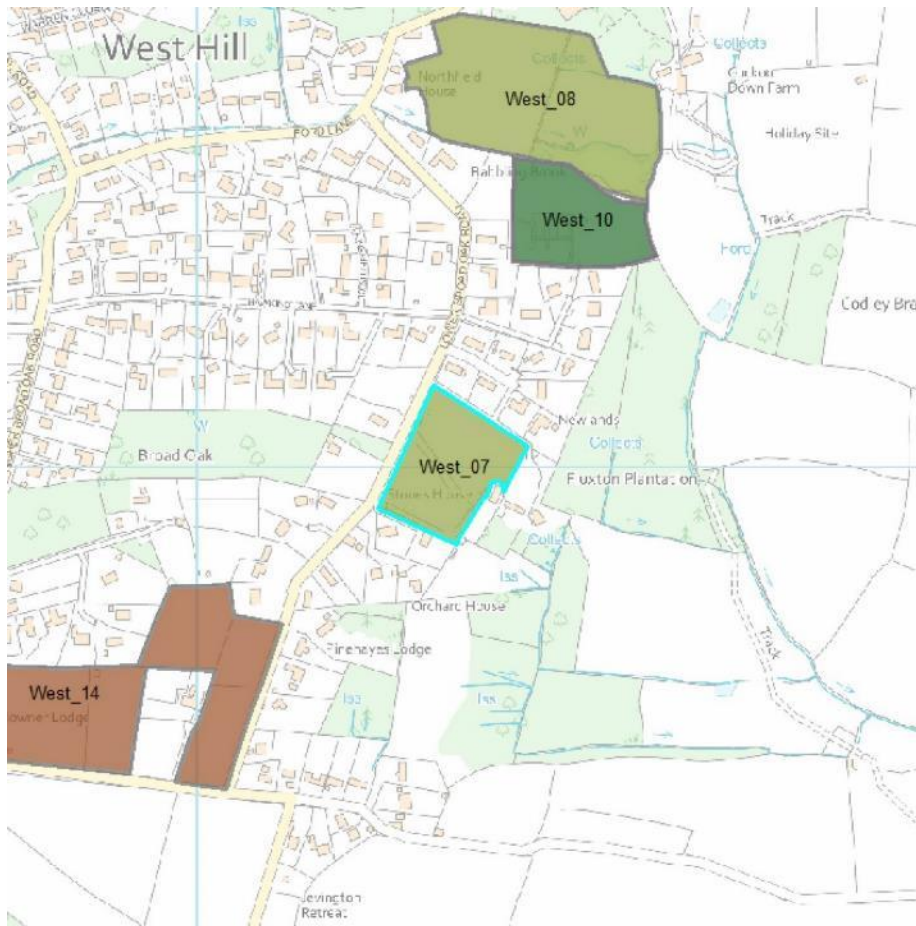
Site Detail:

Settlement: West Hill

Site reference number: West_07

Site Address: Land at Lower Broad Oak Road, West Hill, Ottery St Mary,

Map of site:



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

Site Area: 1.64

Site Assessment Summary:

Infrastructure implications: 36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: Lower Broad Oak has no footway and is narrow. Access is sufficient for a limited number of dwellings.

Landscape sensitivity - summary of findings: Located in Landscape Character Type 1C: Pebble Bed Heaths. Field separated by a row of TPO trees. Although low density dwellings are located around the site boundary, thick tree cover mean limited built context and an over-riding perception of a tranquil, rural landscape.

Impact on historic environment - summary of findings: Around 1km to the nearest designated heritage asset. Overall, no change to heritage assets or their settings.

Ecological impact - summary of findings: Northern field is a paddock, southern field appears to be agriculturally improved grassland. CWS 81m to east. NRN and s.41 adjacent to east and west. Numerous mature trees along site boundary, along with a band of mature trees running east to west along the centre of the site which are subject to TPO. Significant moderate adverse effect predicted

Accessibility assessment: 6 out of 12 facilities within 1,600m of site. Around 1km to shop/school but route is narrow, lacks pavements and street lighting, and has steep topography. Therefore, this route would not be attractive to pedestrians.

Other known site constraints: Grade 3 agricultural land. 1/100 year surface water flood risk on eastern edge. Erection of dw refused in 1995 due to conflict with rural housing policy, and impact on rural character.

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: 13

Brief summary of the key positives and negatives of the site: Positives: No change to heritage assets. Negatives: Around 1km to shop/school but route is narrow, lacks pavements and street lighting, and has steep topography - therefore would not be attractive to pedestrians. Tranquil, rural landscape means relatively high landscape sensitivity. Adverse ecological impact.

Should the site be allocated? No

Reason(s) for allocating or not allocating: 1km route to facilities is narrow, lacks pavements and street lighting, and has steep topography - therefore would not be attractive to pedestrians. Tranquil, rural landscape means relatively high landscape sensitivity. Adverse ecological impact.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

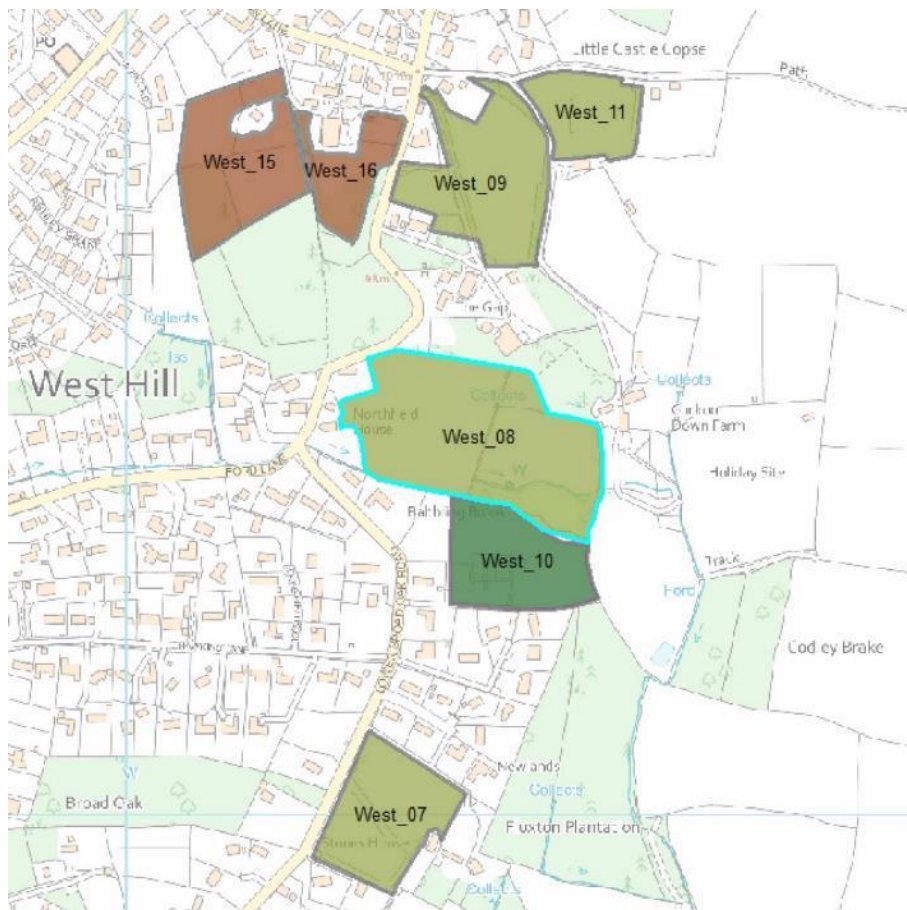
Site Detail:

Settlement: West Hill

Site reference number: West_08

Site Address: Land adjacent to Badgers Bend, Lower Broad Oak Road, West Hill, Ottery St Mary, EX11 1UD

Map of site:



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Site Area: 3.88

Site Assessment Summary:

Infrastructure implications: 36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: Lower Broad Oak has no footway and is narrow. Access is sufficient for a limited number of dwellings

Landscape sensitivity - summary of findings: Located in Landscape Character Type 1C: Pebble Bed Heaths. Large, gently sloping field with several mature trees present. Entire site is covered by a TPO. Scattered, low density dwellings to west and south, but limited perception of these in what is an extremely pleasant, largely intact rural landscape.

Impact on historic environment - summary of findings: Around 500m to nearest designated heritage asset. Overall, no change to heritage assets or their settings.

Ecological impact - summary of findings: Agriculturally improved field. West Hill UWS 10m to north west. NRN and s.41 within south east of site, and adjacent to north. Significant moderate adverse effect predicted

Accessibility assessment: 6 out of 12 facilities within 1,600m of site. Around 500m to shop/school but route lacks pavements and street lighting, and has steep topography. Therefore, this route would not be attractive to pedestrians

Other known site constraints: Grade 3 agricultural land. North of site is steeply sloping. Flood zone 3 covers south east part of site, with a band of surface water running across the southern part. Conversion of stables to guest accommodation refused permission in 2006.

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: 30

Brief summary of the key positives and negatives of the site: Positives: No change to heritage assets. Negatives: Just 500m to shop/school but route is narrow, lacks pavements and street lighting, and has steep topography - therefore would not be attractive to pedestrians. Tranquil, rural landscape means relatively high landscape sensitivity, including entire site covered by TPO. Adverse ecological impact. Surface water flood risk across southern part of site.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Numerous adverse impacts relating to poor a pedestrian access to facilities, sensitive landscape including entire site covered by TPO, adverse ecological impact, and surface water flood risk.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

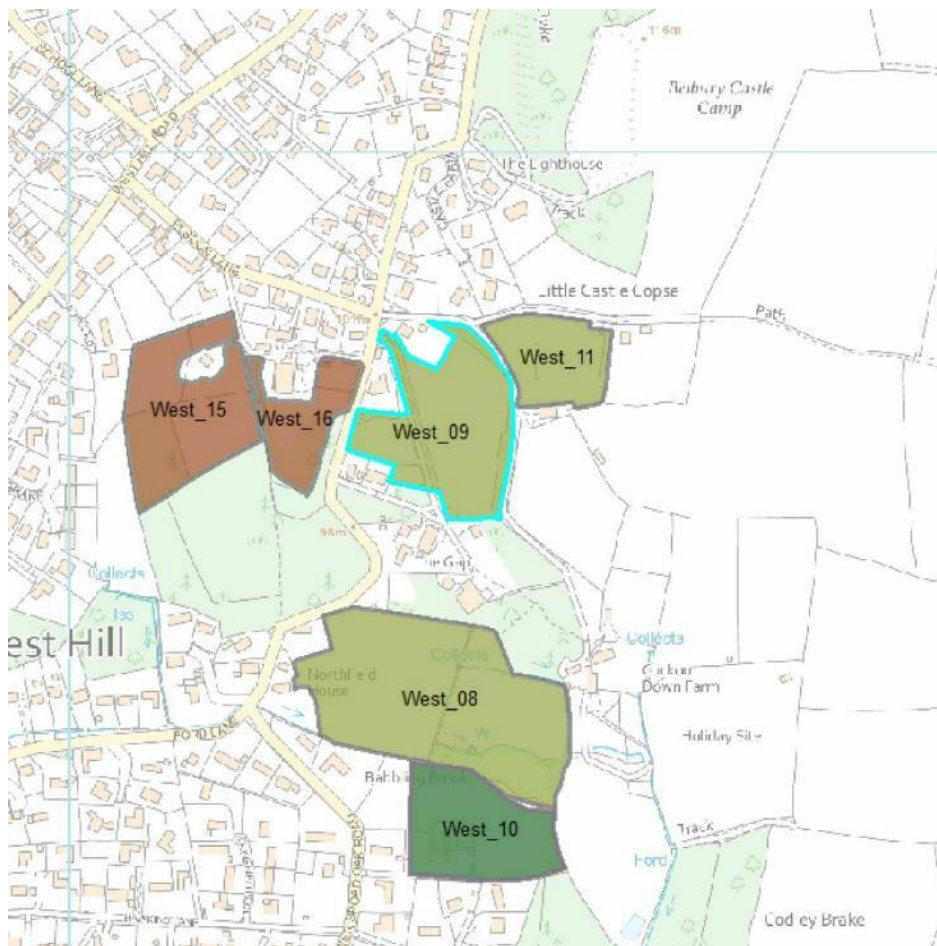
Site Detail:

Settlement: West Hill

Site reference number: West_09

Site Address: Land adjoining The Gap, West Hill, Lower Broad Oak Road, West Hill, Ottery St Mary, EX11 1UD

Map of site:



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Site Area: 2.24

Site Assessment Summary:

Infrastructure implications: 36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: Lower Broad Oak has no footway and is narrow. Access is sufficient for a limited number of dwellings

Landscape sensitivity - summary of findings: Located in Landscape Character Type 1C: Pebble Bed Heaths. Sloping site comprised of two fields separated by a row of trees. Entire site is covered by TPO. Low density dwellings to north, west, and south, but limited perception of these due to large trees and mature hedgerow around the site. PROW runs along northern edge of site. Overall a rural landscape.

Impact on historic environment - summary of findings: Belbury Castle Scheduled Monument 197m. Intervening dwellings and woodland means no impact upon this asset. Overall, no change to heritage assets or their settings.

Ecological impact - summary of findings: Agriculturally improved fields, separated by band of trees running diagonally from north west to south of site. West Hill UWS 10m to west. NRN and s.41 across road from site. Significant moderate adverse effect predicted

Accessibility assessment: 6 out of 12 facilities within 1,600m of site. Around 400-500m to shop/school but route along Elsdon Lane lacks pavements and street lighting so would not be attractive to pedestrians.

Other known site constraints: Grade 3 agricultural land. 1/100 year surface water flood risk in northern part.

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: 10

Brief summary of the key positives and negatives of the site: Positives: No change to heritage assets. Negatives: Just 400-500m to shop/school but route is narrow, lacks pavements and street lighting, and has steep topography - therefore would not be attractive to pedestrians. Tranquil, rural landscape means relatively high landscape sensitivity, including entire site covered by TPO. Adverse ecological impact. Surface water flood risk in northern part of site.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Numerous adverse impacts relating to poor pedestrian access to facilities, sensitive landscape including entire site covered by TPO, adverse ecological impact, and surface water flood risk.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

Site Detail:

Settlement: West Hill

Site reference number: West_10

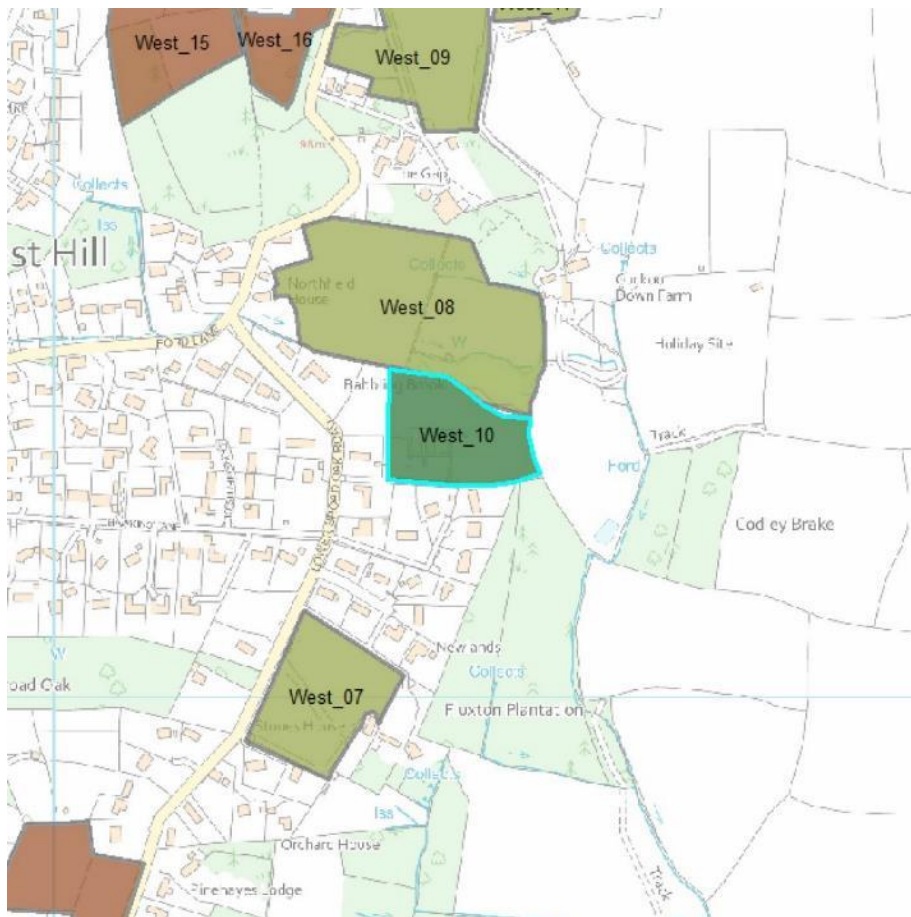
Site Address: Land east of The Pygthle

Lower Broad Oak Road

West Hill

Ottery St Mary, EX11 1XQ

Map of site:



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

Site Area: 2.14

Site Assessment Summary:

Infrastructure implications: 36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: Access seems to come off Hawkins Lane although this is not exactly clear. Hawkins lane is very narrow with no footway and difficult for a cyclist or pedestrian to safely pass a car. Reasonable for very limited number of dwellings unless a further access could be provided through to Lower Broad Oak Road.

Landscape sensitivity - summary of findings: Located in Landscape Character Type 1C: Pebble Bed Heaths. Prominent site at the top of a valley which then slopes steeply from south west to north and east. Three agricultural buildings on higher, south western part of site, remainder being a field. Low density dwellings to south and west but large trees mean limited context of built form.

Impact on historic environment - summary of findings: Around 700m to the nearest designated heritage asset. Overall, no change to heritage assets or their settings.

Ecological impact - summary of findings: Agriculturally improved grassland. NRN and s.41 adjacent to north and south due to presence of woodland in these areas. However, relative low ecological value of site itself means that a minor adverse effect predicted (not significant)

Accessibility assessment: 6 out of 12 facilities within 1,600m of site. Around 600-700m to shop/school but route lacks pavements and street lighting, and has steep topography. Therefore, this route would not be attractive to pedestrians

Other known site constraints: Grade 3 agricultural land. Steep slope across north and eastern parts of site. Flood zone 3 adjoins northern edge of site.

Site opportunities: Woodland planting along eastern part of site would link existing woodland and benefit the NRN.

Amended Maximum Yield following discounted areas on site: 10

Brief summary of the key positives and negatives of the site: Positives: No change to heritage assets. Negatives: Highways access off Hawkins Lane is very narrow with no footway and difficult for a cyclist or pedestrian to safely pass a car. 600-700m to shop/school but route is narrow, lacks pavements and street lighting, and has steep topography - therefore would not be attractive to pedestrians. Prominent site, limited context of built form, makes it a sensitive landscape. Steeply sloping in parts.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Poor pedestrian access to facilities, sensitive landscape that slopes steeply in parts.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

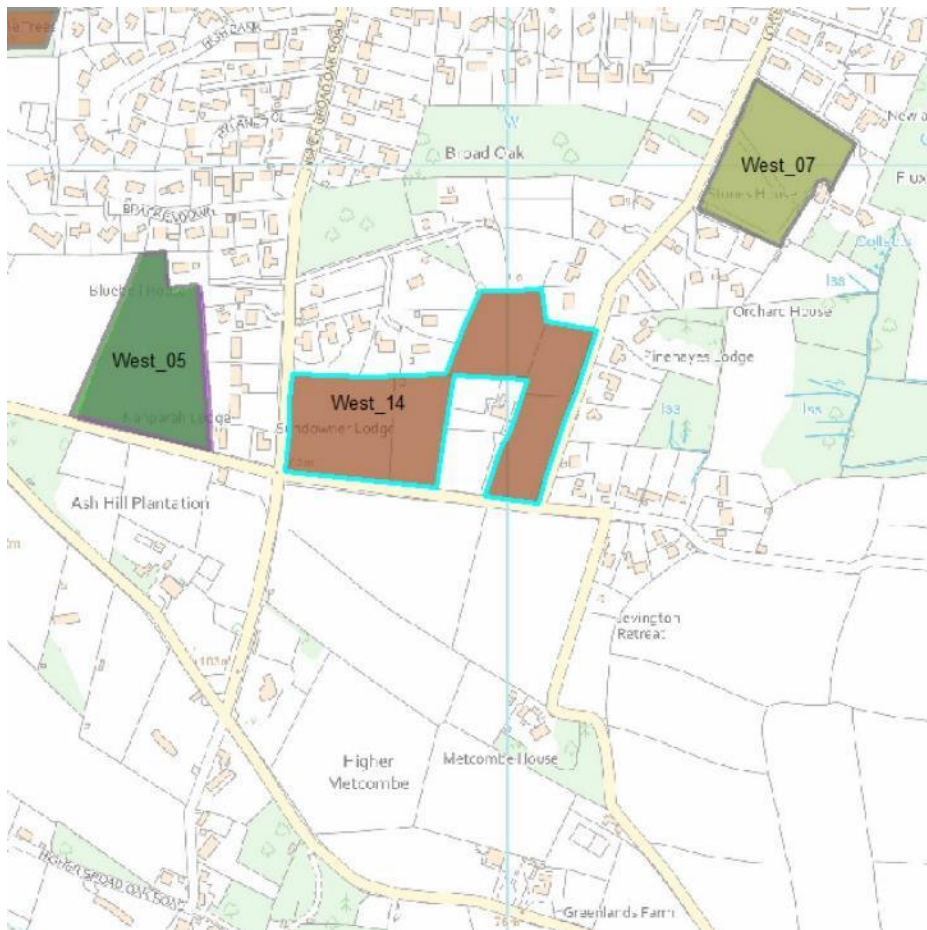
Site Detail:

Settlement: West Hill

Site reference number: West_14

Site Address: Pikes Farm, West Hill, Ottery St Mary, EX11 1XJ

Map of site:



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

Site Area: 3.84

Site Assessment Summary:

Infrastructure implications: 36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: Access could be provided of either Higher Broad Oak Oak or Oak Road. Although limited footways mean there should be limited development. Southern half of the site is located within the medium and outer zones associated with the high pressure gas pipeline that runs to the south of West Hill.

Landscape sensitivity - summary of findings: Located in Landscape Character Type 1C: Pebble Bed Heaths. Five rectangular shaped, undulating fields on the southern edge of West Hill. Low density dwellings around west, north, and east provide limited context of built form. Large, mature trees around site boundary. AONB 575m to south but no intervening views due to thick tree cover.

Impact on historic environment - summary of findings: Over 1km to the nearest designated heritage asset. Overall, no change to heritage assets or their settings.

Ecological impact - summary of findings: Comprises 5x agriculturally improved fields. 120m beyond 400m exclusion zone for Pebblebed Heaths SPA. NRN and s.41 adjacent to north. However, relatively low ecological value of site itself means a minor adverse effect predicted (not significant)

Accessibility assessment: 7 out of 12 facilities within 1,600m of site. Just under 1km to shop/school but route along Higher Broad Oak Road lacks pavements and street lighting. Also steep topography along this road. Therefore, this route would not be attractive to pedestrians.

Other known site constraints: Grade 3 agricultural land. Whilst located in a Mineral Safeguarding Area, Devon County Council has removed its HELAA objection as Oak Road forms a more logical boundary to the MSA given that it is already fronted by dwellings for parts of its length, with the remaining undeveloped land to the north of the road being unlikely to be economic - as such DCC do not object

Site opportunities: Construct bus stop on Oak Road near to the site.

Amended Maximum Yield following discounted areas on site: 46

Brief summary of the key positives and negatives of the site: Positives: No change to heritage assets. Negatives: Limited context of built form in what is a sensitive landscape. Route to facilities just under 1km away in settlement centre lacks pavements, street lighting, and has steep topography so would not be attractive to pedestrians/cyclists. Within high pressure gas pipeline middle/outer zones.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Poor pedestrian access to facilities; and site is currently a sensitive, rural landscape.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

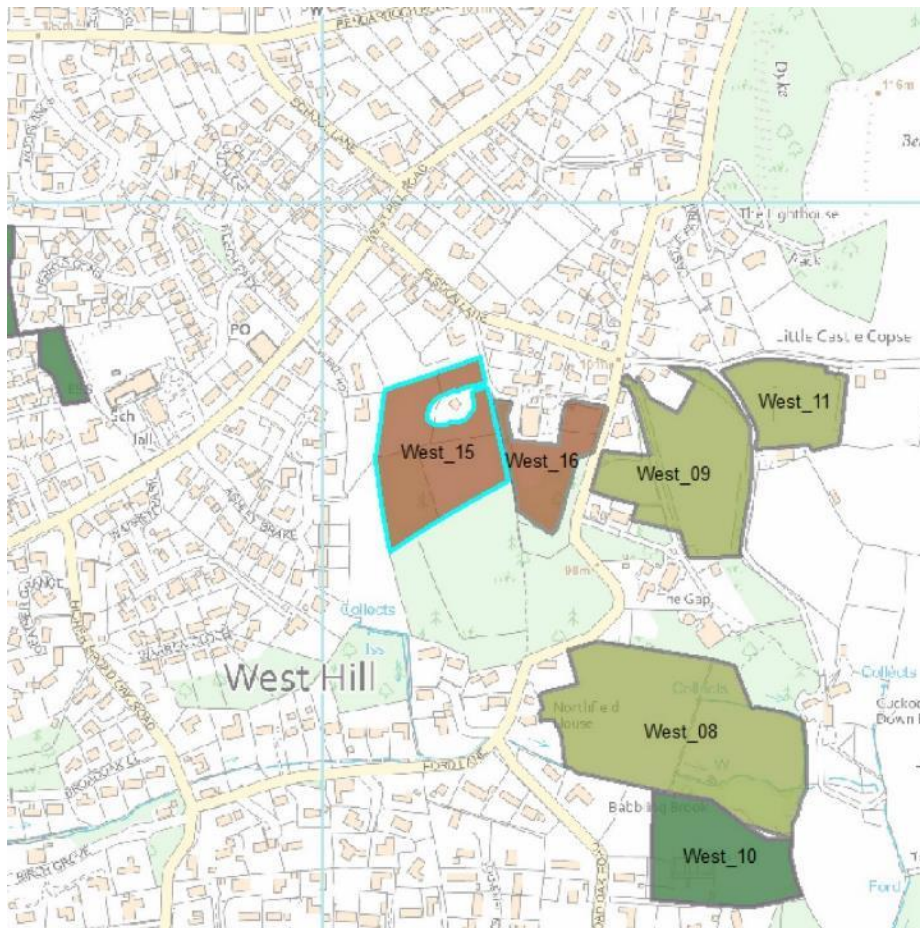
Site Detail:

Settlement: West Hill

Site reference number: West_15

Site Address: Flower Cottage, Elsdon Lane, West Hill, Ottery St Mary, EX11 1TZ

Map of site:



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

Site Area: 1.89

Site Assessment Summary:

Infrastructure implications: 36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: Assuming access is off Elsdon Lane which is narrow, no footways and poor visibility as it joins West Hill Road. Access would be acceptable for a very limited number of dwellings

Landscape sensitivity - summary of findings: Located in Landscape Character Type 1C: Pebble Bed Heaths. Three fields that slope steeply in western part. Northern field appears to be used as a paddock and surrounds an existing detached dwelling. Woodland on site in south west and adjoining to south. TPOs cover northern and western boundaries. Thick tree cover around site means limited context of built form. PROW runs along eastern boundary which has views of the site.

Impact on historic environment - summary of findings: Grade II listed church around 200m to north. No intervisibility due to intervening dwellings. Overall, no change to heritage assets or their settings.

Ecological impact - summary of findings: Eastern part of site appears to be used as a paddock, south west part of site comprises woodland. South west section is within West Hill UWS. NRN and s.41 adjacent to east. Trees along the western and northern boundary are subject to TPO. Significant moderate adverse effect predicted

Accessibility assessment: 7 out of 12 facilities within 1,600m of site. Only around 200m from the school/shop but route would include a 150m section of Elsdon Lane which does not have pavements or street lighting.

Other known site constraints: Grade 3 agricultural land. Western half of site is steeply sloping. 1/30 year surface water flood risk along eastern edge 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: 12

Brief summary of the key positives and negatives of the site: Positives: No change to heritage assets. Only around 200m from the school/shop, albeit this includes a 150m section of Elsdon Lane which does not have pavements or street lighting. Negatives: sensitive landscape given presence of woodland and thick tree cover, TPOs cover northern and western boundaries, and PROW runs along eastern boundary. Adverse ecological impact. Steep slope in western part of site. Surface water flood risk on edge of site.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Sensitive landscape, adverse ecological impact, steep slope in part, surface water flood risk on edge of site.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

Site Detail:

Settlement: West Hill

Site reference number: West_16

Site Address: Elsdon House, Elsdon Lane, West Hill, EX11 1UA

Map of site:



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

Site Area: 0.83

Site Assessment Summary:

Infrastructure implications: 36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: Assuming access is off Lower Broad Oak Road maybe with a link to Elsdon Lane - it is not clear. Either way the roads are narrow with no footways. So the site is only suitable for limited number of dwellings

Landscape sensitivity - summary of findings: Located in Landscape Character Type 1C: Pebble Bed Heaths. Southern half of site comprises mature woodland, subject to TPO, northern part is residential curtilage. Thick tree cover and vegetation mean limited public views into the site, including from the PROW that runs along the western boundary.

Impact on historic environment - summary of findings: Grade II listed church around 200m to north. No intervisibility due to intervening dwellings. Overall, no change to heritage assets or their settings.

Ecological impact - summary of findings: Southern half of site comprises mature woodland (within West Hill UWS, NRN and s.41, also subject to TPO), northern part is residential curtilage. Significant moderate adverse effect predicted

Accessibility assessment: 7 out of 12 facilities within 1,600m of site. Only around 300-400m from the school/shop but route would include Elsdon Lane which does not have pavements or street lighting.

Other known site constraints: Grade 3 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: 8

Brief summary of the key positives and negatives of the site: Positives: No change to heritage assets. Only around 300-400m from the school/shop, albeit this includes a 150m section of Elsdon Lane which does not have pavements or street lighting. Negatives: sensitive landscape given presence of woodland and thick tree cover, TPO covers southern half of site. Adverse ecological impact.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Sensitive landscape, adverse ecological impact.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

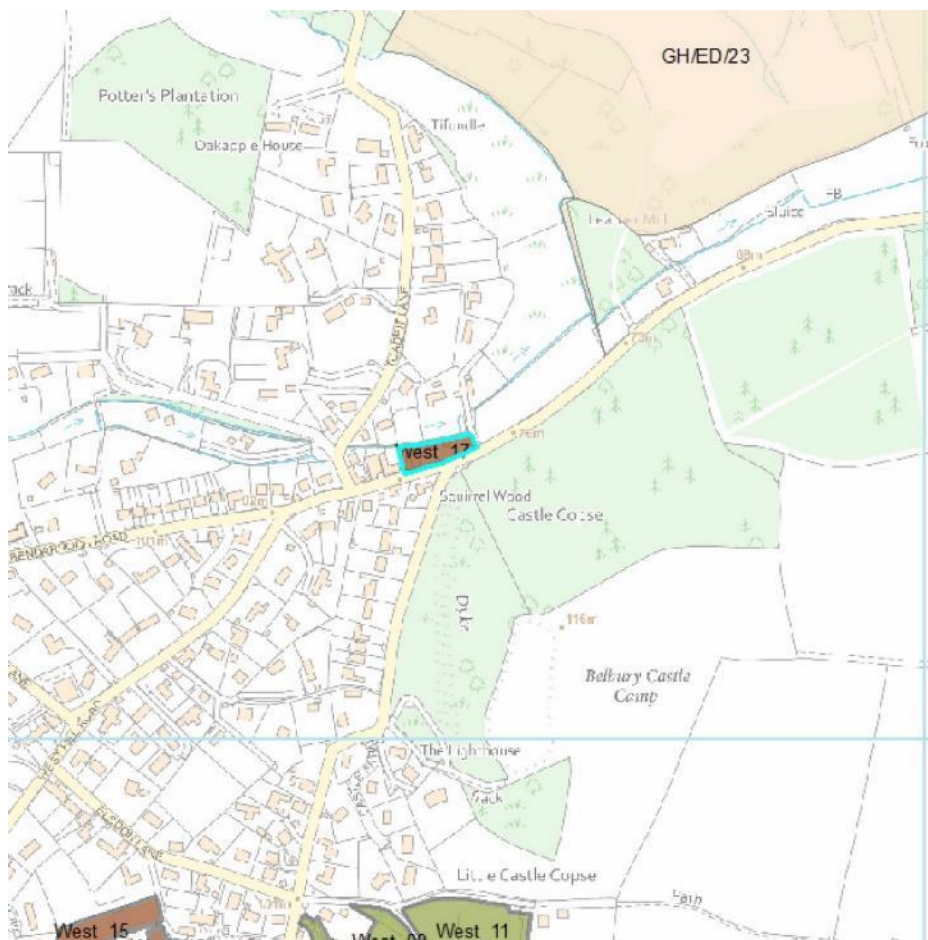
Site Detail:

Settlement: West Hill

Site reference number: West_17

Site Address: WI Building and adjoining land, West Hill Road, West Hill, EX11 1TP

Map of site:



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

Site Area: 0.19

Site Assessment Summary:

Infrastructure implications: 36 ha development proposed. West Hill Primary has capacity to support limited development (requiring safe walking routes) but not on this scale. New primary and secondary capacity would be required and need to be funded by development. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school. DCC Highways: Bendarroch Road has frontage development - this site could follow a similar pattern. Footways should be provide on Bendarroch Road

Landscape sensitivity - summary of findings: Located in Landscape Character Type 1C: Pebble Bed Heaths. Level site adjoining the north east edge of West Hill. Derelict building in west of site, remaining area covered by hardstanding, electricity sub-station, and overgrown vegetation. Thick tree cover to north and Castle Copse woodland to south. However site itself has relatively a high degree of human disturbance, and relatively low landscape sensitivity.

Impact on historic environment - summary of findings: Belbury Castle Scheduled Monument 185m to south. Intervening woodland means no impact upon the Scheduled Monument. Overall, no change to heritage assets or their settings.

Ecological impact - summary of findings: Existing building in eastern edge of site, hardstanding in centre, overgrown vegetation in west of site. Castle Copse UWS across the road to south. NRN and s.41 across road to south. Low ecological value of site itself means a minor adverse effect predicted (not significant)

Accessibility assessment: 7 out of 12 facilities within 1,600m of site. 700-800m from school/shop, but route is steep and lacks pavement for most of the route so would not be attractive to pedestrians. Bus stops with hourly or greater service adjacent to the site.

Other known site constraints: Grade 3 agricultural land. Surface water flood risk covers most of site. Demolition of WI Hall and construction of 3 dw dismissed at appeal in 2019 (18/0308/FUL) as mostly outside the BUAB, harm to character and appearance, and it fails the sequential test in relation to surface water flood risk.

Site opportunities: Footways should be provided on Bendarroch Road. Continuation of street frontage development.

Amended Maximum Yield following discounted areas on site: 3

Brief summary of the key positives and negatives of the site: Positives: Context of built form means less sensitive landscape. No change to heritage assets.
Negatives: surface water flood risk covers most of site. Steep route to facilities, without pavement for most of the way, would deter pedestrians.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Below 5 dw threshold in HELAA so not sufficient size to allocate. Surface water flood risk covers most of site, and there are sequentially preferable sites in West Hill.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

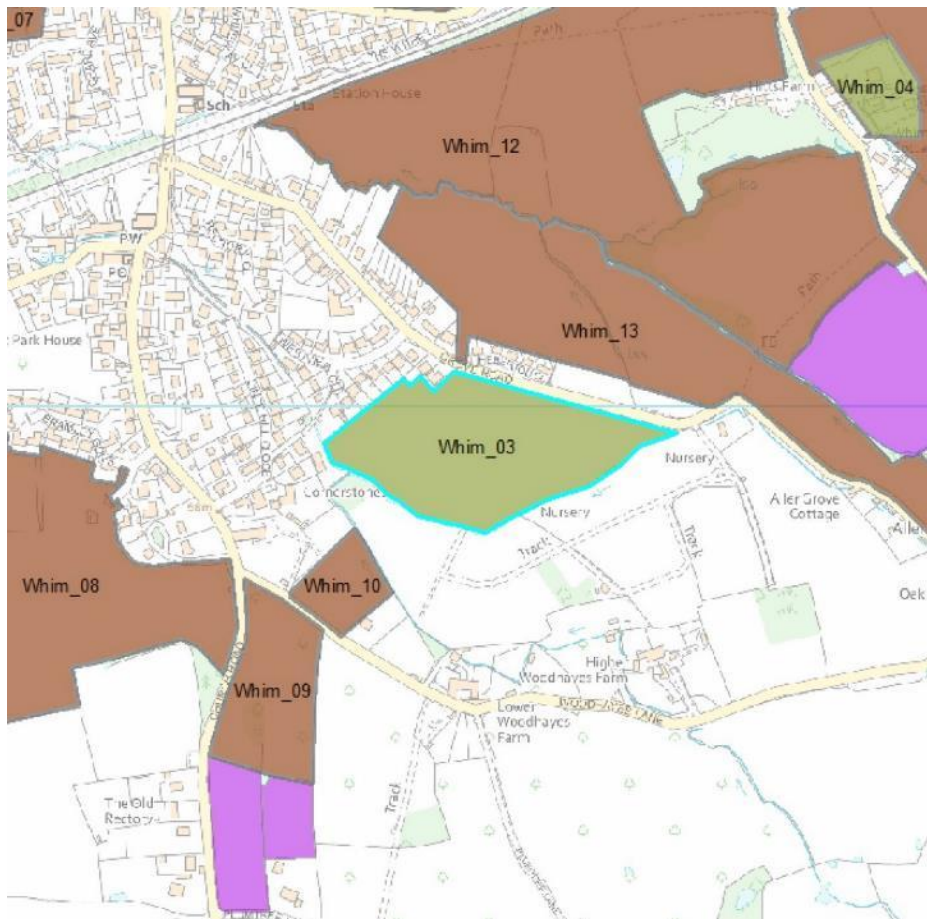
Site Detail:

Settlement: Whimble

Site reference number: Whim_03

Site Address: Land to the South side of Grove Road, Whimble, Exeter,

Map of site:



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Site Area: 4.07

Site Assessment Summary:

Infrastructure implications: Devon County Council highways advise that access off Grove Road is only possible for a small amount of infill development because it is narrow with on street parking and no footways. Devon County Education advise that the HEELA has put forward 74 ha of development proposed in the Whimble primary catchment area. Whimble Primary could support some development but not on this scale. Additional secondary provision required. Would need to be seen alongside strategies for Exeter and west end as a whole.

Landscape sensitivity - summary of findings: Whim_03 forms part of Landscape Character Type (LCT) 3E Lowland Plains. Key characteristics of this LCT shown on site are mixed farmland, discrete woodland blocks, historic villages and lanes with a surprising feeling of remoteness.

Impact on historic environment - summary of findings: Development of the site has the potential to affect the setting of a 26 Grove Road, a Grade II listed building. Further assessment required.

Ecological impact - summary of findings: Whim_03 is within the Pebblebed Heaths Habitat Mitigation Zone and there is a grassland nature area within 10 metres to the east of the site. Further on-site assessment required.

Accessibility assessment: Whim_03 is within 500 metres of a range of services/facilities in the village centre including a primary school, pub, community hall, convenience store, GP practice and railway station, although Grove Road lacks footways.

Other known site constraints: A small part of the site is within the Whimble Critical Drainage Area. Any new development should be served by a sustainable drainage system that meets certain standards and should also make a contribution towards a scheme that will reduce risks for those liable to flood. The southern site boundary 1s within flood zone 3 and initial evidence indicates that about one third of the site is at a high risk of groundwater flooding. Grade 3 agricultural land.

Site opportunities: Whim_03 offers the potential to build around 70 homes close to existing services and facilities in the village.

Amended Maximum Yield following discounted areas on site: 70

Brief summary of the key positives and negatives of the site: Whim_03 is well related to the existing settlement pattern and could provide a suitable site for around 70 new homes, subject to highways issues being resolved together with the implications of development for flooding, heritage, landscape and ecology.

Should the site be allocated? Potential 2nd best choice allocation

Reason(s) for allocating or not allocating: Highway issues for size of development and scale of housing in relation to size of village, although should the strategy be to make provision for additional development in less constrained villages to meet overall requirements, Whim_03 should be considered as an option. It is therefore recommended that it be included as a 'second choice' site and put forward in the consultation on the draft plan.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

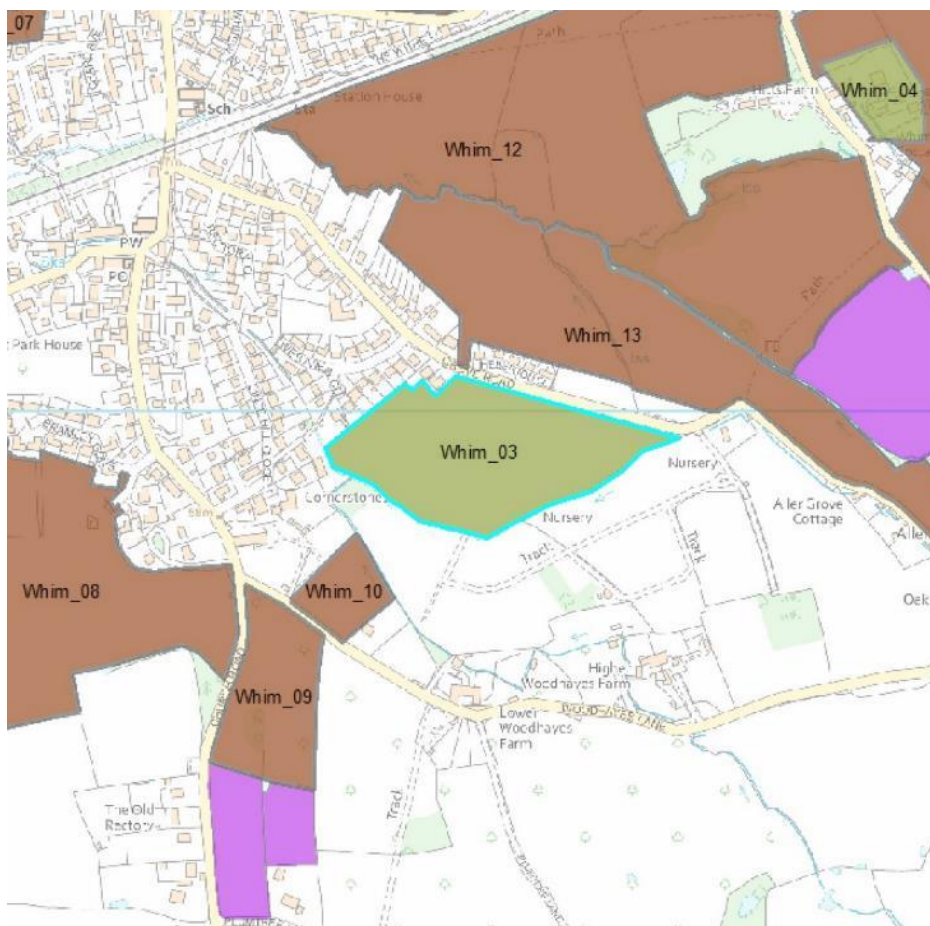
Site Detail:

Settlement: Whimble

Site reference number: Whim_04

Site Address: hits farmhouse, lilypond lane, whimble, Devon, ex5 2qp

Map of site:



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

Site Area: 0.87

Site Assessment Summary:

Infrastructure implications: Devon County Council highways advise that the site is not suitable for residential development because the site is remote from facilities with poor ped/cycle links and along narrow lanes. Devon County Education advise that the HEELA has put forward 74 ha of development proposed in the Whimble primary catchment area. Whimble Primary could support some development but not on this scale. Additional secondary provision required. Would need to be seen alongside strategies for Exeter and west end as a whole.

Landscape sensitivity - summary of findings: Whim_04 forms part of Landscape Character Type (LCT) 3E Lowland Plains. Key characteristics of this LCT shown on site are historic farms and lanes and roadside hedges.

Impact on historic environment - summary of findings: Development has the potential to affect the setting of Hits Farm, Lilypond Lane, a grade II listed building. Further assessment required.

Ecological impact - summary of findings: Whim_04 is within the Pebblebed Heaths Habitat Mitigation Zone and there is a grassland nature area within 10 to the east of the site. Further on-site assessment required.

Accessibility assessment: Whim_04 is within 850 metres of a range of services/facilities in the village centre including a primary school, pub, community hall, convenience store, GP practice and railway station. However, pedestrian and cycle access is poor, being along narrow lanes without footways.

Other known site constraints: The site is within the Whimble Critical Drainage Area. Any new development should be served by a sustainable drainage system that meets certain standards and should also make a contribution towards a scheme that will reduce risks for those liable to flood. Grade 3 agricultural land.

Site opportunities: reuse/redevelopment of existing buildings.

Amended Maximum Yield following discounted areas on site: 21

Brief summary of the key positives and negatives of the site: Site comprises of some modern but run down farm buildings and green space in-between, with some areas of extensive tree cover. The site is to the east of and somewhat from Whimble village and a listed dwelling adjoins the site.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Poor relationship with and pedestrian/cycle access to services and facilities in the village.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

Site Detail:

Settlement: Whimble

Site reference number: Whim_07

Site Address: Approximately 2.3 acres fronting Broadclyst Road, Whimble,

Map of site:



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

Site Area: 0.89

Site Assessment Summary:

Infrastructure implications: Devon County Council Highways advise that it would appear that the site can achieve a suitable access on to Broadclyst Road, which should include an appropriate link to the footway opposite. Devon County Education advise that the HEELA has put forward 74 ha of development proposed in the Whimble primary catchment area. Whimble Primary could support some development but not on this scale. Additional secondary provision required. Would need to be seen alongside strategies for Exeter and west end as a whole.

Landscape sensitivity - summary of findings: Whim_07 comprises a fairly flat grassed field with hedgerows to the neighbouring lanes and some trees within the site. It forms an attractive green space on approach to the main part of the village and there are several listed buildings around and near to the site. Whim_07 forms part of Landscape Character Type (LCT) 3E Lowland Plains. Key characteristics of this LCT shown on site are historic villages and lanes.

Impact on historic environment - summary of findings: Development of the site has the potential to affect the setting of 8 designated heritage assets, including a Grade II* listed building. Further assessment required. Rat's Castle, Broadclyst Road, a Grade II listed building is surrounded on three sides by Whim_07, although to the west the land is in flood zone 3.

Ecological impact - summary of findings: Whim_07 is within the Pebblebed Heaths Habitat Mitigation Zone and there is a woodland nature area around 25 metres to the west of the site. Further on-site assessment required.

Accessibility assessment: Whim_07 is within 300 metres of a range of services/facilities in the village centre including a primary school, pub, community hall, convenience store, GP practice and railway station.

Other known site constraints: The site is within the Whimble Critical Drainage Area. Any new development should be served by a sustainable drainage system that meets certain standards and should also make a contribution towards a scheme that will reduce risks for those liable to flood. The western half of the site is within flood zone 3 and initial evidence indicates that about one third of the site is at a high risk of groundwater flooding. Grade 3 agricultural land.

Site opportunities: Whim_07 offers the potential to build around 10 homes close to existing services and facilities in the village.

Amended Maximum Yield following discounted areas on site: 5

Brief summary of the key positives and negatives of the site: Whim_07 is well related to the services and facilities in the village centre, but is constrained by flooding and heritage issues that need further assessment.

Should the site be allocated? Potential 2nd best choice allocation

Reason(s) for allocating or not allocating: Potential impact on heritage assets and historic character of village. However, it may be possible to accommodate around 5 dwellings on that part of the site outside of the floodplain in a satisfactory manner so it is recommended that the site be included as a second choice for consultation purposes.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

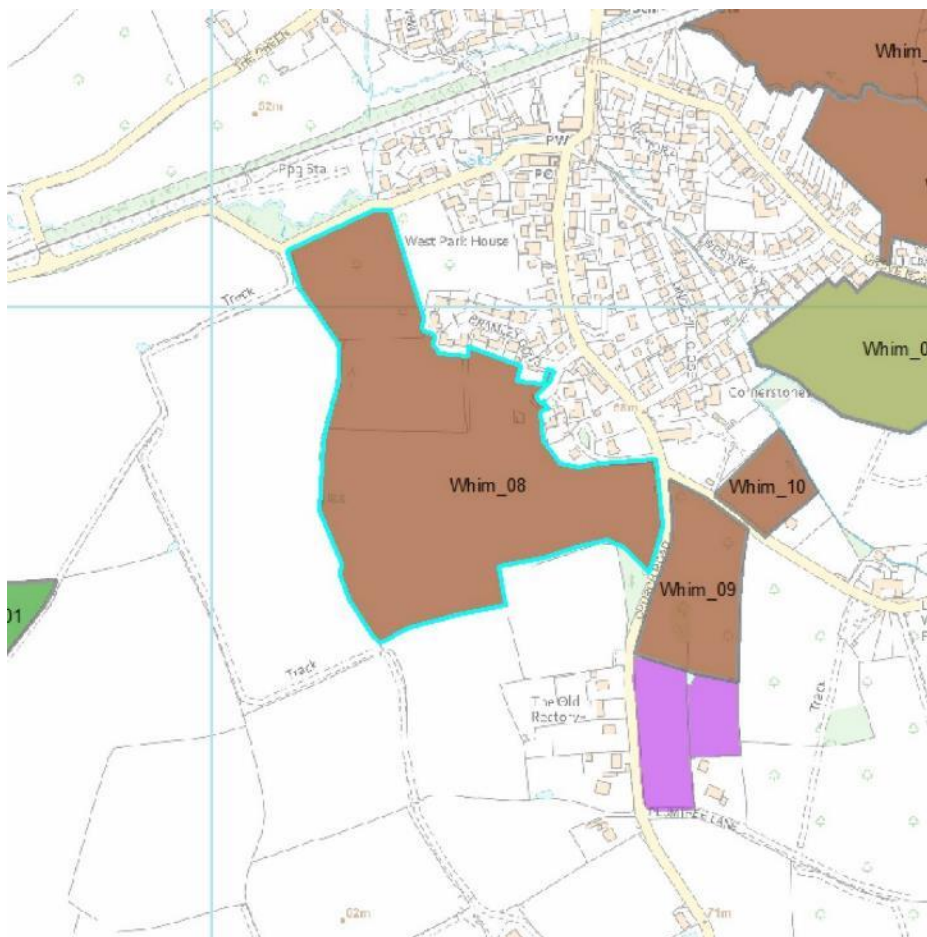
Site Detail:

Settlement: Whimble

Site reference number: Whim_08

Site Address: Approximately 25 acres west of Church Road and Bramley Gardens, Whimble,

Map of site:



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

Site Area: 10.06

Site Assessment Summary:

Infrastructure implications: Devon County Council Highways advise that access could be provided off Bramley Gardens and also off Church Road and a four arm roundabout junction (with Whim_09) would make a good gateway access to the village. Devon County Education advise that the HEELA has put forward 74 ha of development proposed in the Whimble primary catchment area. Whimble Primary could support some development but not on this scale. Additional secondary provision required. Would need to be seen alongside strategies for Exeter and west end as a whole.

Landscape sensitivity - summary of findings: Whim_08 forms part of the attractive rolling landscape setting of Whimble. The southern part of Whim_08 is a large field and the northern parcel is an old orchard with mature trees on higher land than the housing to the north of the neighbouring lane. Whim_08 mostly forms part of Landscape Character Type (LCT) 3E Lowland Plains, although the south east corner of the site forms part of 3B lower rolling farmed and settled valley slopes. Key characteristics of LCT 3E shown on site are rolling plain with small discrete woodland blocks, semi-natural habitats including roadside hedges and historic lanes. The small part of the site included in LCT 3B forms a part of a larger field and a small copse, which is characteristic of this LCT.

Impact on historic environment - summary of findings: Whim_08 is around 50 metres from a Grade II listed building (summerhouse to Woodhayes Farm) and development of the site would have an impact of the setting of this designated heritage asset, although further work is required to assess the significance of this. Whim_08 is also 80 metres from the Whimble Conservation Area.

Ecological impact - summary of findings: Whim_08 is within the Pebblebed Heaths Habitat Mitigation Zone and there is an unconfirmed wildlife site (an orchard) around 30 metres to the north east of the site. There is a core nature area (grassland) around 10 metres north east of the site (on the opposite side of the road). Further on-site assessment required.

Accessibility assessment: Whim_08 is within 350 metres of a range of services/facilities in the village centre including a primary school, pub, community hall, convenience store, GP practice and railway station. However, it is quite a large site and the southern section is more than 800 metres from some of the facilities. Church Road lacks footways until it's junction with Bramble Close. The lane to the north of the site is very narrow and lacks footways.

Other known site constraints: A narrow strip of land along the western site boundary is within flood zone 3. Initial evidence indicates that a small part of the site is at a high risk of groundwater flooding. Grade 3 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: 180

Brief summary of the key positives and negatives of the site: Whim_08 is a very large site in relation to the scale of the existing village with capacity for around 180 dwellings using the standard HEELA (maximum) density standard. It forms part of the very attractive rural landscape setting for the settlement. Although parts of the site are quite close to facilities in the village centre, safe pedestrian and cycling access to them is limited.

Should the site be allocated? Potential 2nd best choice allocation

Reason(s) for allocating or not allocating: Landscape setting of village, poor pedestrian and cycle links to village centre and excessive scale of development in relation to size of village mean that this is not a 'first choice' potential allocation. However, it is recommended that Whim_08 be included as a 'second choice' site and put forward in the consultation on the draft plan as it may be acceptable should the strategy be to make provision for additional development in less constrained villages to meet overall requirements.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

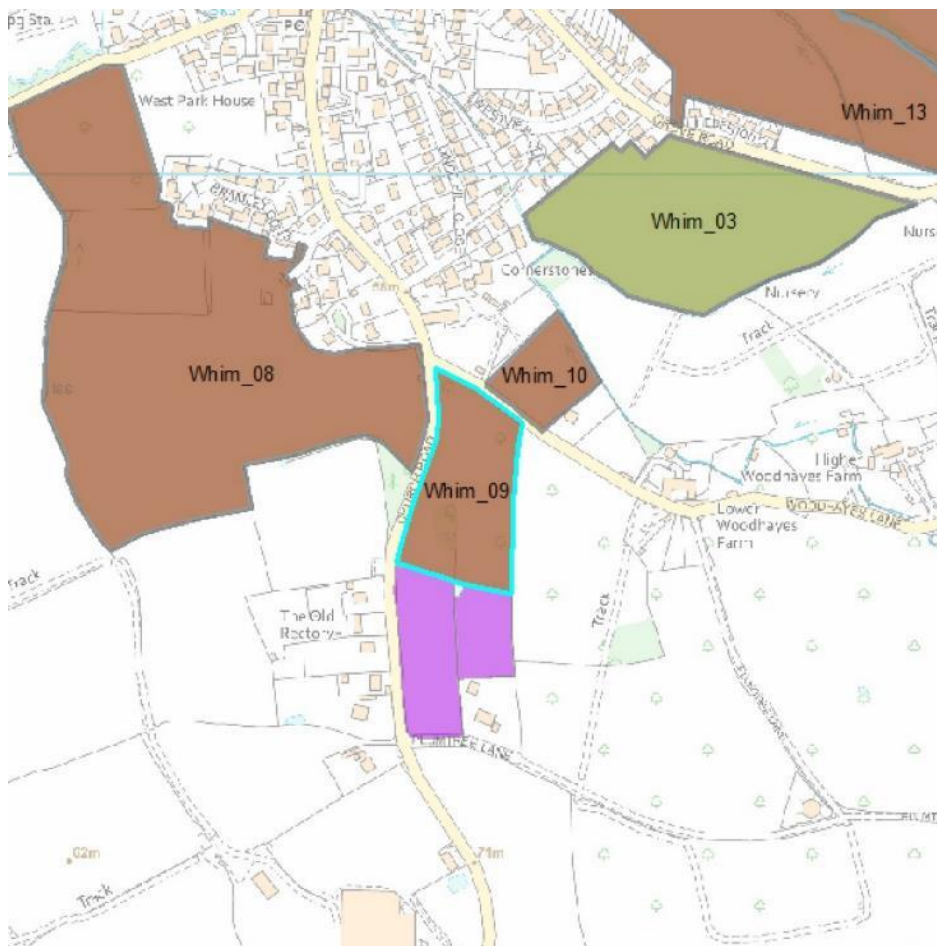
Site Detail:

Settlement: Whimble

Site reference number: Whim_09

Site Address: Approximately 4.6 acres at the Junction of Church Road and Woodhayes Lane, Whimble,

Map of site:



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

Site Area: 1.89

Site Assessment Summary:

Infrastructure implications: Devon County Council Highways advise that access would need to connect to and contribute to a new four arm roundabout junction (with Whim_08) which would make a good gateway access to the village. Devon County Education advise that the HEELA has put forward 74 ha of development proposed in the Whimple primary catchment area. Whimple Primary could support some development but not on this scale. Additional secondary provision required. Would need to be seen alongside strategies for Exeter and west end as a whole.

Landscape sensitivity - summary of findings: Whim_09 forms part of the attractive rural landscape setting of Whimple. It comprises a large orchard on gently rising ground. Whim_09 largely forms part of Landscape Character Type (LCT) 3B Lower rolling farmed and settled valley slopes, although the northern corner of the site is in 3E Lowland Plains. Key characteristics of the 3B LCT shown on site are orchard planting, historic lanes, feeling of remoteness and low hedges.

Impact on historic environment - summary of findings: Development of the site has the potential to impact the setting of 1 Lower Woodhayes Court, Woodhayes Lane, a grade II* listed building and the summerhouse at Woodhayes Farm, a grade II listed building. Further assessment required to assess the significance of this impact.

Ecological impact - summary of findings: Whim_09 is within the Pebblebed Heaths Habitat Mitigation Zone and there is an unconfirmed wildlife site (Gateshayes Farm Orchard) in part of the north of the site. This land also forms a core nature area (grassland). Further on-site assessment required.

Accessibility assessment: Whim_09 is within 600 metres of a range of services/facilities in the village centre including a primary school, pub, community hall, convenience store, GP practice and railway station. However, the southern part of the site is around 900 metres away from these facilities. Church Road lacks footways until it's junction with Bramble Close. The lane to the north of the site is very narrow and lacks footways.

Other known site constraints: Grade 3 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: 40

Brief summary of the key positives and negatives of the site: Whim_09 forms an important part of the very attractive rural landscape setting for the settlement. It also integral to the setting of a grade II listed building and may have an impact on the setting of a grade II* listed building. Although parts of the site are reasonably close to facilities in the village centre, safe pedestrian and cycling access to them is limited.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Impact on landscape setting of Whimple, lack of safe pedestrian routes into village and potential impact on designated heritage assets.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

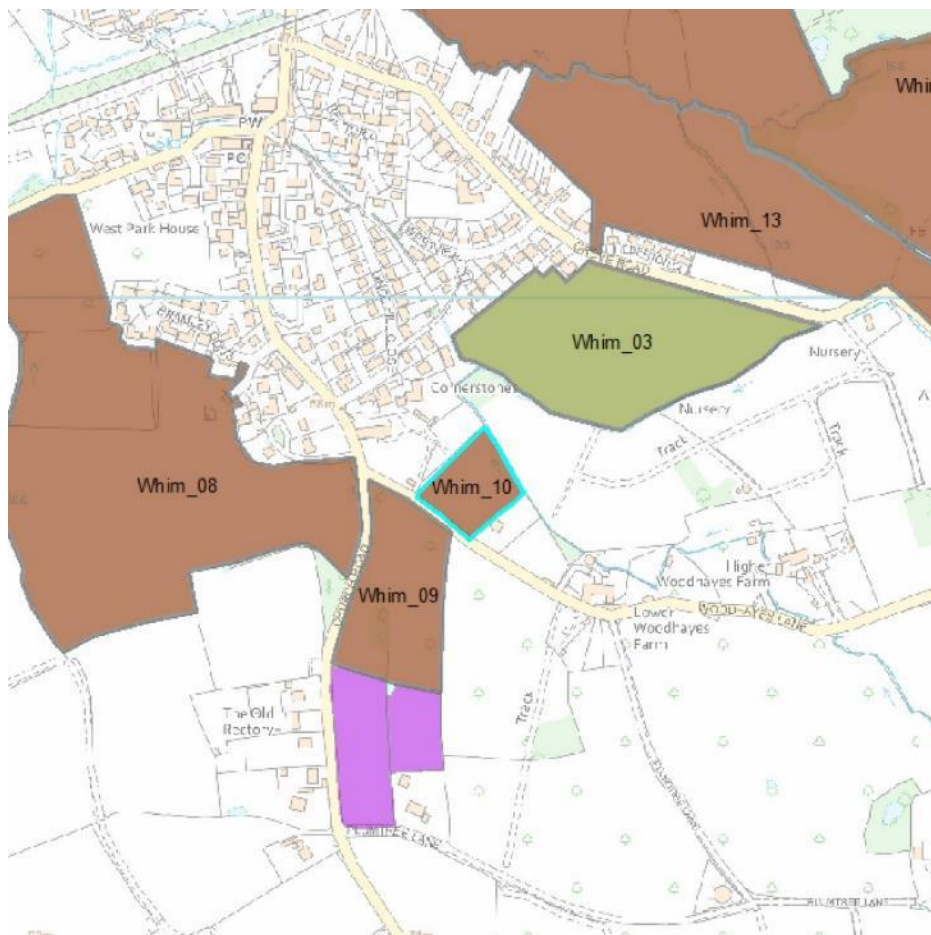
Site Detail:

Settlement: Whimble

Site reference number: Whim_10

Site Address: Land adjoining Woodhayes Country House, Woodhayes Lane, Whimble, Exeter, EX5 2TQ

Map of site:



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Site Area: 0.72

Site Assessment Summary:

Infrastructure implications: Devon County Council Highways advise that access to Whim_10 would need to connect and contribute to a new four arm roundabout junction which would make a good gateway access to the village. Woodhayes Lane would need widening and a footway. Devon County Education advise that the HEELA has put forward 74 ha of development proposed in the Whimple primary catchment area. Whimple Primary could support some development but not on this scale. Additional secondary provision required. Would need to be seen alongside strategies for Exeter and west end as a whole.

Landscape sensitivity - summary of findings: Whim_10 comprises a small field with a strong sense of enclosure from its boundary hedges and trees. Whim_10 forms part of Landscape Character Type (LCT) 3E Lowland Plains. Key characteristics of this LCT shown on site are a level field with roadside hedges.

Impact on historic environment - summary of findings: Development has the potential to affect the setting of one Grade II* and one Grade II listed building. Further assessment required.

Ecological impact - summary of findings: Whim_10 is within the Pebblebed Heaths Habitat Mitigation Zone and there is an unconfirmed wildlife site (Higher Woodhayes Farm Orchard) to the south of Whim_10 on the opposite side of the road. This site is also a core nature area (grassland). Further on-site assessment required.

Accessibility assessment: Whim_10 is within 600 metres of a range of services/facilities in the village centre including a primary school, pub, community hall, convenience store, GP practice and railway station. However, there are no safe pedestrian routes to the village as Woodhayes Lane is very narrow and lacks footways and Church Road lacks footways until it's junction with Bramble Close.

Other known site constraints: Grade 3 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: 17

Brief summary of the key positives and negatives of the site: Whim_10 forms part of the very attractive rural landscape setting for Whimple. It also integral to the setting of a grade II listed building and may have an impact on the setting of a grade II* listed building. Although parts of the site are reasonably close to facilities in the village centre, safe pedestrian and cycling access to them is limited.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Impact on landscape setting of Whimple, lack of safe pedestrian routes into village and potential impact on designated heritage assets.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

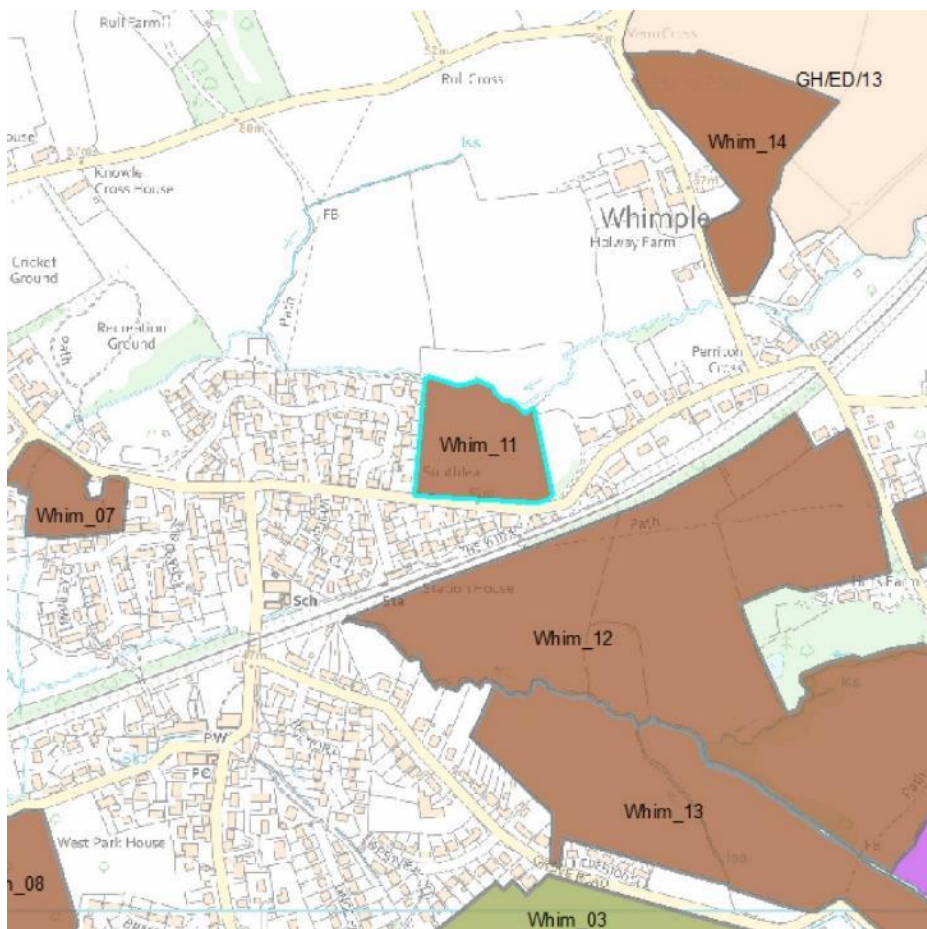
Site Detail:

Settlement: Whimble

Site reference number: Whim_11

Site Address: Approximately 4 acres Station Road, Whimble,

Map of site:



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Site Area: 1.63

Site Assessment Summary:

Infrastructure implications: Devon County Council Highways advise that appropriate road widening would be required across the site frontage. Devon County Education advise that the HEELA has put forward 74 ha of development proposed in the Whimble primary catchment area. Whimble Primary could support some development but not on this scale. Additional secondary provision required. Would need to be seen alongside strategies for Exeter and west end as a whole.

Landscape sensitivity - summary of findings: Whim_11 comprises a field enclosed by hedgerows and with residential development on two sides. Whim_11 forms part of Landscape Character Type (LCT) 3E Lowland Plains. Key characteristics of this LCT shown on site are a level field with hedgerow trees.

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

Ecological impact - summary of findings: Whim_11 is within the Pebblebed Heaths Habitat Mitigation Zone and there is an unconfirmed wildlife site adjacent to the north of the site (Holway Farm Orchard). The same land is a core nature area (grassland). To the east of Whim_11 is a separated core nature area (woodland). Further on-site assessment required.

Accessibility assessment: Whim_11 is within 400 metres of a range of services/facilities in the village centre including a primary school, pub, community hall, convenience store, GP practice and railway station. Although there is no footway in front of the site, the highway would need to be widened here and provision could be made. There is a short section in front of the neighbouring house, Eastleigh, without a pavement and improvements should be sought to achieve safe pedestrian access to the village centre.

Other known site constraints: The site is within the Whimble Critical Drainage Area. Any new development should be served by a sustainable drainage system that meets certain standards and should also make a contribution towards a scheme that will reduce risks for those liable to flood. The northern part of the site is in flood zone 3 and initial evidence indicates that a small part of the site is at a high risk of groundwater flooding. Grade 3 agricultural land.

Site opportunities: Development of Whim_01 would enable provision of additional homes very close to the village centre and Whimble station. Highway improvements, including the provision of a footway, would provide wider benefits.

Amended Maximum Yield following discounted areas on site: 33

Brief summary of the key positives and negatives of the site: Whim_11 is close to the village centre and station and well related to the settlement pattern. Although the northern part of the site is within the floodplain there is potential for the development of around 33 dwellings on the remainder of the site. Further work is required to assess the impact of development on the setting of a listed building, ecological issues and improved pedestrian routes, but the site is considered to be the best option for accommodating an appropriate scale of development for Whimple.

Should the site be allocated? Yes

Reason(s) for allocating or not allocating: Whim_11 is well related to the exiting settlement pattern and benefits from relatively good pedestrian access to facilities in the village centre.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

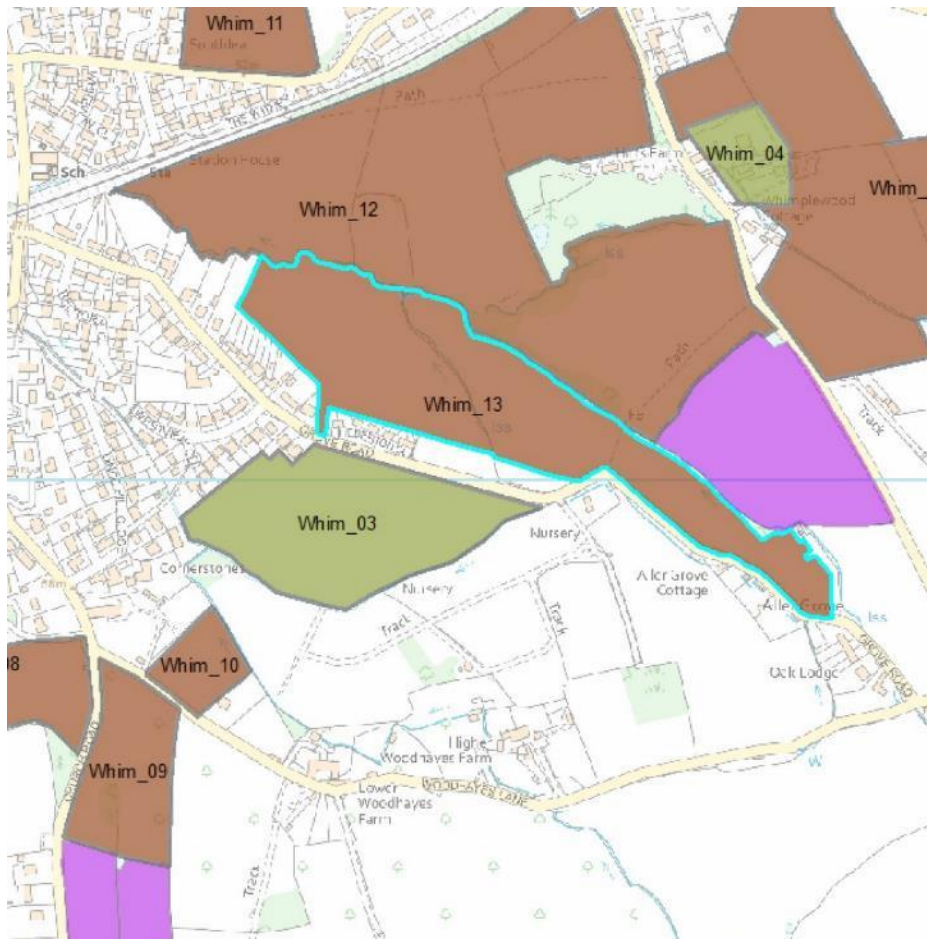
Site Detail:

Settlement: Whimble

Site reference number: Whim_13

Site Address: Land North side of Grove Road, Whimble, Exeter,

Map of site:



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Site Area: 6.64

Site Assessment Summary:

Infrastructure implications: Devon County Council highways advise that access off Grove Road is only possible for a small amount of infill development because it is narrow with on street parking and no footways. Devon County Education advise that the HEELA has put forward 74 ha of development proposed in the Whimple primary catchment area. Whimple Primary could support some development but not on this scale. Additional secondary provision required. Would need to be seen alongside strategies for Exeter and west end as a whole.

Landscape sensitivity - summary of findings: Whim_13 predominantly forms part of Landscape Character Type (LCT) 3E Lowland Plains, although the extreme south east of the site lies within 3B Lower rolling farmed and settled slops. There is no clear distinction in landscape character between the LCT's on site. Key characteristics of LCT 3E shown on site are a level field with discrete woodland blocks adjacent to an historic lane. Copses, streamside tree rows a relatively enclosed and sheltered landscape are key characteristics of LCT 3B shown on the site.

Impact on historic environment - summary of findings: Development of the site has the potential to affect the setting of 26 Grove Road, a grade II listed building. Further assessment required.

Ecological impact - summary of findings: Whim_13 is within the Pebblebed Heaths Habitat Mitigation Zone and there is a core nature area adjacent to part of the northern boundary of Whim_13 (woodland) and a separate, part core and part nature area (grassland) adjacent to part of the southern boundary. Further on-site assessment required.

Accessibility assessment: Whim_13 is within 300 metres of a range of services/facilities in the village centre including a primary school, pub, community hall, convenience store, GP practice and railway station. However, Grove Lane lacks footways and the site extends around 750 metres from the part of the site that is nearest to the village centre so that the southern site boundary is around 1000 metres from the facilities.

Other known site constraints: The site is within the Whimple Critical Drainage Area. Any new development should be served by a sustainable drainage system that meets certain standards and should also make a contribution towards a scheme that will reduce risks for those liable to flood. The western half of the site is in flood zone 2 with smaller parts to the north east of the site in flood zone 3. Initial evidence

indicates that about half of the site is at a high risk of groundwater flooding Grade 3 agricultural land.

Site opportunities: The north western part of Whim_13 (the land outside of the flood zones 2 and 3) offers the potential to build around 60 homes reasonably close to existing services and facilities in the village.

Amended Maximum Yield following discounted areas on site: 60

Brief summary of the key positives and negatives of the site: The south eastern part of Whim_13 is remote from the village centre, very poorly related to the settlement pattern and is in flood zone 2 and is not considered suitable for development. The north western part of the site that is outside of the floodplain is more suitable for development, but Grove Road is unlikely to be suitable for this scale of development and pedestrian access to the village centre is not ideal. Further work is required to understand constraints relating to highways, ecology, landscape and heritage issues.

Should the site be allocated? Potential 2nd best choice allocation

Reason(s) for allocating or not allocating: Flooding, lack of safe pedestrian routes into village and potential impact on designated heritage assets and most of the site is poorly related to the existing settlement pattern. However, it is recommended that the north western part of Whim_08 (land outside of flood zone 2) be included as a 'second choice' site and put forward in the consultation on the draft plan as it may be acceptable should the strategy be to make provision for additional development in less constrained villages to meet overall requirements.

Appendix 2.

Site Selection – interim findings at Tier Four settlements

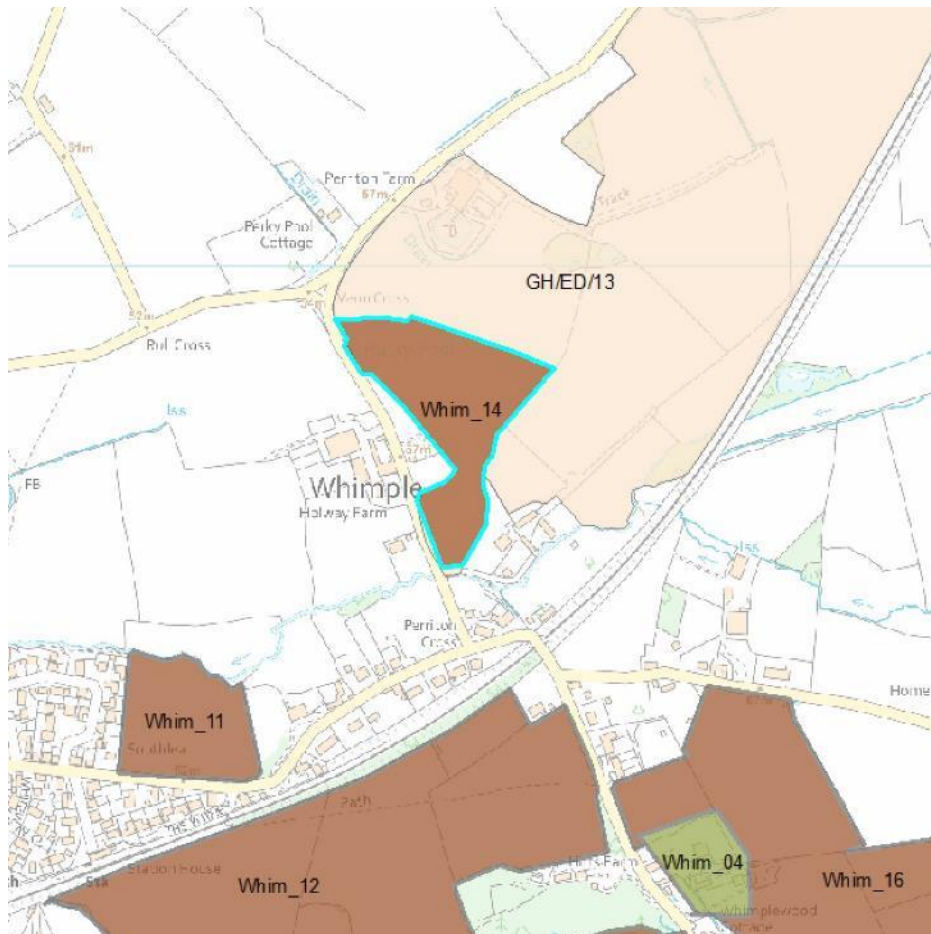
Site Detail:

Settlement: Whimble

Site reference number: Whim_14

Site Address: Land at Perriton Barton, Whimble, EX5 2QD

Map of site:



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

Site Area: 2.55

Site Assessment Summary:

Infrastructure implications: Devon County Council Highways advise that the site is remote from facilities with a narrow road frontage and poor ped/cycle links and is not suitable for this scale of development. Devon County Education advise that the HEELA has put forward 74 ha of development proposed in the Whimple primary catchment area. Whimple Primary could support some development but not on this scale. Additional secondary provision required. Would need to be seen alongside strategies for Exeter and west end as a whole.

Landscape sensitivity - summary of findings: Whim_14 forms a gently sloping field with hedgerows and an attractive group of mature trees to the south eastern boundary. Whim_14 forms part of Landscape Character Type (LCT) 3E Lowland Plains. Key characteristics of this LCT shown on site are a level field with semi-natural habitats including roadside hedgerows next to historic lane.

Impact on historic environment - summary of findings: Development has the potential to affect the setting of two Grade II listed buildings.

Ecological impact - summary of findings: Whim_14 is within the Pebblebed Heaths Habitat Mitigation Zone. Adjacent to the south eastern boundary of Whim_14 is an unconfirmed wildlife site (Perriton Farm Orchard). This land is also a core nature area (grassland). There is an unconfirmed wildlife site around 50 metres to the north west of Whim_14 (Venn Cross Orchard). This land is also a core nature area (grassland). There is a core nature area (grassland) to part of the western boundary (grassland). Further on-site assessment required.

Accessibility assessment: Whim_14 is within 750 metres of a range of services/facilities in the village centre including a primary school, pub, community hall, convenience store, GP practice and railway station. However, access is partly along narrow lanes with no footways.

Other known site constraints: The site is within the Whimple Critical Drainage Area. Any new development should be served by a sustainable drainage system that meets certain standards and should also make a contribution towards a scheme that will reduce risks for those liable to flood. A small part of the southern tip of the site is in flood zone 3, but this also affects the access road. Initial evidence indicates that a small part of the site is at a high risk of groundwater flooding. Grade 3 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: 46

Brief summary of the key positives and negatives of the site: Whim_14 is poorly related to the settlement, with insufficient pedestrian links to services and facilities in the village centre. It is attractive landscape with ecological interest and development here could affect the setting of two listed buildings.

Should the site be allocated? No

Reason(s) for allocating or not allocating: Poor relationship with and pedestrian/cycle access to services and facilities in the village.