

East Devon Local Plan 2020-2040



Site Selection report

Seaton



Summary for SPC 11.09.24

East Devon – an outstanding place

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1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2040 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not.¹ The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites.²
- 1.3 For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of sites at Seaton. A map of all the sites which have been assessed is below, followed by a table which highlights the site selection findings.
- 1.5 In addition to the sites which have been subject to assessment, other sites were not assessed because they failed 'site sifting'. This stage of the process rules out sites that are not 'reasonable alternatives' and therefore not considered as potential allocations in the Local Plan. In summary, to pass site sifting and therefore be considered as a potential allocation, the site should be identified as suitable, available, achievable in the HELAA; in a suitable location; not already allocated in a 'made' Neighbourhood Plan; and not already have planning permission. For obvious reasons, overlapping sites will only be assessed once. Further detail is contained in the Site Selection methodology.
- 1.6 The following sites did not pass site sifting at Seaton:
 - Seat_04 already has planning permission for 7 industrial units (14/0047/FUL).
 - Seat_06 already has planning permission for 14 no. industrial units (14/0046/FUL).
 - Seat_07 overlaps with Seat_15.
 - Seat_11 is not within or adjacent, or otherwise well-related, to Seaton.

¹ INSERT WEB LINK TO UPDATED VERSION OF METHODOLOGY, ALSO INCL. ECOLOGY, LANDSCAPE, HESA SPECIFIC METHODOLOGIES

² Following the approach advocated by the Planning Advisory Service – see Topic 5 – Site Selection Process: [Future Proofing the Plan Making Process | Local Government Association](#)

- Seat_12 overlaps with Seat_15.
- Seat_14 is below site size threshold so not suitable in the HELAA.
- Seat_16 suggested by third party in Draft Local Plan consultation, but no evidence of land availability.
- Seat_17 suggested by third party in Draft Local Plan consultation, but no evidence of land availability.

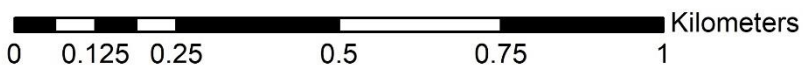
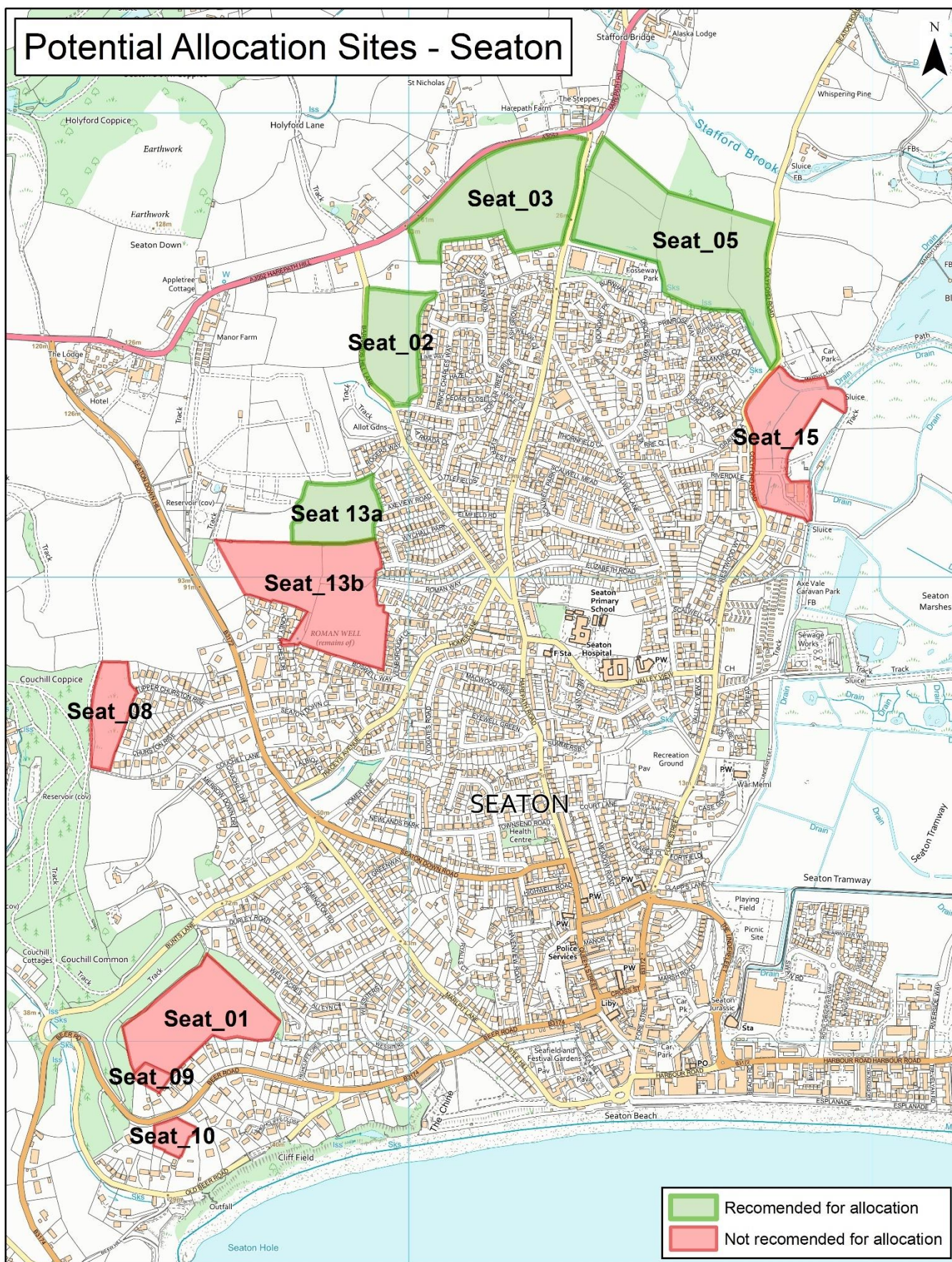


Figure 1.1: Overview of Site Selection findings at Seaton

Site reference	Number of dwellings / hectares of employment land	Allocate?
Seat_01	50 dwellings	No
Seat_02	40 dwellings	Yes
Seat_03	75 dwellings	Yes
Seat_05	130 dwellings and 2.2 hectares of employment land	Yes
Seat_08	38 dwellings	No
Seat_09	7 dwellings	No
Seat_10	12 dwellings	No
Seat_13	39 dwellings	Yes, northern field (Seat_13a)
Seat_15	36 dwellings	No

2 Site Reference Seat_01

Site details

Settlement: Seaton

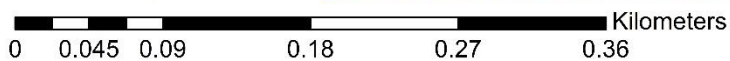
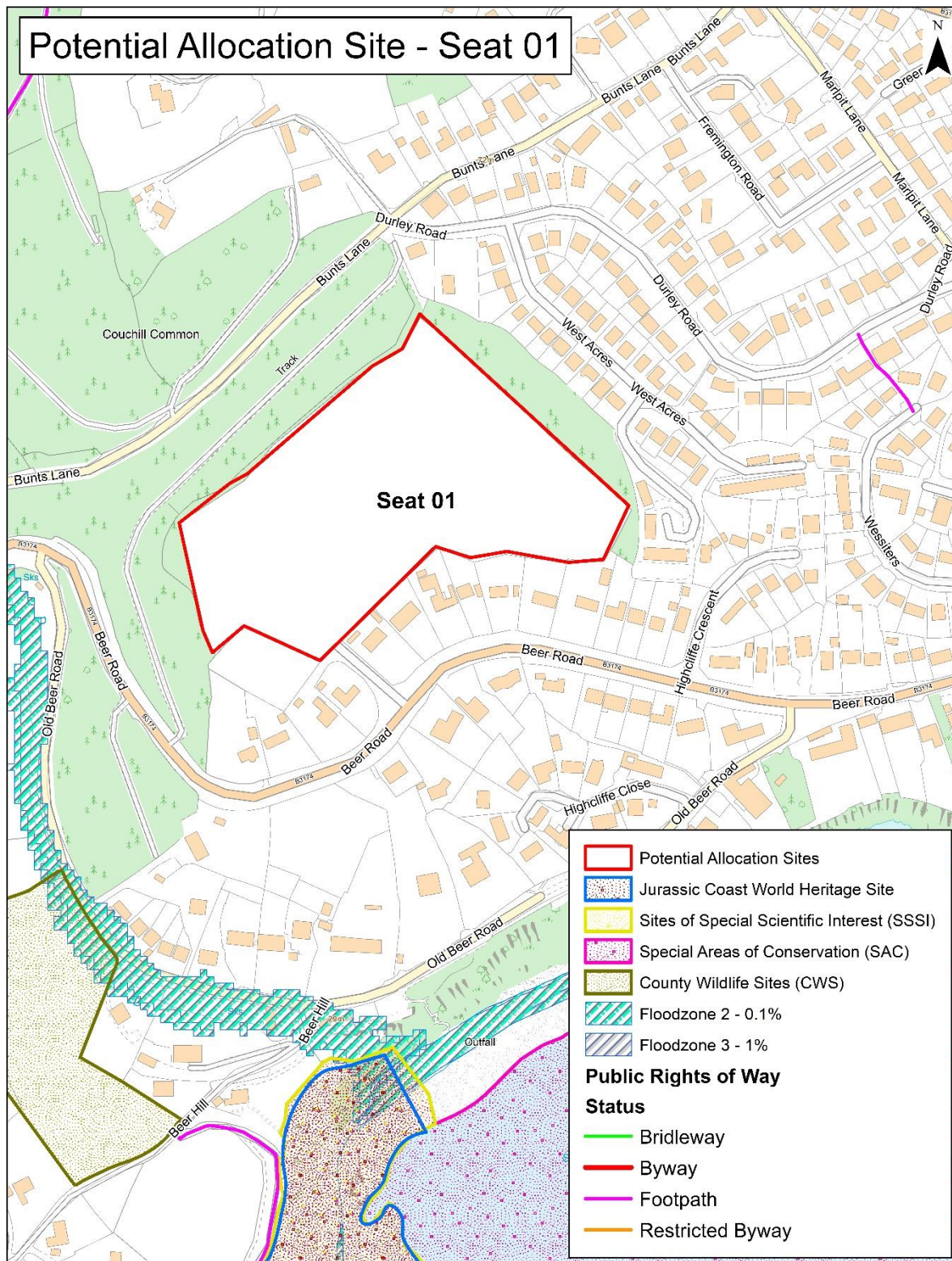
Reference number: Seat_01

Site area (ha): 4.36

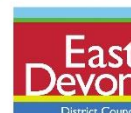
Address: Clay Common, Seaton

Proposed use: Residential

Site map



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Photos



View from south west corner of site, looking north east



View from across Beer Road, looking north



View from South West Coast Path, approximately 500m south west of site – the site occupies the hill top in mid-distance

Site Assessment Summary and Conclusion

Infrastructure

DCC Highways: No access difficulties. The site has direct level access onto Beer Road. Possible cycle/ped access onto Bunts Lane, Beer Road and West Acres. DCC Education: Significant ha sites proposed for development, mainly to the north of the town. Proposed site Seat_01, 09 and 10 are to the south west of the town. Seaton primary has capacity to support some development - but not to the level proposed. The impact should be considered alongside proposed sites in the vicinity of Colyford (Coly_05, 04 and 11). The ability to provide safe walking routes between the proposed sites and the primary school should be considered. Secondary transport costs would apply. Secondary capacity needs to be assessed with other proposed sites within the Axe Valley school catchment area.

Landscape

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

Historic environment

No designated heritage assets within 100m of site, but archaeology record in eastern part. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

Ecology

Large field of unimproved grassland but dominated by a single grass species. Mature trees along west, north and east hedgerow boundary, and woodland beyond. No ecological designations within 100m of site, but within Beer Quarry and Caves SAC bat consultation zone, sustenance zones, landscape connectivity zone. Overall, significant moderate adverse effect predicted.

Accessibility

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

Other constraints

Sloping site (gradient of 1:10 to 1:3 across most of site) could present challenges for construction and addressing landscape impact. Grade 3 agricultural land in the strategic assessment. No significant issues relating to flood risk, water quality, minerals or waste.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

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

Yield (number of dwellings or hectares of employment land)

50

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Seaton to serve its own needs and that of wider surrounding areas. However, Seaton has fewer jobs, lacks some strategic facilities (train station, secondary school, swimming pool), and is located in a less accessible location compared to some other Main Centres.

Should the site be allocated?

No.

Reasons for allocating or not allocating

Although the scale of development on this site would be consistent with the spatial strategy, with good access to community services, facilities and employment opportunities, there are adverse impacts, particularly relating to landscape, which means that it should not be allocated.

If whole site is not suitable for allocation, could a smaller part be allocated?

No - even limiting development to the southern part would cause landscape harm.

3 Site Reference Seat_02

Site details

Settlement: Seaton

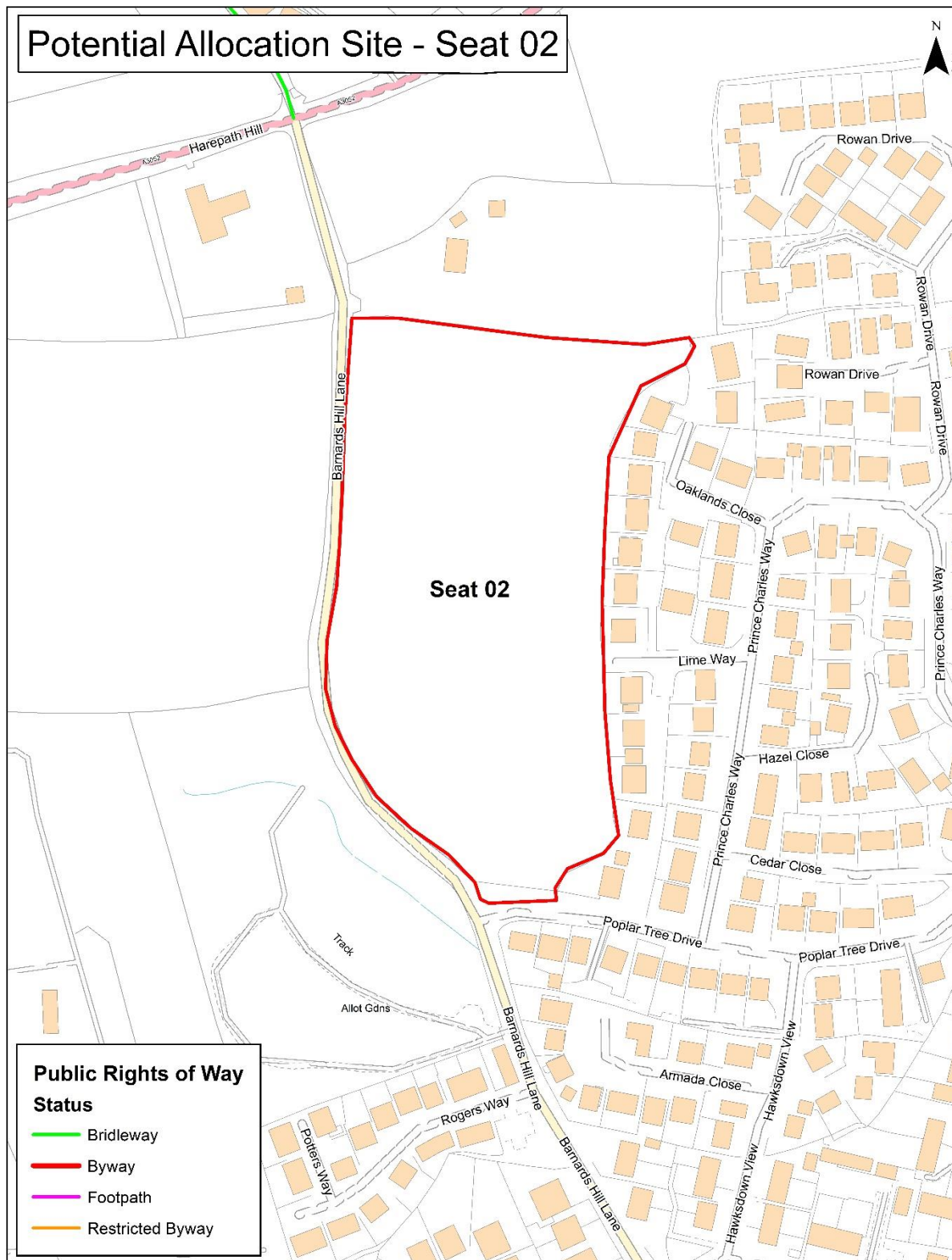
Reference number: Seat_02

Site area (ha): 2.69

Address: Land at Barnards Hill Lane, Seaton,

Proposed use: Residential

Site map



Photos



View from north west corner of site, looking south



View from north west corner of site, looking east



View looking north from Poplar Tree Drive, southern edge of site



View from Axmouth Road, approximately 1.6km to the south east of the site (field below arrow)

Site Assessment Summary and Conclusion

Infrastructure

DCC Highways: Barnards Hill Lane is very narrow and there are no footways, but these matters could possibly be addressed with the development of the site. The site is on the edge of the developed area of Seaton, but is quite well located to local facilities. On level access can be obtained by Poplar Tree Drive. Note: the HELAA Panel and Local Plan Member Working Group both expressed concern about land ownership on land bordering Poplar Tree Drive and whether access can be achieved from this road.

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

Landscape

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

Historic environment

No designated heritage assets within 100m of site, and no on-site records in the HER. Intervening dwellings, caravan park, and allotments means that intervisibility between the site and the Honeyditches Scheduled Monument (290m away) is limited, and development of the site would not affect the SM. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

Ecology

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

Accessibility

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

Other constraints

Grade 3 agricultural land. Adjacent dwellings to east and south are set below the site, so development should be designed to avoid impacting upon their amenity. Small areas of surface water flood risk beyond site to east and south, so should ensure run-off does not exacerbate problems in these areas. High cumulative flood risk in Strategic Flood Risk Assessment. Within

Green Wedge designated in Local Plan 2013-31, but it is not considered that development would damage settlement identity or lead to settlement coalescence.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

Yes

Opportunities

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

Yield (number of dwellings or hectares of employment land)

40

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Seaton to serve its own needs and that of wider surrounding areas. However, Seaton has fewer jobs, lacks some strategic facilities (train station, secondary school, swimming pool), and is located in a less accessible location compared to some other Main Centres.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The scale of development on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. Good access to facilities and employment, medium landscape sensitivity, but ecological impacts relating to use by Beer Quarry and Caves SAC bats will need to be addressed in bringing the site forward, specifically that of avoiding constriction of the bat pinchpoint between the northern edge of Seaton and Colyford.

If whole site is not suitable for allocation, could a smaller part be allocated?

N/A.

4 Site Reference Seat_03

Site details

Settlement: Seaton

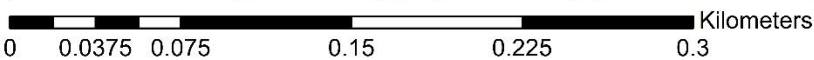
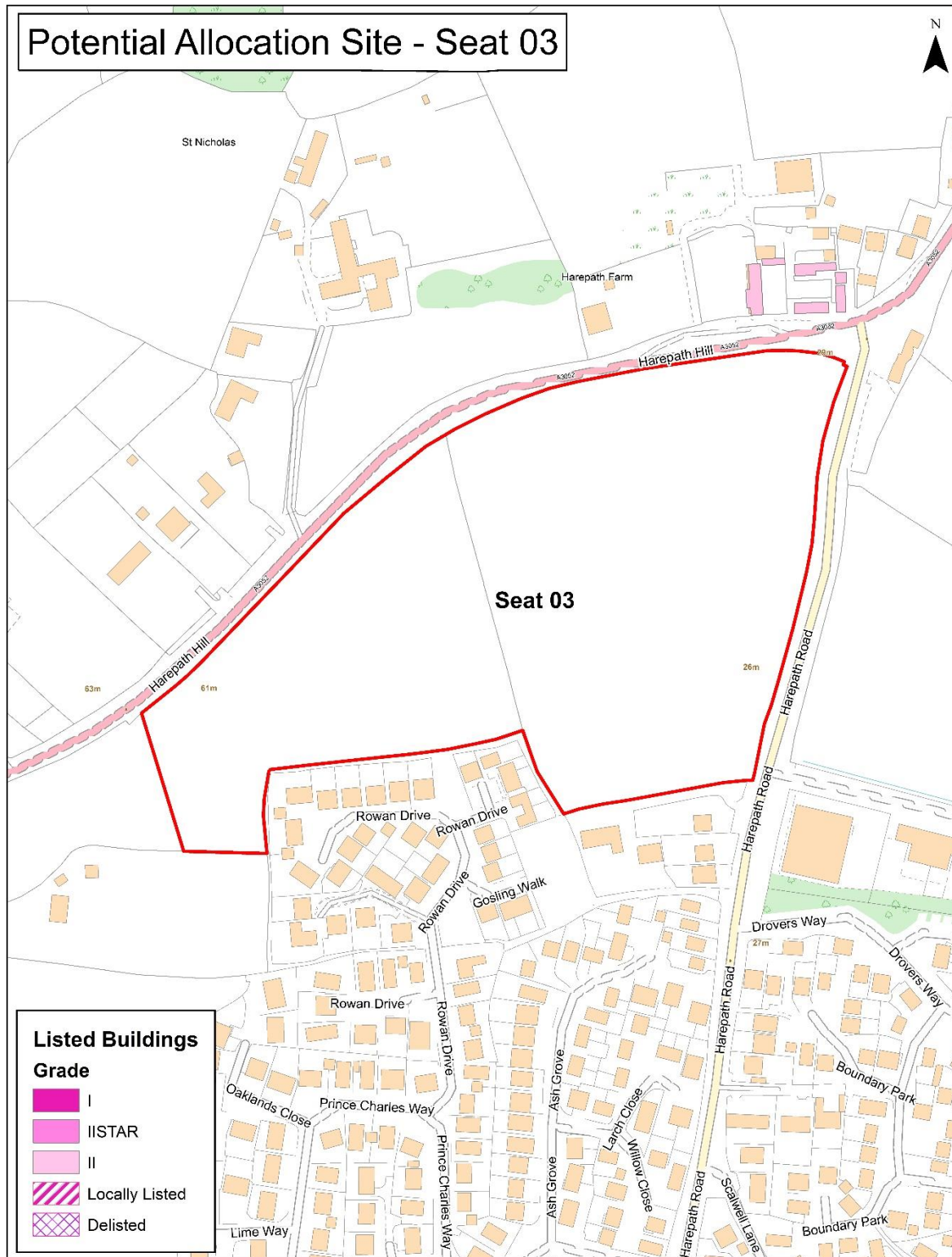
Reference number: Seat_03

Site area (ha): 6.01

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

Proposed use: Residential

Site map



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Photos



View from north east corner of site, looking south west



View from A3052, looking south west across the site



View from Axmouth Road, approximately 1.8km to the east of the site (two fields below arrow)

Site Assessment Summary and Conclusion

Infrastructure

DCC Highways: A planning application has recently been considered by East Devon District Council for the development of this site. There are no objections in principle to the residential development of this site from a highway point of view. HA Comment: We would wish to have sight of the relevant Transport Assessment. DCC Education: Significant ha sites proposed for development, mainly to the north of the town. Proposed site Seat_01, 09 and 10 are to the south west of the town. Seaton primary has capacity to support some development - but not to the level proposed. The impact should be considered alongside proposed sites in the vicinity of Colyford (Coly_05, 04 and 11). The ability to provide safe walking routes between the proposed sites and the primary school should be considered. Secondary transport costs would apply. Secondary capacity needs to be assessed with other proposed sites within the Axe Valley school catchment area.

Landscape

Open sloping side, with distant, expansive views, including from AONB 961m to east. Open views from short distance too. Settlement edge provides some context of built form. Historic hedgerow boundary with trees, present on 1890 OS map, but of limited landscape value due to missing sections and being close-cut. Grade II listed Harepath Farm buildings to north east has east-west aspect with limited views to south, a setting already compromised by A3052 and modern development to east and west. Overall, the site has a medium landscape sensitivity to new development.

Historic environment

Grade II listed Harepath Farm across road to NE, so potential impact upon its significance. However, this asset has east-west aspect with limited views to south, with a setting already compromised by A3052 and modern development to east and west. The HER identifies a network of ditches and gullies across the site, and a ring ditch in the centre of the site. Overall, medium: no significant effects that cannot be mitigated.

Ecology

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

Accessibility

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

Other constraints

Grade 2 agricultural land. Sloping site from west to east (mostly gradient 1:10 to 1:3). Small areas of surface water flood risk on road to east and north, so should ensure run-off does not exacerbate problems in these areas. High cumulative flood risk in Strategic Flood Risk Assessment. Eastern field was refused planning permission for 149 dw and a Kingdom Hall (09/0179/MFUL) due to being outside development boundary, within green wedge, landscape impact, design/layout, harm to setting of Harepath Farm House, and absence of legal agreements for off-site open space and sewage treatment works. Within Green Wedge designated in Local Plan 2013-31, but it is not considered that development would damage settlement identity or lead to settlement coalescence. Planning application 22/2781/MOUT pending a decision includes a football pitch in the eastern field.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

Yes

Opportunities

Potential to help deliver part of walking/cycling link around north edge of Seaton. Deliver long-held aspirations for a new football pitch in Seaton.

Yield (number of dwellings or hectares of employment land)

75 dwellings. This comprises the 4.15 hectares of land not within the area shown as a football pitch in planning application 22/2718/MOUT. The net area of developable land (2.49 ha) at 30 dwellings per hectare results in 75 dwellings.

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Seaton to serve its own needs and that of wider surrounding areas. However, Seaton has fewer jobs, lacks some strategic facilities (train station, secondary school, swimming pool), and is located in a less accessible location compared to some other Main Centres.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The scale of development on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. Good access to facilities and employment, but medium landscape sensitivity, medium heritage impact, and adverse ecological impacts relating to bats associated with Beer Quarry and Caves SAC - specifically, the constriction of the bat pinch point located between the northern edge of Seaton and Colyford.

If whole site is not suitable for allocation, could a smaller part be allocated?

N/A.

5 Site Reference Seat_05

Site details

Settlement: Seaton

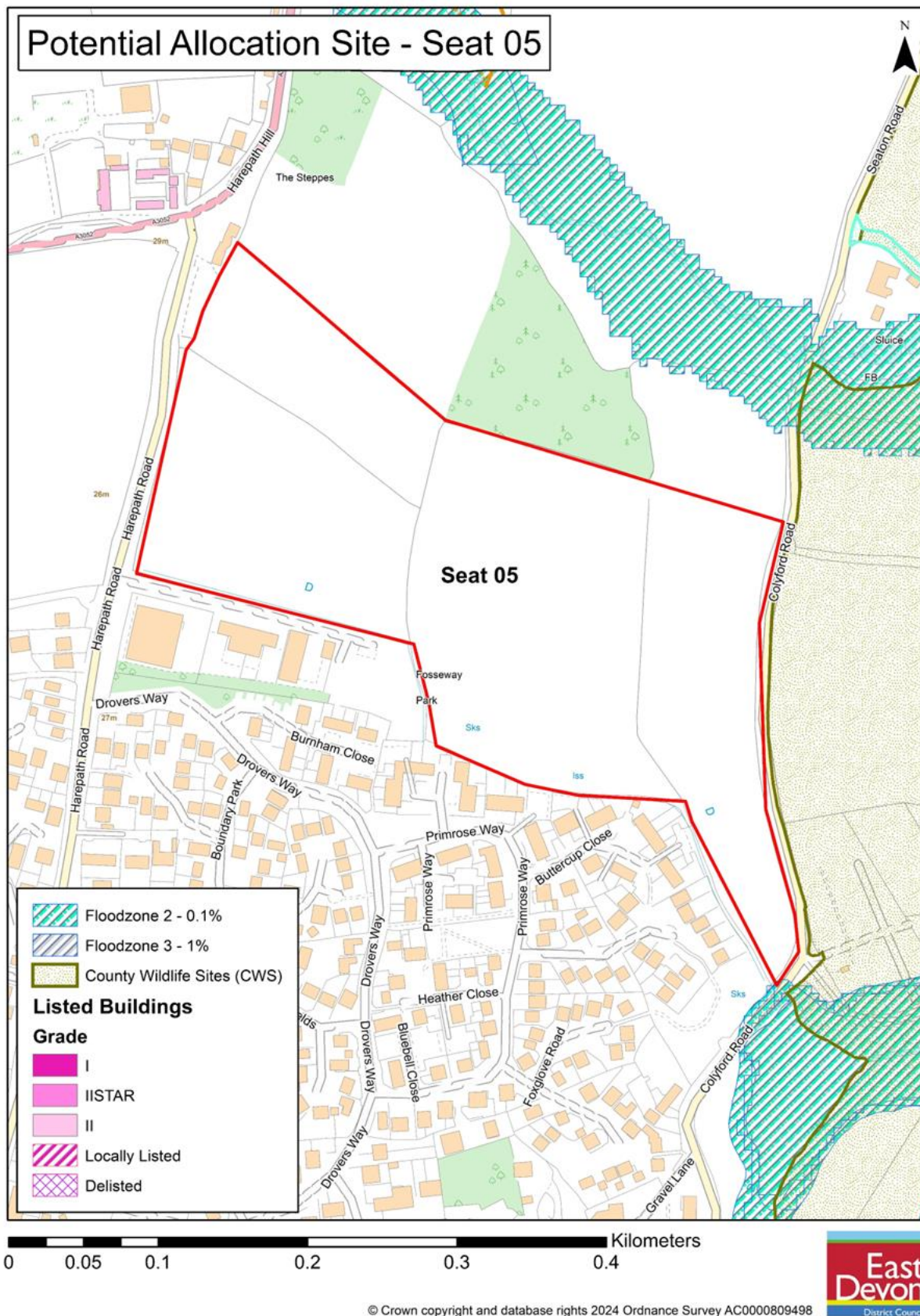
Reference number: Seat_05

Site area (ha): 8.85

Address: Land off Harepath Road, Seaton, Devon, EX12 2WH

Proposed use: Residential and employment

Site map



Photos



View from Harepath Road, looking across the southern part of the site



View from Harepath Road, looking across the northern part of the site



View from Seaton Down Hill, looking north east approximately 1km from the site (beneath arrow)

Site Assessment Summary and Conclusion

Infrastructure

DCC Highways: Access could be gained to this site from Harepath Rd or maybe via the private road serving Seat_04. DCC Education: Significant ha sites proposed for development, mainly to the north of the town. Proposed site Seat_01, 09 and 10 are to the south west of the town. Seaton primary has capacity to support some development - but not to the level proposed. The impact should be considered alongside proposed sites in the vicinity of Colyford (Coly_05, 04 and 11). The ability to provide safe walking routes between the proposed sites and the primary school should be considered. Secondary transport costs would apply. Secondary capacity needs to be assessed with other proposed sites within the Axe Valley school catchment area. Southern part of site is within current LP mixed-use employment and recreation allocation, intended for the relocation of Seaton Town FC (IDP, 2017).

Landscape

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

Historic environment

There are views from the site of Grade II listed Harepath Farm, 46m to the north west, so potential impact upon its significance, but has a setting already compromised by A3052 and

modern development to east and west. The HER notes some archaeology findings on the site. Overall, medium: no significant effects that cannot be mitigated.

Ecology

Arable fields, bounded by historic hedgerow and adjoined by small area of woodland to the north. Seaton Marshes CWS across road to east. Woodland in draft NRN adjoins to north. Within Beer Quarry and Caves SAC bat consultation zone, sustenance zones, landscape connectivity zone. In addition, within bats pinch point, with a roost around 500m to north. Overall, significant moderate adverse effect predicted.

Accessibility

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

Other constraints

Grade 2 agricultural land. Surface water flooding affects southern boundary of site, so development should address this issue. Area of high flood risk across road to south east, associated with Seaton Wetlands. High cumulative flood risk in Strategic Flood Risk Assessment. Current LP mixed-use allocation for employment and recreation that has not been delivered, so need to consider whether this need remains and/or whether housing should (also) be proposed. Slightly larger site (including field to north east) comprising 170 dw, employment land, football pitches was refused at appeal in 2014 (APP/U1105/A/13/2202124) as “proposed development would harm the character and appearance of the area in the vicinity of The Long House and towards the southern edge of Colyford along the A3052”...“finely balanced”... but “until such time as the Green Wedge policy has been either confirmed or revised through the local plan examination procedure, the harm to the character and appearance of the area would outweigh the benefits of the proposed scheme”. Subsequently, an application for employment, open space and up to 150 dw (15/2188/MOUT) was refused by the council because of viability and deliverability concerns, part of the site being outside the built-up area boundary, impact on bats, and lack of delivery mechanism for affordable housing, employment land, recreation, or habitat mitigation. Eastern section of site was included in 'publication' LP as a reserve site – the Local Plan Inspector’s Report (para 83) states it “would be a logical extension to Seaton”. Northern and eastern fields are within Green Wedge designated in Local Plan 2013-31, but it is not considered that development would damage settlement identity or lead to settlement coalescence. Planning application 22/2781/MOUT pending a decision.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

Yes

Opportunities

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

Yield (number of dwellings or hectares of employment land)

130 dwellings and 2.2 hectares of employment land.

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Seaton to serve its own needs and that of wider surrounding areas. However, Seaton has fewer jobs, lacks some strategic facilities (train station, secondary school, swimming pool), and is located in a less accessible location compared to some other Main Centres.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The scale of development on this site would help deliver the district-wide housing and employment requirement in a manner that is consistent with the spatial strategy. Good access to facilities and employment, medium landscape sensitivity, and minor heritage impact but loss of Grade 2 (best and most versatile) agricultural land. Site should provide employment land in field north of existing industrial estate, which should be identified separately on Policies Map. Significant ecological impacts relating to bats will need to be addressed in bringing the site forward, specifically, the constriction of the bat pinch point located between the northern edge of Seaton and Colyford.

If whole site is not suitable for allocation, could a smaller part be allocated?

N/A.

6 Site Reference Seat_08

Site details

Settlement: Seaton

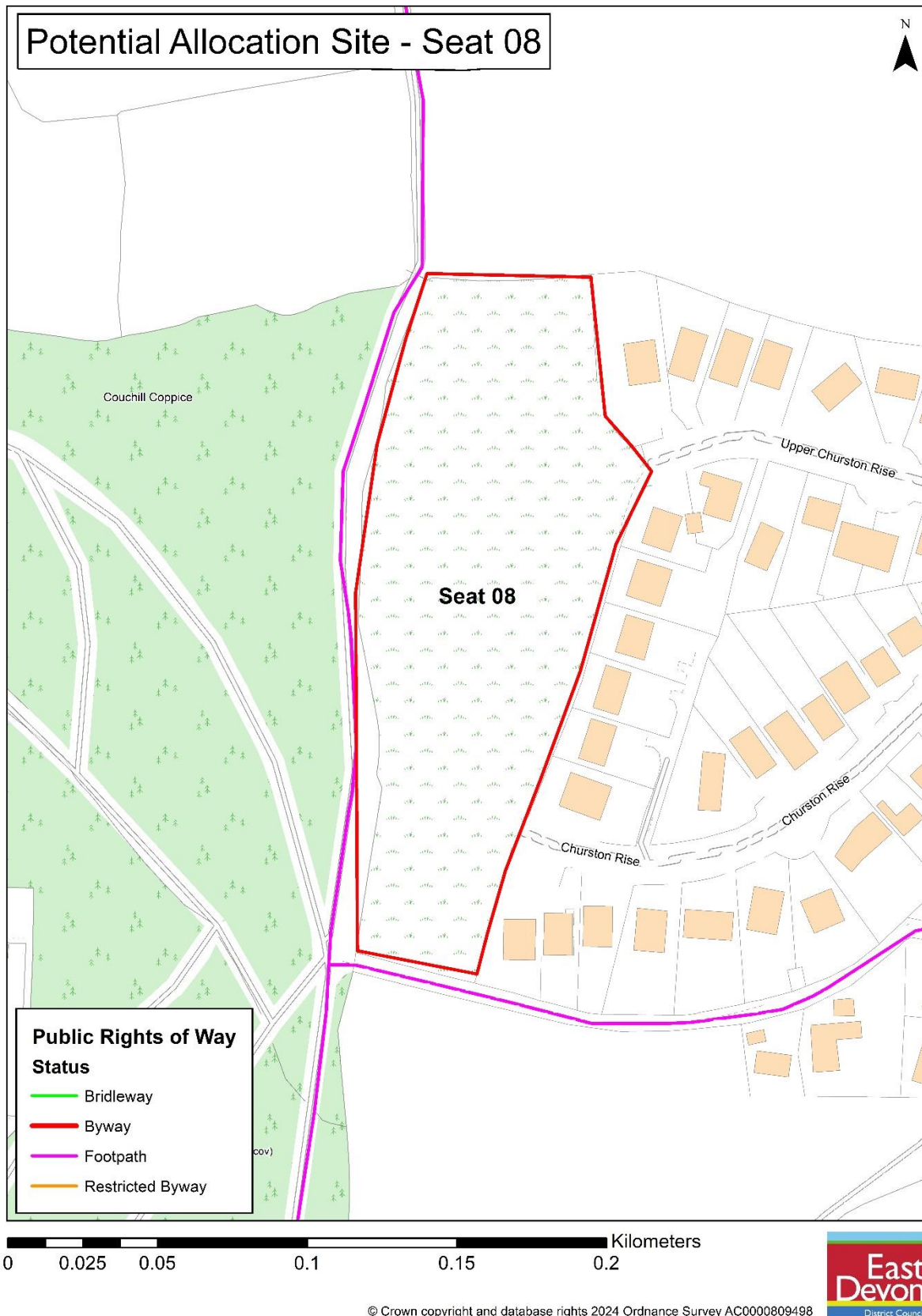
Reference number: Seat_08

Site area (ha): 1.57

Address: Land Between Churston Rise and Couchill Copse, Seaton, EX12 2HD

Proposed use: Residential

Site map



Photos



On-site view, looking east



On-site view, looking south



View from Upper Churston Rise, on north east edge of site

Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

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

Historic environment

No designated heritage assets within 100m of site. No records on HER on site, but numerous records to east and west means that archaeology may be present on site. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

Ecology

Field that is 'overgrown' with areas of unimproved grassland, ferns, small trees, and other vegetation. Woodland and forest adjacent to west. Site is within Beer Quarry and Caves SAC consultation zone, sustenance zones, landscape connectivity zone - the large amount of rank grassland, scrub and encroaching woodland on site are valuable habitats for foraging and commuting bats and other ecological receptors. Overall, significant moderate adverse effect predicted.

Accessibility

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

Other constraints

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

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

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

Yield (number of dwellings or hectares of employment land)

38

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Seaton to serve its own needs and that of wider surrounding areas. However, Seaton has fewer jobs, lacks some strategic facilities (train station, secondary school, swimming pool), and is located in a less accessible location compared to some other Main Centres.

Should the site be allocated?

No

Reasons for allocating or not allocating

Although there is reasonably good access to community services, facilities and employment opportunities and low heritage impact, the adverse landscape impact is principal reason for not allocating this site. The site also contains large amounts of rank grassland, scrub and encroaching woodland, which are valuable habitats for foraging and commuting bats associated with the Beer Quarry and Caves SAC, as well as other ecological receptors.

If whole site is not suitable for allocation, could a smaller part be allocated?

No.

7 Site Reference Seat_09

Site details

Settlement: Seaton

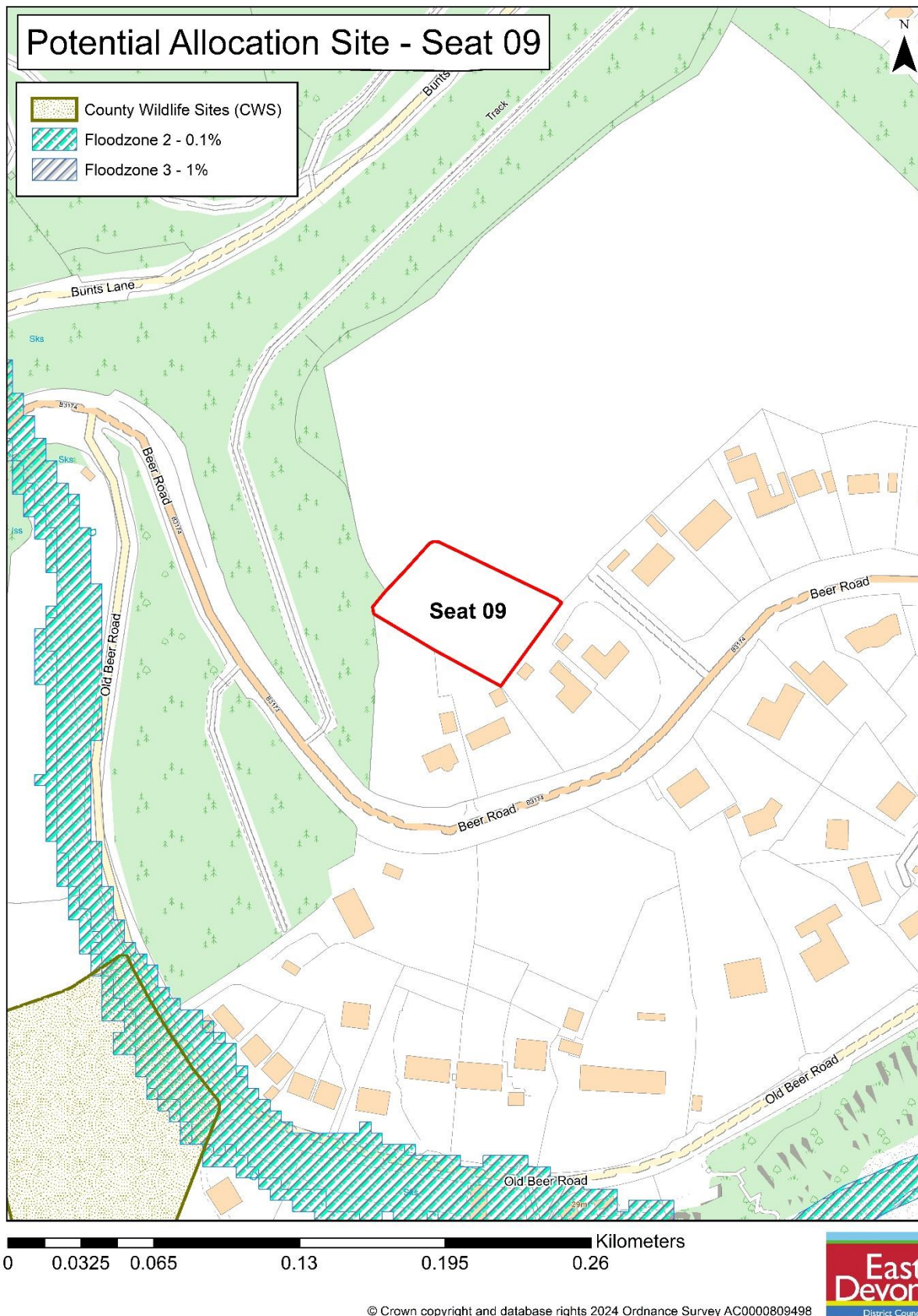
Reference number: Seat_09

Site area (ha): 0.29

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

Proposed use: Residential

Site map



Photos



View from eastern edge of site, looking west



View from eastern edge of site, looking south west to the rear of housing on Beer Road

Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

Unimproved pasture, including overgrown grassland, cow parsley and cow slip. Hedgerow with trees along northern boundary, woodland to west. Devon HLC identifies area as medieval enclosure, with west, north and east field boundary present on 1890 map. Located in CPA due to views to the sea. Small site size and urban context of dwellings to south reduces susceptibility to change, however surrounding character of large dwellings in large plots. Overall, high-medium sensitivity to development.

Historic environment

Closest designated heritage asset is Jurassic Coast WHS, 270m to south. However, intervening dwellings and trees mean there are only glimpsed views of the site from the WHS. No HER archaeological records. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

Ecology

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

Accessibility

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

Other constraints

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

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

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

Yield (number of dwellings or hectares of employment land)

7 dwellings. This is the yield suggested by the HELAA site submitter, which equates to 25 dwellings per hectare.

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Seaton to serve its own needs and that of wider surrounding areas. However, Seaton has fewer jobs, lacks some strategic facilities (train station, secondary school, swimming pool), and is located in a less accessible location compared to some other Main Centres.

Should the site be allocated?

No

Reasons for allocating or not allocating

The scale of development on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. The site will contribute towards 10% of requirement on smaller sites. However, even allocating the minimum of five dwellings would be contrary to character and appearance of the surrounding area.

If whole site is not suitable for allocation, could a smaller part be allocated?

No.

8 Site Reference Seat_10

Site details

Settlement: Seaton

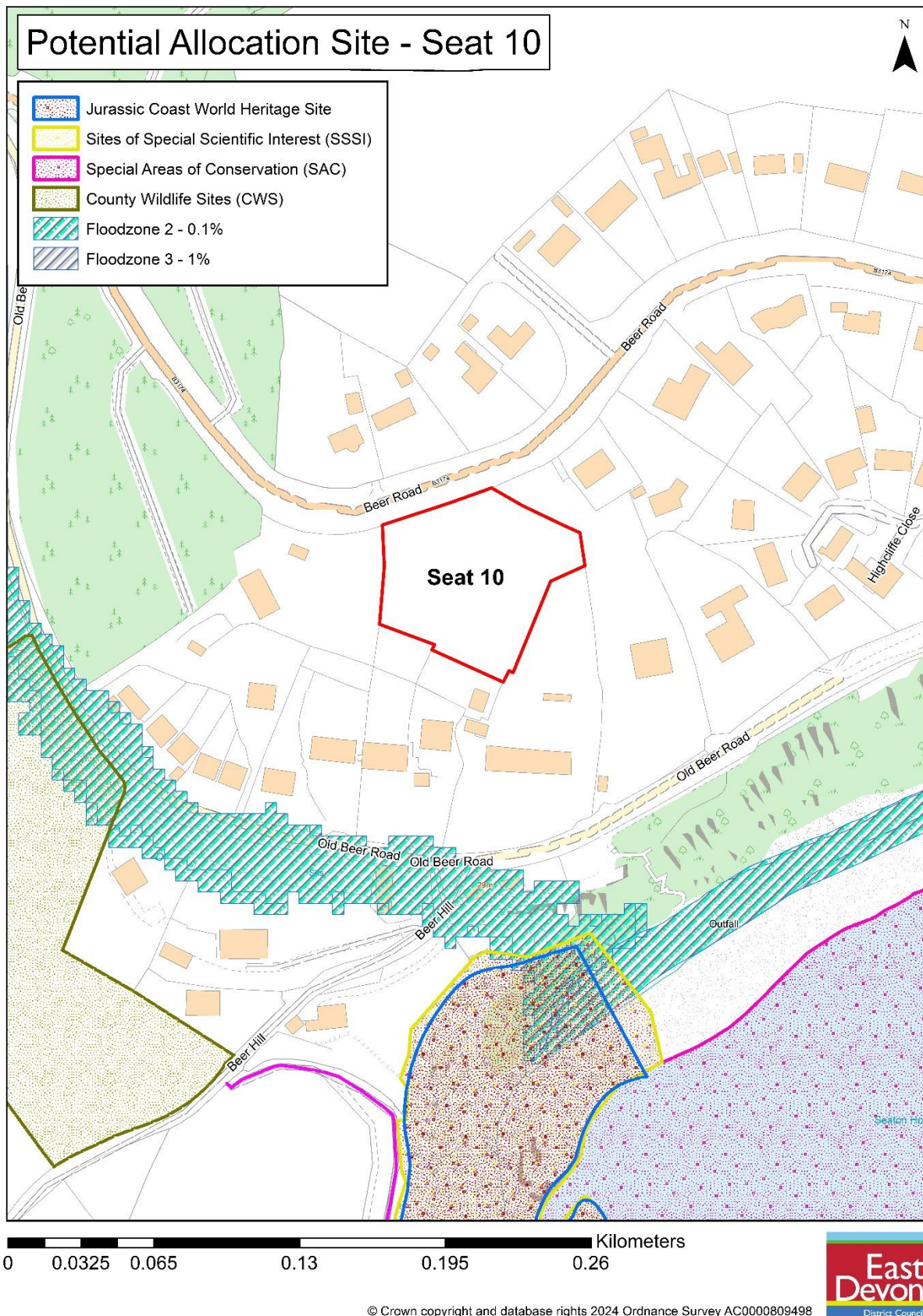
Reference number: Seat_10

Site area (ha): 0.51

Address: Land south of Beer Road, Seaton,

Proposed use: Residential

Site map



Photos



View from Beer Road on northern edge of site, looking to the south



View from across Beer Road on northern edge of site, looking to the south



View from South West Coast Path, approximately 300m south west of site (beneath the arrow)

Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

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

Historic environment

Jurassic Coast WHS is closest designated asset, 125m to south of the site. The WHS was inscribed for the outstanding universal value of its rocks, fossils and landforms - developing the site would not affect these aspects due to distance and intervening dwellings. 3x archaeological records on site identified in the HER. Therefore, overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

Ecology

Site is unimproved grassland, grazed by horses. Sidmouth to West Bay SAC/SSSI 118m to south. Beer Brook fields CWS 134m to west. Several mature trees around site boundary that are protected by TPOs. Within Beer Quarry and Caves SAC consultation zone, sustenance zones, landscape connectivity zone. Minor adverse effect predicted (not significant)

Accessibility

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

Other constraints

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

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

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

Yield (number of dwellings or hectares of employment land)

12

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Seaton to serve its own needs and that of wider surrounding areas. However, Seaton has fewer jobs, lacks some strategic facilities (train station, secondary school, swimming pool), and is located in a less accessible location compared to some other Main Centres.

Should the site be allocated?

No

Reasons for allocating or not allocating

Reasonably good access to community services, facilities and employment opportunities, but adverse landscape impact is principal reason for not allocating this site.

If whole site is not suitable for allocation, could a smaller part be allocated?

No.

9 Site Reference Seat_13a

Site details

Settlement: Seaton

Reference number: Seat_13a

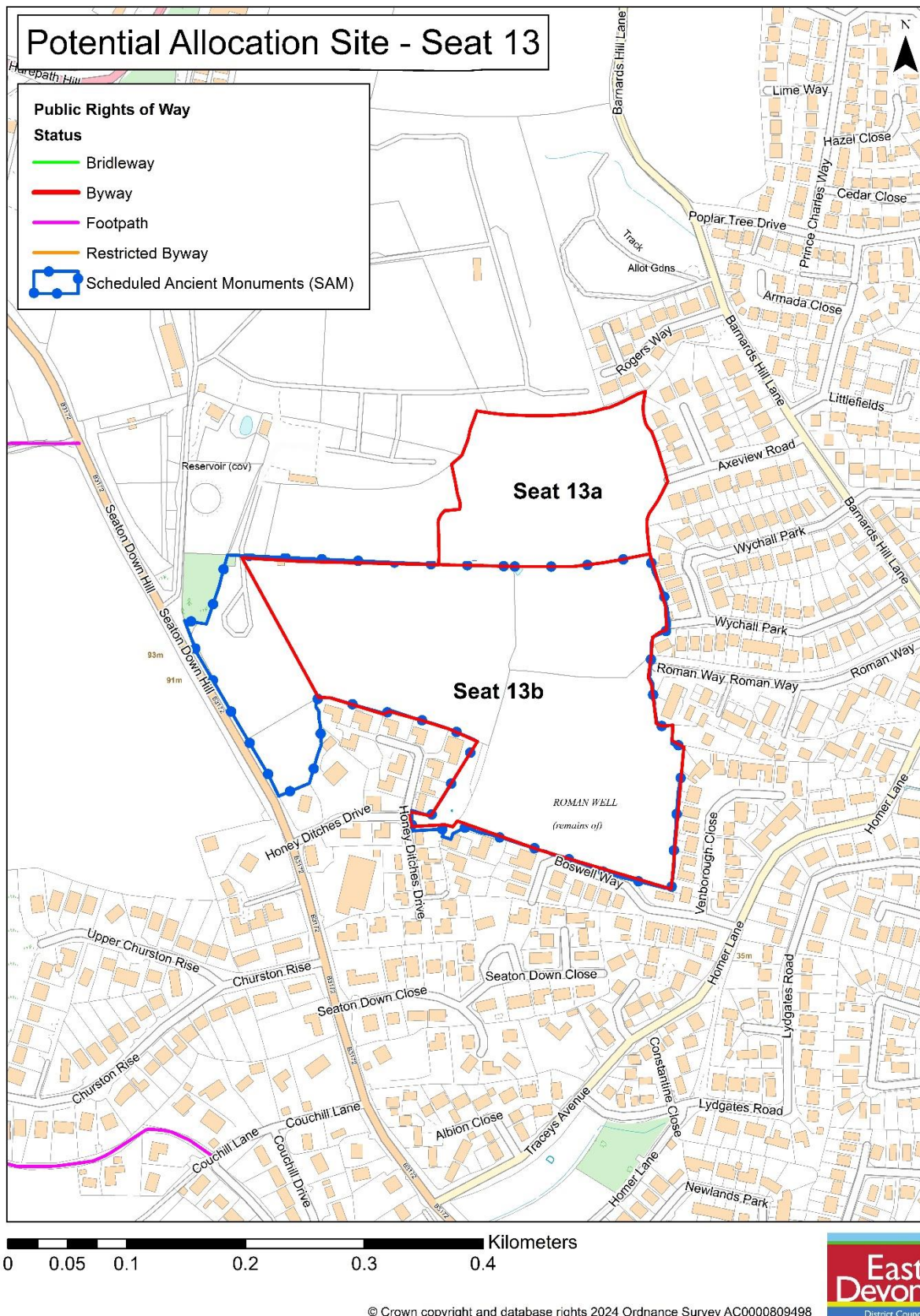
Site area (ha): 8.39

Address: Land adjacent to Axe View Road, Axe View Road, Seaton, EX12 2JT

Proposed use: Residential

Note: HELAA Stage B suitability assessment discounts 6.22 Ha of Seat_13 because of unacceptable impact on the environment (that part of the Roman And Earlier Settlement At Honeyditches Scheduled Ancient Monument within the site), so only the single field immediately north of the Scheduled Monument is subject to the site assessment (known as Seat_13a).

Site map



Photos



On-site view to the east across the site



View from southern edge of site, looking north



On-site view to the north west across the site



View from the west towards the site, from Seaton Tramway 1.5km away (site is beneath the arrow)

Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Seaton Primary school can facilitate the proposed level of development. Contributions toward secondary would be required. Implications on home to school transport for secondary would need to be mitigated by developer contribution. DCC Highways: Access would be off existing Estate Roads. Existing pedestrian infrastructure and local transport nearby.

Landscape

Widely visible site, sloping from west to east towards the Axe Valley. However, seen in context of modern dwellings to east/north east and caravan park to north/north west, and simple landcover. Overall, medium landscape sensitivity to new development.

Historic environment

Roman And Earlier Settlement At Honeyditches Scheduled Monument forms the southern three fields of Seat_13. This Scheduled Monument runs along the southern boundary of the remaining (northern) field which passes the HELAA, and is therefore subject to site assessment. Given proximity to SM, archaeological assessment required before site is developed. Overall, medium: no significant effects that cannot be mitigated.

Ecology

Single field of agriculturally improved grassland, 4-5 mature trees within hedgerow boundary including 1x veteran tree. Within Beer Quarry and Caves SAC consultation zone, sustenance zones, landscape connectivity zone, so a significant moderate adverse effect predicted.

Accessibility

10 out of 12 facilities within 1,600m of site (excl. Colyton Grammar). Pedestrian access can link into existing footpath on Axeview Road. Hourly or greater (intra town) bus service from Barnards Hill Lane 120m to east. 1.4km to town centre, but school, GP closer at 400m.

Other constraints

Grade 3 agricultural land. Slither of surface water flood risk (1/100yr) runs east to west through the southern part of the site. High cumulative flood risk in Strategic Flood Risk Assessment. Northern half is within Green Wedge designated in Local Plan 2013-31, but it is not considered that development would damage settlement identity or lead to settlement coalescence.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

Yes

Opportunities

Pedestrian access can link into existing footpath on Axeview Road, adjacent to east.

Yield (number of dwellings or hectares of employment land)

39

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Seaton to serve its own needs and that of wider surrounding areas. However, Seaton has fewer jobs, lacks some strategic facilities (train station, secondary school, swimming pool), and is located in a less accessible location compared to some other Main Centres.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The scale of development on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. Good access to facilities and employment, medium landscape sensitivity, but ecological impacts relating to use by Beer Quarry and Caves SAC bats and impact upon Roman Villa Scheduled Monument will need to be addressed in delivering the site.

If whole site is not suitable for allocation, could a smaller part be allocated?

Yes – as explained, the northern field outside of the Scheduled Monument did not pass the HELAA Stage B suitability assessment. This field (Seat_13a) should be allocated.

10 Site Reference Seat_15

Site details

Settlement: Seaton

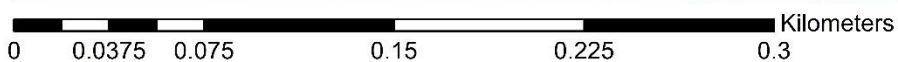
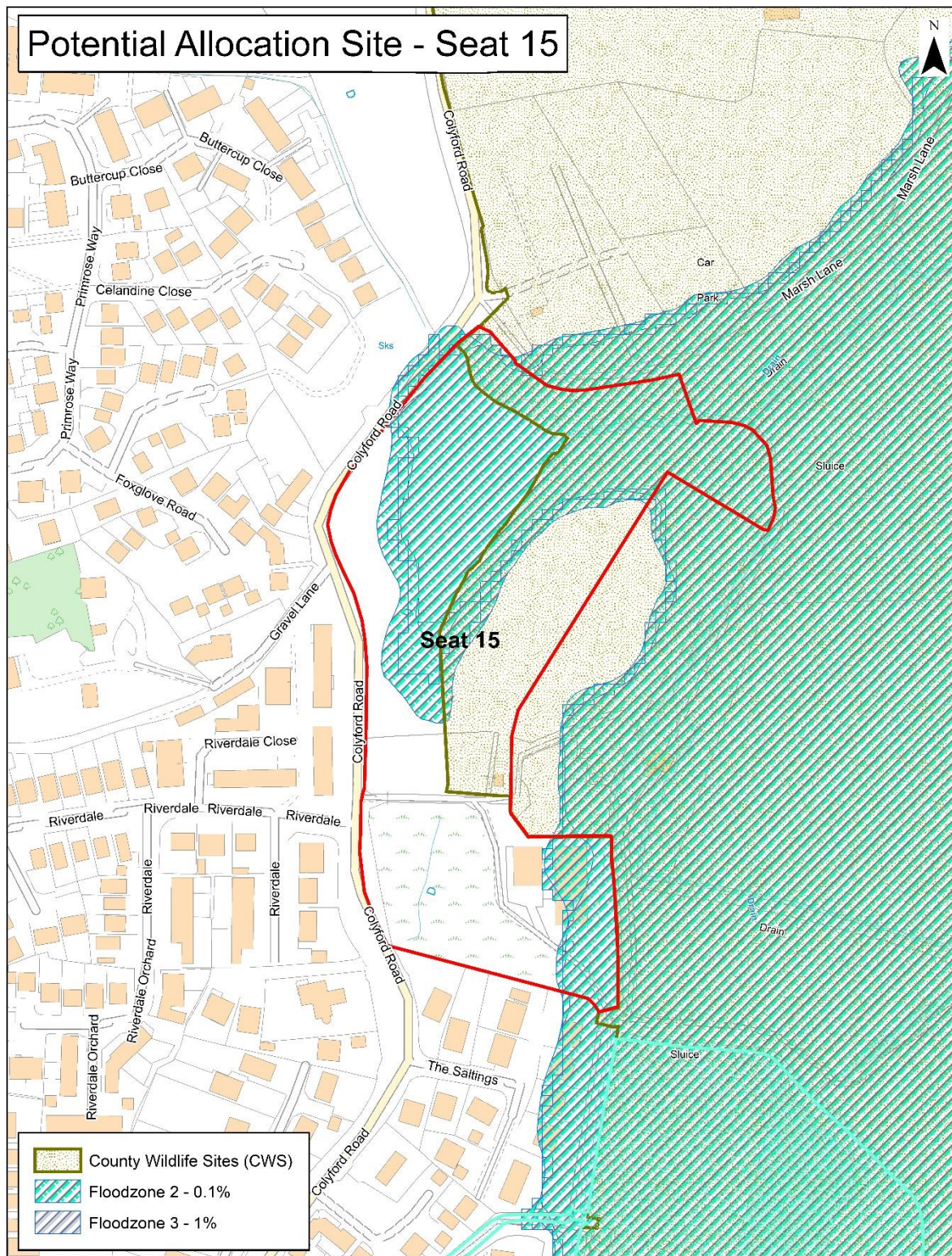
Reference number: Seat_15

Site area (ha): 3.5

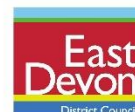
Address: White Cross, Colyford Road, Seaton, EX12 2SN

Proposed use: Residential

Site map



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Photos



View from Colyford Road on western edge of site, looking north east



View from Seaton Tramway, around 500m east of site (beneath arrow)



View from Colyford Road, looking east across the southern part of the site

Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

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

Historic environment

No designated heritage assets within 100m of site. Various archaeological records in the HER. Site is visible from Grade I listed Axmouth church, but 800m away and would not affect its setting. Overall, Minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.

Ecology

Partly unimproved grassland, including overgrown grass, cow parsley, cow slip, and trees (including 3x veteran trees). Eastern section of site is within Seaton Marshes County Wildlife Site. 15m to south east is Seaton Marshes Local Nature Reserve. Coastal and floodplain s.41 habitat adjoins to east. 3x veteran trees present on site. Although outside SAC, site is within Beer Quarry and Caves SAC consultation zone, sustenance zones, landscape connectivity zone. Overall, significant moderate adverse effect predicted.

Accessibility

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

Other constraints

Grade 2 agricultural land in northern part of site. Medium/high flood risk (zones 2/3) covers northern half of site, with surface water flood risk running through middle of the site, north to south. High cumulative flood risk in Strategic Flood Risk Assessment. A pedestrian and cycle footpath was recently delivered around the southern, western and northern edge of site. Agricultural storage building in south east part of site approved back in 2006.

Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?

No

Opportunities

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

Yield (number of dwellings or hectares of employment land)

36

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Seaton to serve its own needs and that of wider surrounding areas. However, Seaton has fewer jobs, lacks some strategic facilities (train station, secondary school, swimming pool), and is located in a less accessible location compared to some other Main Centres.

Should the site be allocated?

No

Reasons for allocating or not allocating

Good access to community services, facilities and employment opportunities. Adjacent to existing urban edge. However, adverse impact on ecology and flood risk mean this site should not be allocated.

If whole site is not suitable for allocation, could a smaller part be allocated?

No.
