

East Devon Local Plan 2020-2042



Site Selection report

**Reconsideration of sites at Strategic
Planning Committee**



SPC, 29 October 2024

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 2042 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. 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 Strategic Planning Committee has met on five occasions, in September and October 2024 to consider sites to allocate for development in the Local Plan (for housing and employment). At these committee meetings it was resolved to allocate a number of sites for development in the Local Plan, though on some sites the resolution was to 'move-on'. This 'move-on' status being one noting that sites may need to be revisited as being allocations options to potentially be reconsidered at a later date.

This report contains the summary site assessment for all sites to be reconsidered as allocations, for discussion at the Strategic Planning Committee meeting on 29 October 2024.

2 Site Reference Lymp_07

Site details

Settlement: Exmouth

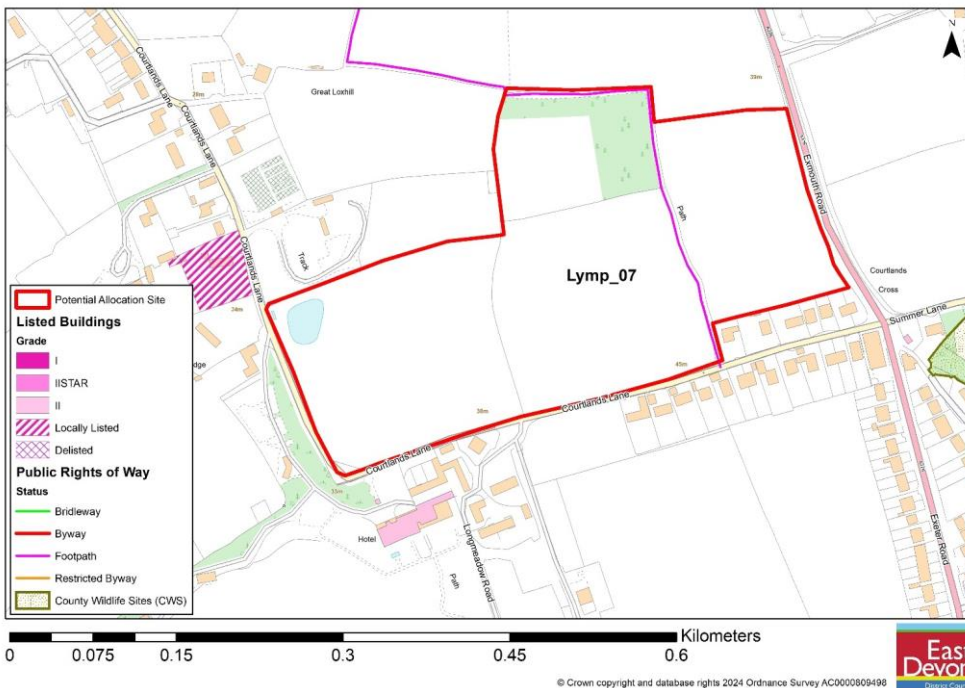
Reference number: Lymp_07

Site area (ha): 10

Address: Land at Courtland Cross, Exeter Road, Lympstone, Exmouth, EX8 3NS

Proposed use: Housing

Site map



Photos





Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

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

Historic environment

To the south west of the site and close by (around 50 metres to the southern side boundary) is the Grade II listed Courtlands House. Inter-visibility between the house and the site is, however, compromised to some degree by more recent development and also by the lie of the land with

Courtland Lane, which runs along the southern edge of the site, sitting on a minor ridgeline. Much closer to the site, on the southern side of Courtlands Lane, is the Grade II listed Garden Wall to Courtlands House. There is a clear visual interconnection between this wall and western parts of the site and the listed Chaterpark also lies close by and to the west of the site. In submission the prospective developer has shown open space uses on the western parts of the site. The Grade I listed A la Ronde is further from the site, to the east, with no apparent direct inter-visibility from the building itself.

Ecology

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

Accessibility

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

Other constraints

No other constraints are identified.

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

Yes

Opportunities

No specific opportunities are identified.

Yield (number of dwellings or hectares of employment land)

100

Contribution to spatial strategy

As a Tier 1 settlement in the emerging local plan Exmouth is identified as offering significant potential for accommodating growth and development.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site is on the edge of the largest settlement in the district and while it is on the outer limits of walking distance from services and facilities it is within 1600m of a range of facilities with good access to public transport to a much wider range of services and facilities. Although its development would erode the green wedge between Exmouth and Lympstone there would still be a substantial separation distance and it would have limited impact on settlement coalescence overall.

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

Yes – the eastern most part of the site is more closely related to the existing built form and closer for accessing services and facilities whereas the western part is more rural in character.

3 Site Reference Lymp_08

Site details

Settlement: Exmouth

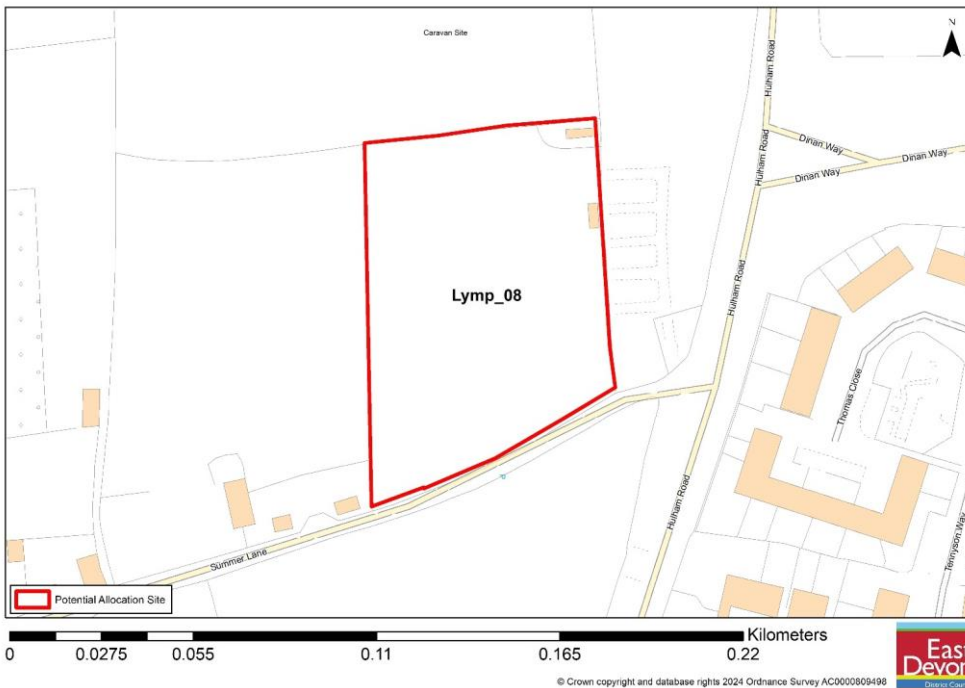
Reference number: Lymp_08

Site area (ha): 0.7

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

Proposed use: Housing

Site map



Photos

Photos to be inserted.

Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

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

Historic environment

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

Ecology

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

Accessibility

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

Other constraints

No other constraints to development are known.

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

Yes

Opportunities

None are specifically identified.

Yield (number of dwellings or hectares of employment land)

14

Contribution to spatial strategy

As a Tier 1 settlement in the emerging local plan Exmouth is identified as offering significant potential for accommodating growth and development.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site is comparatively remote from facilities and has something of a countryside feel and character. However, it is well screened and would make an acceptable allocation for development. This would be even more so in the context of the implementation of the Dinan Way proposals.

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

No

4 Site Reference Exmo_04

Site details

Settlement: Exmouth

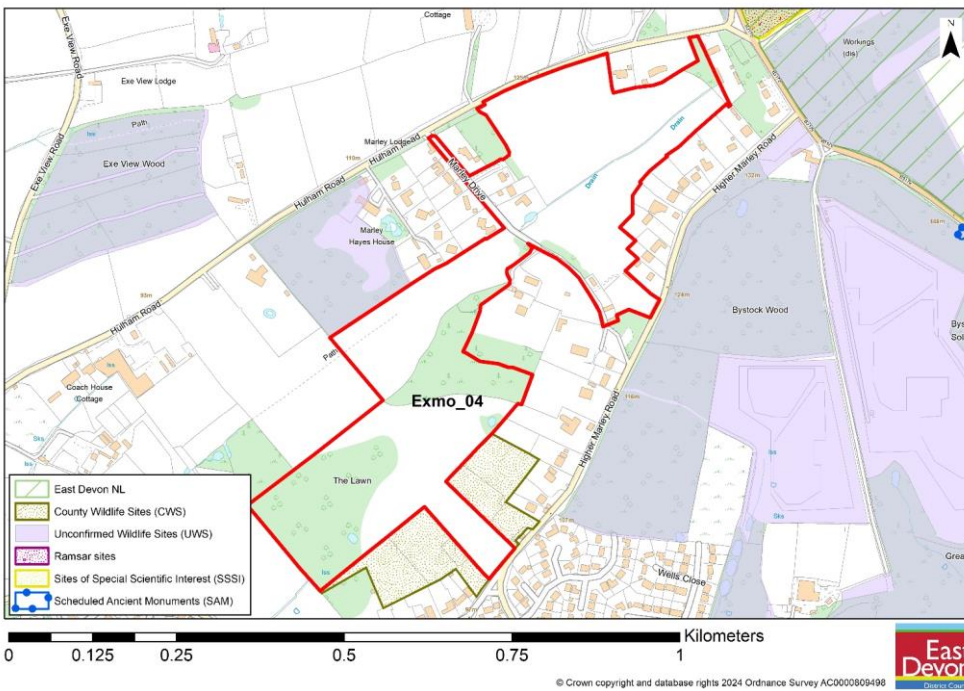
Reference number: Exmo_04

Site area (ha): 18.16

Address: Land at Marley Drive, Lypmstone, Exmouth,

Proposed use: Housing

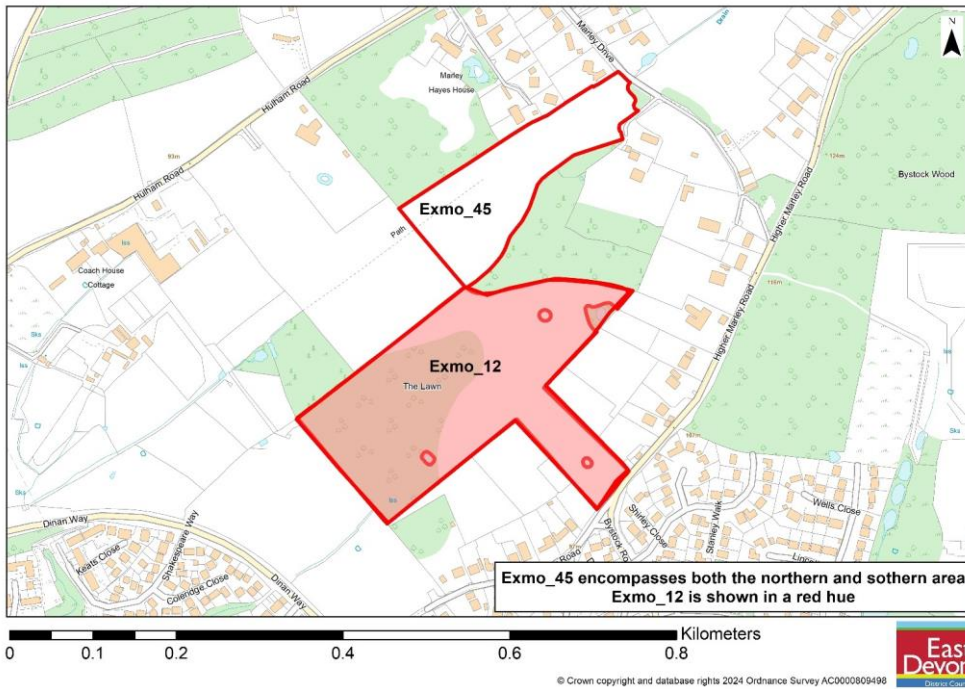
Site map



It should be noted that Site Exmo_04 is one of a number of abutting land areas that were put forward for development in this part of Exmouth. Draft local plan policy provides a collective allocation for some of these sites (and parts of them).

This assessment is written specifically in respect of Exmo_04 but there have been separate submissions for land areas that fall within parts of Exmo_04, these are shown on the plans below and they are by intent covered in this assessment and are not separately addressed in this Exmouth site report. The sites are:

- Exmo_12; and
- Exmou_45



Photos



View from Higher Marley Road looking in a north westerly direction into site Exmo_04. From Google StreetView.

Site Assessment Summary and Conclusion

Infrastructure

No specific infrastructure constraints are identified.

Landscape

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

Historic environment

There are no designated heritage assets in close proximity of the site.

Ecology

The 400 metre Pebblebed Heaths exclusion zone covers most of the two fields that make up the north easterly part of the site. This exclusion zone, given predation patterns of domestic cats (assuming the predation zone policy is carried forward) and wider ecological concerns in respect of proximity matters would rule out development in this part of the site and as such this would have a significant impact in overall housing development capacity. Some limited development could potentially be secured on the north side of Marley Drive, with dwellings/gardens running up to the exclusion zone boundary, but this is a private road and it is not known if access could be secured. In the absence of another route in Marley Drive may therefore be seen as the northern limits to development at site Exmo_04. Within the net remaining area of land that makes up the site there are areas of wooded/tree planted land that offer limited or nil scope for development on account of the biodiversity interests as well as amenity and screening value of trees. This reduces further the net levels of residual development land and it is important to note that two county wildlife sites abut southerly site boundaries and more generally there are mature hedgerows within the site and further additional veteran and ancient trees along site boundaries. Taking these constraints into account reduces developable capacity down to around 6.6 hectares of land. It should be noted that this reduced area is roughly similar, though a little smaller than, a submission made in the 2022 call for sites. This Exmo_04 site also sweeps over much of a further call for sites submission Exmo_12.

Accessibility

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

Other constraints

No other significant constraints are noted.

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

No

Opportunities

No specific opportunities are identified.

Yield (number of dwellings or hectares of employment land)

As a large single site the capacity could potentially be large, up to 273 dwellings, but discounting northern parts of the site from development, and noting other constraints, a yield of around 50 dwellings is seen as appropriate (forming part of a larger area to be allocated with adjoining land for around 258 dwellings).

Contribution to spatial strategy

As a Tier 1 settlement in the emerging local plan Exmouth is identified as offering significant potential for accommodating growth and development.

Should the site be allocated?

Yes in part

Reasons for allocating or not allocating

Site Exmo_04 is of a significant scale though substantial parts are excluded from areas that offer reasonable scope for development on account of ecological value and worth. The residual areas that show reasonable scope for development are also constrained by features and assets of biodiversity value. However the extensive planting at and around the site limits views in and out, but does make for a quite intimate landscape quality. There are no designated heritage assets close by. Although there are clear and significant constraints there are developable areas within the site that form a reasonable choice for allocation for development.

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

Yes it is suggested that partial site development only should go ahead, as set out in commentary.

5 Site Reference Lymp_09

Site details

Settlement: Exmouth

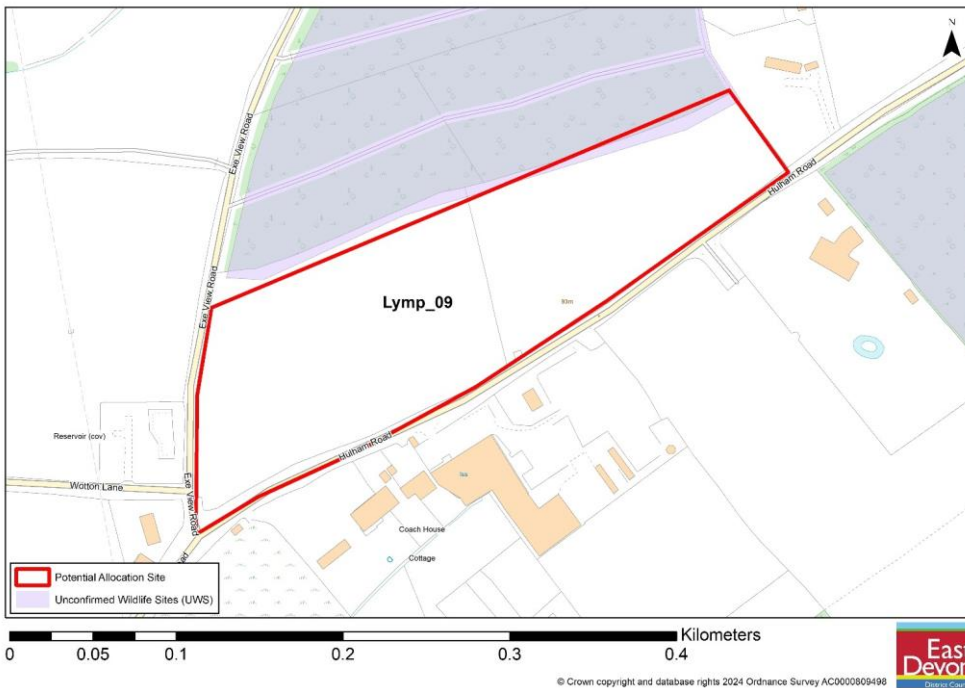
Reference number: Lymp_09

Site area (ha): 3.61

Address: 9.2 acres fronting Hulham Road, Exmouth,

Proposed use: Housing

Site map



Photos



Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

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

Historic environment

There are no designated heritage assets in close proximity to the site.

Ecology

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

Accessibility

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

Other constraints

There are no other significant constraints identified.

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

No

Opportunities

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

Yield (number of dwellings or hectares of employment land)

54

Contribution to spatial strategy

As a Tier 1 settlement in the emerging local plan Exmouth is identified as offering significant potential for accommodating growth and development.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

Whilst there is site sensitivity associated with the site, specifically given local wildlife interest and some possible landscape impact concerns, the site is identified as a reasonable location to accommodate development.

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

Not applicable.

6 Site Reference Lymp_10a

Site details

Settlement: Exmouth

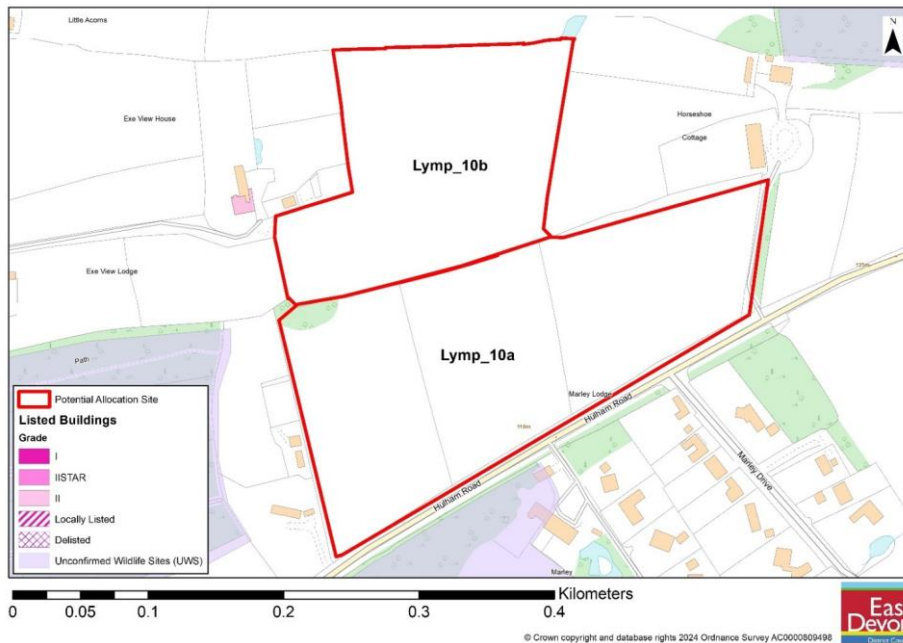
Reference number: Lymp_10

Site area (ha): 7.57

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

Proposed use: Housing

Site map



Photos

Photos to be inserted

Site Assessment Summary and Conclusion

Infrastructure

There would need to be a new access road to get into this site. The road would result in the loss of one or more trees that are on the southern site boundary that fronts onto Hulham Road. The trees are subject to a Tree Preservation Order.

Landscape

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

Historic environment

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

Ecology

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

Accessibility

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

Other constraints

There are no other significant constraints identified.

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

No

Opportunities

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

Yield (number of dwellings or hectares of employment land)

150 (but a lower number would be appropriate with partial site allocation – see below).

Contribution to spatial strategy

As a Tier 1 settlement in the emerging local plan Exmouth is identified as offering significant potential for accommodating growth and development.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site is clearly of some sensitivity but large parts are well screened. It is suggested that the southerly three fields at the site are allocated for development but the more open northern field, the one closest to the listed building but most remote from Exmouth is not. It should be noted that this assessment applies to the whole of the HELAA site Lymp_10. It is highlighted, however, that the HELAA panel recorded that the site is "Probably unachievable due to TPO coverage limiting necessary improvement to Hulham Road – to provide improved pedestrian access to this site". The recommendation for allocation is written on the strength that HELAA identified constraints can be overcome but matters raised will warrant further investigation.

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

Yes it is suggested that partial site development only should go ahead.

7 Site Reference Lymp_10b

Site details

Settlement: Exmouth

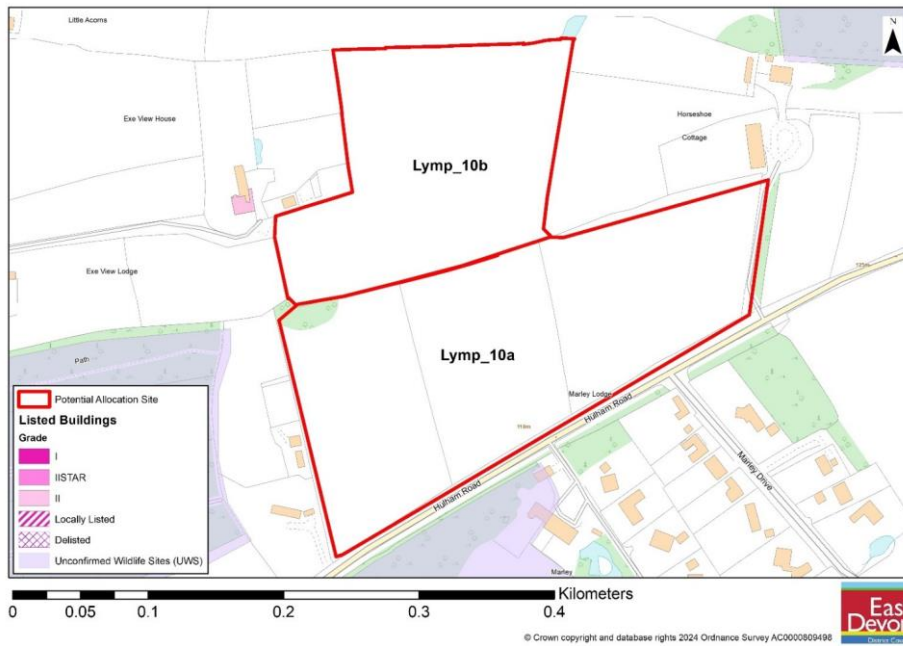
Reference number: Lymp_10

Site area (ha): 7.57

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

Proposed use: Housing

Site map



Photos

Photos to be inserted

Site Assessment Summary and Conclusion

Infrastructure

There would need to be a new access road to get into this site. The road would result in the loss of one or more trees that are on the southern site boundary that fronts onto Hulham Road. The trees are subject to a Tree Preservation Order.

Landscape

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

Historic environment

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

Ecology

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

Accessibility

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

Other constraints

There are no other significant constraints identified.

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

No

Opportunities

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

Yield (number of dwellings or hectares of employment land)

150 (but a lower number would be appropriate with partial site allocation – see below).

Contribution to spatial strategy

As a Tier 1 settlement in the emerging local plan Exmouth is identified as offering significant potential for accommodating growth and development.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site is clearly of some sensitivity but large parts are well screened. It is suggested that the southerly three fields at the site are allocated for development but the more open northern field, the one closest to the listed building but most remote from Exmouth is not. It should be noted that this assessment applies to the whole of the HELAA site Lymp_10. However a smaller HELAA site, Lymp_15, lies within the larger site and it excludes the northerly field of Lymp_15. The land area proposed for allocation coincides with Lymp_15. The site, southern three fields only, would form a logical allocation for development. But this would only be so if fields to the south were also developed. It is highlighted, however, that the HELAA panel recorded that the site is "Probably unachievable due to TPO coverage limiting necessary improvement to Hulham Road – to provide improved pedestrian access to this site". The recommendation for allocation is written on the strength that HELAA identified constraints can be overcome but matters raised will warrant further investigation.

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

Yes it is suggested that partial site development only should go ahead.

8 Site Reference Lymp_17

Site details

Settlement: Exmouth

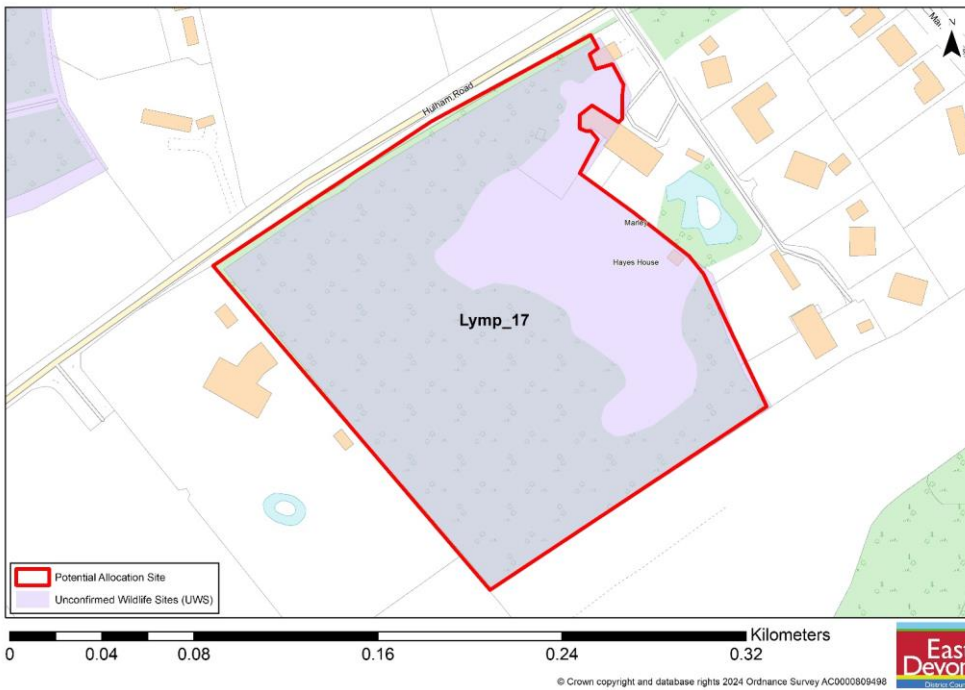
Reference number: Lym_17

Site area (ha): 2.95

Address: Land at Marley House

Proposed use: Housing

Site map



Photos

To be inserted.

Site Assessment Summary and Conclusion

Infrastructure

This site has been promoted for development but not yet gone through the HELAA process. It has not, therefore, been assessed by the Panel and specifically not by Devon County Council in respect of highway access considerations. The site is being promoted with an access over a private road via a narrow junction onto Marley Road. Without significant upgrading, involving substantial vegetation loss, it is suggested that it is highly unlikely that this junction could support anything more than minimal new development (perhaps nil development) and there would also be a likely need for widening of a narrow private lane. If allocated the assumption is that access would need to be achieved via other proposed allocated land in this north-eastern part of Exmouth or perhaps a new access off Marley Road would be possible.

Landscape

The site is well screened with mature trees and vegetation to boundaries and within. The site has a quiet and quite remote countryside feel, in part because of maturity of surrounding vegetation, despite relative proximity to built development on its north-eastern edge. There are many mature trees within the site that would need to be retained and adequately buffered - this would place significant limits on development potential. Overall, medium-high landscape sensitivity.

Historic environment

There are no listed buildings in close proximity of the site and nil or limited potential for adverse heritage impacts would be expected from development. Overall, low: no concerns on current evidence, although archaeological mitigation measures may be required.

Ecology

The site comprises of what would appear to be non-improved grassland with a substantial number of mature trees within the site and to its boundaries. A number of these trees are subject to Tree Preservation Orders. As such there can be expected to be significant local wildlife value at the site. The site is an Unconfirmed County Wildlife site. Overall, significant moderate adverse effect predicted.

Accessibility

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

Other constraints

No additional constraints are noted.

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

No

Opportunities

No specific matters are identified.

Yield (number of dwellings or hectares of employment land)

The submissions advises 80 dwellings. But extensive tree coverage over most of the site suggests a net development area, if development were deemed credible, of far less. Perhaps around 20 new homes may be more realistic.

Contribution to spatial strategy

As a Tier 1 settlement in the emerging local plan Exmouth is identified as offering significant potential for accommodating growth and development.

Should the site be allocated?

No

Reasons for allocating or not allocating

Based specifically on wildlife value of the site and concerns around acceptability of highway access the site should not be allocated for development.

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

No

9 Site Reference Exmo_47

Site details

Settlement: Exmouth

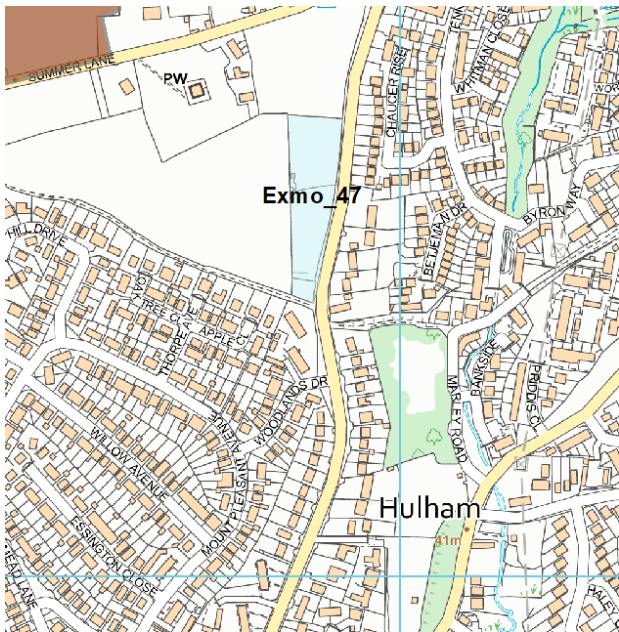
Reference number: Exmo_47

Site area (ha): 0.81

Address: Land to the west of Hulham Road, Exmouth, EX8 5BB

Proposed use: Residential

Site map



Photos



Site outlined (approximately) in red showing relationship with surrounding areas, including Point-in-View and A La Ronde. Image from Google Earth. Yellow arrow depicts approximate location/ direction of photograph.



The site (to the left in the picture) viewed from its south-eastern corner edge looking in a northward direction through the existing site entrance and northward along Hulham Road. Picture from Google Streetview.

Site Assessment Summary and Conclusion

Infrastructure

No specific infrastructure concerns are noted. From a highway perspective, in HELAA work, Devon County Council advised *“Direct access onto highway, known speed issue on Hulham Road, local services & facilities in area”*.

Landscape

The site comprises of a previously (east-west) divided rectangular field, plus a small southerly field/paddock, on the northern developed edge of Exmouth. The land has been used for grazing, has hedgerows to site boundaries and whilst not steeply sloping the site does have a clear north to south fall. The site forms an attractive space of some visual openness from longer distance from southerly directions. However it does not sit on or above the skyline. Topographical matters in surrounding areas, and planting to site boundaries, limits views inward from other directions from public viewpoints, though glimpses are seen from Hulham Road, looking into the site

Historic environment

The site used to form part of the A La Ronda, and The Point-In-View Historic Park or Garden (List entry – 1000686), but on the 19 January 2024 Historic England advised of its de-classification. This de-classification followed review of whether the field/s were contiously designed within the context of the park/garden setting of the properties. The conclusion was that they were not. Notwithstanding this de-classification the designated area abuts the site and, as such, there is a heritage setting of importance to the site that warrant particular consideration. Also the Grade I listed buildings at Point-in-View and A-La_Ronda are of importance. However, there is limited direct intervisibility between the site and these properties, though particular care would need to be taken in any development to avoid possible adverse impacts. Limited or no built development in northern parts of the site and lower building heights could be appropriate means to avoid potential for adverse impacts.

Ecology

The site comprises of unimproved grassland that would appear to have been used for grazing for some years. Mature hedgerows and trees lie to the site boundaries which, as well as providing an enclosed charcater, also will be of local nature conservation value. Retention of boundary features and incorporation into (or beyond) property boundaries would be an important considderation in any development. There are no designated biodiversity sites/features at or on the site or within its immediate vicinity.

Accessibility

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

Other constraints

No other constraints are noted.

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

No

Opportunities

No specific opportunities are identified.

Yield (number of dwellings or hectares of employment land)

A notional figure of up to a maximum of 15 dwellings is suggested.

Contribution to spatial strategy - As a Tier 1 settlement in the emerging local plan Exmouth is identified as offering significant potential for accommodating growth and development.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site provides a good opportunity for smaller scale housing development on the edge of Exmouth. There are heritage considerations that will be important to any development of this site and these indicate that limited built development should occur in northern site parts. Care, in any development, will also need to be given to site boundary features.

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

No – not applicable.

10 Site Reference Axmi_24

Site details

Settlement: Axminster

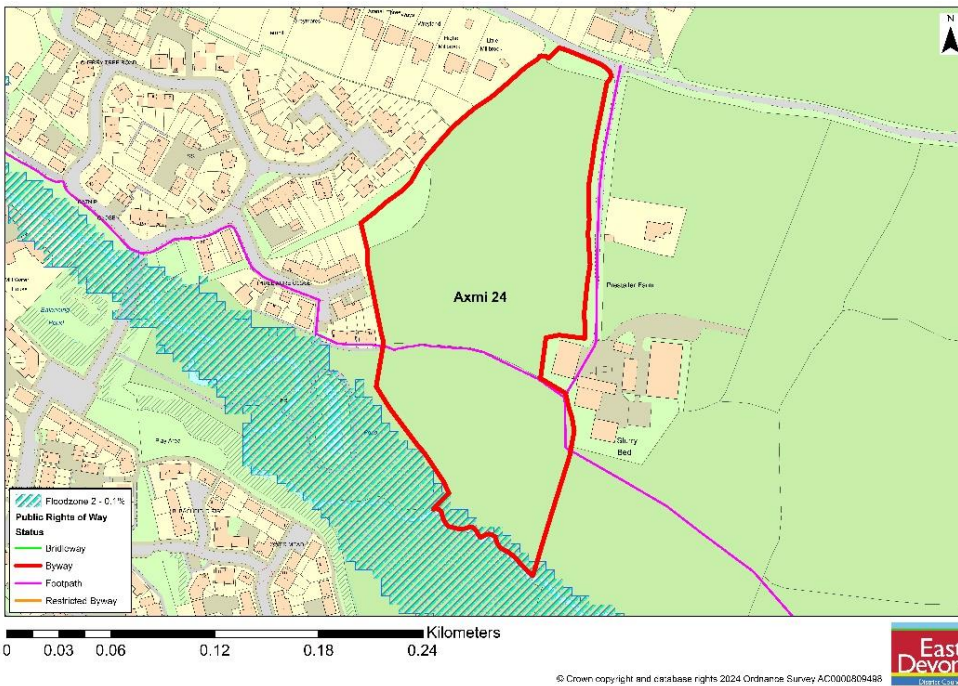
Reference number: Axmi_24

Site area (ha): 2.65

Address: Land West of Prestalier Farm, Beavor Lane, Axminster,

Proposed use: housing

Site map



Site Assessment Summary and Conclusion

Infrastructure

Lyme Road is very wide but access would need improving; access could come directly from the Lyme Close housing area. Field End is a private road and it is unclear how achievable full access would be without third party land agreements.

Landscape

The landscape is quite enclosed and visually contained, although some of the key characteristics and qualities are susceptible to change from the development proposed. Overall landscape sensitivity – medium - an ordinary landscape which is appreciated by the community but has little or no wider recognition of its value.

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected.

Ecology

Axmi_24 is within the River Axe SAC Nutrient catchment zone. No other issues identified. Overall, minor adverse effect predicted (not significant).

Accessibility

Axmi_24 is within 1600 metres from at least 9 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops, primary and a secondary school. Axminster train station is within 1300 metres and the site is within 300 metres of a bus route with an hourly service.

Other constraints

None identified

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

No

Opportunities

None identified. A planning application for 29 dwellings is pending ([21/3025/MFUL](#)).

Yield (number of dwellings or hectares of employment land)

29

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Axminster to serve its own needs and that of wider surrounding areas. Axminster has a good range of facilities including a

train station and secondary school. In principle, Axminster is considered to be a good location for additional housing and employment growth within the plan period.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site is well connected to a range of services and facilities with few significant constraints to development identified.

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

N/A

11 Site Reference Axmi_11d

Site details

Settlement: Axminster

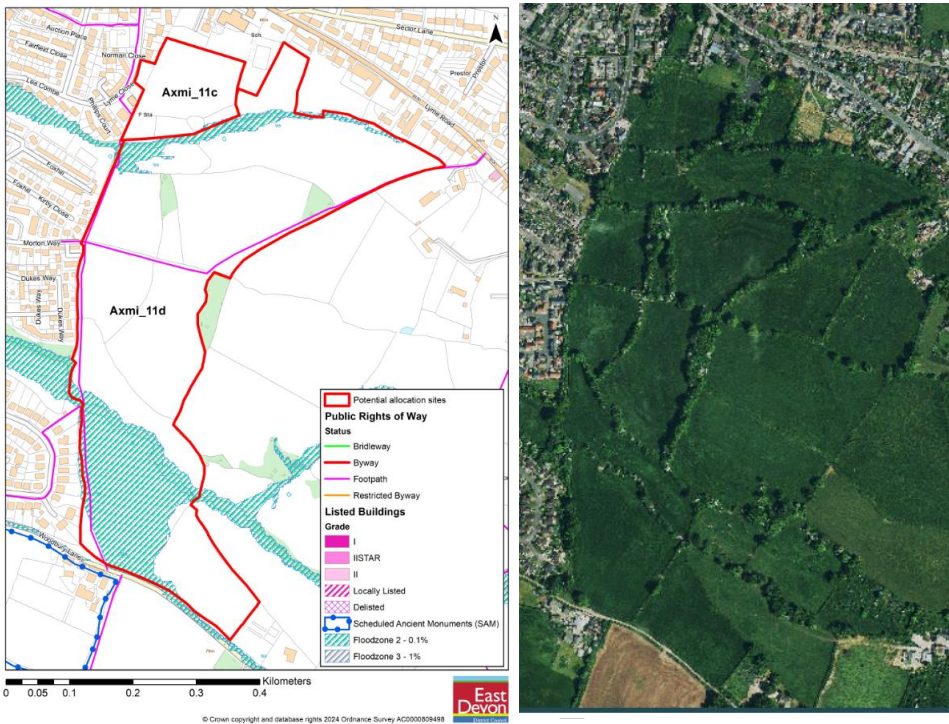
Reference number: Axmi_11

Site area (ha): 21.7

Address: Land on the south east side of Axminster

Proposed use: Housing

Site map



Photos



Looking northwest over southern part of site from Woodbury Lane



Looking east over northern part of site from public footpath.



Looking south from public footpath to Woodbury Farm

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council advise that there is capacity for secondary places at Axe Valley, but may be difficult to extend primary provision to accommodate housing levles beyond those set out in current local plan. Devon County Highways advise access available from Lyme Close and there are poor cycle links on B3261 Lyme Rd. However, the site has no direct access to either Lyme Road or Lyme Close, although access may be possible via Axmi_03.

Landscape

The site forms part of the attractive countryside to the east of Axminster that is generally sensitive to landscape change, although parts of the north of the site are less sensitive.

Historic environment

Axmi_11 is on the opposite side of a lane from a Roman fort and later Romano-British settlement, which is a Scheduled Ancient Monument. Overall impact - medium: no significant effects which cannot be mitigated. An impact is predicted, but would not compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished or compromised. Mitigation may make the impact acceptable. The overall significance of the asset would not therefore be materially changed.

Ecology

Although Axmi_11 is more tha 100m from the River Axe, it includes a watercourse that flows into the Axe and is around 700m from the river, which at this point is a Special Area of Conservation and a Site of Special Scientific Interest. Development of the site has the potential to cause significant major adverse impacts on on nationally recognised site of conservation importance. It is also includes a

Nature Recovery Network area (grassland). A significant moderate adverse effect is predicted. Axmi_11 is within the River Axe SAC Nutrient catchment zone (HRA mitigation zone).

Accessibility

Axmi_11 is within 1600 metres of at least 9 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops, primary and a secondary school. Axminster train station is within 700 metres. The northern part of this site is within 40 metres of an hourly bus route, but other parts of the site are more than 800 metres away. Pedestrian access into the town centre along safe walking routes is available from all parts of the site.

Other constraints

Axmi_11 comprises several small and medium sized fields in agricultural use. It has an agricultural land classification of 3 (strategic level). Two streams cross the site from east to west and small parts of the site along their route is in floodzone 3, although much of the southern quarter of the site is in floodzone 2. Parts of the site are quite steeply sloping and there is no direct highway access to the site, other than via Wyke Road to the south, which is a single track lane. Two sets of electricity cables mounted on wooden telegraph poles cross the site.

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

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

381 on whole site but 50 on Axmi_11c

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Axminster to serve its own needs and that of wider surrounding areas. Axminster has a good range of facilities including a train station and secondary school. In principle, Axminster is considered to be a good location for additional housing and employment growth within the plan period.

Should the site be allocated?

No

Reasons for allocating or not allocating.

The site is well related to an excellent range of services and facilities within Axminster, but much of the site is sensitive to landscape change. It is not clear that satisfactory highway access could be achieved for the level of development that could be accommodated on the whole site.

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

Yes. There is a field that is less sensitive to landscape change and has a good relationship with the settlement edge. Access to the site would need to be achieved from Lyme Close through an adjoining site, which was put forward for consideration in the HEELA but not assessed because its capacity was less than 5 dwellings. NB this site is smaller than site Axmi_11a, which was previously a 'second choice' site: it has been reduced in size to avoid flooding and ecological/landscape constraints and would have a potential yield of around 50 homes. The part of the site proposed for allocation is Axmi_11c and the remainder of the site is Axmi_11d.

12 Site Reference GH/ED/80

Site details

Settlement: Axminster

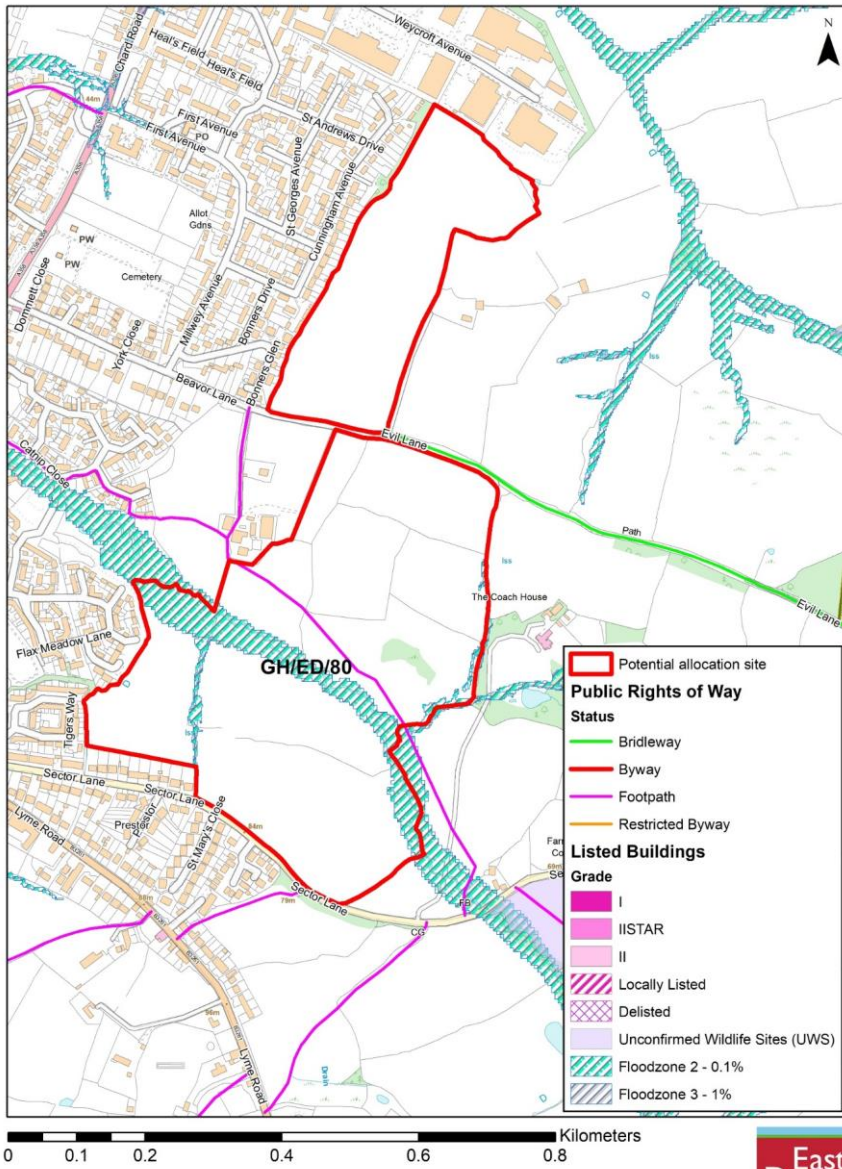
Reference number: GH/ED/80

Site area (ha): 30.96

Address: Prestaller Farm, Beavor Lane, Axminster

Proposed use: housing

Site map



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Site Assessment Summary and Conclusion

Infrastructure

Devon County Council advise that the site bisects Beavor Lane but would most likely be accessed via the proposed Axminster North-South Relief Road or roads leading through adjoining land (the latter would be appropriate as the relief road is not expected to be built). Public footpaths along Beavor and Sector Lane are poor, although improved service could be provided as part of wider development. Additional primary school capacity can be delivered at existing schools to accommodate the development proposed in the current local plan. Strategy 20 of the current local plan safeguards land in the proposed eastern urban extension for a new primary school, which would allow for further development in the town (the 210 place school would allow 600-800 additional dwellings). The secondary school can be expanded to accommodate development.

Landscape

This is a very large site on the edge of the town in a landscape that has an overall medium high susceptibility to change. However, some areas are less susceptible to change and the overall landscape sensitivity is medium.

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected. N.B. this assessment is based on land south of the Mill Brook only – assessment of land to the north was not undertaken because built development is no longer proposed here.

Ecology

A small part of the site is adjacent to a core nature area (woodland) to the east. A small stream passes through the site. Significant moderate adverse effect predicted. Site is within the River Axe SAC Nutrient catchment zone.

Accessibility

GH/ED/80 is within 1600 metres of at least 9 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops, primary and a secondary school. Axminster train station is within 1166 metres and the site is 150metres from a bus route with an hourly service. Pedestrian access to the town centre is possible along Sector Lane..

Other constraints

The central section of the main part of the site running east to west has an agricultural land classification of 4 (strategic level) with the remainder of the site being Grade 3. This central strip also forms flood zone 3. The whole of the southern part of the site and a narrow strip of the northern part (just to the north of Beavor Lane) is within the Axminster Mill Brook Critical Drainage Area. Any new development in this area will need to be served by a sustainable drainage system that meets certain

minimum standards and to make a contribution towards a scheme that will reduce risks for those liable to flood. There is a planning application (19/1074/MOUT) pending consideration for mixed use residential, employment and open space with provision of a north south relief road between Sector Lane and Evil Lane (the application site also includes part of GH/ED/81).

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

No

Opportunities

A vision document submitted on behalf of the landowner includes an illustrative masterplan for the whole site. Only the southern part of the site (GH/ED/80a) being developed for housing, together with parkland and a community hub. To the north of the Mill Brook land is shown for a nutrient neutrality area with extensive public rights of way. Access is shown via site Axmi_22.



Masterplan shown on page 31 of vision document

Yield (number of dwellings or hectares of employment land)

Total site has capacity for 394 dwellings using standard methodology. The vision document masterplan submitted on behalf of the landowner shows 225 dwellings with around 20 hectares of multi-functional public open and natural space.

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Axminster to serve its own needs and that of wider surrounding areas. Axminster has a good range of facilities including a train station and secondary school. In principle, Axminster is considered to be a good location for additional housing and employment growth within the plan period.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site forms part of a larger area which has been agreed as being suitable for mixed use development as set out in the Axminster Masterplan. It is well related to the excellent range of services and facilities in Axminster. A stream crosses the site from east to west and it is understood that the cost of bridging this stream adds considerably to the cost of delivering the relief road and the cost of developing the land to the north. There are no objections from the highway authority to developing the site from Lyme Road through the neighbouring potential development site. The scheme included in the vision document masterplan proposed land north of the stream for a substantial area of public open and natural space that could provide wider benefits for the town. The allocation of the whole site for the general mix of uses shown on this masterplan is appropriate.

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

No – allocating the whole site will enable policy to set out provisions for the delivery of improvements to the land not proposed for housing to bring about wider benefits.

13 Site Reference Axmi_22

Site details

Settlement: Axminster

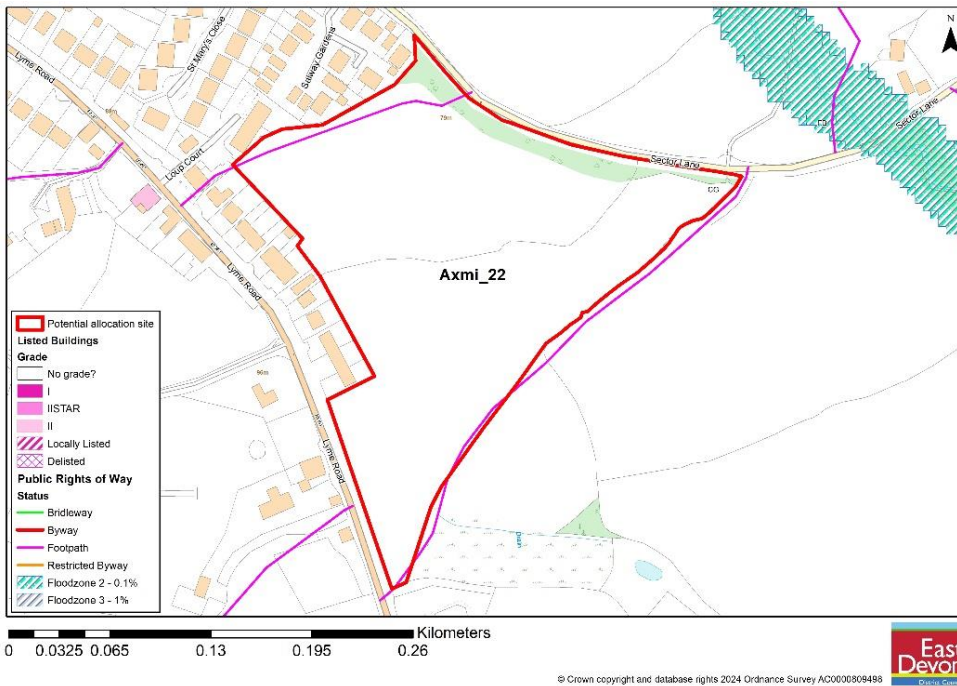
Reference number: Axmi_22

Site area (ha): 4.32

Address: Land east of Axminster

Proposed use: housing

Site map



Site Assessment Summary and Conclusion

Infrastructure

Devon County Council comment that this site is on the proposed route of the Axminster North-South Relief Road and should be accessible for vehicles from that route. Any development would be expected to contribute to the cost of the relief road. Although these references are now dated as the expectation is that the relief road will not now be built. Sector Lane to the north of the site should be used by pedestrians and cyclists as a route to the town centre. Additional primary school capacity can be delivered at existing schools to accommodate the development proposed in the current local plan. Strategy 20 of the current local plan safeguards land in the proposed eastern urban extension for a new primary school, which would allow for further development in the town (the 210 place school would allow 600-800 additional dwellings). The secondary school can be expanded to accommodate development.

Landscape

Overall landscape sensitivity medium.

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected.

Ecology

Site includes a Section 41 Habitat of Principle Importance. Significant moderate adverse effect predicted. Site is within the River Axe SAC Nutrient catchment zone.

Accessibility

Axmi_22 is within 1600 metres of at least 9 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops, primary and a secondary school. Axminster train station is within 1350 metres and the site is adjacent to a bus route with an hourly service. Pedestrian access to the town centre is possible along Lyme Road and Sector Lane.

Other constraints

Axmi_22 comprises two medium sized fields in agricultural use and with an agricultural land classification of 3 (strategic level). The whole site is within the Axminster Mill Brook Critical Drainage Area. Any new development in this area will need to be served by a sustainable drainage system that meets certain minimum standards and to make a contribution towards a scheme that will reduce risks for those liable to flood. There is potentially contaminated land associated with a garage to the north of the site.

An application is pending consideration for the construction of 104 dwellings, associated highways, construction of a section of the North South Relief Road between Lyme Road and the site boundary, drainage, engineering and landscaping (19/0150/MFUL).

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

No

Opportunities

Development of the site could help to deliver a suitable road access to land to the north, which is recommended for allocation.

Yield (number of dwellings or hectares of employment land)

55 (using standard methodology – planning application is for 104).

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Axminster to serve its own needs and that of wider surrounding areas. Axminster has a good range of facilities including a train station and secondary school. In principle, Axminster is considered to be a good location for additional housing and employment growth within the plan period.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site is well related to the excellent range of services and facilities in Axminster. The site has direct access to Lyme Road and could provide the only suitable access to land to the north that is also proposed for allocation (GH/ED/80/a).

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

N/A

14 Site Reference Gitti_05a and b

Site details

Settlement: Honiton

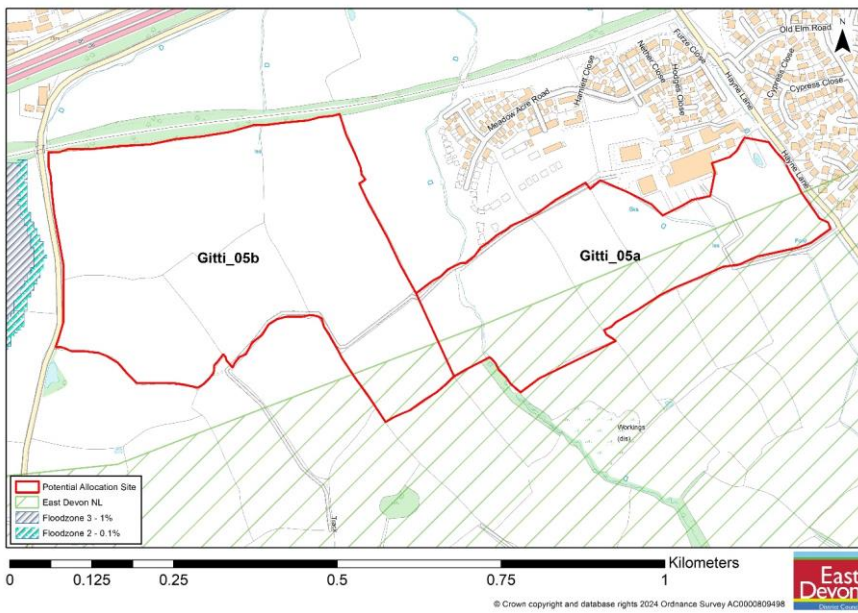
Reference number: Gitti_05

Site area (ha): 28.87

Address: Land to west of Hayne Lane, Honiton (Land Registry DN530216 and DN530131),

Proposed use: Residential

Site map



Photos



Capture from Google Map view from the entrance of Hayne Farm



Capture from google map view from Hayne Lane

Site Assessment Summary and Conclusion

Infrastructure

DCC -highways: Suitable access off Hayne Lane with a potential secondary/emergency access route through Baker estates. Potential for a train station, existing bus service limited, limited ped and cycle links into Honiton town. DCC - Education: 100 ha+ development sites proposed. Some capacity at Honiton primaries to support development, but depending on the level of development proposed additional new capacity is required (new primary school). Need to assess in conjunction with proposed sites at Dunkerswell/ Honiton. Safe walking routes are required to primary/secondary schools. No capacity at Honiton CC or Kings School or Feniton Primary. Additional capacity to be funded by development.

Landscape

A quite substantial southerly part of the site falls within the East Devon National Landscape and this would be a significant constraint in development. The site has medium-high landscape sensitivity.

Historic environment

The site located in the edge of Honiton, has no designated heritage asset within 100m and the nearest heritage asset in the other side of A30, which does not have an impact.

Ecology

The site is covered by improved grassland with Trees and vegetation on the edge of the site boundary. Pebblebed Heaths SAC HRA mitigation zone and Section 41 (S41) Habitat of Principle Importance within 100m of the site. Significant moderate adverse effect predicted.

Accessibility

The site is within 1,600 meters of 5 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

There are limited watercourses running through the site with some potentially minor flooding concerns noted

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

No

Opportunities

No specific opportunities are identified at this stage in respect of possible site development.

Yield (number of dwellings or hectares of employment land)

433

Contribution to spatial strategy

Compatible with status of Honiton in settlement hierarchy.

Should the site be allocated?

See notes

Reasons for allocating or not allocating

The site adjoining Gitti_03, Gitti_04 & Gitti_06. The south part of the site falls into National Landscape and the eastern part would have an adverse impact on the landscape. Development

of the site, taken as a whole, could have a high landscape impact, as the site is quite substantial and southerly parts of the site fall within the National Landscape with high inter-visibility, this would be a significant constraint in development. It is suggested that around 100 houses might be accommodated on western parts of the site close to existing urban edges of Honiton but noting sensitivities around potential adverse National Landscape impacts.

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

Yes – Gitti_05a

15 Site Reference Honi_12

Site details

Settlement: Honiton

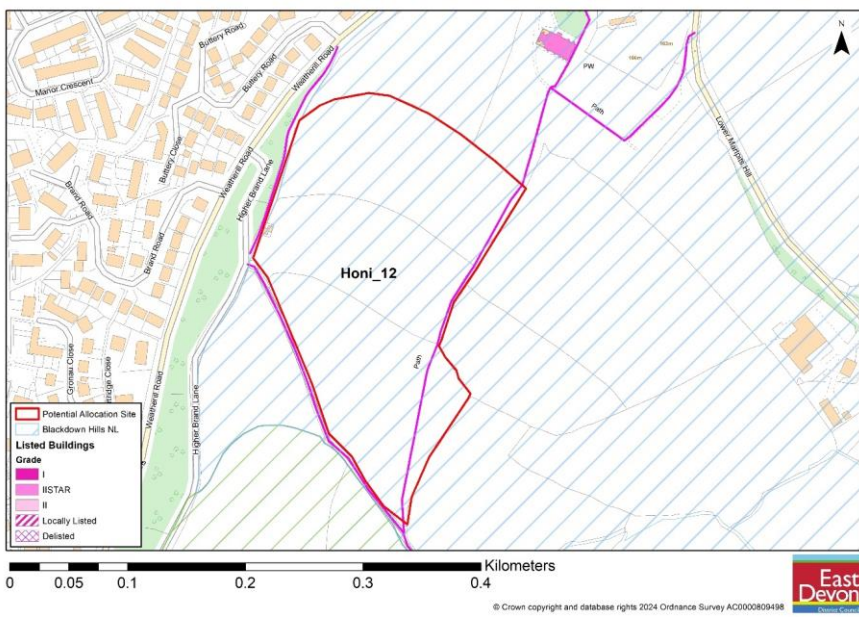
Reference number: Honi_12

Site area (ha): 4.75

Address: land on the south-east side of Cuckoo Down Lane, Honiton and land at Lower Marlpits Farm, Honiton, EX14 9TB

Proposed use: Residential

Site map



Photos



view from Higher Brand Lane



view from Higher Brand Lane



Existing access road view from Higher Brand Lane

Site Assessment Summary and Conclusion

Infrastructure

DCC - highways: Higher Brand Lane is constrained and may only support smaller-scale development, additional third-party land would need to be brought forward to secure better access. Potential PROW diversion, landscape change in height, bus stops and ped-only pavement near Weatherill Road. DCC - education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with the proposed sites at Gittisham and Dunkerswell - the possibility that a new primary school site needs to be allocated. Safe walking routes are required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.

Landscape

The site falls in the National Landscape, The Site is within a designated landscape and has very high landscape value. The site has medium landscape sensitivity.

Historic environment

The site adjoins the Church of St Michael, Grade 2* listed building, The site is close to the asset and visible from the asset, although views are not open due to the presence of intervening hedgerows and trees. Both the site and asset use the same road as the main access. Development would have a Moderate impact on the historic environment.

Ecology

The site is covered by improved grassland with trees and vegetation on the edge of the site boundary. Section 41 (S41) Habitat of Principle Importance within 100m of the site. Minor adverse effect predicted (not significant)

Accessibility

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 constraints

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

No

Opportunities

No specific opportunities are identified at this stage in respect of possible site development.

Yield (number of dwellings or hectares of employment land)

71

Contribution to spatial strategy - Compatible with status of Honiton in settlement hierarchy.

Should the site be allocated?

No

Reasons for allocating or not allocating

This elevated greenfield site, in agricultural use, lies adjacent to the Church of St Michaels and it falls in an National Landscape. The development would have both landscape and heritage adverse impacts.

Landscape Sensitivity Assessment

Reference number: Honi_12

Context

Landscape designation context

Blackdown Hills National Landscape

For sites within National Landscape, applicable special qualities

The site is within the Blackdown Hills National Landscapes

Other relevant biodiversity, historic environment and/or geological designations

This site is relatively close (101m) to a listed church

Landscape Character Type and relevant key characteristics

3A Upper farmed and wooded slopes • Undulating upper valley slopes on Greensand • Deciduous woodland and copses, especially on upper slopes • Pastoral farmland, with some arable cultivation on lower slopes. • Small to medium-size fields with irregular boundaries • Winding narrow lanes, many sunken with high banks • An intimate and intricate landscape with wider views often confined by vegetation

Local landscape character of site and immediate surrounds

Yes

Does the local landscape character of the site and immediate surrounds conform to published assessments?

• Adjacent to existing dwellings to north west

General and site-specific affects that could arise from development

Housing - predominantly two storey (8.5m to ridge), possibly some 2.5 storey (9m to ridge) and 3 storey (10.8m to ridge) where appropriate.

Analysis

Physical and natural characteristics	
<ul style="list-style-type: none"> • Introduction of built form and associated infrastructure • Impact on topography – steep slopes likely to require significant earthworks/ retaining structures • Impact of light spill from street lighting or windows on areas noted for dark skies • Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads • Site access requirements- consider if existing arrangements are satisfactory or can be improved by minor modification or if major alteration/ new access provision required • Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss • Loss of trees/ hedgerow/ other noteworthy habitats • Offsite access to services – eg need for extended footways/ 	High

cycleways/ bus stops• Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.	
Cultural and historic associations	
mix of Scarp slope & gently rolling topography, Heathland landcover, a hedgerow with trees, large field scale and simple landcover.	Medium-high
Relationship to existing settlement edge	
Devon HLC identifies the field as a medieval enclosure	Medium-high
Experiential landscape character	
Settlement edge type : conspicuous rear boundaries, Edge form: screened, Settlement setting: plateau edge	Medium
Views	
wild, Dual carriageway, sheltered, medium scenic quality	Medium
Overall landscape susceptibility	
The landscape susceptibility assessment based on the selected characteristics indicates that the site has a medium-high landscape sensitivity. This is due to the following factors: Enclosure/openness: The site is partially enclosed, which limits the impact of development on surrounding areas. Skylines: The skylines are open and undeveloped, which means that any new development would be highly visible. Skyline structures: The skyline is dominated by church towers, modern buildings, and historic buildings, which could be impacted by new developments. Views: The views are framed and interrupted. Intervisibility: The site is located within the National Landscape Visible from: The site is visible from publically accessible land, long-distance trails, roads, and public rights of way Visual receptors: The visual receptors include National Landscape visitors, visitors to public access land, walkers, and cyclists on minor roads. Overall, these factors indicate that the site has a medium-high landscape sensitivity, and any new development would need to be	High

carefully considered to minimise its impact on the surrounding landscape.	
Within nationally designated landscape?	
Yes	
Degree of intervisibility with nationally designated landscape	
The site is within a designated landscape and has very high landscape value.	
Landscape value	
Very High – Nationally or internationally designated for landscape value (National Landscape/ WHS)	
Overall landscape sensitivity	
High	
Landscape guidance: opportunities in relation to development	
Development should keep the hedgerows in the site boundary, especially the hedgerows in between Weatherill Road and Higher Brand Lane, in order to reduce landscape and heritage impact for the church and National Landscape.	

16 Site Reference GH/ED/39

Site details

Settlement: Honiton

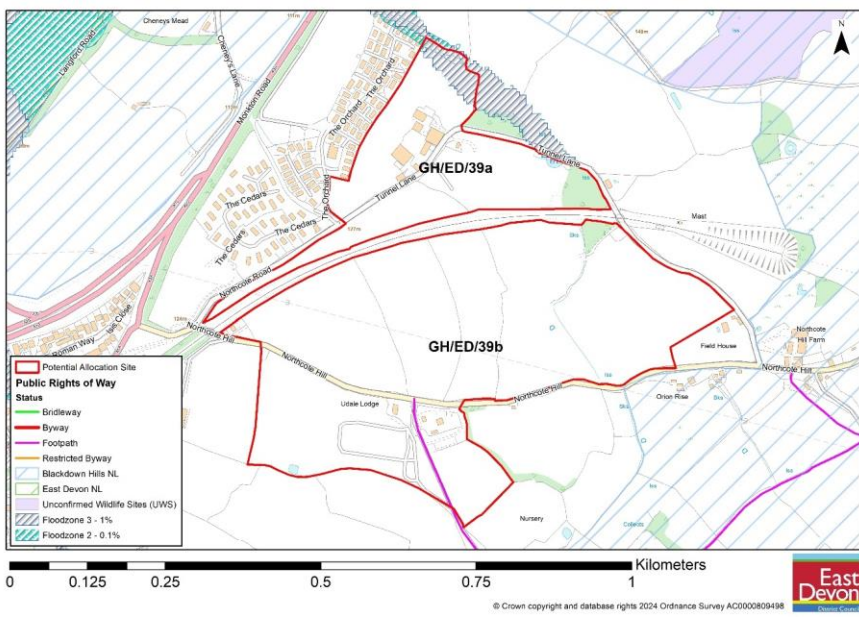
Reference number: GH/ED/39

Site area (ha): 28.30

Address: Land south of Northcote Hill, Honiton

Proposed use: Residential

Site map



Photos



Site existing condition – GH/ED/39b photo taken from the access gate at Northcote Hill



View from Tunnel Lane



Access Road to GH/ED/39a – photo taken from Tunnel Lane



Existing Northcote Hill Farm Photo taken from Tunnel Lane

Site Assessment Summary and Conclusion

Infrastructure

Access: The site is accessed via either Northcote Hill or Northcote Road/Tunnel Lane, which are narrow country lanes leading from the A30/A35 junction at the eastern end of Honiton. Access to the majority of the site is constrained by relatively narrow roads under railway bridges. Access improvements and associated traffic management may be required.

Landscape

Landscape sensitivity: High. The site is outside but abuts the Blackdown Hills National Landscape, which wraps around the eastern end of Honiton and is in close proximity to the East Devon National Landscape which starts further up Tower Hill. Parts of the site have significant intervisibility with the Blackdown Hills National Landscape to the north of the A30, where they would highly likely be visible from key vantage points such as Dumpdon Hill. However, the site may be seen in the context of the existing settlement, A30 and A35 to an extent. Natural England advised that the site may struggle to meet the NPPF exception test in terms of impact on the National Landscape, as better options for development exist elsewhere. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various Public Rights of Way in the wider landscape context, one of which crosses the site. Some are highly likely to offer views of the site. Requires further visual assessment.

Historic environment

The site located in the remote location in Honiton, no designated heritage asset within 100m

Ecology

The north of the railwayline the site is covered by improved grassland with small areas having overgrown grass and grazed by sheep, and to the south of the railway site is mixed with improved grassland and arable. Trees and vegetation on the edge of the site boundary. Two small woodlands within the site. Minor adverse effect predicted (not significant)

Accessibility

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 constraints

Flooding: In addition to the area within Floodzone 3, a small area (c.0.02ha) on the north side of the site lies within Floodzone 2. This area has a medium probability of experiencing fluvial flooding and only has the potential to be developed for reside

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

No

Opportunities

No specific opportunities are identified at this stage in respect of possible site development.

Yield (number of dwellings or hectares of employment land)

100 (for partial site development)

Contribution to spatial strategy –

Compatible with status of Honiton in settlement hierarchy.

Should the site be allocated?

Yes, partly GH/ED/39a

Reasons for allocating or not allocating

Whilst This site did not pass stage 2 HELAA Panel assessment it was deemed appropriate to appraise it given known developer interest in the site and potential that is felt to exist to overcome constraints, notably in respect of highway considerations. The site straddles the railway line and parts of the site to the north of the railway are identified as offering reasonable development potential (assuming any highway constraint concerns can be overcome). South of the railway the land rises quite steeply and the site is divorced from the built-up edges of Honiton.

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

Yes, the northern part GH/ED/39a .

17 Site Reference Honi_15

Site details

Settlement: Honiton

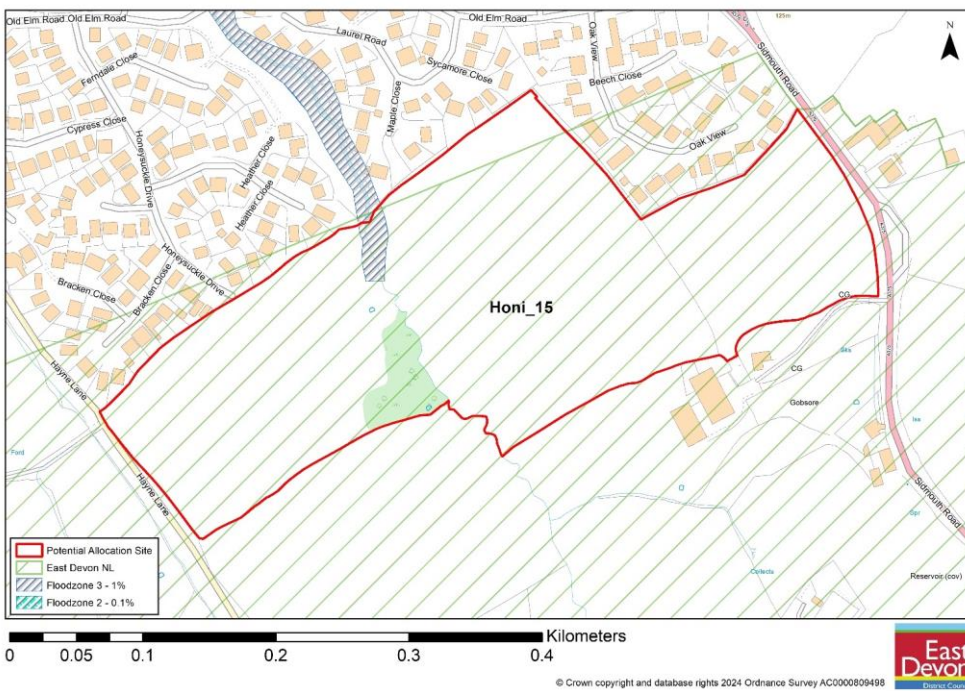
Reference number: Honi_15

Site area (ha): 8.94

Address: Land at Heathfield, Honiton, EX14 3TX

Proposed use: Residential

Site map



Photos



Capture from Google Map view from Sidmouth Road



Capture from Google Map view from Sidmouth Road

Site Assessment Summary and Conclusion

Infrastructure

DCC - Waste: Half of the site extends into Waste Consultation Zone (WCZ) but no Waste planning authority objection. DCC - highways: Accessible from A375 Sidmth Rd & Hayne Lane DCC - Education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with the proposed sites at Gittisham and Dunkerswell - the possibility that a new primary school site needs to be allocated. Safe walking routes are required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.

Landscape

The site falls in the National Landscape and can be viewed from surrounding areas. The site is within a designated landscape and has very high landscape value. The site has medium-high landscape sensitivity.

Historic environment

The site located in the edge of the Honiton built up area, there are no designated heritage asset within 100m.

Ecology

The site is covered by improved grassland with trees and vegetation on the edge of the site boundary. No ecological designations within 100m of the site. Minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 metres of 7 local facilities and within 1,600 metres of a train station or bus route with an hourly or better service.

Other constraints

There are potential flooding concerns on the periphery of the site.

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

No

Opportunities

No specific opportunities are identified at this stage in respect of possible site development.

Yield (number of dwellings or hectares of employment land)

133

Contribution to spatial strategy

Compatible with status of Honiton in settlement hierarchy.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

This site is within National Landscape and falls on the southwest edge of Honiton and comprises of sloping farmland that abuts development to the north and rises to the south. There was a planning application, 15/1027/MOUT, that was previously refused permission. The site has only been consulted on in relation to the central field with the two fields either side coming into the process at a later stage. This assessment relates to the whole site. Whilst the site is sensitive, the site could potentially be an allocation option for some development, though with particular care given the National Landscape status of the site. The National Landscape status of the site could become a moderating consideration impacting capacity.

18 Site Reference Honi_18

Site details

Settlement: Honiton

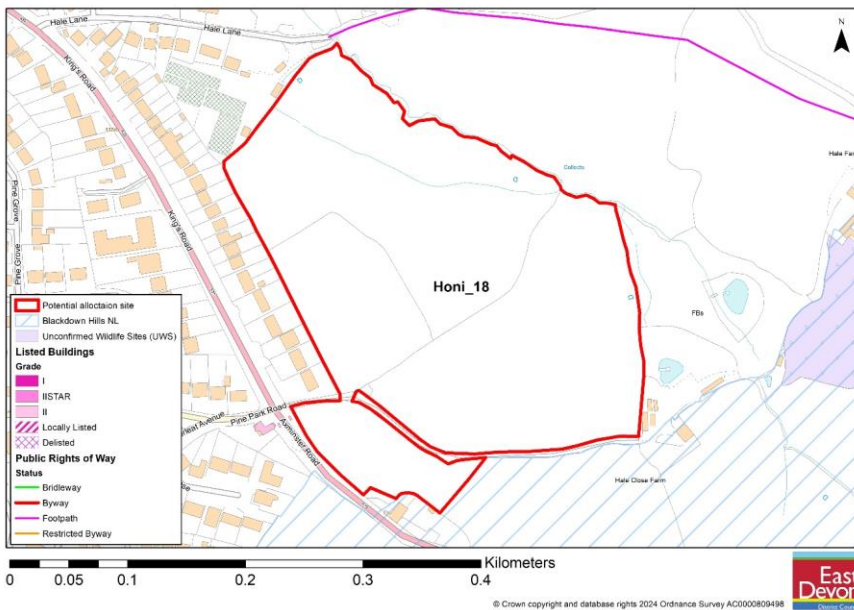
Reference number: Honi_18

Site area (ha): 8.506ha

Address: Land at Kings Road, Hale Close, Honiton

Proposed use: Residential

Site map



Photos



Proposed new access point/junction (red arrow) at Axminster Road, photo taken from Axminster Road



Proposed new access point



Photo shows the existing site conditions and the distance between the proposed site and the dwellings on Kings Road. Photo taken from the existing road access to the Hale Close Farm Holiday cottages.



View from outside the Hale Close Farm Holiday Cottages, photo taken from the existing access road to the Hale Close Farm Holiday cottages.

Site Assessment Summary and Conclusion

Infrastructure

National Highways: The proposed junction design does not comply with the Design Manual for Roads and Bridges (DMRB) and therefore would not be permitted on the A35. The design fails to meet the required standards for visibility, setback, stopping sight distance, gradient, corner radii, and speed limit. DCC - education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. – General comment on Honiton only.

Landscape

The site is located adjacent to the Blackdown Hills National Landscape, affording expansive views from nearby roads such as Axminster Road and Springfield Road. Additionally, the site is visible from existing dwellings on King's Road, the small road outside Hale Close Farm Cottages, and to a limited extent from Hale Lane.

The site has a gentle slope, rising from northwest to east and becoming relatively flat in the eastern and southern sections. Due to its proximity to the designated landscape, the site has a moderate-to-high landscape sensitivity, meaning any development would likely have a noticeable impact on the visual character of the area.

Historic environment

Two Grade II listed buildings located within 100m, are the Copper Castle Gate Toll House and the Copper Castle. Both are located within 20m and the Copper Castle Gate Toll House would be directly affected by the proposed new junction/ access point.

Ecology

The site is primarily covered by unimproved grassland, with vegetation lining the site boundary. Mature trees are located along the northern boundary adjacent to the brook, while trees and hedges are found on the eastern side of the site, outside the holiday cottages. Evidence of animal grazing was observed in the central and southern portions of the site during the site visit. Minor adverse effect predicted (not significant)

Accessibility

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 constraints

The southern part of the site has a small area affected by surface water flooding, and along the brook adjacent to the site, there are patches of surface water flooding.

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

No

Opportunities

No specific opportunities are identified at this stage in respect of possible site development.

Yield (number of dwellings or hectares of employment land)

136

Contribution to spatial strategy

The Site located outside the settlement boundary.

Should the site be allocated?

No

Reasons for allocating or not allocating

Not recommended to allocate the site due to the significant accessibility issues associated with the proposed junction and access point. The site is currently inaccessible from the National Highway network, and there is insufficient evidence to support the feasibility of creating suitable access at this time.

Additionally, the site's development would likely have a moderate-to-high landscape impact due to its proximity and visibility from the National Landscape.

19 Site Reference Honi_05

Site details

Settlement: Honiton

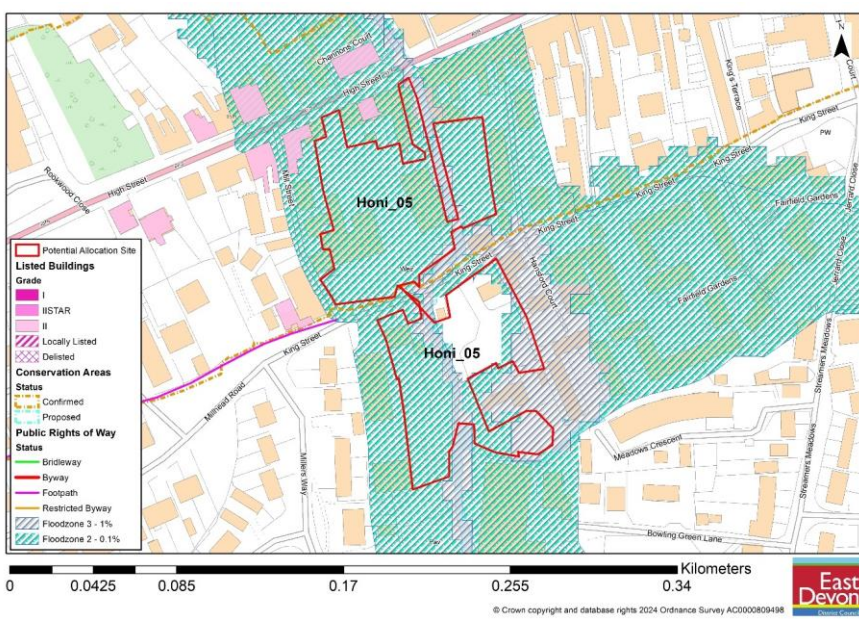
Reference number: Honi_05

Site area (ha): 1.10

Address: Land to the north and south of King Street, including former Foundry Yard, Honiton, EX14 1JZ

Proposed use: Residential

Site map



Photos



Site existing condition, view from King Street



Site existing condition, view from King Street



Site existing condition, view from King Street

Site Assessment Summary and Conclusion

Infrastructure

DCC - highways: This site has been subject to Planning Refusal 17/247/MOUT where the LPA has refused because of flooding issues and the loss of employment land. The highway authority said for the application "The proposed residential development on the site of the former agricultural machinery yard in terms of access will be adequate for the size of the development proposed. The proposed rearrangement of the existing access from Kings Street to a one-way access only will overcome the existing lack of visibility for exiting vehicles at this access". DCC - education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with the proposed sites at Gittisham and Dunkerswell - the possibility that a new primary school site needs to be allocated. Safe walking routes are required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.

Landscape

Brownfield site in the Honiton centre built area, Site is not within a designated landscape. The site has low landscape sensitivity.

Historic environment

The Brownfield site is located inside the conservation area, and a number of listed buildings are in the conservation area. The development would have a major impact on the historic environment.

Ecology

Brownfield site in the Honiton centre built area, few trees in the northern and unimproved overgrown grassland with vegetation in the eastern. No ecological designations within 100m of the site. Minor adverse effect predicted (not significant)

Accessibility

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 constraints

A significant constraint in respect of the site is that parts fall in Floodzone 3 and the majority in Floodzone 2.

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

No

Opportunities

No specific opportunities are identified at this stage in respect of possible site development.

Yield (number of dwellings or hectares of employment land)

40

Contribution to spatial strategy

Compatible with status of Honiton in settlement hierarchy.

Should the site be allocated?

No

Reasons for allocating or not allocating

This brownfield site comprises two land parcels and the north part of the site is in the conservation area. Development of the site could have adverse impacts on heritage, noting sensitivities. Both parcels have a history of commercial/storing/yard uses with the more northerly having a recent refusal of planning permission, 17/2473/MOUT, for residential development. Dating back to 2003 part of the southerly parcel gained planning permission, 02/P1152, for residential development.

20 Site Reference Otry_10

Site details

Settlement: Ottery St Mary

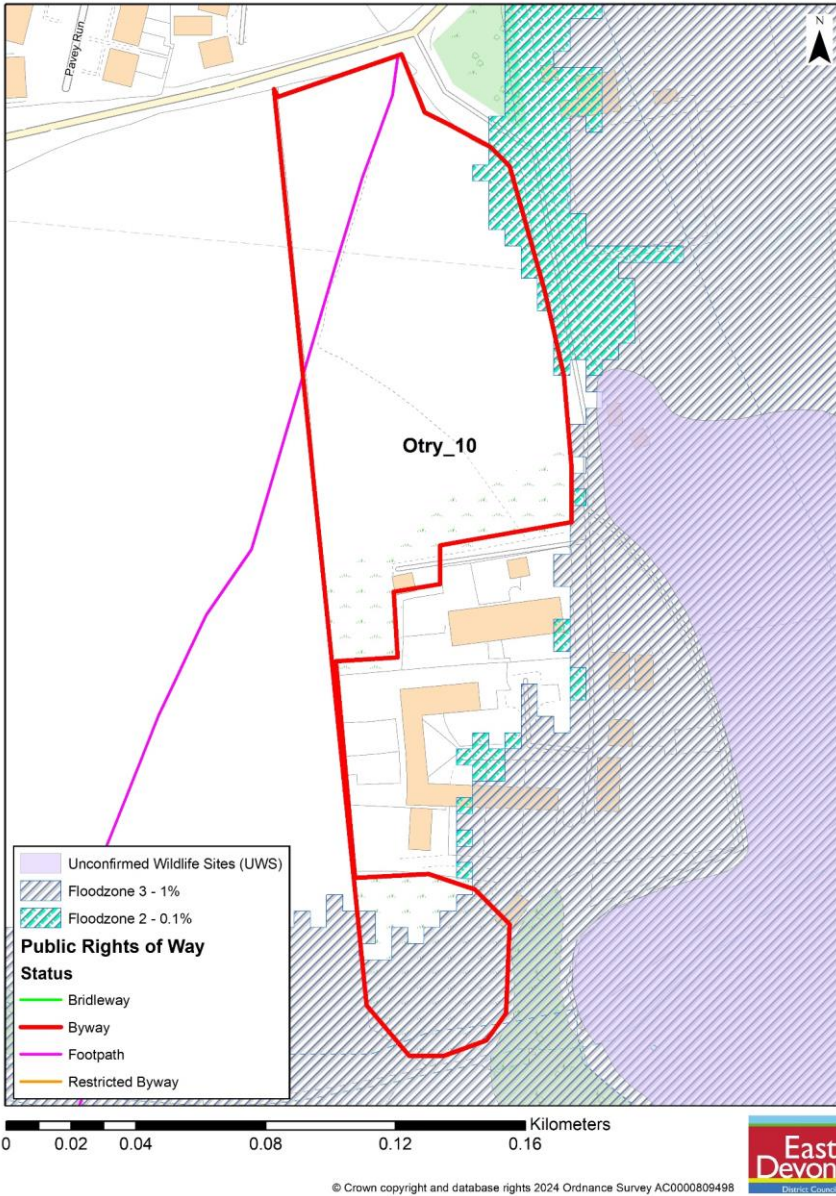
Reference number: Otry_10

Site area (ha): 1.36

Address: Land to North and South of Salston Barton

Proposed use: Residential housing

Site map



Photos



View across the site looking south (this is a public footpath)



Existing access points to the north of the site

Site Assessment Summary and Conclusion

Infrastructure

Lack of secondary or primary education provision. New access will require loss of hedgerow. Opportunity to underground overhead cables. Footpath should be retained.

Landscape

Medium- The southern section of the site is discounted due to flooding. The whole site is enclosed with a remote, rural character despite the proximity of new housing. If the northern section of the site is to be developed, the existing hedgerows and protected trees should be retained, with a minimal section removed for access. Tree planting to the western slope of the site would help to break up development when viewed from the lane, and open space should be provided along the footpath to ensure that it retains a (semi)rural character. Overhead wires on site should be undergrounded.

Historic environment

Low heritage impact predicted but further assessment required. Nearby and former land use suggests there may be subterranean archaeology present.

Ecology

Minor adverse effect predicted (not significant). Several mature TPO'd trees warrant specific protection.

Accessibility

The site is within 1600m of all facilities except a train station.

Other constraints

The southern section, and a band along the eastern boundary, of the site is liable to flood, the western side is sloping and the site is bisected by overhead power lines and a public footpath. Protected trees in the hedgerow will require root protection

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

No

Opportunities

There is an opportunity to underground the overhead power lines and create a public footpath and cyclepath through the site.

Yield (number of dwellings or hectares of employment land)

20

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Ottery St Mary to serve its own needs and that of wider surrounding areas. However, Ottery St Mary has limited jobs, lacks a train station and accessibility is constrained by narrow roads, a lack of pavements and a historic town centre.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site is reasonably well located adjacent and opposite development on the periphery of the town. It is accessible to most facilities. Cycle/footpaths would be required along Strawberry Lane but also within the site. It is a discrete, enclosed site (although it could be combined with the adjoining site) and performs well in landscape, ecology and heritage terms and a reduced density of development would enable existing trees and hedgerows to be retained and additional planting to take place.

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

The northern section of the site (outside the floodplain) could be allocated but the density should reflect the need to protect existing trees/hedgerows, avoid the sloping section of the site and accommodate the cycle/footpath through the site.

21 Site Reference Otry_01a

Site details

Settlement: Ottery St Mary

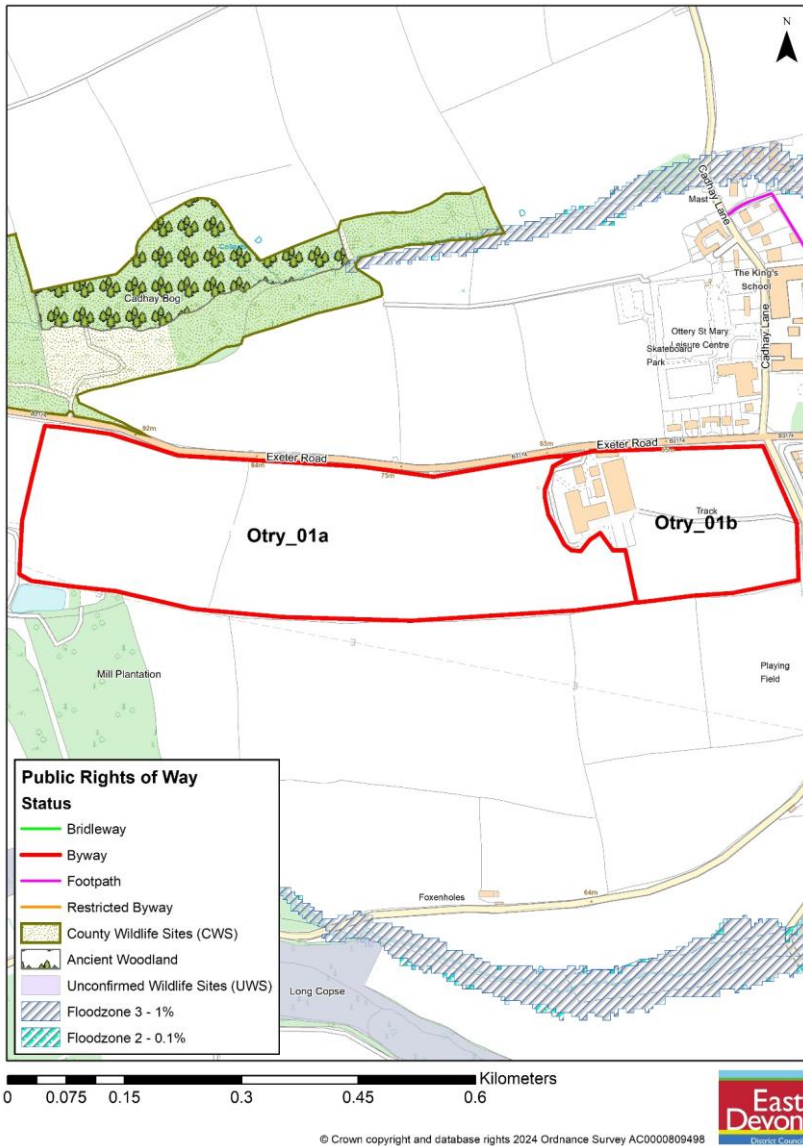
Reference number: Otry_01

Site area (ha): 19.54

Address: Barrack Farm, Ottery St. Mary, EX11 1RB

Proposed use: Mixed Use

Site map



Photos



Photos looking eastwards from centre of site, adjacent to cluster of farm buildings. Looking across the allocation towards the town.





Photos of the western section of the site. This area extends far beyond the town into open countryside and feels very rural.

Site Assessment Summary and Conclusion

Infrastructure

New roundabout required to facilitate access. Lack of secondary or primary education provision.

Landscape

Medium sensitivity- The site is semi-rural with some far reaching views. The eastern field closest to the urban area is less remote and less sensitive to change than the fields further west. If the eastern section of the site was developed, tree planting/landscaping in northern edge would help soften boundary edge with the countryside. Similarly, screening of site in the south and east would slightly reduce impact upon AONB. The access roundabout suggested by DCC is likely to be a visually dominant feature. Several mature trees warrant specific protection.

Historic environment

Minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal. Any allocation should include a requirement for archaeological assessment as historic use suggests there is potential subterranean archaeology.

Ecology

Minor adverse effect predicted (not significant)

Accessibility

The eastern section of the site is within 1600m of all facilities except a train station. The western end of the site is only within 1600m of a bus stop, secondary school, employment site, play area, hospital/medical centre and Church

Other constraints

Site is relatively level, would lose Grade 3 agricultural land. No significant issues relating to flood risk, water quality, minerals or waste. Site lies within the settlement containment policy area in the neighbourhood plan, intended to prevent coalescence with West Hill.

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

Yes

Opportunities

Development of the eastern field only, adjacent to existing development, would reduce landscape impact. Redevelopment of agricultural buildings for employment use would increase settlement self-containment. Planting of a woodland belt beyond the agricultural buildings would reflect local landscape character, define the settlement extent, reduce visual impact and increase biodiversity and wildlife corridors between important habitat.

Yield (number of dwellings or hectares of employment land)

In total the site could accommodate up to 469 dwellings

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Ottery St Mary to serve its own needs and that of wider surrounding areas. However, Ottery St Mary has limited jobs, lacks a train station and accessibility is constrained by narrow roads, a lack of pavements and a historic town centre.

Should the site be allocated?

Yes- part. Members previously agreed to allocate part B for 70 dwellings and 1.25ha of employment land. Part 'A' was previously rejected as it was felt that it would form an unacceptable extension into open countryside. Members however also agreed to allocate Otry_09 which extends further to the west than Otry_01b. Extending this site in-line with the eastern extent of Otry_09 is seen as a credible option to increase housing delivery in this location is seen as a sustainable way of increasing housing numbers.

The scale of development on part of this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. Good access to facilities, provision of employment within the site, medium landscape and low ecological sensitivity, subject to DCC Highways agreeing a suitable access and an archaeological assessment being undertaken. The site is well located in terms of accessibility and this section of the site relates well to the existing adjacent built form, however careful design is needed to ensure it does not appear obtrusive in distant views.

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

Yes- previously the eastern 5.1ha was to be allocated for mixed use development. This would have yielded at least 1.25ha of employment land and up to 70 dwellings at 30dpha on part B. Following further assessment it is considered that the site could reasonably be extended further west to align with the eastern extent of Otry_09 yielding a further 75 homes.

22 Site Reference GH/ED/26

Site details

Settlement: Ottery St Mary

Reference number: GH/ED/26

Site area (ha): 26.53

Address: Land west of Cadhay Lane, Ottery St Mary

Proposed use: Mixed Use

Site map



Photos



Taken from field gate to Strawberry Lane looking west /north west towards West Hill and Daisymount.



Taken from the field gate to Strawberry Lane looking north west over the site



Looking East along West Hill Road towards Ottery St Mary, with the site on the left of the photo and the NATIONAL LANDSCAPE in the distance



Taken from the road junction looking across the site from the south east corner

Site Assessment Summary and Conclusion

Infrastructure

Lack of secondary or primary education provision. Current access is via a number of field gates on West Hill Road, a C-class road heading from Ottery St Mary towards West Hill. However, in most cases, the site is elevated a number of metres above the level of the road and as such considerable engineering works would likely be required to achieve a suitable access. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 4.6km from Whimple train station (though not easily accessible from this location). The main Axminster-Honiton-Ottery-Cranbrook-Exeter bus runs along the B3174 across the front of the site. Pedestrian/cycle movement into Ottery St Mary would need to be greatly improved. There are no existing footpaths along West Hill/Strawberry Lane linking the site in to town. However, it might be possible to link in to new footpaths being developed within the Bovis housing development directly to the east of the site.

Landscape

Significant impact on the local landscape due to the rural character of the site and its visibility in short and long range views. The site is located outside but reasonably near (approximately 2.9km) to the East Devon National Landscape. There would be significant intervisibility with the East Hill Strips within the National Landscape, due to the site's location on the slopes of a prominent ridge on the opposite side of the valley. The site may also be visible from Belbury Castle hillfort. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PRoWs in the wider landscape context, which may offer views of the site. Requires further visual assessment.

Historic environment

Moderate - Change affecting the special character of assets, where elements which contribute to their significance and their setting are harmed. The site is approximately 50m north-east of the Grade II Listed Foxenhole Mills, 380m north of the Grade II Listed Salston Manor Hotel, 170m north-east of the Grade II Listed Salston Lodge and 440m north of another Grade II Listed Lodge at the entrance to the hotel, with which there would likely be fairly significant intervisibility impacting upon the setting and significance of these assets. The site is approximately 710m south-west of the Ottery St Mary Conservation Area which contains numerous Listed Buildings, including the Grade I Listed Church of St Mary, Grade II* Listed Chanter's House and others. There would be significant intervisibility as the site rises up from the valley floor and the site would generally act as a gateway to the historic town. As such the site would need to be designed to a high quality and likely limited to lower slopes to avoid detrimental impact. A number of prehistoric enclosures and ditches exist in the vicinity of this site and there have been numerous pieces of glass, pottery and artifacts dating from prehistory to medieval. An archaeological assessment should be undertaken prior to any development of the site.

Ecology

Minor adverse effect predicted (not significant)

Accessibility

The site is within 1600m of all facilities except a train station

Other constraints

The site, which is Grade 3 agricultural land, slopes to the east and to the south and is fairly steep in places. This is particularly so in the southern portion of the site, where c.6.34ha would not be suitable for development on the grounds of being too steep or detached from the remainder of the site by this steep land and floodplain. The northern part of the site is crossed by high voltage powerlines (0.78ha of which is not integral to the site). The site is located within the settlement containment policy area in the Neighbourhood Plan

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

Yes

Opportunities

Opportunity to provide a significant length of foot and cyclepaths, bus route could be extended to cover the site. The overhead power lines may be able to be undergrounded

Yield (number of dwellings or hectares of employment land)

200

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Ottery St Mary to serve its own needs and that of wider surrounding areas. However, Ottery St Mary has limited jobs, lacks a train station and accessibility is constrained by narrow roads, a lack of pavements and a historic town centre.

Should the site be allocated?

No

Reasons for allocating or not allocating

Site is a significant greenfield site which would extend into open countryside. It has high ecological and heritage sensitivities and development would be visible from a considerable distance

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

No

23 Site Reference GH/ED/27

Site details

Settlement: Ottery St Mary

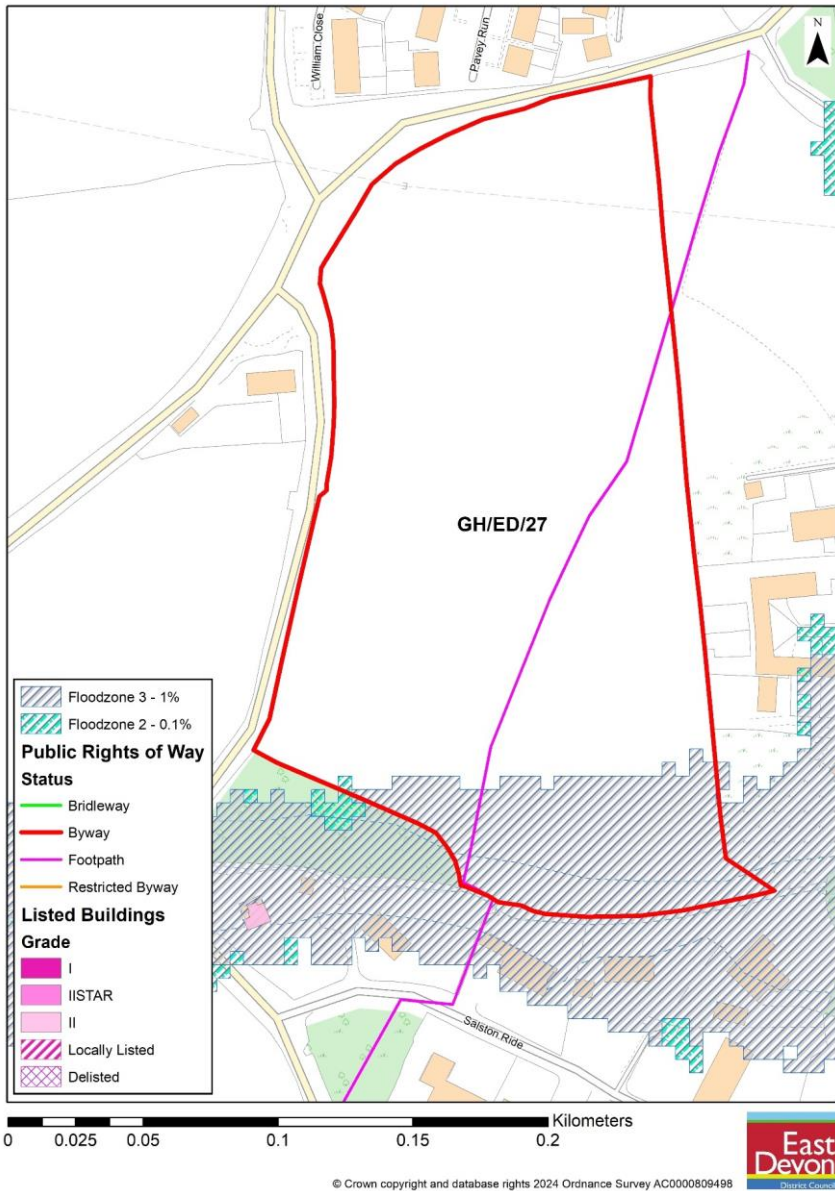
Reference number: GH/ED/27

Site area (ha): 3.87

Address: Land south of Strawberry Lane, Ottery St Mary

Proposed use: Residential housing

Site map



Photos



Taken from Strawberry Lane looking southwest. The site is in the middle distance behind the trees



Looking west across the site from Strawberry Lane. The new development is on the right of the photo.



Taken from the field gate opposite the north-western corner of the site.

Site Assessment Summary and Conclusion

Infrastructure

Lack of secondary or primary education provision. Current access is via a field gate on a minor C-class road heading from Ottery St Mary towards Fluxton and the Salston Manor Hotel. It may also be possible to achieve an access from Strawberry Lane on the north side of the site. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 5.1km from Whimple train station (though not easily accessible from this location). The main Axminster-Honiton-Ottery-Cranbrook-Exeter bus runs along the B3174 across the front of the site. Pedestrian/cycle movement into Ottery St Mary would need to be greatly improved. There are no existing footpaths along Strawberry Lane linking the site in to town. However, it might be possible to link in to new footpaths being developed within the Bovis housing development directly to the north of the site. A public right of way crosses the site.

Landscape

The site is located outside but reasonably near (approximately 2.7km) to the East Devon AONB. There would be significant intervisibility with the East Hill Strips within the AONB, due to the site's location on the slopes of a prominent ridge on the opposite side of the valley. The site may also be visible from Belbury Castle hillfort. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PRoWs in the wider landscape context, which may offer views of the site.

Historic environment

Minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal. A number of prehistoric enclosures and ditches exist in the vicinity of this site. Archaeological surveys at the nearby Island Farm housing site uncovered numerous finds and

historic land uses in the vicinity. However this is not expected to be a significant constraint.
Conservation: The historic (though not Listed and now converted) Salston Barton lies immediately to the east of the site, on a lower level of land. The site is also approximately 160m north of the Grade II Listed Salston Manor Hotel, 50m north-east of the Grade II Listed Salston Lodge and 195m north of another Grade II Listed Lodge at the entrance to the hotel. Intervisibility is limited due to existing development and woodland, but development of the site may impact upon the setting and significance of these assets.

Ecology

Minor adverse effect predicted (not significant)

Accessibility

The site is within 1600m of all facilities except a train station

Other constraints

The site, which is Grade 3 agricultural land, slopes to the east and is bisected by a public footpath. The southern section of the site is liable to flood.

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

No

Opportunities

There is an opportunity to create a public footpath and cyclepath through the site.

Yield (number of dwellings or hectares of employment land)

60

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Ottery St Mary to serve its own needs and that of wider surrounding areas. However, Ottery St Mary has limited jobs, lacks a train station and accessibility is constrained by narrow roads, a lack of pavements and a historic town centre.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site is on the periphery of the settlement and has a semi-rural character. Tree planting is required to reduce visual impact

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

No the site is a self contained single plot

24 Site Reference Seat_15

Site details

Settlement: Seaton

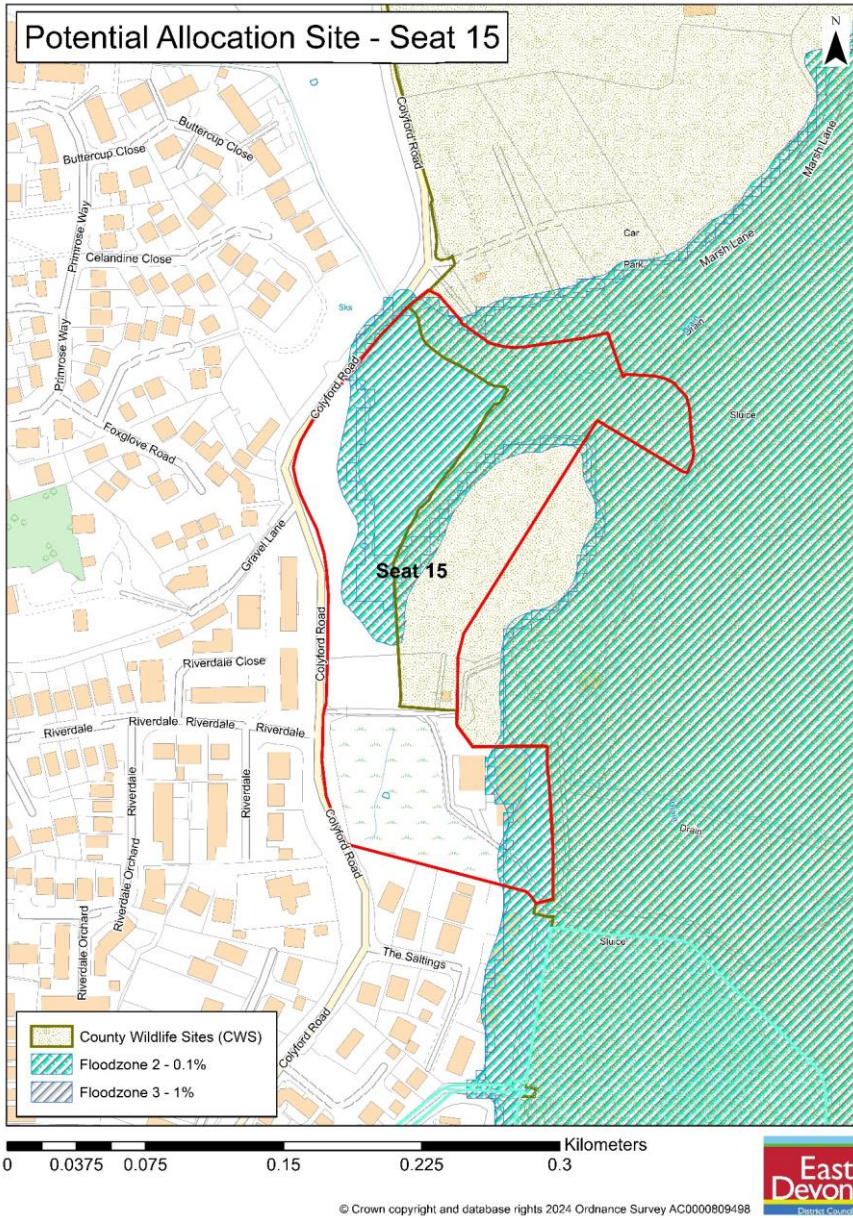
Reference number: Seat_15

Site area (ha): 3.5

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

Proposed use: Residential

Site map



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

25 Site Reference Beer_03

Site details

Settlement: Beer

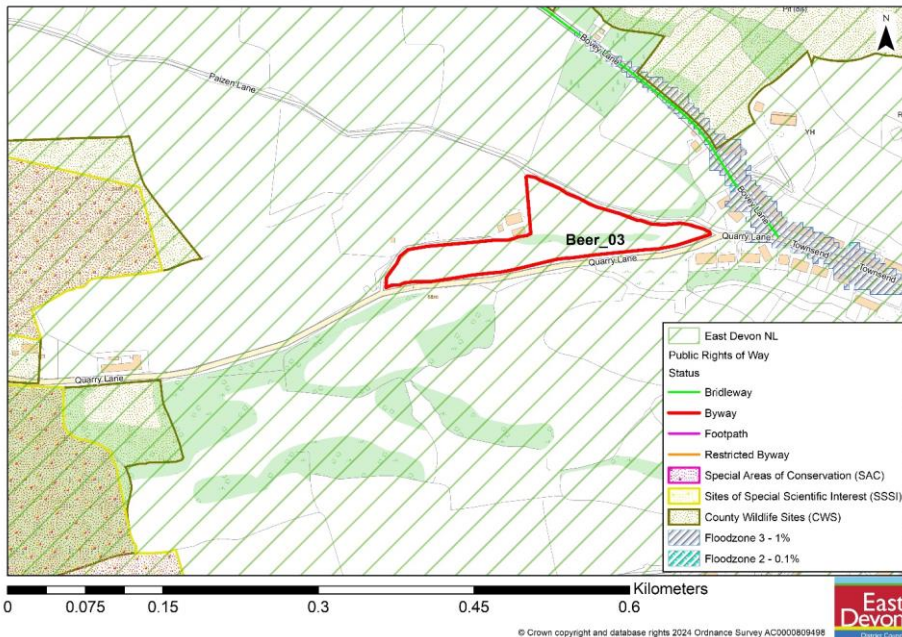
Reference number: Beer_03

Site area (ha): 1.23

Address: Land at Quarry Lane, Beer

Proposed use: Residential

Site map



Photos



Entrance to site (below arrow) in relation to existing extremity of Beer village



View into site from existing access at eastern end



View from footpath on opposite side of Quarry Lane into site, showing steep topography.

Site Assessment Summary and Conclusion

Infrastructure

Site is adjacent to Quarry Lane and is assessable by pavement from the centre of Beer. The Highway Authority advise that the site can achieve a good visibility access onto Quarry Lane with a potential secondary /emergency access onto Bovey Lane, whilst also noting that that there are several facilities and amenities within the locality with pavement connections, to help mitigate vehicle trip generation. The Education Authority advise that Beer Primary school has capacity to facilitate the proposed level of development and that contributions towards secondary education provision would be required. Also that there would be a transport implication for secondary.

Landscape

Sensitivity is considered to be a high. The site lies entirely within the East Devon National Landscape (NL) and the Coastal Preservation Area, just beyond the far extent of built development at Beer along Quarry Lane. The site forms part of the setting and approach to Beer at this point, and has an intact tranquil and rural character (typical of the landscape character type for the area). It is considered to have a high scenic quality, with few modern detractors visible.

Historic environment

There are no designated heritage assets within 100m of the site. The site lies c.200m from the far eastern extremity of the Beer Conservation Area which covers the historic centre of Beer, and c.230m from the nearest Listed Building within it, with intervening modern / new residential

development. Whilst there is no direct intervisibility, the site forms part of the setting of Beer and has a sense of being part of an historic landscape due to the enclosed pastoral nature of it.

Lying on Quarry Lane, c.230m from the former stone quarry, there is also a cultural/heritage association with the quarrying industry which has shaped the development of Beer.

There is possible archaeological interest lying within an artefacts scatter adjacent to a lithic working site.

Overall, heritage impact is assessed as medium where there are no significant impacts that could not be mitigated.

Ecology

Site comprises pasture/scrub and mature boundary hedgerows/hedgebanks and trees. Beer Quarry and Caves SAC/SSSI lies in close proximity (c220m) to west and the site is in an area used by foraging bats, within the Consultation, Sustenance and Landscape Connectivity Zones. Also lies within 100m of Bovey Lane Fields County Wildlife Site (species-rich unimproved grassland) and opposite (across Quarry Lane) from areas identified on both priority habitat inventory and as nature recovery network, comprising 'additional' (no main) habitat, interspersed with areas of deciduous woodland/forest. No designations within/overlapping the site.

Overall, a significant moderate adverse impact is predicted.

Accessibility

The site has 9 (of 12) 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 is a direct safe walking route on pavements from immediately opposite the easternmost end of the site.

Other constraints

Although site frontage along Quarry Lane is relatively flat, there is steep topography within the site, with gradients as steep as 1:3. Site is not within but close to area of floodzone 2/3. Not subject to surface water flooding. Within drinking water source protection zone 2 and Mineral Consultation Area. Comprised Grade 3 agricultural land, which may include best and most versatile land (3a).

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

No

Opportunities

None identified.

Yield (number of dwellings or hectares of employment land)

35 on standard yield, reduced to 15 to allow for levels change within site.

Contribution to spatial strategy

Delivering this site would be consistent with the spatial strategy for Beer as a Service Village to allow limited development to meet local needs.

Should the site be allocated?

No

Reasons for allocating or not allocating

Primarily for reasons of landscape impact and intrusion into the countryside, combined with heritage and ecology concerns.

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

No - it is unlikely that a reduced area would overcome the issues identified. (Small level part of the site at the far western end at junction of Paizen Lane and Quarry Lane only may potentially be suitable for some small-scale development of <5 no. homes or other use, but not as Local Plan allocation).

26 Site Reference Brcl_12

Site details

Settlement: Broadclyst

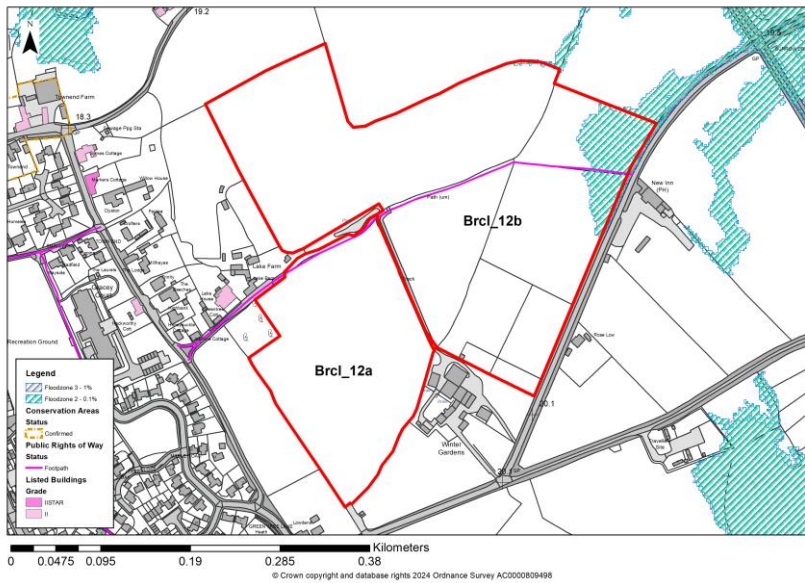
Reference number: Brcl_12a & Brcl_12b

Site area (ha): 12.56 (Brcl_12a – 3.54ha & Brcl_12b – 9.02ha)

Address: Land west of Whimple Road, Broadclyst, EX5 3BX

Proposed use: Mixed use

Site map



Photos



Photo Area 1



Photo Area 2



Photo Area 3



Photo Area 4

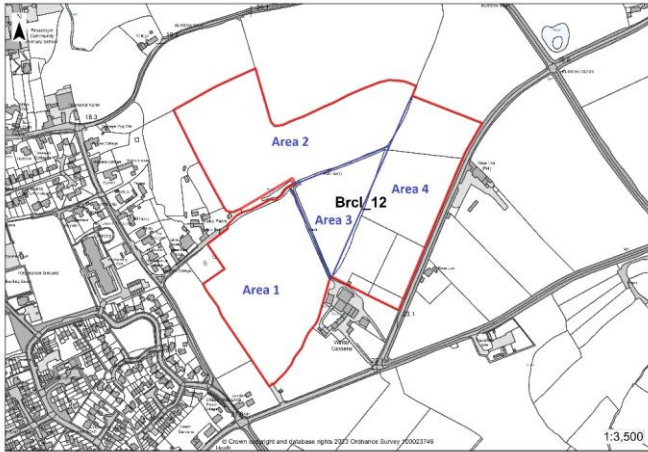


Diagram of photo areas

Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

Outside of National Landscape. Comprised of six small and medium fields with mature hedgerows and mature trees. Residential development to west provides some context of built form when viewing but site is otherwise bordered by agricultural fields. Public footpath crosses site east to west. Overall, the site has medium landscape sensitivity to new development.

Historic environment

Assets Present: Grade II listed Lake House (20m), Grade II listed College Cottage (105m), multiple listed buildings and Broadclyst Conservation Area 130-150m distant with screening / separation. Overall, moderate - Change affecting the special character of assets, where elements which contribute to their significance and their setting are harmed.

Ecology

Nature Recovery Network (1m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (1m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

Accessibility

Eight out of 12 facilities within 1,600m of site.

Other constraints

A portion of the eastern section of the site (within Brcl_12b) is located within flood zones 2 and 3 which would reduce overall potential yield. Also present in patches are areas at low risk of surface water runoff. Site is grade 1 agricultural land.

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

No

Opportunities

No

Yield (number of dwellings or hectares of employment land)

70 dwellings if Brcl_12a only; 136-145 if site allocated in its entirety – and 0.6ha of employment land.

Contribution to spatial strategy

Broadclyst is a Tier 3 settlement and acts as a Local Centre that should meet local needs and those in the immediate surrounding. This development would help to maintain the settlement's role as a local centre.

Should the site be allocated?

Yes – Brcl_12a for residential development + Brcl_12b to allow for access from Whimble Road, employment units, self-build plots, play area and open space.

Reasons for allocating or not allocating

This site is comprised of six small and medium fields with mature hedgerows and trees to borders. Residential development to the west provides some context of built form but the site is otherwise bordered by agricultural fields. Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. It is on Grade 1 agricultural land but outside of the National Landscape. Overall, the site has a medium landscape sensitivity to new development, and moderate heritage sensitivity. With regard to ecology, a significant moderate adverse effect is predicted. Site is considered appropriate for development, subject to final detailed scheme and proportionate mitigation.

Members should note that the working party expressed qualified support for development but the village needs employment opportunities. They also noted that better facilities could be secured through/associated with development and there was a general feeling that the **entirety** of Brcl_12 was feasible providing sufficient employment land was included as part of a mixed-use allocation. Committee may feel it appropriate that a larger site area should be allocated.

27Site Reference Brcl_29

Site details

Settlement: Broadclyst

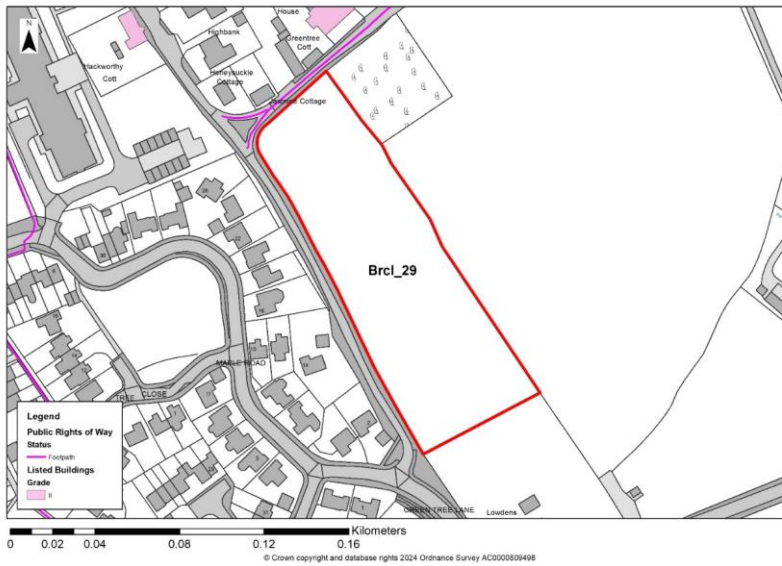
Reference number: Brcl_29

Site area (ha):

Address: Land East of Town End, Boardclyst, EX5 3HW

Proposed use: Mixed use

Site map



Photos



27.1



27.2



27.3

Site Assessment Summary and Conclusion

Infrastructure

Access: Constrained approach road not currently capable of two way vehicular flow. No existing ped/cycle infrastructure in the immediate vicinity. Mitigation likely to be required. **DCC Education:** Broadclyst Primary School is very popular and fills up with out of area children. Development within Broadclyst would mean that there would be a push back to other schools. The current primary school could not support the level of development proposed 36.8 ha, and could not be extended further. Additional new secondary provision required to support any development.
n.b. This site was submitted as part of the 2022 Call For Sites, so has not been through the Housing and Economic Land Availability (HELAA) process; therefore, we do not have comments from DCC Highways or DCC Education. However, for education, we have provided comments made on the nearby site, Brcl_12.

Landscape

Outside of National Landscape. An area of green field at 0.96ha, adjacent to Brcl_12. Site is comprised of a single greenfield site with mature hedgerows and trees to borders. Grade 1 agricultural land and outside of the National Landscape. Residential development to west provides some context of built form but site is otherwise bordered by agricultural fields.

Historic environment

Assets Present: Grade II listed Lake House (20m), Grade II listed Hackworthy Cottage (105m), multiple listed buildings and Broadclyst Conservation Area 130-150m distant with screening /

separation. Overall, moderate – Change affecting the special character of assets, where elements which contribute to their significance and their setting are harmed.

Ecology

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

Eight out of 12 facilities within 1,600m of site.

Other constraints

Site is free from flood risk. Site is grade 1 agricultural land.

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

No

Opportunities

Site provides improved access to Brcl_12.

Yield (number of dwellings or hectares of employment land)

24 dwellings and 0.1ha of employment land

Contribution to spatial strategy

Broadclyst is a Tier 3 settlement and acts as a Local Centre that should meet local needs and those in the immediate surrounding. This development would help to maintain the settlement's role as a local centre.

Should the site be allocated?

Broadclyst is a Tier 3 settlement and acts as a Local Centre that should meet local needs and those in the immediate surrounding. This development would help to maintain the settlement's role as a local centre.

Reasons for allocating or not allocating

An area of green field at 1ha, adjacent to Brcl_12. Site is comprised of a single greenfield site with mature hedgerows and trees to borders. Grade 1 agricultural land and outside of the National Landscape. Residential development to west provides some context of built form but site is otherwise bordered by agricultural fields. Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Site is well related to existing built-up area and provides an alternative access option to Brcl_12. Figure of 94 homes considered appropriate in combination with adjacent site Brcl_12. Overall, the site has

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

28 Site Reference Budl_01

Site details

Settlement: Budleigh Salterton

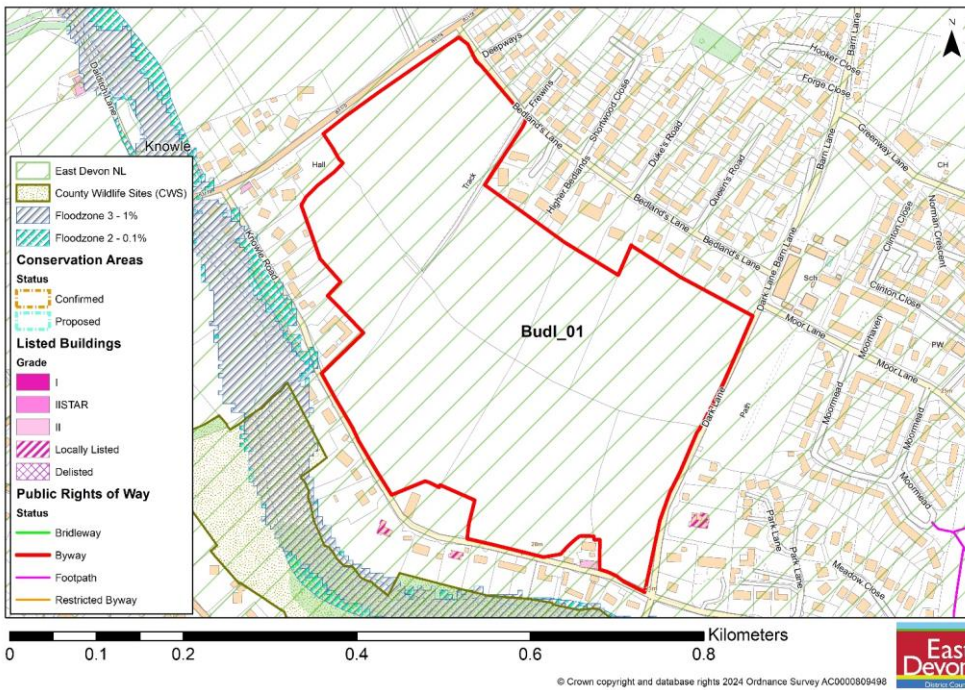
Reference number: Budl_01

Site area (ha): 17.51

Address: Land adjacent to Clyst Hayes Farmhouse.

Proposed use:

Site map



Photos



Looking southwest across northern part of site from access to Bedlands Lane



Looking northeast from golf course with site in middle ground with housing along Bedlands Lane to the rear.



Looking along Dark Lane near to the primary school with site behind hedge to right of photograph.



Looking Knowle Road towards southern part of site.

Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

Budl_01 is a large (17.5 hectares) site of agricultural land in the East Devon NL that is largely surrounded by existing housing. Overall it is considered to have a high sensitivity to change. Within the site there are variations in the landscape sensitivity and the northeastern part of the site is considered to be less sensitive to change than other areas.

Historic environment

Medium: no significant effects which cannot be mitigated. An impact is predicted, but would not compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished or compromised. Mitigation may make the impact acceptable. The overall significance of the asset would not therefore be materially changed.

Ecology

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

Accessibility

Budl_01 is within 1600 metres of at least 8 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops and a primary and school. The site is reasonably close to an hourly bus route, although the northern part of the site is around 750 metres from it. Pedestrian access into the town centre along safe walking routes is available, although on the southern part of the site, this tends to be along lanes without separate pavements.

Other constraints

Budl_01 comprises several fields which are Grade 1 agricultural land. A very small part of the northern part of the site is a source water protection zone. Much of the site slopes, with parts being quite steeply sloping.

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

Yes

Opportunities

Budl_01 provides an opportunity for substantial additional development in a small town with a good range of services and facilities. It is largely surrounded by existing housing and benefits from a good relationship with the existing town and convenient pedestrian access to the town centre. The Sustrans national cycle route borders the north of the site.

Yield (number of dwellings or hectares of employment land)

Whole site 315, but 50 were proposed in the Regulation 18 draft local plan in a location to be determined.

Contribution to spatial strategy

Budleigh Salterton is a Tier 3 settlement and acts as a local centre that should meet local needs and those in the immediate surrounding. It is also close to Exmouth, the only Tier 1 settlement. The development of around 300 homes in Budleigh Salterton would help to maintain the town's role as a local centre.

Should the site be allocated?

No.

Reasons for allocating or not allocating

The site is well related to the existing settlement pattern. However, it is a large site within the East Devon National Landscape, forms part of a green wedge and is Grade 1 agricultural land. The development of the whole site would constitute 'major' development in a National Landscape for which there are not considered to be "exceptional circumstances".

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

No. Although the field to the south of Bedlands Lane and immediately west of Dark Lane is less sensitive in landscape terms, there is no access to the site from Bedlands Lane and access from Dark Lane is not considered to be suitable.

29 Site Reference Budl_03

Site details

Settlement: Budleigh Salterton

Reference number: Budl_03

Site area (ha): 1.83

Address: Land at Barn Lane, Knowle.

Proposed use: Residential

Site map



Photos



Looking southeast across site from junction of Barn Lane with B3178

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council (highways) advise that access from B3178 or via Budl_2 is OK (ideally not Barn Lane). Devon County Education state that there is insufficient primary capacity for overall levels of development from sites put forward for consideration, although there is some limited primary capacity. Additional primary capacity would be required and need to be funded. Transport costs would apply for secondary school pupils. Exmouth Community College has some capacity but has a large catchment area and capacity needs to be assessed alongside other proposed sites.

Landscape

Budl_03 is located in the East Devon National Landscape and overall landscape sensitivity is high. The landscape is open and prominent in views when approaching the settlement, the undeveloped character of the site contributing to the overall setting of the town, which is wholly within the National Landscape.

Historic environment

The site is around 170 metres from Tidwell House, a grade II* listed building. Very careful design would be needed to consider the impact on the setting and, subject to this, the overall impact is

medium: no significant effects which cannot be mitigated. An impact is predicted, but would not compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished or compromised. Mitigation may make the impact acceptable. The overall significance of the asset would not therefore be materially changed.

Ecology

Budl_03 is within 100 metres of a grassland nature area. Significant moderate adverse effect predicted. It is within the Exe Estuary and Pebblebed Heaths mitigation zones.

Accessibility

Budl_03 is within 1600 metres of at least 8 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops and a primary and school. The site is reasonably close to an hourly bus route, although the northern part of the site is around 750 metres from it. Pedestrian access into the town centre along safe walking routes is available.

Other constraints

Budl_03 comprises a field, which is Grade 1 agricultural land. It is wholly within a source water protection zone. Small parts of the northern section are at risk of surface water flooding.

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

No

Opportunities

Budl_03 provides an opportunity for additional development in a small town with a good range of services and facilities.

Yield (number of dwellings or hectares of employment land)

44 using the standard methodology, although the exposed edge of settlement location in a national landscape and the potential to have an impact on the setting of a Grade II* listed building would suggest a lower potential yield.

Contribution to spatial strategy

Budleigh Salterton is a Tier 3 settlement and acts as a local centre that should meet local needs and those in the immediate surrounding. It is also close to Exmouth, the only Tier 1 settlement. The development of the site would be consistent with the strategic role of the town.

Should the site be allocated?

No

Reasons for allocating or not allocating

This is a prominent site within the East Devon National Landscape that helps to provide an attractive gateway to Budleigh Salterton. The landscape is considered to be highly susceptible to change and it would be difficult to mitigate the landscape harm likely to be caused by development here. Allocation potential would need to be considered within the context of whether it is 'major' development in a National Landscape noting need would need to address whether there are "exceptional circumstances". The site is formed of Grade 1 agricultural land and there is potential for impact on the setting of a Grade II* listed building.

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

No

30 Site Reference Coly_2b

Site details

Settlement: Colyton

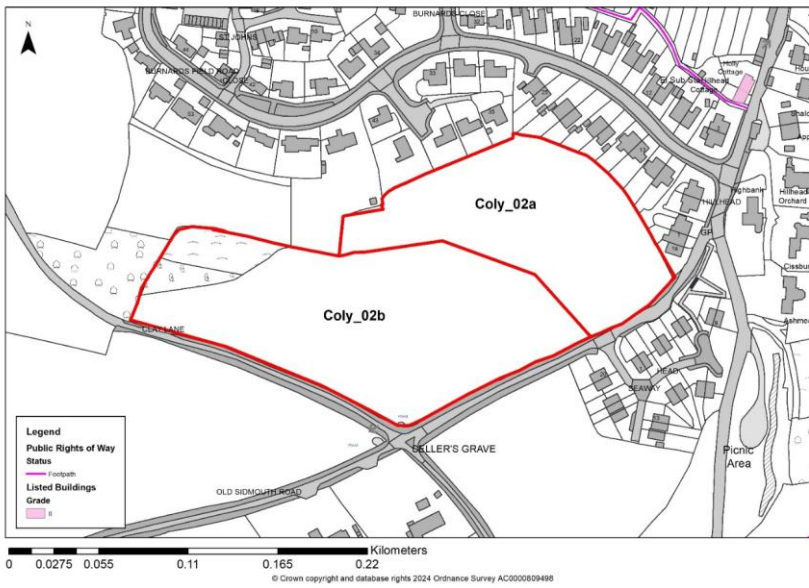
Reference number: Coly_02a & Coly_02b

Site area (ha): 3.28 (Coly_02a – 1.26ha & Coly_02b – 2.02ha)

Address: Land at Hillhead, Colyton

Proposed use: Residential

Site map



Photos





Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

The site is to the south-west of the town centre, sloping from south to north (towards the settlement). Dwellings are to the north and east of the site. The site was in use for growing barley (recently harvested) at the time of assessment. There are narrow country lanes adjacent to the south-west and south-east of the site with a crossroads to the south of the site, where the access point to the field is located. There is woodland to the west of the site, with individual TPOs along the aforementioned country lanes and a group of TPOs separating the north-west of the site from dwellings off Burnards Field Road. The site itself forms a large simple field sitting on the northern side of a low hill. The wider landscape is more complex, with smaller fields with more trees to the north and west and large, open fields along the high ground to the east. The site also forms the backdrop for Colyton when viewed across the river valley from the National Landscape to the north of the town. The topography provides a well-defined settlement edge, with the majority of development being a field depth below the top of the hill (the notable exception is recently built housing to the south-east of the site). The site feels exposed but relatively tranquil for an area close to the town. There are extensive and expansive views from the hilltop site to visual landmarks, including over the river valley to a range of hills beyond. The visible skylines are generally open or lightly settled. The site forms part of a predominant skyline that is important for the reasons stated above. Overall, the site has a high/medium landscape sensitivity to new development.

Historic environment

Assets Present: Grade II listed dwelling – 1 Hillhead Cottages is approximately 87 metres from the eastern edge of the site. The listed building is already surrounded by modern development and is probably too far from the site for it to impact. Devon's Historic Environment Records show possible firing butts (Butt Ground) directly north of the site. Overall, Minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.

Ecology

There is woodland to the west of the site, with individual TPOs on two oaks along the aforementioned country lanes (one to the south-west and one to the south-east) and a group of TPOs (oaks) separating the north-west of the site from dwellings off Burnards Field Road in a 'L'-shape. The site is within the Beer Quarry Caves Consultation Zone and, specifically, the Landscape Connectivity Zones (the complex network of commuting routes used by the SAC's population of bats which provides connectivity between designated roosts) for both the Lesser Horseshoe Bat and the Greater Horseshoe Bat, as well as the Key Lesser Horseshoe Bat Sustenance Zone (the area which includes critical foraging and commuting habitat for the bats). The Key Lesser Horseshoe Bat roost

at Coles Mill, Colyford is around 1,075 metres from the site, whilst the roost at Alaska Farm, Colyford is around 1,200 metres from the site. Overall, significant moderate adverse effect predicted.

Accessibility

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

Other constraints

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

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

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

49 dwellings

Contribution to spatial strategy

Colyton is a Tier 3 settlement and acts as a Local Centre that should meet local needs and those in the immediate surrounding. This development would help to maintain the town's role as a local centre.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

This site has been split into two parts ('a' and 'b') with 'a' in the more acceptable / less prominent location (Preferred Allocation – 25 homes) and 'b' the more visible location ('Second Best' Allocation – 24 homes). This greenfield site, in agricultural use, is sensitively located on open land at the top of a hill that forms the backdrop for Colyton when viewed from across the river. The site may not be located in National Landscape but, when viewed from the NL to the north of the town, forms a key undeveloped skyline to the town's immediate south. The eastern portion of the site is surrounded by housing to the north, east and south, which provides some context of built form, but the site is otherwise bordered by agricultural fields. The site is within walking distance of the facilities on offer within Colyton, albeit, at the top of a very steep hill. The topography makes for a very well-defined

existing settlement edge, which is still significant despite being undermined by the Seaway Head development. Overall, the site has a high-medium landscape sensitivity to new development, and minor heritage sensitivity. With regard to ecology, significant moderate adverse effect is predicted. Members should please note: There is local opposition to development on both 'a' and 'b' parts of this site, with objections including the loss of scenic views and the negative impact on the East Devon National Landscape should development take place. Site is considered appropriate for development, subject to final detailed scheme.

31 Site Reference Coly_6a

Site details

Settlement: Colyton

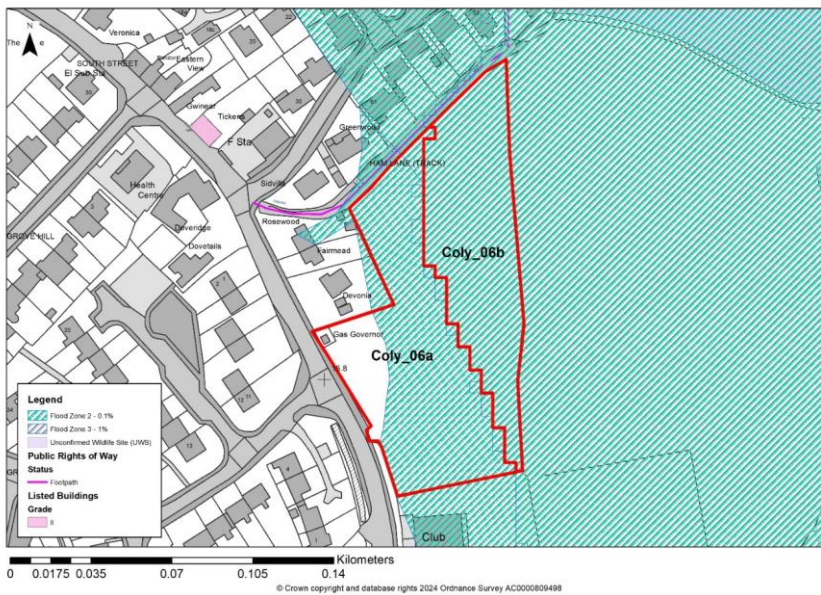
Reference number: Coly_06a & Coly_06b

Site area (ha): 1.06 (Coly_06a – 0.6ha & Coly_06b – 0.46ha)

Address: Land to the south and east of Colyton (adjacent to Peace Memorial Playing Fields, Coly Road)

Proposed use: Residential

Site map



Photos





Site Assessment Summary and Conclusion

Infrastructure

DCC Highways: Access would be available from the B3161 (Coly Road) | **DCC Education:** Proposed sites in the vicinity of Colyton and Colyford approx. 46ha - Colyton and Seaton primary schools have some capacity to support development, but not to total level. Additional capacity would need to be funded by developers. Axe valley has some capacity to support development, but not at this level. Transport costs would apply for secondary.

Landscape

The site lies adjacent to a busy road and opposite/adjacent to established development where there is a low sensitivity to experiential change. The site is quite overgrown and unkempt in appearance, but forms part of the broad sweep of the river valley that lies just to the east of Colyton. The landscape is quite simple with wide fields in the valley bottom, mature trees along the course of the river and low unsettled hills to the west. To the east the settlement extends mainly along the higher valley slopes, although there is sporadic development to the south of the site and more concentrated development to the north. The skyline to the west is predominantly settled but to the west the skylines of the AONB landscape are mainly unsettled. The site forms the very lowest part of the valley side, only just up from the valley floor. The valley itself is very broad and open in the vicinity of the site. The site forms part of the broad, shallow river valley, with no boundary treatment to the wider valley to the west and gappy hedgerows to the other boundaries.

Historic environment

Grade II listed Tickens House is within 100m of the site. The listed building is already surrounded by modern development and is probably too far from the site for it to impact.

Ecology

The site is currently overgrown / scrubland. It is within the Beer Quarry Caves Consultation Zone and, specifically, the Landscape Connectivity Zones (the complex network of commuting routes used by the SAC's population of bats which provides connectivity between designated roosts) for both the Lesser Horseshoe Bat and the Greater Horseshoe Bat, as well as the Key Lesser Horseshoe Bat Sustenance Zone (the area which includes critical foraging and commuting habitat for the bats). The Key Lesser Horseshoe Bat roost at Coles Mill, Colyford is around 900 metres from the site, whilst the roost at Alaska Farm, Colyford is around 1,400 metres from the site. Significant moderate adverse effect predicted.

Accessibility

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

Other constraints

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

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

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

12 dwellings (excluding the rejected Coly_06b portion of land).

Contribution to spatial strategy

Colyton is a Tier 3 settlement and acts as a Local Centre that should meet local needs and those in the immediate surrounding. This development would help to maintain the town's role as a local centre.

Should the site be allocated?

Yes, in part – Coly_06a.

Reasons for allocating or not allocating

This 1.06ha site was originally rejected due to being in the flood zone but much of this was FZ2 rather than 3. The site, excluding FZ3 (Coly_06b), is still 0.6ha and on inspection is found to be suitable for development. It is well located, with existing housing to the north and west, and adjoins Colyton's recreation ground. Site lies outside of the National Landscape, but there is extensive intervisibility between the site and the National Landscape to the north and particularly the east across the river valley. Overall, the site has a medium landscape sensitivity to new development, and moderate heritage sensitivity. With regard to ecology, significant moderate adverse effect is predicted. The remainder of the site (Coly_02a) after FZ3 land (Coly_02b) has been excluded is considered appropriate for development, subject to final detailed scheme.

32 Site Reference GH/ED/72

Site details

Settlement: Lympstone

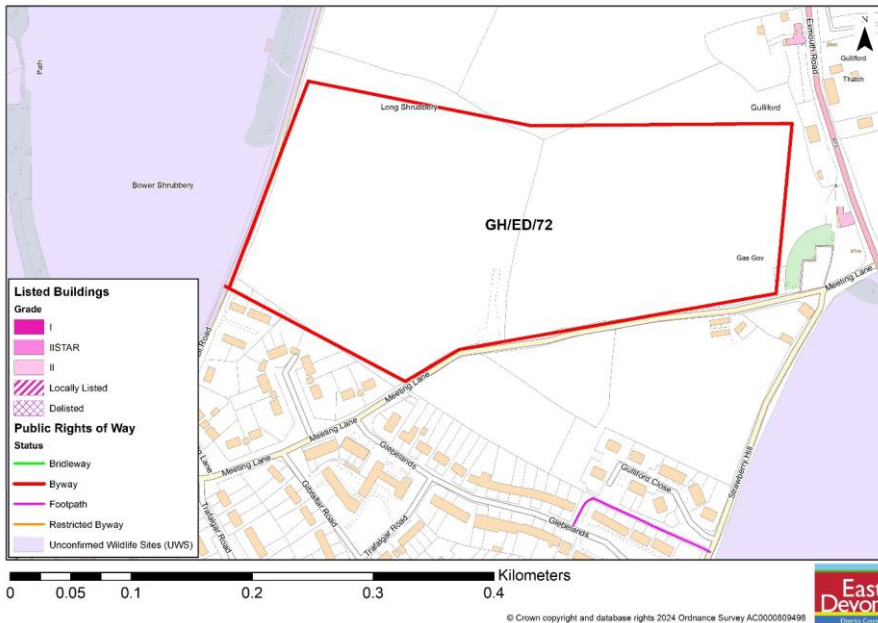
Reference number: GH/ED/72

Site area (ha): 7.77

Address: Land at Meeting Lane, Lympstone

Proposed use: Residential

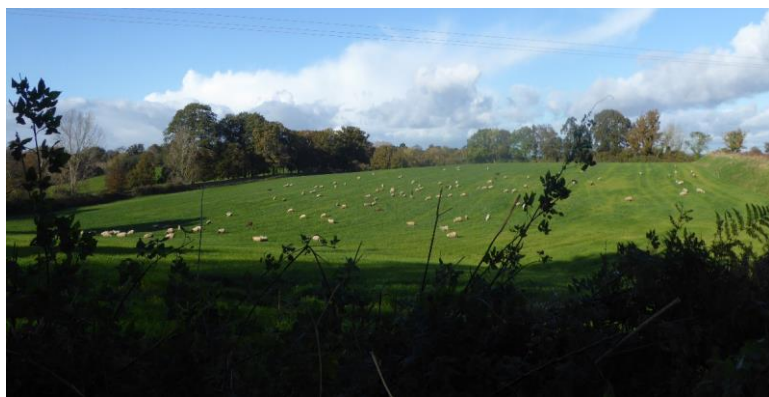
Site map



Photos



View across the western part of the site, from Nutwell Road, looking towards existing homes



Looking north from Meeting Lane, across the western part of the site



View from south east edge of site on Meeting Lane. The two large grey agricultural buildings are visible, located in the centre of the site



View from centre of site, looking west. Grade II* listed Nutwell Court is visible behind trees in the centre of the photo, and the Exe Estuary beyond

Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Lympstone Primary has limited capacity to support housing development and cannot be expanded further. The school would not be able to support an allocation of 500 dwellings. Small scale development would support the sustainability of the school. Exmouth Community College is at capacity and has very limited opportunities for expansion over and above what has been planned. The secondary solution for Exmouth CC needs to be seen in the wider context of the GESp plan i.e. development in Exmouth itself is likely to see changes in the school's catchment area and therefore the need for additional secondary capacity elsewhere in the area, to potentially include changes to the catchment area. DCC Highways: Access to this site could be gained from Nutwell Road to the west or Meeting Lane to the south. The site is 100m away from an existing bus route with a 15 minute service to Exeter City Centre. The nearest public train station is located approximately 700m away in Lympstone Village. Site would need to provide improved road infrastructure.

Landscape

Two fields with modern development on SW edge of site, a few cottages and A376 to east, with countryside on remaining sides. Whilst the west field is slightly contained within a 'bowl' with a ridge to north, the east field is open and more exposed. Views of site generally show an undeveloped,

wooded skyline, but lightly settled on SW edge where there are existing dwellings. Within Coastal Preservation Area. Overall, a high/medium landscape sensitivity to new development.

Historic environment

Assets Present within 100m: Grade II listed Boundary Cottage (53m), Grade II Listed Burial Ground (18m), Grade II listed Gulliford Cottages (83m). Site is however well screened to/from the most significant assets. Also Nutwell Court, an attractive parkland around a Grade II* country house is adjacent to west boundary. Overall, medium: no significant effects which cannot be mitigated.

Ecology

Nature Recovery Network, Unconfirmed Wildlife Site, S.41 habitat all just beyond site boundary. 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

8 out of 12 facilities within 1,600m of site. Both Nutwell Road and Meeting Lane lack footpaths along site boundary, but Meeting Lane footpath begins on southern edge where there is an existing housing estate.

Other constraints

Small area of 1/100 yr surface water flood risk in SW part of site. High cumulative flood risk in Strategic Flood Risk Assessment. West field is Grade 1 agricultural land, east field is Grade 3.

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

No

Opportunities

DCC Draft LP response notes a culverted unmapped ordinary watercourse appears to cross centrally across this site, and opportunities to daylight and enhance this watercourse should be sought.

Yield (number of dwellings or hectares of employment land)

131

Contribution to spatial strategy

Site in isolation is consistent with spatial strategy at Local Centres to support development that meets local needs and those of immediate surrounds, but if this site is allocated for 131 dw, consider whether the allocation of other sites would be too high for the strategy for Lypstone.

Should the site be allocated?

No

Reasons for allocating or not allocating

Medium/high landscape sensitivity. Medium impact on historic environment with 3x Grade II listed assets within 100m, with potential harm to Nutwell Court, an attractive parkland around a Grade II* country house adjacent to west boundary. Part (west field) Grade 1 agricultural land.

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

Yes – potential to allocate the south western part of the site for development, adjacent to existing dwellings and better contained within the existing landform than the rest of the site. Around 1.5 hectares is potentially suitable for around 42 dwellings (indicated on map below) but need to consider impact on Nutwell Park to west including Grade II* Nutwell Court, and the location within the Coastal Preservation Area.



Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of AONB

Other relevant biodiversity, historic environment and/or geological designations

Nature Recovery Network areas (NRN), Section 41 (S41) Habitat of Principle Importance, adjacent. Site within East Devon Pebblebed Heaths SAC HRA and Exe Estuary SPA HRA mitigation zones.

Potential impact on site to Grade II* listed Nutwell Court and the associated Nutwell Park, across the road to the west. Also potential impact on GII Gulliford Farm, Gulliford Cottages, and Boundary Cottage.

Landscape Character Type and relevant key characteristics

3E Lowland Plains:

- Level to gently sloping or rolling plain between the valley floors and the start of steeper valley sides.
- Small discrete woodland blocks.
- Mixed farmland, often in arable cultivation. Regular medium to large field pattern with local variation, particularly around settlements. Contains some of the most fertile farmland in the study area.
- Semi-natural habitats include roadside hedges and hedgerow trees - particularly oaks – streams and pockets of grassland.
- Historic villages, farms and lanes, but some features lost due to ploughing. Notable concentration of historic parklands including veteran trees. Maritime influences on estuary villages.
- Settled, with a mixed pattern of villages, hamlets and isolated farms. Great variety of building materials and styles, even within single settlements.
- Variable highway network, from sparse rural lanes to motorway and A-roads. Relatively few public rights of way.
- Surprising feeling of remoteness in some parts. Despite local impacts of development and infrastructure, much of the area retains a pleasant, rural feel.
- Long views over low hedges. Some views marred by pylons and other infrastructure.
- Surrounding LCTs (for example Estuary and Pebble Bed Heaths) contribute to views and influence character. Lowland Plains visible from surrounding higher LCTs.

Local landscape character of site and immediate surrounds

Two gently rolling fields with two large agricultural barns in the centre. Agriculturally improved grassland, currently in pastoral use. Bounded by mature hedgerow with trees, with the existing settlement on SW edge of site, Nutwell Park to west, fields to north, and A376 beyond cottages to the east.

Does the local landscape character of the site and immediate surrounds conform to published assessments?

Yes

General and site-specific affects that could arise from development

- Introduction of built form and associated infrastructure.
- Site access requirements- single track Meeting Lane runs along southern boundary, Nutwell Road to west is also a country lane but wide enough for two vehicles to pass; nevertheless, road upgrades may be required, and hedgerow removal necessary to achieve sufficient visibility splays for access.
- Impact on boundary- several mature trees in hedgerow along site boundary, with a group of TPO trees just beyond eastern boundary.
- Impact on designated assets within and in vicinity of site- Grade II listed cottages to NE and E.
- Offsite access to services- both Nutwell Road and Meeting Lane lack footpaths along site boundary, but Meeting Lane footpath begins on southern edge where there is an existing housing estate.
- Construction phase impact- large delivery vehicles/construction plant accessing narrow Meeting Lane.

Analysis

Physical and natural characteristics	
Medium	Two medium scale agricultural fields, with gently rolling topography and a mixture of gentle slopes and flat gradient. Simple landcover of improved pasture, bounded by hedgerow with trees with Devon hedgebank along road boundaries. Within Coastal Preservation Area in adopted Local Plan 2013-31 which is defined on the basis of visual openness and views to and from the sea.
Cultural and historic associations	
Medium	Post-medieval Barton fields, as noted in HLC. HER notes former field boundaries of potential medieval date in part of eastern field. Historic hedgerow on all boundaries apart from SW edge with existing housing estate.
Relationship to existing settlement edge	
Medium-high	Modern development on SW edge of site, a few cottages and A376 to east, with countryside on remaining sides. Whilst the west field is slightly contained within a 'bowl' with a ridge to north, the east field is open and more exposed. Overall, development would lack integration with general settlement form, protruding into surrounding countryside.

Experiential landscape character	
Medium	Most of site is feels remote and tranquil, but noise in eastern edge from traffic on the A376. Western field is relatively sheltered as contained by ridge to north, with high scenic value, aided by being adjacent to Nutwell Park. Eastern field is open, expansive. Two large agricultural buildings at centre of site and existing housing to SW indicate human disturbance, as do telegraph wires/masts crossing southern/eastern part of site.
Views	
Medium-high	Views from western part of site to Nutwell Park and Nutwell Court with estuary beyond. Potential for upper parts of new dwellings to be visible from estuary and likely adverse impact on Nutwell Court and its parkland setting. East field is generally open with medium distance views of site from the north. Views of site generally show an undeveloped, wooded skyline, but lightly settled on SW edge where there are existing dwellings. Intervisibility with GH/ED/73 to south. Visual receptors are walkers/cyclists along Nutwell Road and Meeting Lane, and motorists on A376. Within Coastal Preservation Area in adopted Local Plan 2013-31 which is defined on the basis of visual openness and views to and from the sea.
Overall landscape susceptibility	
Medium	Modern development on SW edge of site, a few cottages and A376 to east, with countryside on remaining sides. Whilst the west field is slightly contained within a 'bowl' with a ridge to north, the east field is open and more exposed. Views of site generally show an undeveloped, wooded skyline, but lightly settled on SW edge where there are existing dwellings. Within Coastal Preservation Area.
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
None	
If outside designated landscape, factors which may raise or lower value from moderate	

Within Coastal Preservation Area in adopted Local Plan 2013-31 which is defined on the basis of visual openness and views to and from the sea. Post-medieval Barton fields, as noted in HLC, with historic hedgerow on all boundaries apart from SW edge with existing housing estate. Adjacent to Nutwell Park which has high scenic value.

Landscape value

High – Locally or regionally designated landscape. Also areas which documentary evidence and /or site observations indicate as being more valued than surrounding areas.

Overall landscape sensitivity

High / Medium

Landscape guidance: opportunities in relation to development

Potential for small-scale development on SW corner adjacent to existing dwellings and contained within the landform, but consider impact on Nutwell Park to west.

Historic Environment Site Assessment

Notes on history of area

See Lymp_01.

Overall conclusion

Medium: no significant effects which cannot be mitigated. An impact is predicted, but would not compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished or compromised. Mitigation may make the impact acceptable. The overall significance of the asset would not therefore be materially changed.

Step 1. Identify any heritage assets potentially affected

Is the site within 100 metres of a designated heritage asset?	Yes
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes

<p>List any heritage assets potentially affected.</p>	<p>1. Gulliford Cottages (GII), 2. Gulliford Farmhouse (GII), 3. MDV113486 Name: Former Orchard and Orchard Banks Around Gulliford Farm, 4. MDV9962 Name: Cropmarks at Nutwell, Woodbury, 5. MDV105715 Name: Earthworks to the west of Gulliford, 6. MDV105881 Name: Field Boundaries at Gulliford,</p> <p>3. Parallel linear banks, visible as earthworks on aerial photographs taken from 1946 onwards and just visible on images derived from lidar data captured between 1998 and 2014, are interpreted as tree planting banks of probable post-medieval or 19th century date that fell out of use in the second part of the 20th century., 4. Cropmarks visible on 1999-2000 aerial photograph in a field called Blacklands on the 19th century Tithe Map. Amorphous linear and area anomalies were recorded during a geophysical survey which correspond with the cropmarks. The nature of the cropmarks is unknown., 5. Possible extraction pits of probable post-medieval to modern date are visible as a series of earthwork pit and banked features on aerial photographs of 1946 onwards and on digital images derived from LiDAR data captured between 1998-2012, to the west of Gulliford. 6. Former field boundaries of potential medieval date are visible as a series of earthwork banks and a single earthwork ditch on aerial photographs of 1946 and 1969, at Gulliford.</p>
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Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site	Predicted impact

		/ feature (metres)	
Special Area of Conservation (SAC)	International	2550	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	542	Minor adverse effect predicted (not significant)
Ramsar site	International	542	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	10000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	542	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	2550	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	1600	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	425	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1330	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	1	Significant moderate adverse effect predicted
Draft Nature Recovery Network areas (NRN)	County	12	Significant moderate adverse effect predicted

Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	12	Significant moderate adverse effect predicted
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Comments

Nutwell Park UWS across road to west, Harefield UWS beyond road to south west. A strip of woodland priority habitat and draft NRN across road to west.

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes

Within Exe Estuary SPA HRA mitigation zone? Yes

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 2

On site assessment

Does the site consist of any habitats other than agriculturally improved grassland or arable (excluding small/negligible areas of habitat)?

No. Two fields of agriculturally improved grassland, western field in pastoral use by sheep at time of site visit.

Presence of veteran or ancient trees

Yes. 1-2 ancient trees in northern boundary of west field.

Large numbers of mature trees within hedgerows or otherwise

Yes. Mature trees in hedgerow along north, south, and SE boundary.

Presence of ponds not identified on aerial imagery

No.

Networks of small field parcel and hedgerows (any areas where allocation is likely to require removal of substantial areas of hedgerow to facilitate a suitable development footprint)

No.

Any other incidental features of ecological interest (protected/notable species incidentally recorded)

No.

Is there any evidence which contradicts the desk study results?

No.

Conclusion

Minor adverse effect predicted (not significant)

33 Site Reference GH/ED/74

Site details

Settlement: Lympstone

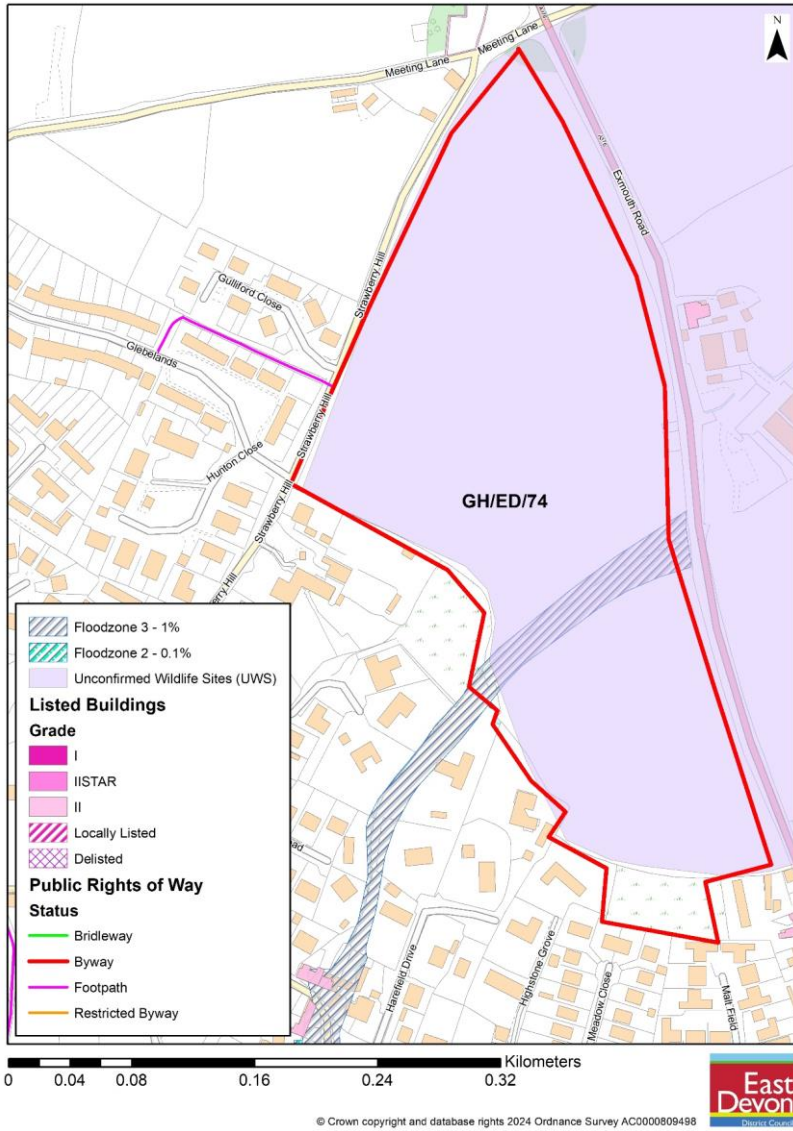
Reference number: GH/ED/74

Site area (ha): 8.28

Address: Land at Strawberry Hill, Lympstone

Proposed use: Residential

Site map



Photos



View of site from junction of A376 and Meeting Lane, looking south



View from northern edge of site, at junction of A376 and Meeting Lane



Overhead photo of GH/ED/74

Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Education: Lypstone Primary has limited capacity to support housing development and cannot be expanded further. The school would not be able to support an allocation of 500 dwellings. Small scale development would support the sustainability of the school. Exmouth Community College is at capacity and has very limited opportunities for expansion over and above what has been planned. The secondary solution for Exmouth CC needs to be seen in the wider context of the GESP plan i.e. development in Exmouth itself is likely to see changes in the school's catchment area and therefore the need for additional secondary capacity elsewhere in the area, to potentially include changes to the catchment area. DCC Highways: Access could be gained from the A376 Exmouth Road to the east or from Strawberry Hill to the northwest. The site is 300m away from an existing bus route with a 15 minute service to Exeter City Centre. The nearest public train station is located approximately 1km away in Lypstone Village. Site would need to provide improved road infrastructure.

Landscape

Two large and highly exposed agricultural fields sloping down to a watercourse running through the centre of the site. Parkland with field trees landcover. Little context of existing built form, despite being located on the edge of the settlement. Experiential character degraded in part by human disturbance from A376 along E boundary. Within Coastal Preservation Area. Overall, a high/medium landscape sensitivity to new development.

Historic environment

Assets Present within 100m: Grade II listed Boundary Cottage (51m), Grade II Listed Burial Ground (25m), Grade II listed Thorn Farm (27m), Grade II listed Crooks Court (34m). Overall, medium: no significant effects which cannot be mitigated.

Ecology

Site is shown as an Unconfirmed Wildlife Site, other key issues are Nature Recovery Network (25m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (23m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

Accessibility

8 out of 12 facilities within 1,600m of site. Likely access routes, either/or the A376 and Strawberry Hill, lack footpaths, so uncertain whether suitable pedestrian access can be obtained.

Other constraints

Grade 3 agricultural land. Noise from traffic along the A376 on eastern boundary. High cumulative flood risk in Strategic Flood Risk Assessment.

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

No

Opportunities

None identified.

Yield (number of dwellings or hectares of employment land)

141

Contribution to spatial strategy

Site in isolation is consistent with spatial strategy at Local Centres to support development that meets local needs and those of immediate surrounds, but if this site is allocated for 131 dw, consider whether the allocation of other sites would be too high for the strategy for Lypstone.

Should the site be allocated?

No

Reasons for allocating or not allocating

High/ medium landscape sensitivity to new development. Medium impact on historic environment with 3x Grade II listed buildings within 100m. An Unconfirmed Wildlife Site with a significant moderate adverse effect on ecology. Poor pedestrian accessibility. Whilst the site in

isolation accords with the spatial strategy, when combined with other (more preferable) sites, the level of growth is too high and would not be consistent with the spatial strategy.

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

No.

34 Site Reference Wood_04

Site details

Settlement: Woodbury

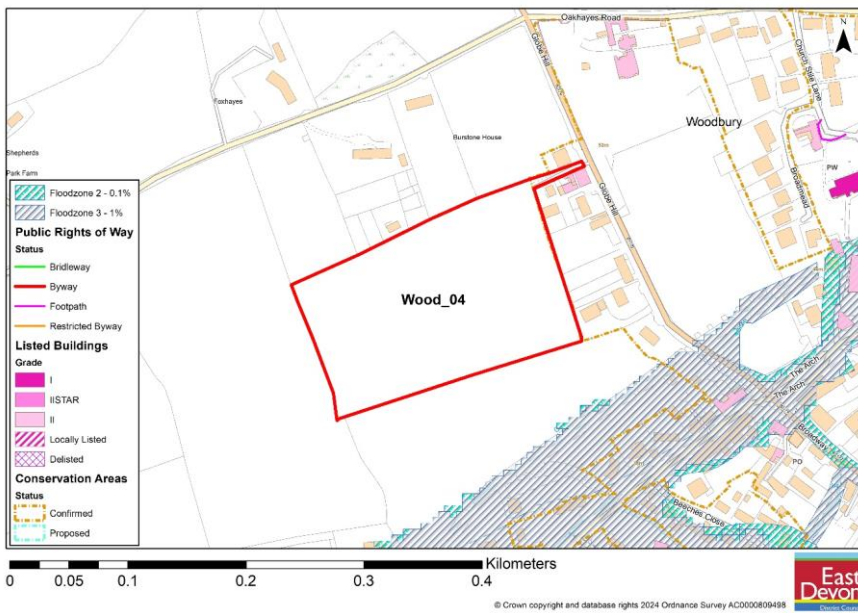
Reference number: Wood_04

Site area (ha): 2.93

Address: Land off Globe Hill, Woodbury.

Proposed use: Residential

Site map



Photos



Access to site, from Globe Hill (B3179)



View from Woodbury Footpath 4 – site is beyond hedgerow in the mid-distance



Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

Rectangular agricultural field located behind a group of dwellings on the western edge of Woodbury. Surrounded by countryside on three sides, moderately sloping to the south, so open views and relationship with countryside, including PROW to south. Bounded by historic hedgerow. Overall, medium/high landscape sensitivity.

Historic environment

Development could affect the setting of the Conservation Area that runs along the eastern edge of the site, with a small portion of the site within this designation. Grade II listed Old Court House adjacent to north east edge of site, but intervening buildings mean limited affect on this asset. Medium: no significant effects which cannot be mitigated.

Ecology

Single field of agriculturally improved grassland. NRN 200m away. Minor adverse effect predicted (not significant)

Accessibility

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

Other constraints

Grade 2 agricultural land. Low risk of surface water flooding (1/100 year) along eastern boundary of site. High cumulative flood risk in Strategic Flood Risk Assessment.

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

No

Opportunities

None identified.

Yield (number of dwellings or hectares of employment land)

28

Contribution to spatial strategy

Consistent with the spatial strategy for Woodbury as a Local Centre to meet local development needs and those of immediate surrounds.

Should the site be allocated?

No

Reasons for allocating or not allocating

Medium/high landscape sensitivity to new development. Harm to heritage assets. Best and most versatile agricultural land (Grade 2). West part within high pressure gas pipeline zones. Whilst the site is close to facilities in settlement centre and in isolation accords with the spatial strategy, when combined with other (more preferable) sites, the level of growth is too high and would not be consistent with the spatial strategy.

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

No

35 Site Reference Wood_10

Site details

Settlement: Woodbury

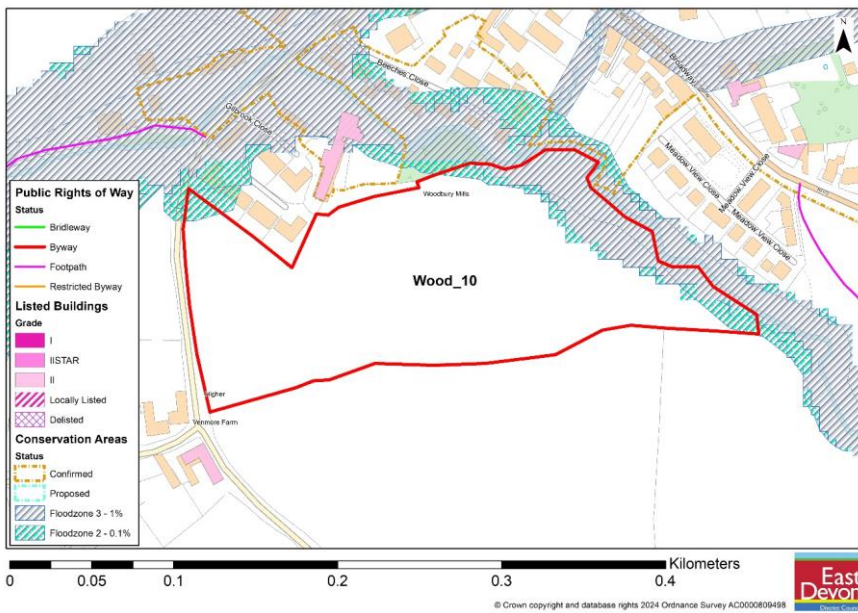
Reference number: Wood_10

Site area (ha): 3.1

Address: Land at Gilbrook, Woodbury,

Proposed use: Residential

Site map



Photos



View from road on south west edge of site (image from Google Streetview)



View from road on north west edge of site (image from Google Streetview)



Overhead photo of Wood_10

Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. A continuous footway to connect to the adjoining site would be required along with extension of the 30mph limit. DCC Highways comments on application 23/2166/MOUT state "...the proposed access provides a visibility splay which accords to our current best practice guidance..." DCC also note a proposed off-site footway project will improve pedestrian access over Gilbrook Bridge.

Landscape

Large, generally level, arable field. Short distance views into site from road running along western edge of site and to south. The presence of existing dwellings to north and east of the site provides some built form as a context for these views, but adjacent field to south and several large trees provide rural character. 1888-90 map shows woodland across much of site which has been lost. Overall, medium landscape sensitivity.

Historic environment

Grade II listed Gilbrook House overlooks site 8m to north. Conservation area adjoins site to north. Overall, medium: no significant effects which cannot be mitigated.

Ecology

Single arable field. Eastern boundary comprises mature trees, with an ancient tree in southern boundary. Minor adverse effect predicted (not significant)

Accessibility

10 out of 12 facilities within 1,600m of site. Whilst the centre of Woodbury is only 100m to the north as the crow flies, there is currently no pedestrian access, and the road adjoining to the west is too busy and narrow to walk safely and accommodate a pavement. Therefore, pedestrian access through Gilbrook Close and/or Beeches Close to north is a prerequisite of developing the site.

Other constraints

Grade 3 agricultural land. Flood Zone 3 cover north east of site so yield reduced accordingly; the same area also has high surface water flood risk (1/30 yr). High cumulative flood risk in Strategic Flood Risk Assessment. Planning application 23/2166/MOUT for 60 dwellings is pending a decision.

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

No

Opportunities

Incorporate pedestrian/cycle links into Gilbrook House and/or Beeches Close to the north, which would offer direct access to the settlement centre.

Yield (number of dwellings or hectares of employment land)

60

Contribution to spatial strategy

Consistent with the spatial strategy for Woodbury as a Local Centre to meet local development needs and those of immediate surrounds.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

Potential for adverse impact upon Grade II listed building and Conservation Area to north. North east part of site is located within Flood Zone 3 and also has high surface water flood risk. However, 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 with good access to facilities (assuming pedestrian/cycle link can be created through development adjoining to the north) and relatively low landscape sensitivity and should therefore be allocated.

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

N/A.

36 Site Reference Wood_11

Site details

Settlement: Woodbury

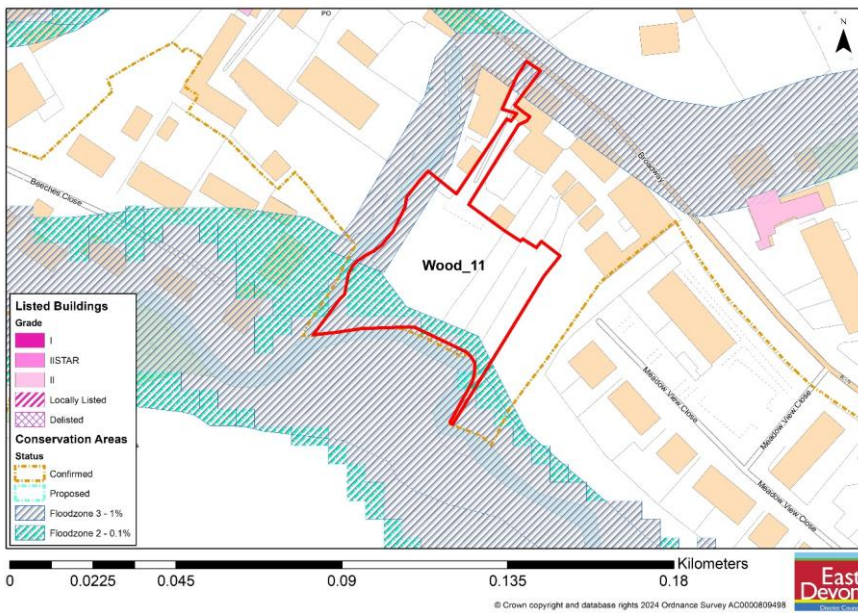
Reference number: Wood_11

Site area (ha): 0.19

Address: Land at the Rear of Escot Cottages, Broadway, Woodbury, EX5 1NS

Proposed use: Residential

Site map



Photos



Site access from Broadway, north east of site



Overhead photo of Wood_11

Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: Completely unsuitable access in isolation. Could be considered in conjunction with Wood_10.

Landscape

Level site located near the centre of Woodbury within existing urban area. Set behind several cottages on the B3179, with limited views of site. Includes parts of rear gardens and land with tree cover. River/stream adjoins western and southern boundary. Open fields to south but screened by trees. Numerous large trees currently on site provide landscape character. Overall, low landscape sensitivity to new development.

Historic environment

Entire site is within conservation area. Views from Grade II listed Gilbrook House, 120m to west, not likely to be possible due to intervening buildings and vegetation. Overall, medium: no significant effects which cannot be mitigated.

Ecology

'Back land' site comprised of hardstanding used for car parking, rear gardens, grass and trees. Several mature trees in southern part of site. Minor adverse effect predicted (not significant)

Accessibility

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

Other constraints

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

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

No

Opportunities

Redevelop previously developed land.

Yield (number of dwellings or hectares of employment land)

5

Contribution to spatial strategy

The spatial strategy identifies Woodbury as a Local Centre to meet local development needs and those of immediate surrounds.

Should the site be allocated?

No

Reasons for allocating or not allocating

Very close to facilities in the settlement centre, as well as primary school slightly further but still within walking distance. Context of built limits landscape sensitivity. However, unsuitable highways access and potential heritage impact given location within the Conservation Area means this site should not be allocated.

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

No

37Site Reference Wood_12

Settlement: Woodbury

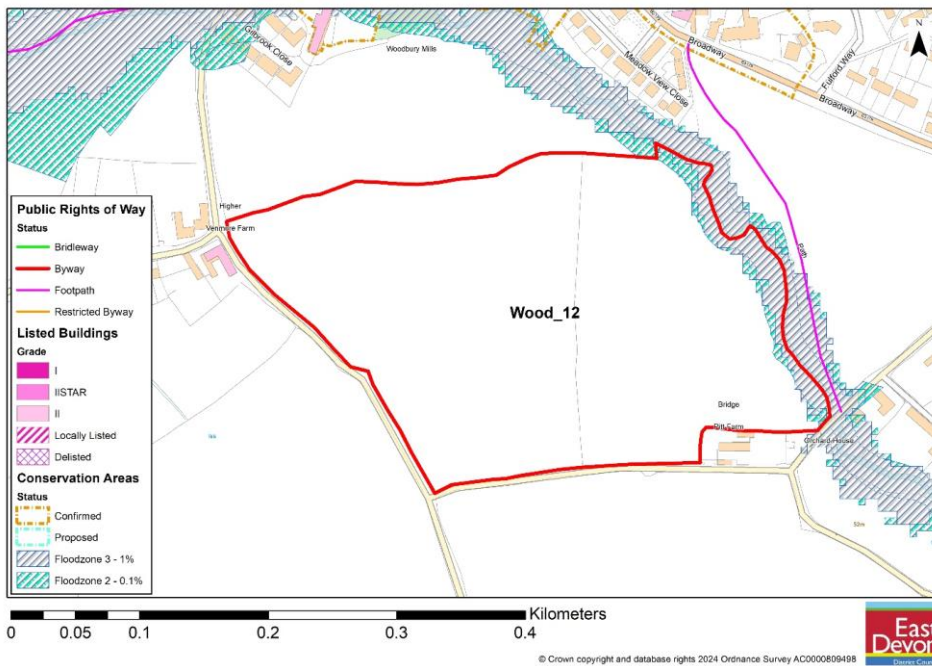
Reference number: Wood_12

Site area (ha): 8.1

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

Proposed use: Residential

Site map



Photos



View from the lane on southern boundary of site, looking across the eastern part of site



View from the lane on southern boundary of site, looking north east



View from north west edge of site (image from Google Streetview)

Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. Would need to be developed with, or after, Wood_10 to enable footway connection.

Landscape

Two large arable fields. Prominent location on rising land means long distance views of site are available, including from B3179 to east, and also from B3179 to the north of Woodbury. The site is surrounded by fields with limited context of built form, so such views show the site as being in a rural area. Overall, high/medium landscape sensitivity to new development.

Historic environment

Close proximity to Grade II listed building across road in north west means development could affect this heritage asset. Also could affect Conservation Area (75m away) and Gilbrook House (100m), given there are views of the site from these assets. Overall, medium: no significant effects which cannot be mitigated.

Ecology

Two large arable fields. Several mature trees along eastern boundary, with an ancient tree on western boundary. Minor adverse effect predicted (not significant)

Accessibility

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

Other constraints

Grade 3 agricultural land. Flood Zone 3 covers east edge of site, so yield has been reduced accordingly; the same area also has high surface water flood risk (1/30 yr). High cumulative flood risk in Strategic Flood Risk Assessment.

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

No

Opportunities

Should incorporate pedestrian/cycle links through Wood_10 and/or Wood_16 to the north, which would offer direct access to the settlement centre.

Yield (number of dwellings or hectares of employment land)

141

Contribution to spatial strategy

The spatial strategy identifies Woodbury as a Local Centre to meet local development needs and those of immediate surrounds. Whilst the site in isolation accords with this strategy, when combined with other (more preferable) sites, the level of growth would not be consistent with the spatial strategy.

Should the site be allocated?

No

Reasons for allocating or not allocating

Scale of development is inconsistent with the spatial strategy when combined with other preferable sites at Woodbury. Medium/high landscape sensitivity given prominent location on rising land, largely surrounded by fields, means this site should not be allocated.

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

No

38 Site Reference Wood_37

Site details

Settlement: Woodbury

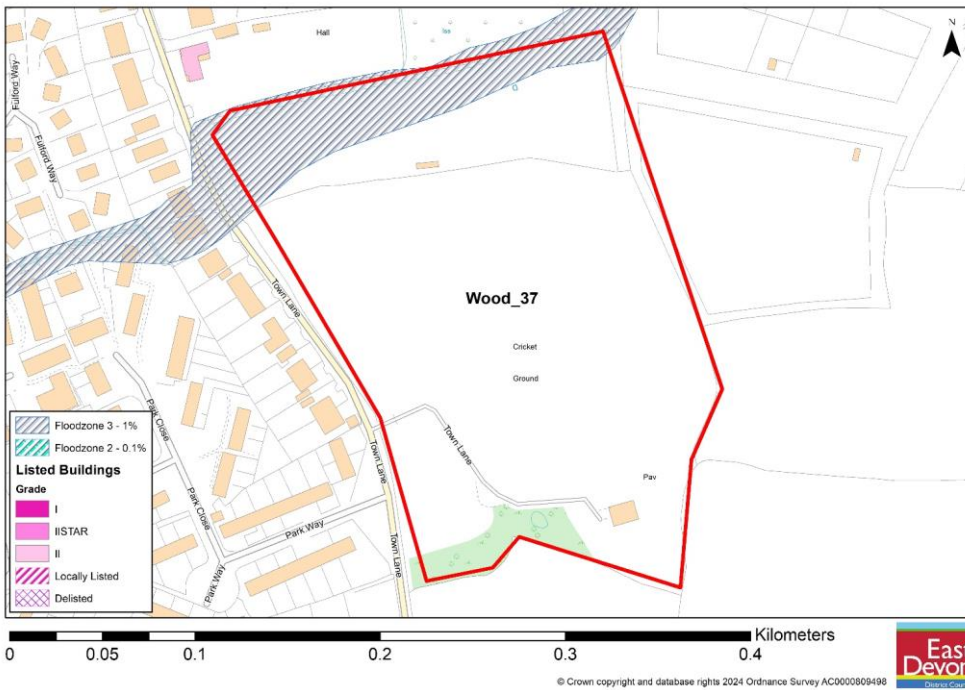
Reference number: Wood_37

Site area (ha): 5.2

Address: Cricket Field off Town Lane, Woodbury,

Proposed use: Residential

Site map



Photos



Existing access to cricket field, off Town Lane



Southern part of site



North west part of site, with existing houses on Town Lane

Site Assessment Summary and Conclusion

Infrastructure

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

Site is comprised of a rectangular field to the north, and cricket ground to the south, located on the eastern edge of Woodbury. Site slopes gently down from west to east. Mature hedgerow helps to screen the northern field, but open views from the east into the southern section (the cricket ground). Existing dwellings along Town Lane to west provide some built form as context. Site is well contained by existing trees and hedgerow from views to the north and south, but site itself has an open, rural character. Overall, high/medium landscape sensitivity to development.

Historic environment

Intervening mature trees and hedgerow between the site and Grade II listed dwelling to north west limit intervisibility, but close proximity (23m) means development could affect its setting. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required

Ecology

Northern field appears to be in agriculturally improved grassland, but southern field is a cricket pitch with a community orchard on north east edge. NRN within site. S.41 within site and s.41 also adjacent to north. Mature trees along northern and southern boundary. Veteran tree in north east edge of central field. Significant moderate adverse effect predicted.

Accessibility

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

Other constraints

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

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

No

Opportunities

Consider how to improve pedestrian access along Town Lane.

Yield (number of dwellings or hectares of employment land)

81

Contribution to spatial strategy

Consistent with the spatial strategy for Woodbury as a Local Centre to meet local development needs and those of immediate surrounds.

Should the site be allocated?

No

Reasons for allocating or not allocating

Within walking distance to a range of facilities, but would result in loss of cricket pitch, an important community facility. Adverse ecological impact. High/medium landscape sensitivity. There are other preferable sites at Woodbury, and allocating this site in addition would lead to a level of development that is too high for the spatial strategy for Woodbury.

If whole site is not suitable for allocation, could a smaller part be allocated? No.

39 Site Reference Wood_20

Site details

Settlement: Woodbury

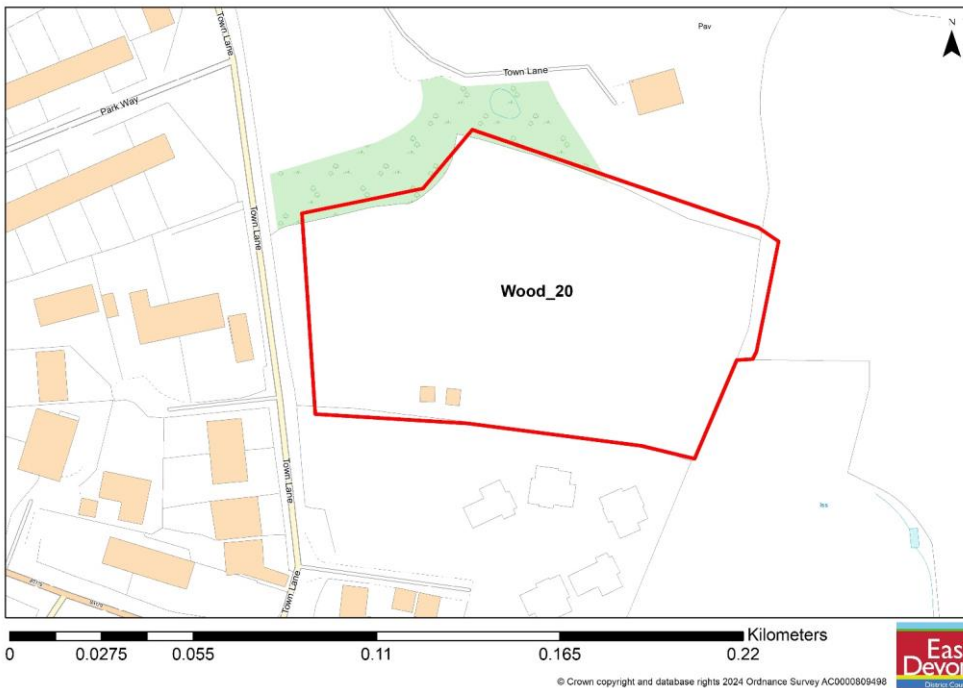
Reference number: Wood_20

Site area (ha): 3.7

Address: Land at Town Lane, Woodbury.

Proposed use: Residential

Site map



Photos



Looking east across the site



The north western part of the site, looking towards the small area of woodland lying beyond the site boundary



Access point from Town Lane, on the western boundary of the site

Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

Single field that rises from west to east. New dwellings adjacent to south, and existing dwellings to west provide some built form as context. Cricket ground and small woodland to north, with countryside to the east. Mature hedgerow helps to screen the site from surrounding views. Medium/low landscape sensitivity to new development.

Historic environment

Intervening dwellings mean site will not affect Grade II listed Knoll Cottage, 60m to south. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

Ecology

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

Accessibility

10 out of 12 facilities within 1,600m of site. School is 500m to north, but Town Lane is narrow and lacks pavements which will deter pedestrians/cyclists. Settlement centre around 400m to west, but the 75m section along Town Lane to the B3179 lacks pavement.

Other constraints

Grade 3 agricultural land. High risk of surface water flooding identified in group of trees that adjoin northern part of site. High cumulative flood risk in Strategic Flood Risk Assessment.

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

No

Opportunities

Consider how to improve pedestrian access along Town Lane. DCCs Draft LP response states there is an ordinary watercourse that impacts upon this site and opportunities to enhance this should be sought.

Yield (number of dwellings or hectares of employment land)

28

Contribution to spatial strategy

Consistent with the spatial strategy for Woodbury as a Local Centre to meet local development needs and those of immediate surrounds.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

Although within walkable distance of facilities, Town Lane is narrow and lacks pavement for most of its length, making pedestrian access difficult - only a short walk to pavement along B3179 to south, but a further distance north to access the primary school. However, 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 which is close to a range of facilities with limited harm to landscape, ecology, historic environment, so should be allocated.

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

N/A.

40 Site Reference Wood_23

Site details

Settlement: Woodbury

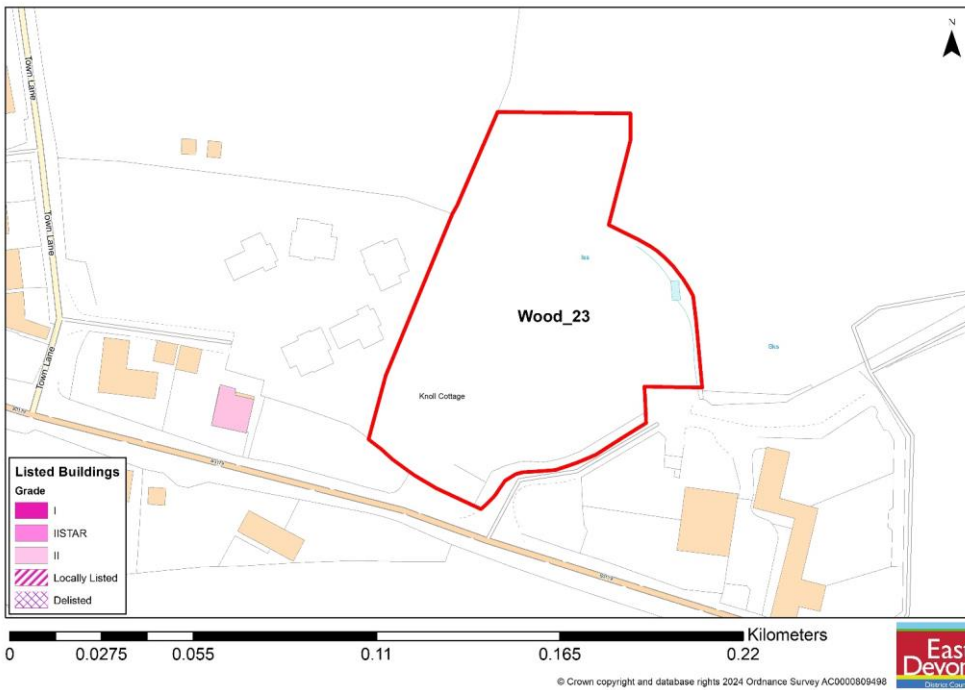
Reference number: Wood_23

Site area (ha): 0.74

Address: Ford Farm, Woodbury, EX5 1NJ

Proposed use: Residential

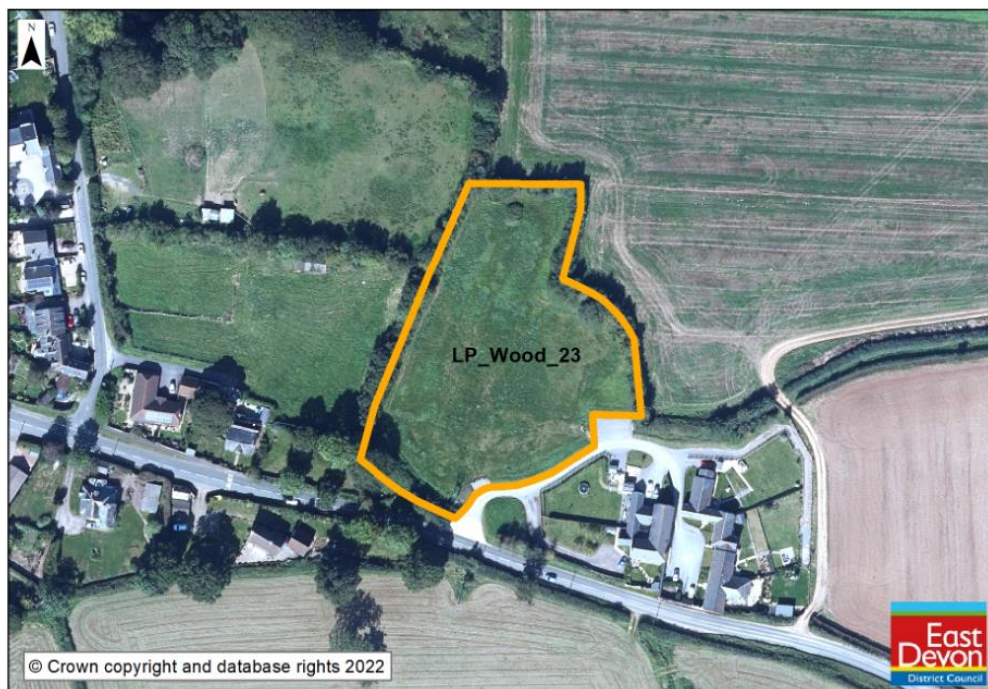
Site map



Photos



View from the B3179, looking north across the site (image from Google Streetview)



Overhead photo of Wood_23

Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Significant number of sites in vicinity. Woodbury Salterton and Woodbury Primary have some capacity to support development but not on the scale being considered. Capacity at Exmouth Community College would need to be assessed along with other developments within the catchment area. Secondary and special school infrastructure anticipated to be required due to number of sites. Need to align with wider discussion on education infrastructure provision in west end/within Exeter and catchment areas for current secondary schools (particularly for Exmouth). Secondary transport costs would apply. Some sites are more isolated from the settlements than others. Safe walking routes are always required. DCC Highways: This site would need to be developed in conjunction with Wood_20 and 21.

Landscape

Irregular shaped field, just beyond eastern entrance to Woodbury. Open views of the site are available from the B3179 to south. Modern dwellings beyond mature hedgerow/trees to the west. With countryside surrounding the remaining sides, apart from the farm house to south east, the site appears as a rural landscape albeit with some intrusive human activity from dwellings and B3179. Overall, medium-high landscape sensitivity to new development.

Historic environment

The views from Grade II listed Knoll Cottage 36m west of the site are obscured by trees and hedgerow, but development could affect its setting. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

Ecology

Doesn't appear to be in agricultural use, possibly a paddock or similar. NRN 40m to north; S.41 habitat 150m to north. Minor adverse effect predicted (not significant)

Accessibility

10 out of 12 facilities within 1,600m of site. Settlement centre around 700m to west, but lacking pavement for 80m on the section of the busy B3179 between the site and Knoll Cottage. Primary school is 600m to north, but access along narrow Town Lane which lacks pavements and would deter pedestrians/cyclists.

Other constraints

Grade 3 agricultural land. Low risk of surface water flooding along B3179 just beyond southern boundary. High cumulative flood risk in Strategic Flood Risk Assessment. Application for 3x self build dw refused in 2021 (21/0299/OUT) due to location outside built-up area boundary and lack of suitable footpath links and distance to essential services and facilities; and detrimental impact upon the semi-rural character and appearance of the area.

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

No

Opportunities

Consider how to improve pedestrian access along Town Lane. If possible, create pavement between site and Knoll Cottage and/or create a pedestrian/cycle link through Wood_20 to the north west, to enable a continuous pedestrian link to the settlement centre. DCCs Draft LP response states there is an ordinary watercourse that impacts upon this site and opportunities to enhance this should be sought.

Yield (number of dwellings or hectares of employment land)

18

Contribution to spatial strategy

Consistent with the spatial strategy for Woodbury as a Local Centre to meet local development needs and those of immediate surrounds.

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. Access to a range of facilities, but the site lacks footpaths to the school and facilities in the settlement centre (missing an 80m section between the site and Knoll Cottage on the busy B3179). Limited harm to ecology, historic environment, but medium-high landscape impact due to semi-rural character.

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

No.

41 Site Reference Wood_24

Site details

Settlement: Woodbury

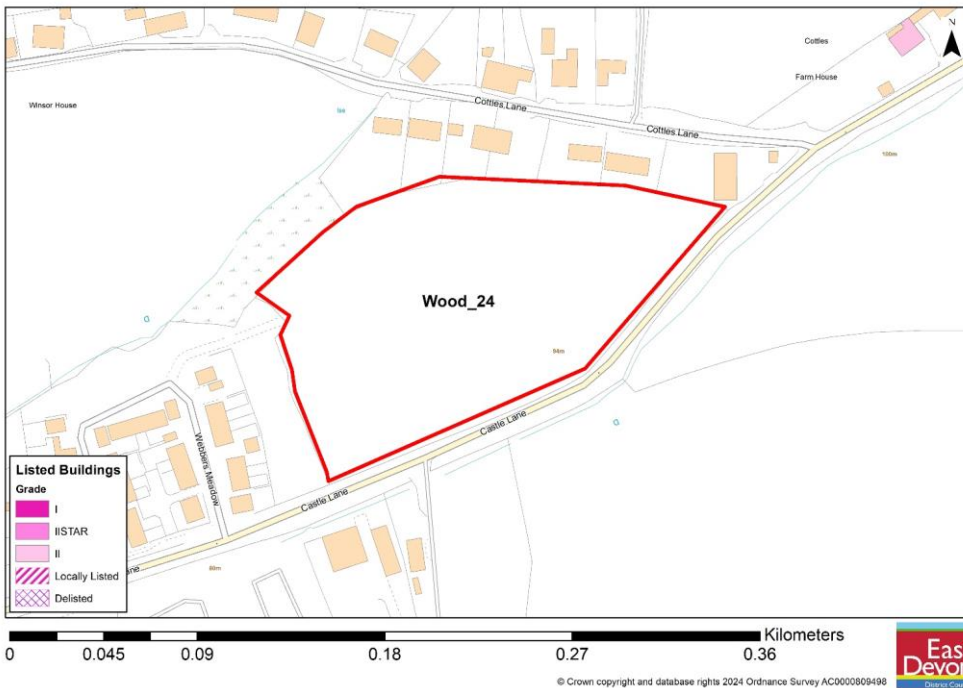
Reference number: Wood_24

Site area (ha): 1.9

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

Proposed use: Residential

Site map



Photos



View from eastern edge of site



From western edge of site



Access track from Webbers Meadow, site is beyond the fence

Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

Sloping field from east to west. Limited context of built form is provided by modern dwellings adjoining the western edge and low density dwellings along north east of the site. The promontory location with regards to the existing settlement means that the main context is a rural landscape character. Long distance views to Grade I listed church and Exe Estuary beyond to the west. Overall, high/medium landscape sensitivity to development.

Historic environment

There are potential views of the site from Grade II listed Cottles Farm to the north east, but distance (111m) and intervening field, road, and dwellings means development of the site not likely to affect this asset. The tower of Grade I listed church, approx 800m to west, is visible from the site. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

Ecology

Single field of agriculturally improved grassland. Mature trees in hedgerow along northern and southern boundary. Minor adverse effect predicted (not significant)

Accessibility

10 out of 12 facilities within 1,600m of site. Primary school is 500m to the west and this journey benefits from a continuous pavement via Webbers Meadow. The settlement centre is further, at around 900m, with some sections of narrow and missing pavement. Hourly bus service to Exeter/Exmouth available from Greenway/Parsonage Way 600m to west.

Other constraints

Grade 3 agricultural land. Low surface water flood risk along Castle Lane adjoining to the south. High cumulative flood risk in Strategic Flood Risk Assessment.

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

No

Opportunities

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

Yield (number of dwellings or hectares of employment land)

45

Contribution to spatial strategy

Consistent with the spatial strategy for Woodbury as a Local Centre to meet local development needs and those of immediate surrounds.

Should the site be allocated?

No

Reasons for allocating or not allocating

Good access to facilities but high/medium landscape sensitivity and other, more preferable sites at Woodbury mean that allocating this site in addition would lead to a level of development that is too high for the spatial strategy for Woodbury.

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

No

42 Site Reference Wood_47

Site details

Settlement: Woodbury

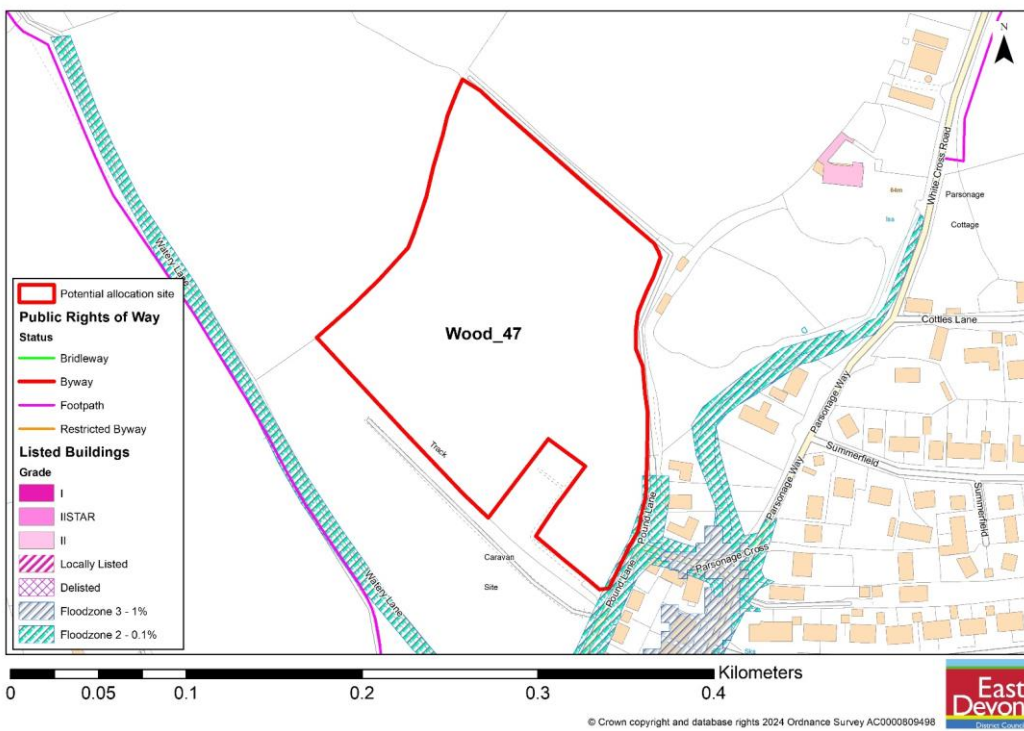
Reference number: Wood_47

Site area (ha): 3.27

Address: Land at Pound Lane, Woodbury,

Proposed use: Residential

Site map



Photos



Eastern part of site, beyond the cemetery



South eastern part of site



Central section of site, from northern edge of the cemetery

Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

A large field, adjoining the cemetery to its south east. Gentle slope upwards from south to north. Open short distance views of site from Pound Lane to east and south, but surrounding topography limits long distance views of site. The presence of existing dwellings to east provides some context of built form, but generally fields, mature trees and hedgerow surround the site. Overall, high/medium landscape sensitivity to new development.

Historic environment

Intervening dwellings and relatively level topography mean limited views to Conservation Area and listed building 60m to south. Existing mature trees limit intervening views to Parsonage House, 125m

to north east. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

Ecology

Small part of a larger arable field. NRN adjoins to south and south west, comprising the cemetery. Approx 3x mature trees, on southern and northern boundary. Minor adverse effect predicted (not significant)

Accessibility

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

Other constraints

Grade 2 agricultural land. Flood Zone 2 adjacent to south east of site, whilst low surface water flood risk runs along the eastern boundary. High cumulative flood risk in Strategic Flood Risk Assessment.

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

No

Opportunities

Create pedestrian link along Pound Lane and Parsonage Cross to link to existing provision on Parsonage Way.

Yield (number of dwellings or hectares of employment land)

59

Contribution to spatial strategy

Consistent with the spatial strategy for Woodbury as a Local Centre to meet local development needs and those of immediate surrounds.

Should the site be allocated?

No

Reasons for allocating or not allocating

Close to facilities (particularly primary school and bus stop), although initial part of journey along narrow country lane. However, adverse landscape impact. Loss of best and most versatile agricultural land (Grade 2). Whilst the site in isolation accords with the spatial strategy, when

combined with other (more preferable) sites, the level of growth is too high and would not be consistent with the spatial strategy.

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

No

43 Site Reference Char_04b

Site details

Settlement: Chardstock

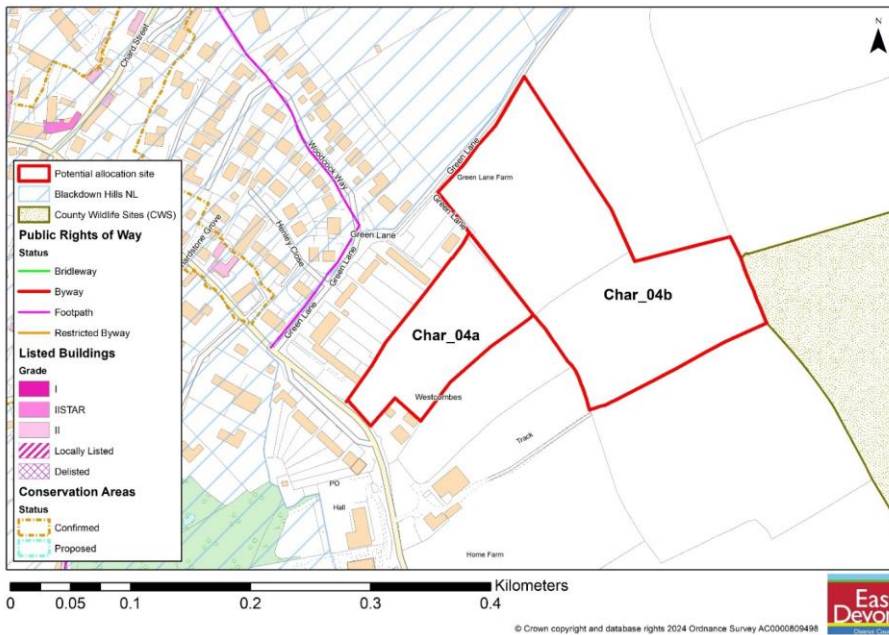
Reference number: Char_04(a and b)

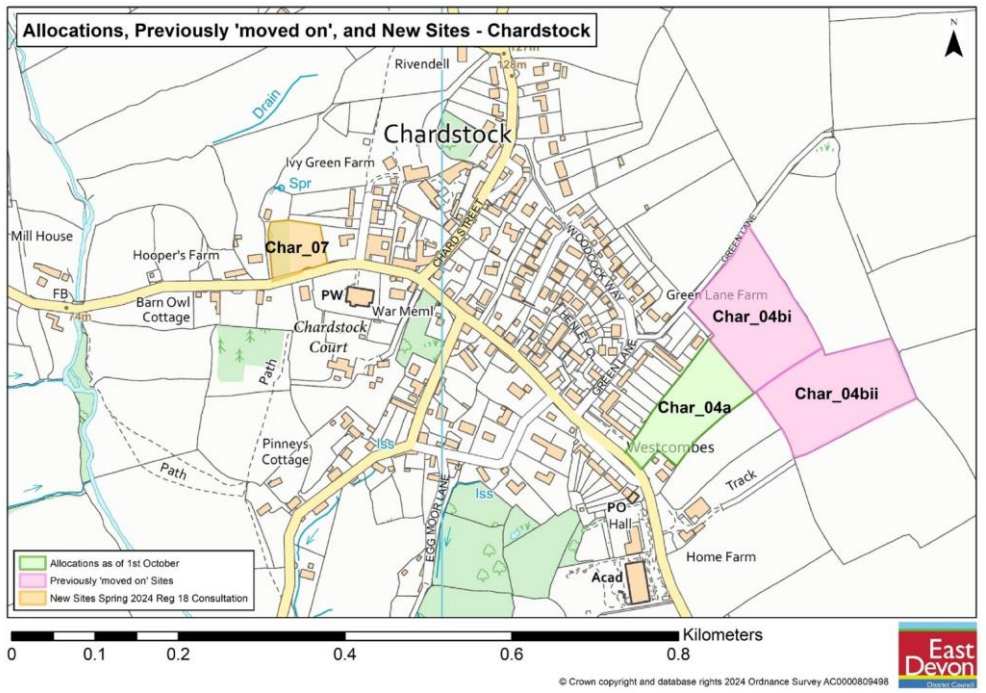
Site area (ha): 4.14

Address: Land off Green Lane, Chardstock, Near Axminster, Devon EX13 7BH

Proposed use: Residential (whole site capacity approx. 65 dwellings). Char_04a agreed for allocation for up to 30 dwellings at SPC on 20/09/24. Consideration to be given to extending this to include part of the remaining Char_04b, labelled as 04bi overleaf.

Site map





Commented [AK1]: Needs to be replaced with image to show zoom in of only 04a and 04bi and bii - requested from Joe 17/10/24

Photos



Looking from Green Lane in SE direction across full depth of site (4b (i and ii))



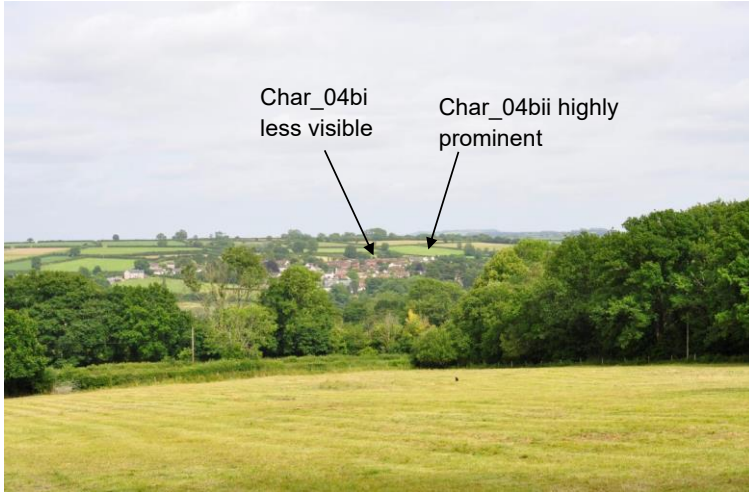
Looking from Green Lane in easterly direction across site 4b (4bii) in distance beyond internal hedge boundary to middle/right)



View across whole of site 4a, from access at far SW corner on to road through Chardstock



View from access across main road (looking opposite image above)



Long distance views of the site from National Landscape to the west

Site Assessment Summary and Conclusion

Infrastructure

DCC Highways: 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

Located outside of, but adjacent to, Blackdown Hills NL, on gradually rising land east of Chardstock. Comprised of a three small/medium fields with mature hedgerows and a few mature trees. Many medium-long distance views into site, including from the NL. 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. However, this ranges from a lower landscape/visual impact of the lower field (04a already agreed for allocation) to a higher landscape sensitivity/impact in the upper parts of the site which are part of the setting of the NL and prominent in views from higher ground in the NL to the west. The middle field (4bi) is assessed as having a moderate-high susceptibility to new development, whereas the upper field (4bii) would have a high susceptibility and an unacceptable landscape and visual impact.

Historic environment

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, medium impact: no significant effects which cannot be mitigated.

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. Overall, significant moderate adverse effect predicted, although it is the far easternmost part of the site (4bii) which is the sensitive area of County Wildlife Site (also NRN and S41 habitat). The westernmost field parcel (4a) is c180 from this and the middle field (bi) is c. 100m away where the likely predicted adverse impact can be reduced.

Accessibility

6 out of 12 facilities within 1,600m of site. Whilst Chardstock has no 'strategic facilities' as defined in the Role and Function of Settlements Study, it has a good range of local facilities and services, including primary school, shop (within integral PO), community hall, play facilities. (Note: Pub remains closed. Shop has been sold and retained and is community-run).

Other constraints

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

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

No

Opportunities

There may be some opportunity by to enable a pedestrian link through the site into the nearby estate development, but this is not an overriding reason to extend the allocation area as such a link would appear to be of only limited additional benefit.

Yield (number of dwellings or hectares of employment land)

Up to 30 dwellings approved for allocation on lower part of site – 4a only. However, this should be revised down to 24, based on the HELAA standard density calculation where the net developable area of 80% (rather than 100%) should have been applied. Applying the HELAA standard density to Char_04bi, if combined with Char_04a, this increased area could accommodate up to 45 dwellings in total.

Contribution to spatial strategy

Chardstock is a Service Village (Tier 4) in the emerging Local Plan settlement hierarchy. A limited level of development would therefore support the spatial strategy. However, this is relatively small Tier 4 settlement, and the network of narrow lanes into it, means that careful consideration needs to be given to the scale of growth.

Should the site be allocated?

Yes - in part – Char_04a is already proposed for allocation (agreed by members at Committee 30/09/24. To maintain or increase the contribution of this Tier 4 settlement to meeting the district requirement, all or part of Char_04bi could be included in this allocation. Part labelled Char_04bii should not be allocated.

Reasons for allocating or not allocating

Located outside of, but adjacent to, Blackdown Hills NL, on gradual rising land east of Chardstock with many medium-long distance views into site, including from the NL. 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 which varies across the Char_04 site. Heritage impact is assessed as minor, where potential harm is minimal. With regard to Ecology, an overall significant moderate adverse effect is predicted, although again this varies across the site. Potential maximum yield of the whole of Char_04 is up to 74 houses but this is reduced to reflect local character and site/area constraints.

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

Yes - development of the entire site is not suitable for reasons set out, primarily landscape. Whilst not within the NL, the middle and upper fields to the east and southeast making up Char_04b are part of its setting and the upper field in particular is prominent in views from higher ground in the NL to the west. Landscape value and susceptibility varies across the site as a whole. Landscape value is assessed as a high-moderate for the upper fields (4bi and bii) and moderate for the lower field (4a). Susceptibility varies with the lower field (4a) having low-moderate susceptibility, moderate-high susceptibility to the middle field (4bi) and high susceptibility to the uppermost field (4bii). Development of the lower field (already allocated) likely to have low landscape/ visual impact progressing to an unacceptable high landscape and visual impact in the upper field. Allocation of the lower field only for development of up to 30 homes has been agreed and is considered to constitute a reasonable scale of development for this settlement. Officers have however adjusted the potential yield of 04a to 24 homes to align with the HELAA density standard methodology. There is some potential to extend the allocation beyond the existing area into 04bi with limited additional harm. If the whole of 04bi was included an allocation across the whole of 04a and 04bii combined could accommodate up to 45 dwellings. On balance, given all the circumstances, Officers recommended retaining an allocation for up to 30 dwellings at Chardstock and for the area of the allocation to be adjusted accordingly (to include all of 04a and part of 04bii, allowing potential pedestrian link to Green Lane).

44 Site Reference Char_07

Site details

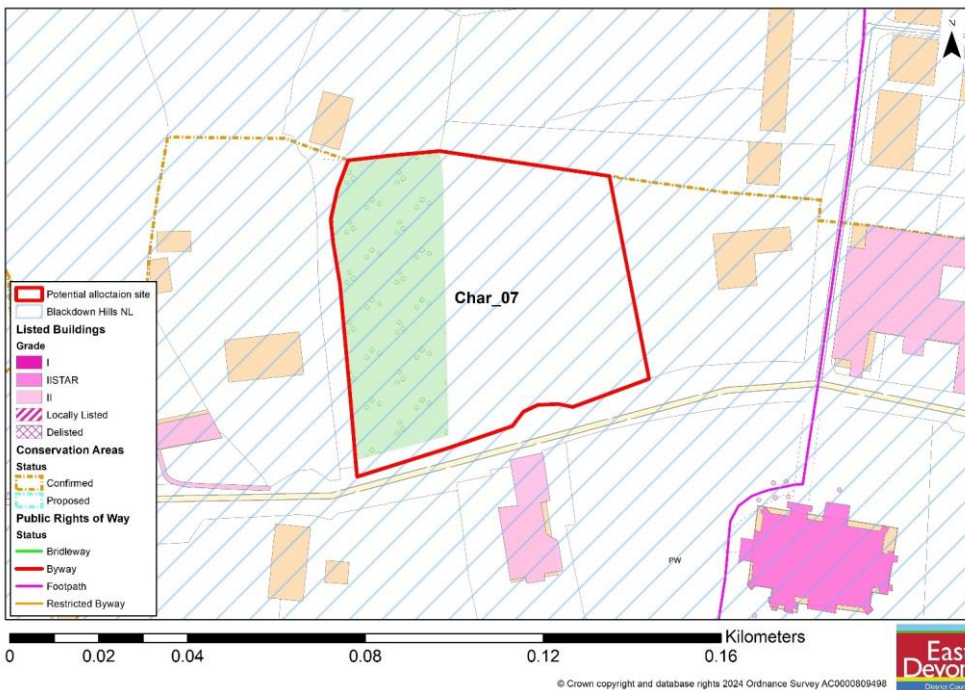
Settlement: Chardstock

Reference number: Char_07

Site area (ha): 0.391

Address: Land at north west edge of Chardstock, Near Axminster, EX13 7BY

Proposed use: Residential (approx 12 dwellings)



Photos



Site on left hand side on approach into Chardstock from south – listed buildings opposite / far centre



Site behind treed boundary on centre right of image, opposite cemetery.



Internal site view, looking towards shelterbelt of mature trees on the western end of the site

Site Assessment Summary and Conclusion

Infrastructure

No DCC Highways comments available. No existing vehicular access to site. However, access considered likely to be technically achievable onto the main lane through Chardstock that border the site.

DCC Education Comments at other Chardstock sites likely to apply here also: St Andrews and Axe Valley have capacity to support development. Transport costs would apply for secondary pupils. Safe walking route required for primary.

Landscape

Within AONB (National Landscape). Small enclosed tranquil and well-vegetated site with long-range open views from the rear site boundary along and across the valley beyond, which is entirely within the NL. Part of the setting of the historic heart of the village and in particular, of the Grade II* listed church and cemetery. Overall, the site is assessed to have a high/medium sensitivity to new development.

Historic environment

Assets present: Potential for adverse heritage impact - particularly if access taken from the lane, depending in extent of boundary landscape screening able to be retained. Impact greater at greater housing densities (beyond 1-2 properties).

Ecology

Nature Recovery Network (7m), Section 41 (S41) Habitat of Principle Importance (xx). Large proportion of site characterised by tree cover (not currently recorded or designated). Overall, significant moderate adverse effect predicted.

Accessibility

6 out of 12 facilities within 1,600m of site. Whilst Chardstock has no 'strategic facilities' as defined in the Role and Function of Settlements Study, it has a good range of local facilities and services, including primary school, shop (within integral PO), community hall, play facilities. (Note: Pub remains closed. Shop has been sold and retained). Majority of facilities are at the other end of the village. Footways intermittently available and limited opportunity to provide due to carriageway widths.

Other constraints

No record of surface water flooding on site however access along the road could be affected (1:100year). Significant number of trees on the site.

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

No

Opportunities

May be suitable for 1-2 dwellings. No other opportunities identified.

Yield (number of dwellings or hectares of employment land)

1-2 dwellings

Contribution to spatial strategy

Chardstock is a Service Village (Tier 4) in the emerging Local Plan settlement hierarchy. Contribution from this site towards making provision for limited level of development would therefore support the spatial strategy. However developable potential is assessed as less than the minimum yield to be appropriate for allocation in the Local Plan.

Should the site be allocated?

No

Reasons for allocating or not allocating

Within National Landscape and Conservation Area. Impact identified regarding heritage, ecology and landscape which are significant constraints to development. Potential developable area considered to be limited to less than 5 dwellings. An allocation has already been identified at this Tier 4 vilage which makes a reasonable contribution to the spatial strategy. In combination, allocation is not recommended.

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

No - as explained above, the potential yield is considered to be too small for the site to be allocated in the Local Plan, but it is recommended to be included within the settlement boundary where it may have some potential, such as a self-build opportunity.

45 Site Reference GH/ED/38

GH/ED/38 also incorporating newer call for sites - ref Fen_11 and Feni_09

Site details

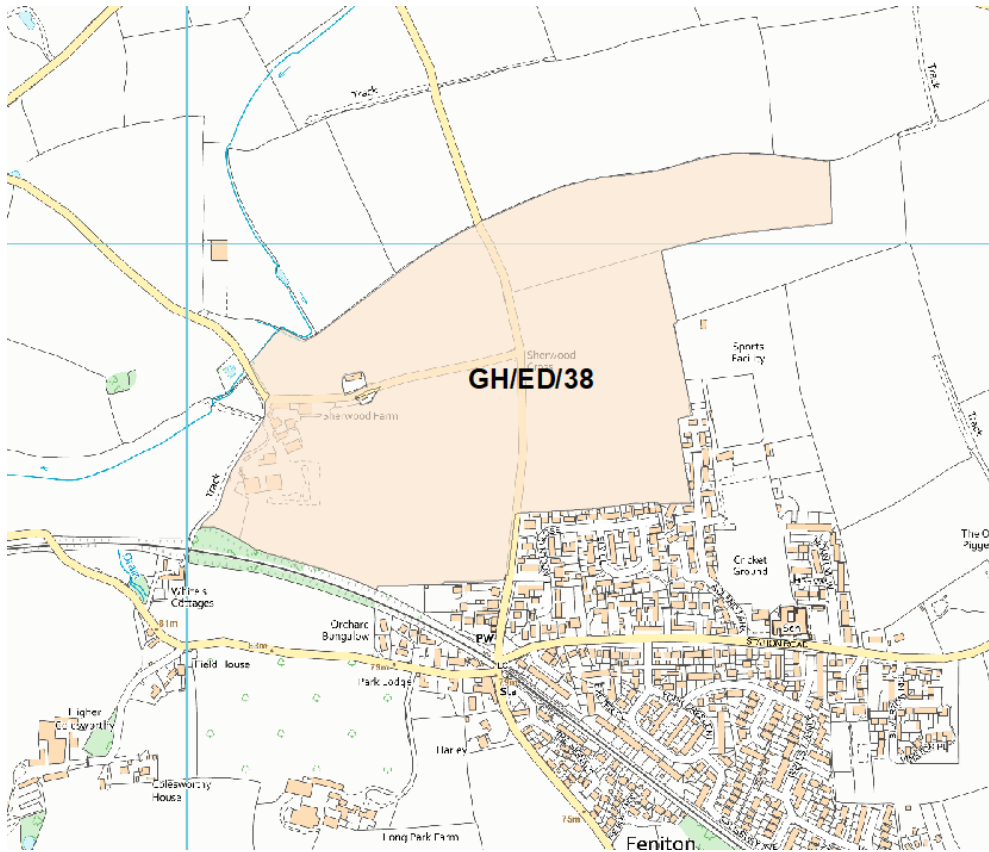
Settlement: Feniton

Reference number: GH/ED/38

Site area (ha): 14.99

Address: Land at Sherwood Cross, Feniton,

Proposed use: Housing



Site Assessment Summary and Conclusion

Infrastructure

There are no explicit site specific infrastructure issues identified in this phase of this work for this site.

Landscape

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.

Historic environment

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.

Ecology

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

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

Other constraints

There are no other identified constraints to development that are specific to this site.

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

No

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.

Yield (number of dwellings or hectares of employment land)

No

Contribution to spatial strategy

Feniton is a Tier 4 village and as such not identified as appropriate in policy in the draft plan for strategic scale growth.

Should the site be allocated?

No

Reasons 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.

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

Feni_09 has potential for an estimated up 225 – taken as a whole GH/ED/38 could accommodate several hundred homes.

46 Site Reference Feni_01

Site details

Settlement: Feniton

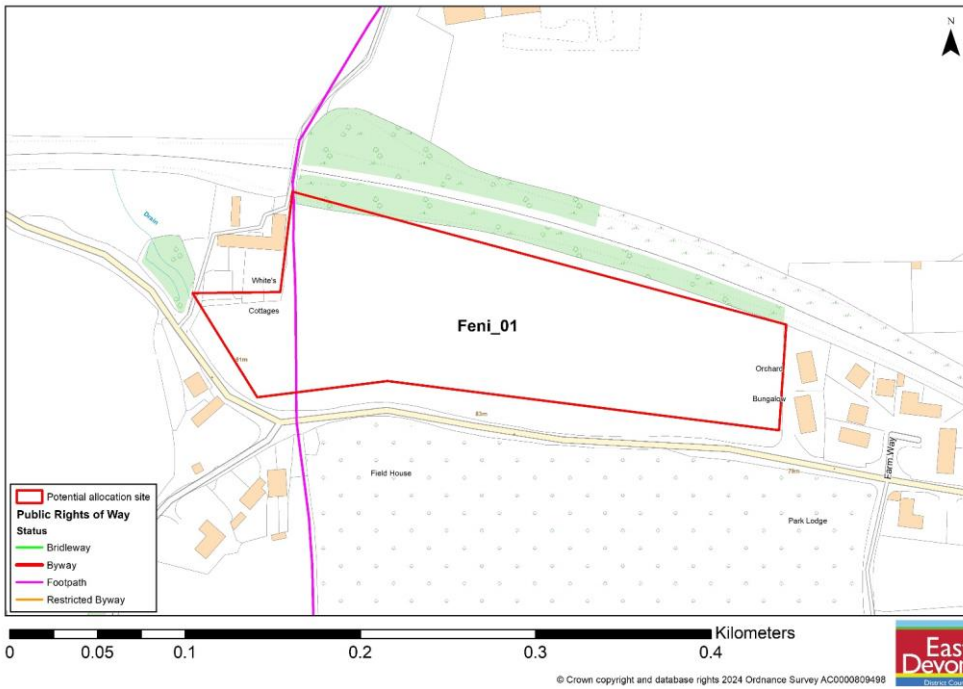
Reference number: Feni_01

Site area (ha): 2.56

Address: Land at Feniton forming part of Sherwood Farm,

Proposed use: Housing

Site map



Photos

To be inserted

Site Assessment Summary and Conclusion

Infrastructure

There are no explicit site specific infrastructure issues identified in this phase of this work for this site.

Landscape

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.

Historic environment

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.

Ecology

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

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

Other constraints

There are no other identified constraints to development that are specific to this site.

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

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.

Yield (number of dwellings or hectares of employment land)

46

Contribution to spatial strategy

Feniton is a Tier 4 village and as such not identified as appropriate in policy in the draft plan for strategic scale growth.

Should the site be allocated?

No

Reasons 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.

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

If easterly as opposed to westerly parts of the site were developed it would reduce the level of incursion beyond the built fabric of Feniton into open countryside.

47Site Reference Feni_07

Site details

Settlement: Feniton

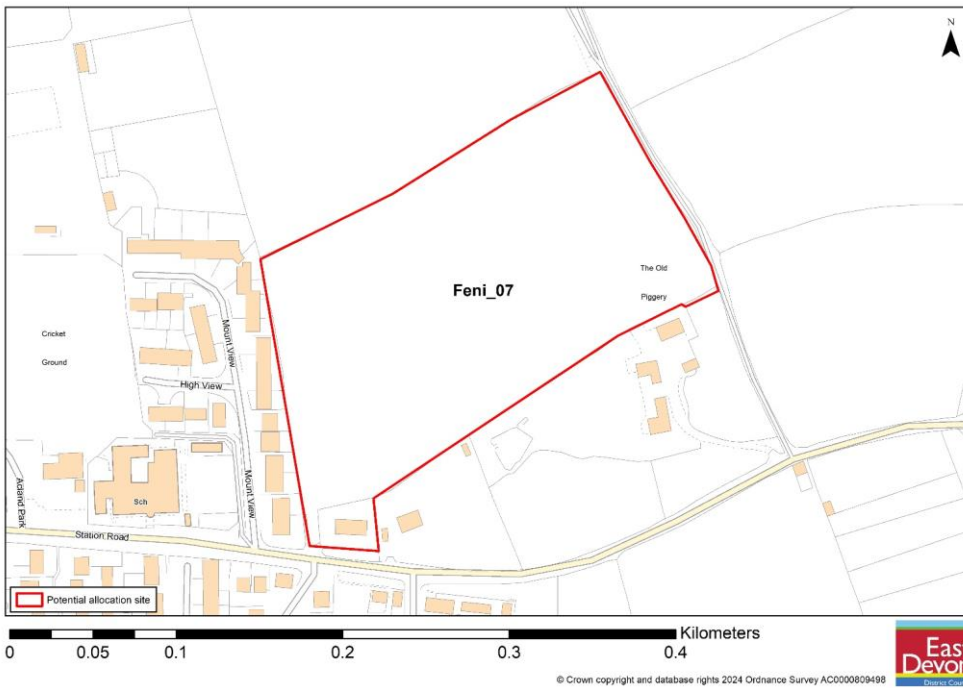
Reference number: Feni_07

Site area (ha): 3.99

Address: Lyndale, Feniton, Honiton, EX14 3ED

Proposed use: Housing

Site map



Photos

Photos to be inserted

Site Assessment Summary and Conclusion

Infrastructure

There are no explicit site specific infrastructure issues identified in this phase of this work for this site.

Landscape

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.

Historic environment

There are no designated heritage assets in close proximity of the site.

Ecology

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

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

Other constraints

There are no other identified constraints to development that are specific to this site.

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

No

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.

Yield (number of dwellings or hectares of employment land)

60

Contribution to spatial strategy

Feniton is a Tier 4 village and as such not identified as appropriate in policy in the draft plan for strategic scale growth.

Should the site be allocated?

no

Reasons 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. However it is noted that Feniton flood alleviation measures are being implemented on a part of the site.

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

No

Photos

Photo's to be inserted here.

Site Assessment Summary and Conclusion

Infrastructure

There are no explicit site specific infrastructure issues identified in this phase of this work for this site.

Landscape

The site can be categorised as falling into two parts, the larger area lies to the north of Green Lane and a smaller are 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.

Historic environment

There are no designated heritage assets in close proximity of the site.

Ecology

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

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

Other constraints

There are no other identified constraints to development that are specific to this site.

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

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.

Yield (number of dwellings or hectares of employment land)

83

Contribution to spatial strategy

Feniton is a Tier 4 village and as such not identified as appropriate in policy in the draft plan for strategic scale growth.

Should the site be allocated?

no

Reasons 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 significant obvious constraints. It is suggested as a 2nd Best site for allocation for development.

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

Should the site be carried forward as an allocation it may be appropriate to review the area of land south of Green Lane and specifically its suitability for development.

49 Site Reference Feni_10

Site details

Settlement: Feniton

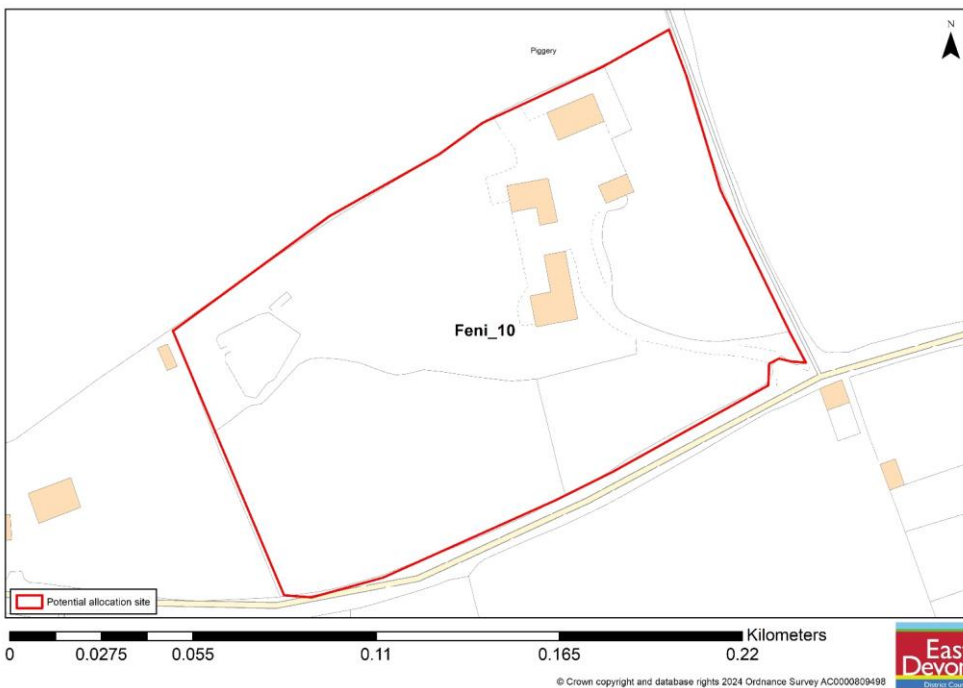
Reference number: Feni_10

Site area (ha): 1.79

Address: Westlades, Feniton, EX14 3ED

Proposed use: Housing

Site map



Photos

Photo's to be inserted here.

Site Assessment Summary and Conclusion

Infrastructure

There are no explicit site specific infrastructure issues identified in this phase of this work for this site,

Landscape

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.

Historic environment

There are no designated heritage assets in close proximity of the site.

Ecology

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

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

Other constraints

There are no other identified constraints to development that are specific to this site.

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

No

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.

Yield (number of dwellings or hectares of employment land)

36

Contribution to spatial strategy

Feniton is a Tier 4 village and as such not identified as appropriate in policy in the draft plan for strategic scale growth.

Should the site be allocated?

No

Reasons 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.

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

No

50 Site Reference Feni_14

Note that this site supersedes earlier submission Feni_04

Site details

Settlement: Feniton

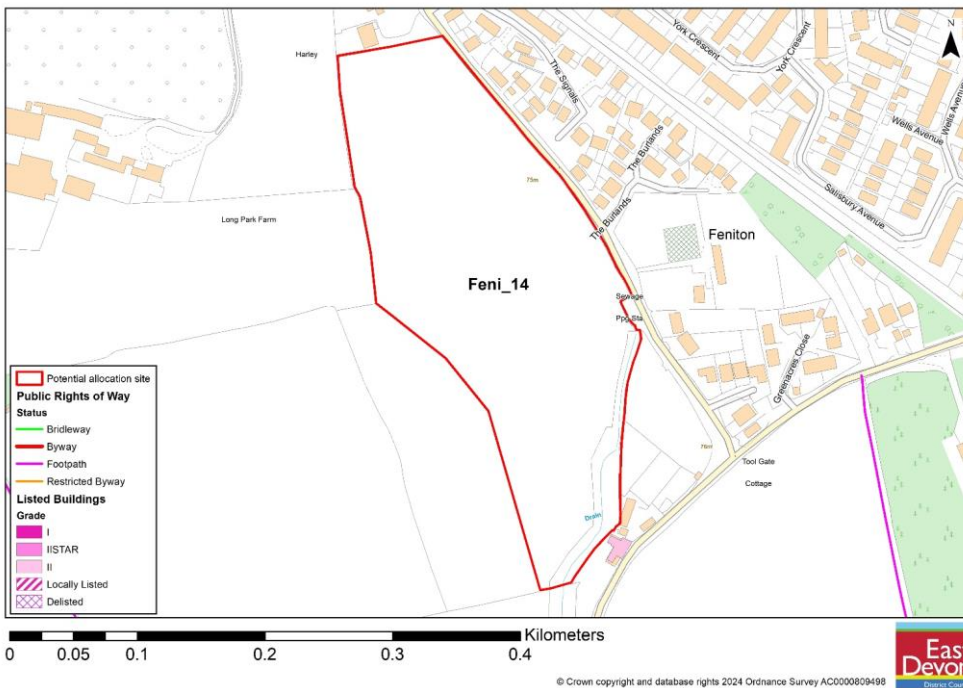
Reference number: Feni_14

Site area (ha): 5.4332

Address: Land off Ottery Road, Feniton

Proposed use: Housing

Site map



Photos

Insert photo's here

Site Assessment Summary and Conclusion

Infrastructure

No specific infrastructure constraints are noted at this stage of work.

Landscape

The site is open and exposed in landscape terms (comparatively especially so for Feniton) and this is particular so for more westerly parts of the site which occupy rising land.

Historic environment

There is a listed building, one of only a few in the vicinity of this new part of Feniton, to the southern site boundary.

Ecology

The site is likely to be of low ecological value.

Accessibility

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

Other constraints

There are no other identified constraints to development that are specific to this site.

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

No

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.

Yield (number of dwellings or hectares of employment land)

75

Contribution to spatial strategy

Feniton is a Tier 4 village and as such not identified as appropriate in policy in the draft plan for strategic scale growth.

Should the site be allocated?

No

Reasons for allocating or not allocating

The site is somewhat more sensitive than other site options in Feniton and as such would be of lower attractiveness as a possible development option.

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

No

51 Site Reference Hawk_01

Site details

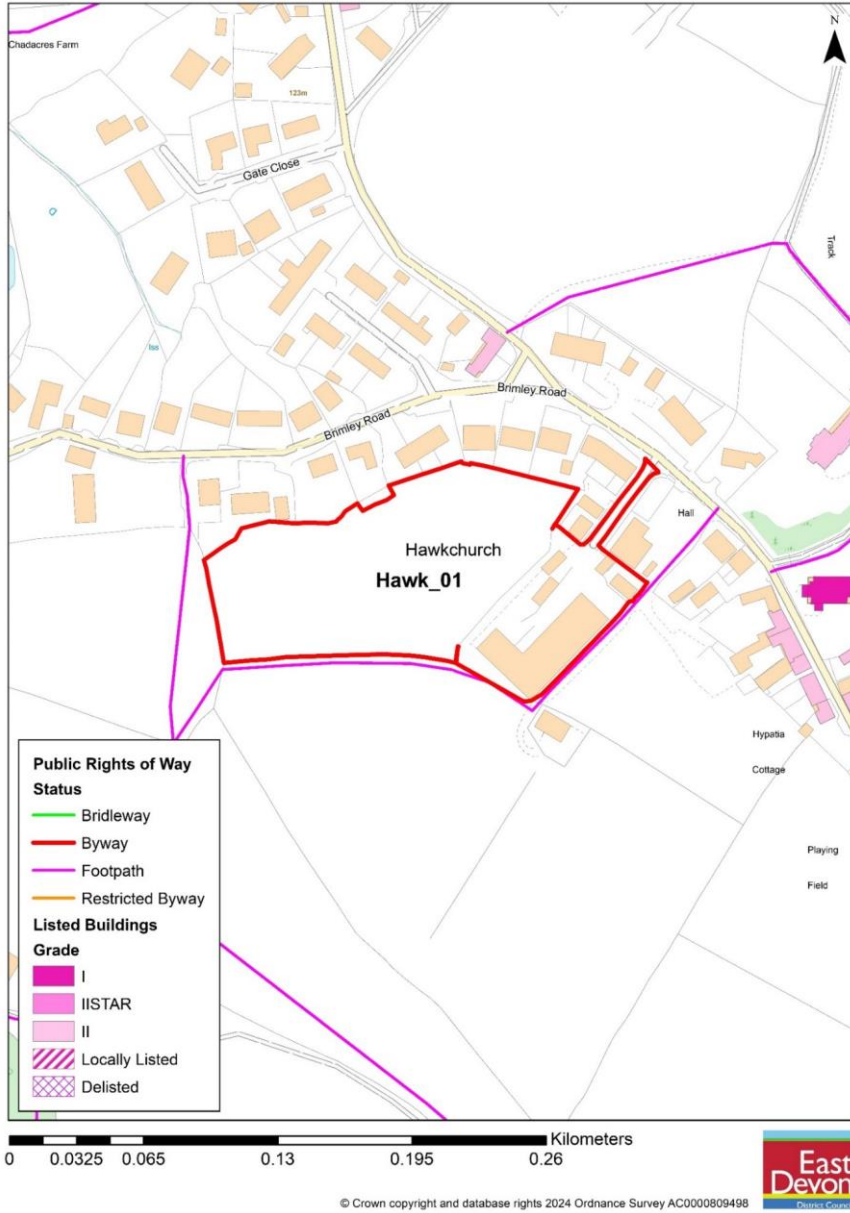
Settlement: Hawkchurch

Reference number: Hawk_01

Site area (ha): 1.56

Address: Norton Store, Hawkchurch, EX13 5XW

Proposed use: Residential and employment



Site map

Photos



View of central Hawkchurch looking southeast. The entrance to the site is in the centre of the photo, to the right



View into the site from the access lane, looking south west



Aerial view of the site showing the full extent of the field and employment site (these are not publically visible)

Site Assessment Summary and Conclusion

Infrastructure

Existing access is narrow but is used by agricultural/industrial traffic. DCC should confirm that it is adequate.

Landscape

Medium- Not AONB (although visible in distant views from AONB). Settlement edge provides strong context of built form, and the presence of mature hedgerows and trees lessen visibility over parts of the site. The site has a close relationship with surrounding countryside.

Historic environment

Medium: no significant effects which cannot be mitigated. A number of listed buildings lie close to the site but there is intervening development which lessens the harm so that it is not significant.

Ecology

Significant moderate effect- the site is a priority woodland habitat, development may impact on the River Axe

Accessibility

The site is within 1600m of village facilities.

Other constraints

None specifically identified although contamination from previous commercial use should be investigated.

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

No

Opportunities

Yield (number of dwellings or hectares of employment land)

38 Houses, 0.15ha employment land

Contribution to spatial strategy

Hawkchurch is a service village in the emerging Local Plan settlement hierarchy

Should the site be allocated?

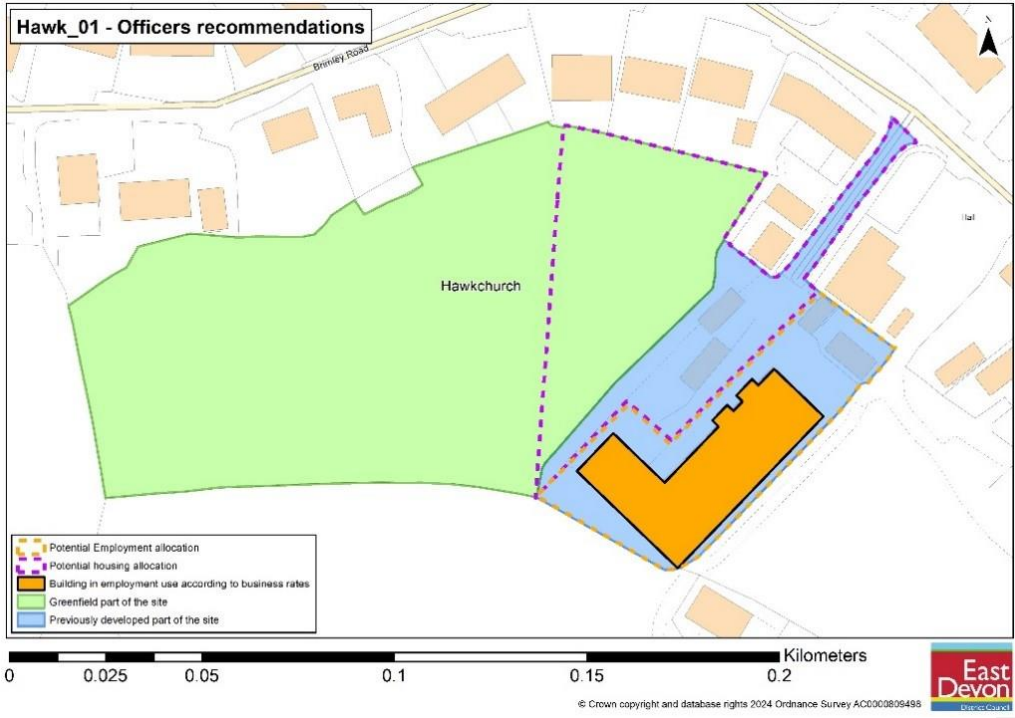
Yes

Reasons for allocating or not allocating

The site lies outside of any protected landscape, at the centre of the village, and will not give rise to unacceptable ecology, heritage or landscape impacts. It is well screened by existing development and would provide a mix of uses.

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

In light of concerns that 38 dwellings is too many for this area, it is now proposed to allocate part of the site only. The previously developed part of the site consists of a range of farm buildings, the largest of which is currently business rated for storage so is in an employment use, and a community shop in a temporary building. Adopted and emerging policy resists the loss of employment uses and this is the only employment site in Hawkchurch, and is close to the village centre. It is now recommended that a 0.25ha 'L' shaped section of the site be retained for employment use and the relocated shop building, and the rest of the previously developed site, with an additional triangle of land to the west, being allocated for 12 dwellings. An existing mature tree should be excluded from the development allocation. Given the village centre location, it would be appropriate for the houses to be at a reasonably high density, leaving space to ensure that employment and residential traffic are separated within the site and space for landscaping.



52 Site Reference Musb_01b

Site details

Settlement: Musbury

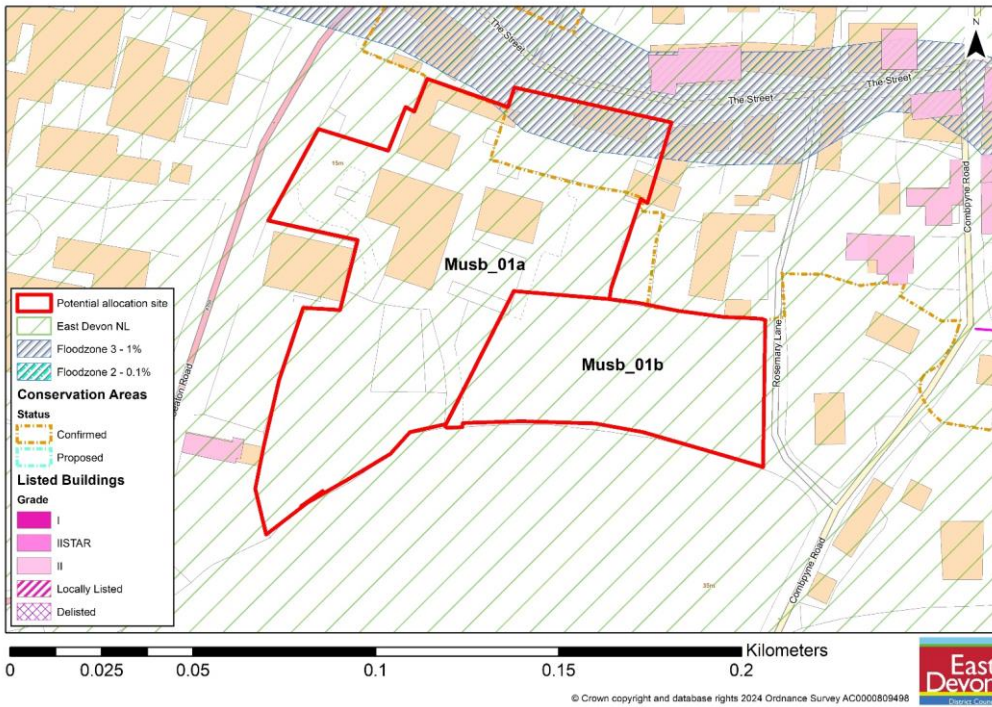
Reference number: Musb_01

Site area (ha): 0.97

Address: Baxter's Farm, The Street,

Proposed use: Residential

Site map



For assessment and commentary purposes we have split LP_Musb_01 into two areas a) and b).

Photos



Taken in site looking east to Baxter's Farmhouse in 2018.



From Rosemary Lane looking south towards Seaton Road.



Agricultural buildings within site taken 2018.



From edge of farmyard looking south taken in 2018.

Site Assessment Summary and Conclusion

Infrastructure

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

Musb_01 is located in the East Devon National Landscape. 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. The overall landscape susceptibility rating is medium, but this masks clear differences in sensitivity between the majority of the site and the eastern field, which is far more susceptible to change due to the landform and extensive views. Overall landscape sensitivity is high / medium.

Historic environment

An appraisal was undertaken to the heritage impacts of development on much of the site as part of the Villages Plan. This informed a draft development brief, which was prepared in 2018. It is recommended that this be updated to cover the slightly larger site considered for allocation. The overall heritage rating is medium: no significant effects which cannot be mitigated. An impact is predicted, but would not compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished or compromised. Mitigation may make the impact acceptable. The overall significance of the asset would not therefore be materially changed.

Ecology

Musb_01 is within the River Axe SAC Nutrient catchment zone and the Beer Quarry and Caves SAC bat consultation zone. The development brief noted that the presence of historic buildings means that bats and barn owls are likely to be present. A survey would be required as part of any planning application. Bat boxes should be incorporated into the scheme due to the proximity of the site to the bat feeding grounds across the Coly Valley.

Accessibility

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 constraints

The northern part of the site is within flood zone 3 (which runs along the Street) and large parts of the site are at risk of surface water flooding. The site is the subject of Strategic Flood Risk Assessment Level 2 work. The site 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.

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

No

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.

Yield (number of dwellings or hectares of employment land)

15 plus 0.06 ha employment.

Contribution to spatial strategy

Musbury is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The standard yield of the whole site is 22 dwellings. However, the south eastern part of the site is not considered to be suitable for allocation. The reuse and redevelopment of the existing farm complex plus around 4 homes on the southern part of the site to provide a total of around 15 new homes and employment generating uses fits well in terms of the spatial strategy for the local plan.

Should the site be allocated?

Musb_01a Yes

Musb_01b No

Reasons for allocating or not allocating

Musb_01a

Much of the northern part of Musb_01a 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 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. Development levels are a good fit with the local plan strategy and there is potential to improve

visual appearance and conservation of historic assets. The site is very well related to services and facilities in village centre.

Musb 01b

This steeply sloping site part is in the East Devon National Landscape and forms part of the immediate setting of the historic core to Musbury. There are extensive views of the site from the wider landscape and the site is considered to be highly sensitive to landscape change.

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

Yes – recommended to allocate part a) only.

53 Site Reference Musb_05

Site details

Settlement: Musbury

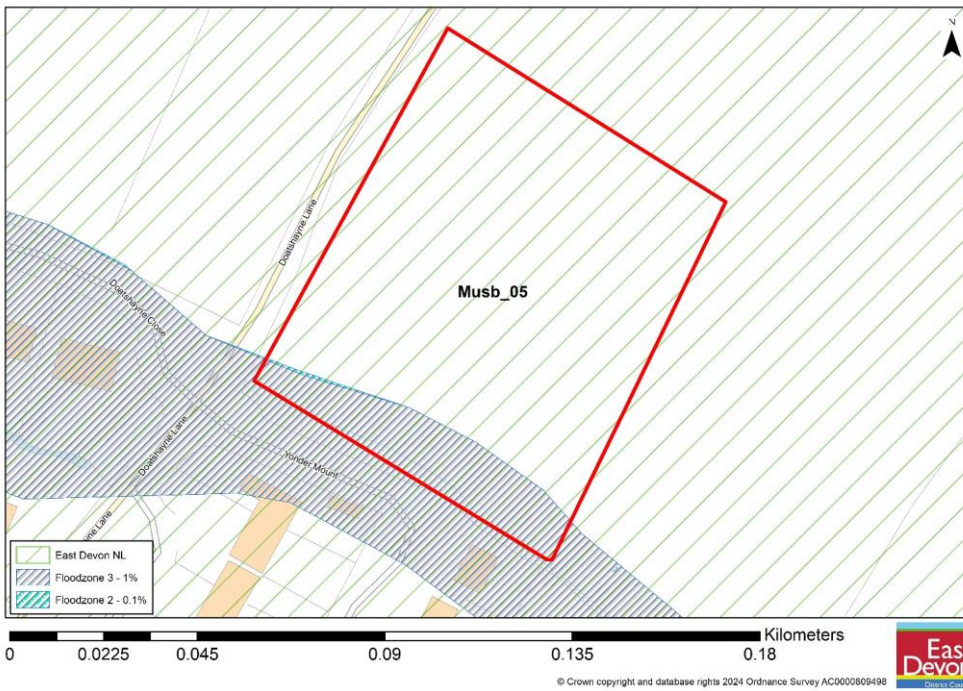
Reference number: Musb_05

Site area (ha): 0.78

Address: Doatshayne Lane

Proposed use: Residential

Site map



Site Assessment Summary and Conclusion

Infrastructure

Devon County Council Highways advise that access to the site from the 20m.p.h. zone would be possible. The site is slightly remote from the centre of Musbury although it could be a possible extension to the built-up area.

Landscape

The site has a high scenic quality and is exposed to extensive views across the Axe Valley. Overall sensitivity to change is high.

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected.

Ecology

Site is within 10 metres of a nature recovery network (grassland) that is to the west on the other side of Dosthayne Lane. There is a stream along the southern site boundary. Significant moderate adverse effect predicted. is within the River Axe SAC Nutrient catchment zone and the Beer Quarry and Caves SAC bat consultation zone.

Accessibility

Musb_05 is within 1600m of seven services and facilities and an hourly bus route, . The primary school, shop, pub and village hall are within 500 metres, although there is no pavement along the narrow village lanes.

Other constraints

Grade 3 agricultural land. Part of the southern part of the site is in floodzone 3.

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

No

Opportunities

none identified

Yield (number of dwellings or hectares of employment land)

16

Contribution to spatial strategy

Musbury is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The site has a potential yield of 16 homes using the standard maximum density, which would represent a substantial amount of development relative to the existing size of the village when combined with the proposed allocation site.

Should the site be allocated?

No

Reasons for allocating or not allocating

The site is located on rising ground in a National Landscape where the overall landscape sensitivity is high, and development would cause harm to the designated landscape. Likely to constitute 'major' development in the context of a National Landscape for which there are no 'exceptional circumstances'.

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

No

54 Site Reference Newt_05

Site details

Settlement: Newton Poppleford

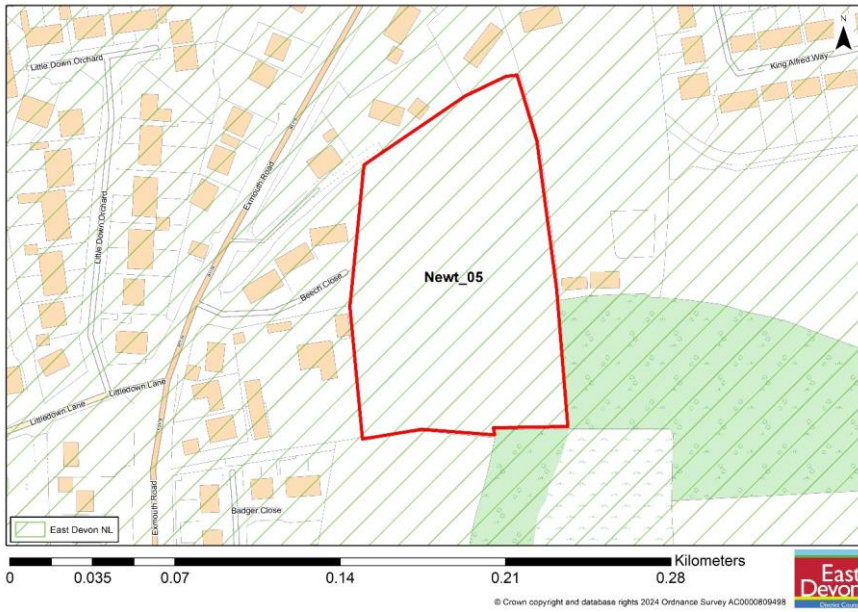
Reference number: Newt_05

Site area (ha): 1.11

Address: Land to the east Of Exmouth Road

Proposed use: Residential

Site map



Photos



Looking northeast from field gate to Beech Close



Looking southeast from field gate to Beech Close



Taken from eastern end of Burrow Lane looking southeast with site visible as green field in middle.



Mature beech tree to southern boundary.

Site Assessment Summary and Conclusion

Infrastructure

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

Newt_05 is located in the East Devon National Landscape. The site forms a grassed field with access from Beech Close, a small cul de sac serving three recently built houses. , It rises up to an attractive group of trees to the east of the site that form a prominent skyline feature. Overall sensitivity to change is high.

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected.

Ecology

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

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 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).

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

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

27.

Contribution to spatial strategy

Newton Poppleford is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of up to 27 dwellings on Newt_05 would make a positive contribution to this spatial strategy.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

There had previously been concerns regarding there being no safe and convenient pedestrian or cycling access to the services and facilities in the village centre. The promoter of the site has now provided details showing that they can form a direct access to the footpath to the north from which access to the core of the village could be obtained. Although the footpath remains unmade and unlit in places reducing its attractiveness, it does present a safe route for pedestrians and this is considered to tip the balance in favour of this site. It should however be noted that the site is within the East Devon National Landscape and is highly sensitive to landscape change. It is also grade 2 agricultural land.

If whole site is not suitable for allocation, could a smaller part be allocated? No

55 Site Reference Newt_04

Site details

Settlement: Newton Poppleford

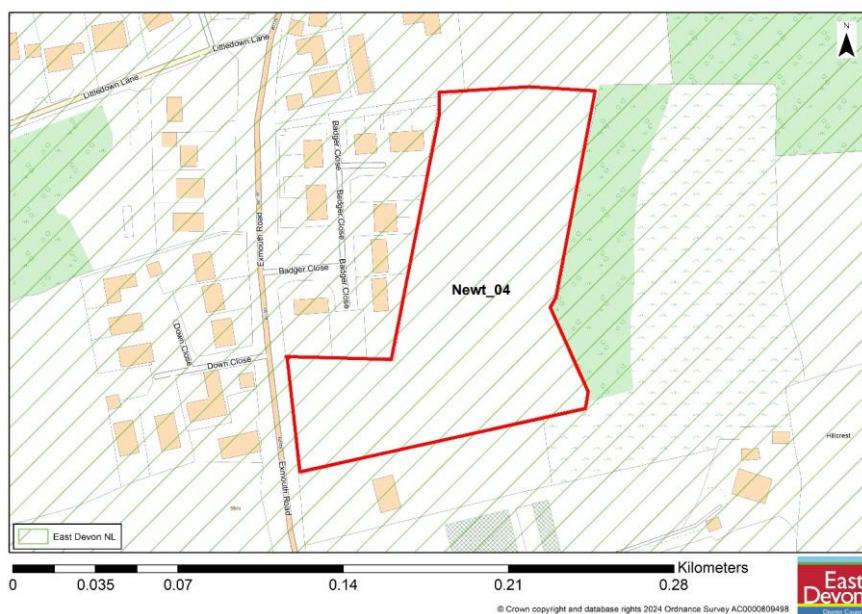
Reference number: Newt_04

Site area (ha): 1.18

Address: Land to the West of Badger Close, Exmouth Road

Proposed use: Residential

Site map



Photos



Looking east across site from filed gate to Exmouth Road.



Looking southeast across site from Down Close.



Looking towards northern part of site with Badger Close to right of photograph.

Site Assessment Summary and Conclusion

Infrastructure

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

Newt_04 is in the East Devon National Landscape. 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. Overall there is a high susceptibility to landscape change.

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected.

Ecology

Newt_04 is within the Pebblebed Heaths habitat mitigation zone and is adjacent to a woodland nature recovery network. Significant moderate adverse impacts are predicted.

Accessibility

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 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).

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

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

28.

Contribution to spatial strategy

Newton Poppleford is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of up to 28 dwellings on Newt_04 would make a positive contribution to this spatial strategy.

Should the site be allocated?

No

Reasons for allocating or not allocating

There is no safe and convenient pedestrian or cycling access to the services and facilities in the village centre, albeit allocation of Newt_05 may improve this situation. The site is within the East Devon National Landscape and is highly sensitive to landscape change. Grade 2 agricultural land. Newt_05 is considered to be slightly less sensitive in landscape terms and can provide a safer and more convenient pedestrian access to the village and so is preferred.

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

No

56 Site Reference Payh_03b

Site details

Settlement: Payhembury

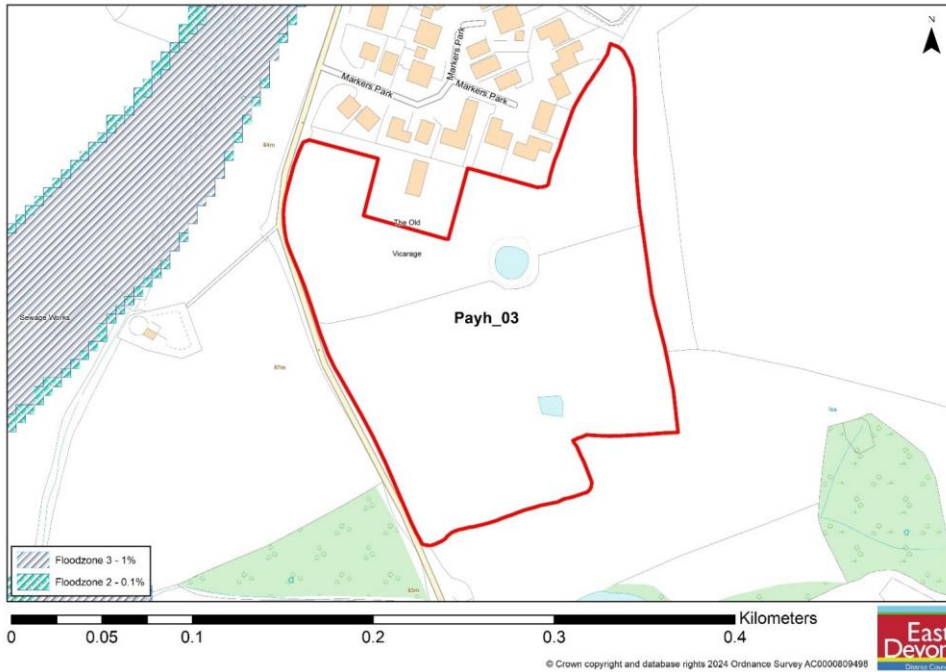
Reference number: Payh_03 (a and b)

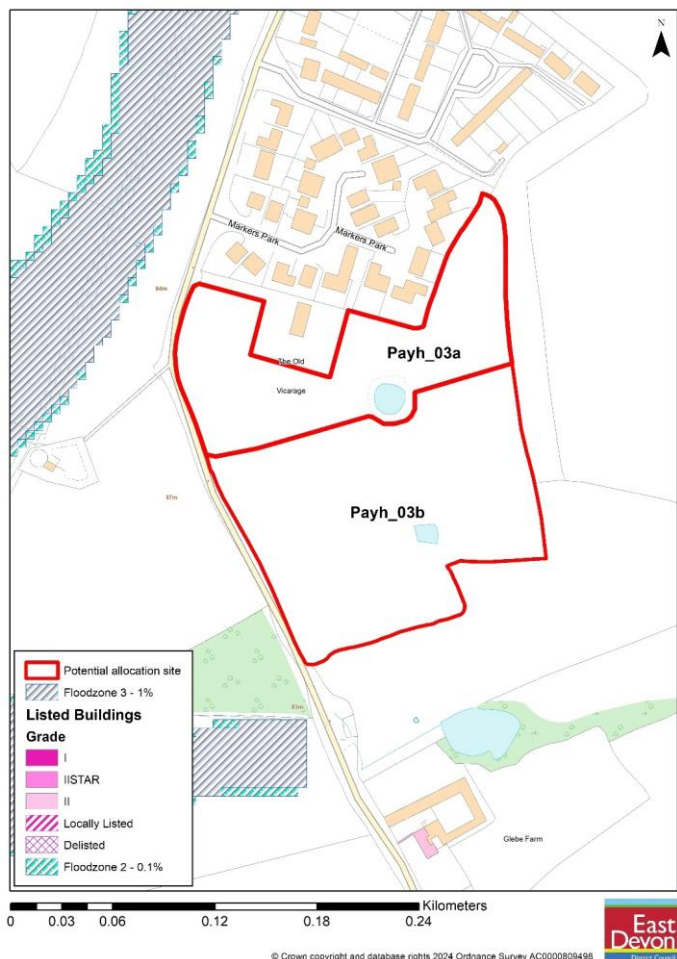
Site area (ha): 3.34

Address: Markers Park, Payhembury, EX14 3NL

Proposed use: Residential (whole site capacity up to approx. 65 dwellings (mid yield 50))
Payh_03a agreed for allocation for up to 15 dwellings at SPC on 23/09/24. Consideration to be given to increasing the number of dwellings by increasing the density and / or extending the site area to include part of the remaining submitted site area (shown as Payh_03b) overleaf.

Site map





n.b. Payh_03a already agreed for allocation 23/09/24.

Photos



Far northern corner of site, adjoining drive to Old Vicarage (n.b. not a heritage asset)



North across site towards Old Vicarage



View into site from southern approach



Within site towards Marl Pit / pond (centre of image)

Site Assessment Summary and Conclusion

Infrastructure

As for Payh_01: DCC Education - Payhembury primary school 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. Additional secondary capacity required and transport costs for secondary apply.

DCC Highways comments – Entire site (03a & 03b): Direct access onto highway, local services & facilities in area, no concerns with road collisions, site accessibility - no significant issues.

New/further DCC advice re. Payh_03a allocation (received September 2024): Approach roads of mixed width. Modest development may be acceptable. Opportunity to provide non-motorised user infrastructure to make the scheme accessible to wider network, however absence of footways towards the school for a period is noted. Limited bus services in the village, shopping trip to Honiton three days a week and Exeter once a week. Based on the number of dwellings it is unlikely that it will be possible to fund sustainable improvements so the development would be primarily car dependent.

Landscape

Outside of NL. Prominent site with high intervisibility with undesignated lowland plain landscape to the west across the floodplain and through boundary trees from southern approach to Payhembury. Agricultural field adjoining Payhembury built-up area. Site slopes up towards the east. Overall, the site has a high/medium landscape sensitivity to new development.

Historic environment

Heritage assets present: Grade II Glebe Farm to south (115m). Other heritage assets to north in and around historic village core, with intervening modern development / intervisibility. Marl pit within site which is recorded on the HER and reflects the long standing association with agricultural activity which has played a significant part in shaping the community. Overall, medium - no significant effects which cannot be mitigated.

Ecology

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

5 out of 12 facilities within 1,600m of site. (nb HELAA assessment says 6 but includes play area (presumably recreation ground) that is not recorded as such for Payh01 and 02)

Other constraints

Site does not contain any areas at risk of flooding. Grade 3 agricultural land in strategic assessment.

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

No

Opportunities

None identified.

Yield (number of dwellings or hectares of employment land)

Payh_03a approved for allocation for 15 dwellings. This was reflective of the discussion at the Member Working Group and related to the nature and characteristics of the settlement, being comparatively small and accessed by a network of narrow lanes. However, applying the HELAA standards methodology, the area of Payh_03a could potentially accommodate up to 29 dwellings. Aligning more to the slightly lower density seen on the adjoining estate development, would suggest a possible 23 dwellings could be accommodated. There is also flexibility within the overall wider site (03a and 03b) as there is no existing hedgerow separating the parts. The entire Payh_03 site is not recommended for further consideration for reasons primarily of scale (as well as heritage concerns), but there may be merit in extending the area of the 03a allocation southwards, with the pond/marl pit becoming more central to the site as indicated on the aerial image shown below (or similar). On standard HELAA density calculation the larger area could accommodate 45 dwellings. Continuing the lower density of the adjoining estate and allowing for robust boundary landscape screening would accommodate c. 35 dwellings.

Contribution to spatial strategy

Payhembury is a Service Village (Tier 4) in the emerging Local Plan settlement hierarchy. A limited level of development would therefore support the spatial strategy. However, this is a comparatively small Tier 4 settlement, and the network of narrow lanes into it and limited bus service highlighted recently by Devon County Council, means that careful consideration needs to be given to the scale of growth.

Should the site be allocated?

Yes (in part – an increase northern portion (03a only) to allow for up to 30 dwellings.

Reasons for allocating or not allocating

Prominent site but outside of, and with no/little intervisibility with, the National Landscape. Northern section adjoins Payhembury built-up area. No absolute landscape, ecological or heritage impacts identified to preclude development of this site, in addition to the small number of units (8) under development on site Payh_01.

However, the site context and constraints do not support allocation of the whole site primarily due to scale, infrastructure constraints and also presence of mature internal trees. Transport

links and narrow lanes in particular need to be considered and development beyond the current level of 15 dwellings already agreed should be carefully considered. Officers suggest on balance, a modest increase to this could be accommodated and allow for a more comprehensive scheme.

Potential for development to be designed sensitively regarding Marl pit pond.

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

Yes – to increase the contribution of this Tier 4 settlement to meeting the district requirement, there is some potential to extend the existing agreed allocation of part of site (03a) adjoining existing built development at current southern extent of Payhembury, into more of the portion labelled 03b. Officers would suggest that an allocation could be made for up to 30 homes in total.

57Site Reference Plym_03

Site details

Settlement: Plymtree

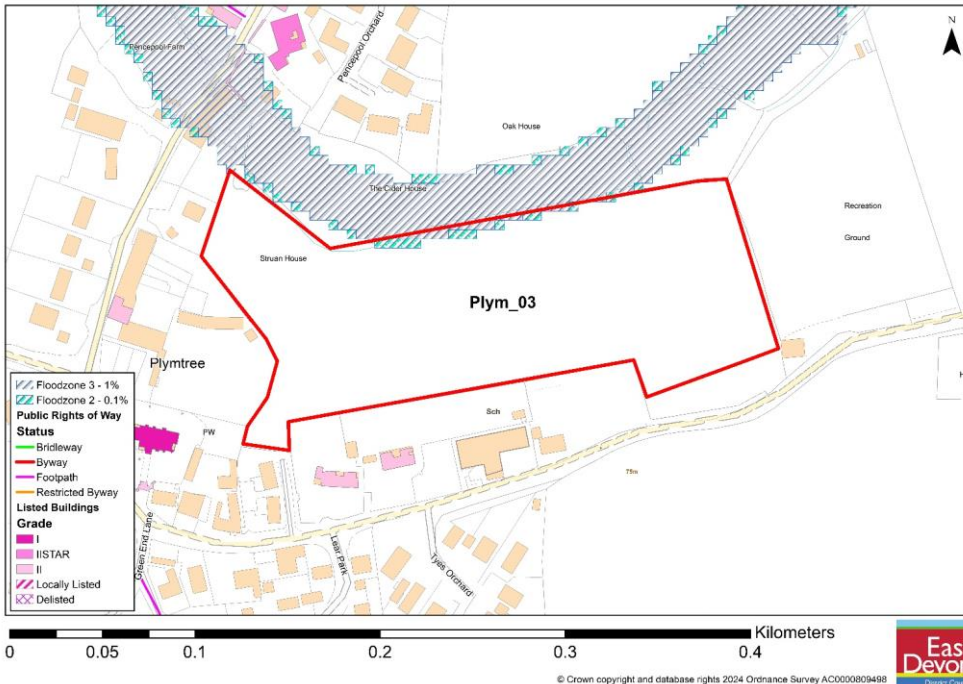
Reference number: Plym_03

Site area (ha): 2.86

Address: Land at Plymtree (north of the school)

Proposed use: Residential

Site map



Photos



The Church Tower is glimpsed from within the site



Grade 2 listed Knight's Cottage looking from the site



Looking south from within the site

Site Assessment Summary and Conclusion

Infrastructure

Plymtree Primary has some capacity to support development, but not to accommodate all of the potential development. Transport costs to secondary would apply.

Landscape

Low-Medium Existing development on three sides provides strong context of built form, and the presence of mature hedgerows and trees lessen visibility over parts of the site. The site has a close relationship with surrounding countryside

Historic environment

High- adjoins several listed buildings which would be impacted to varying degrees. It is felt that this can be satisfactorily addressed by reducing the capacity of the site from 43 to 30 to enable a satisfactory layout and landscaping scheme to be achieved.

Ecology

Minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 metres of 4 or more different local facilities but over 1,600 metres from a train station or bus route with an hourly or better service

Other constraints

Approx. 0.03 ha of the site is in Flood Zone 3.

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

No

Opportunities

Potential to provide cycle and pedestrian links from the site to the village hall and recreation ground as well as the wider village

Yield (number of dwellings or hectares of employment land)

43 dwellings

Contribution to spatial strategy

Plymtree is a service village in the emerging Local Plan settlement hierarchy

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site is well located in the centre of the village, behind existing development and close to facilities. Heritage concerns can be adequately mitigated by reducing the capacity from 43 to 30. Note- application for 30 houses 23/1247/MOUT.

58 Site Reference Plym_05

Site details

Settlement: Plymtree

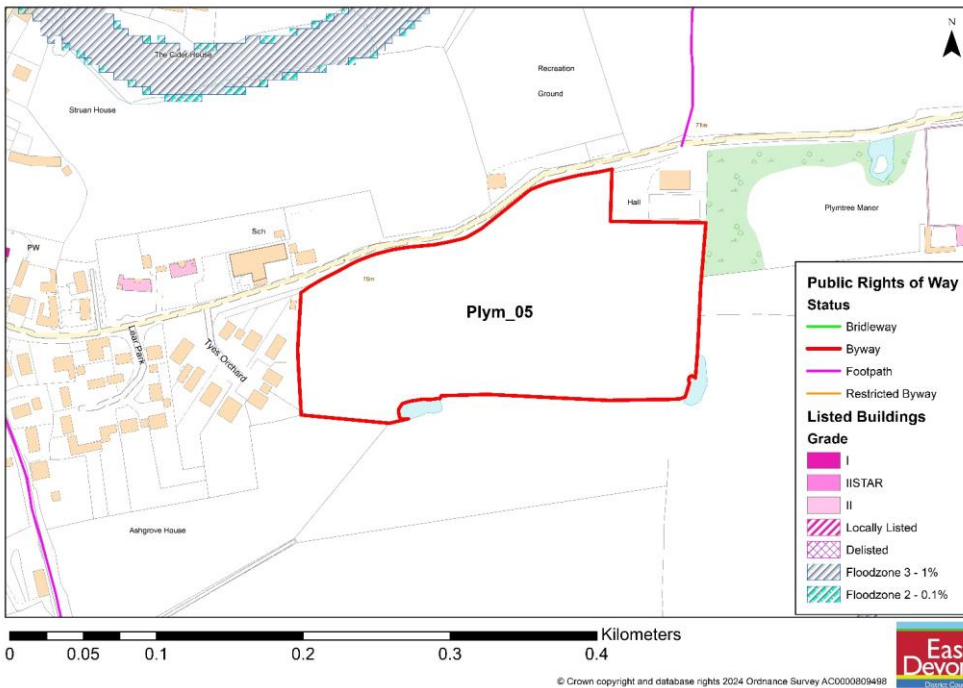
Reference number: Plym_05

Site area (ha): 3.29

Address: Land West of the Village Hall

Proposed use: Residential

Site map



Photos



Site viewed from the north east boundary, looking west along the lane towards the village. The site extends to the trees in the far middle ground (shown by an arrow)



Site viewed from the north west boundary looking eastwards away from the village. The site extends to the trees in the far middle ground (shown by an arrow)

Site Assessment Summary and Conclusion

Infrastructure

Plymtree Primary has some capacity to support development, but not to accommodate all of the potential development. Transport costs to secondary would apply.

Landscape

Medium Existing development on one side provides some context of built form, and the presence of mature hedgerows and trees lessen visibility over parts of the site. The site has a close relationship with surrounding countryside

Historic environment

Medium- no significant effects which cannot be mitigated. An impact is predicted, but would not compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished or compromised. Mitigation may make the impact acceptable, this is likely to be in the form. The overall significance of the asset would not therefore be materially changed

Ecology

Minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 metres of 4 or more different local facilities but over 1,600 metres from a train station or bus route with an hourly or better service

Other constraints

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

No

Opportunities

Yield (number of dwellings or hectares of employment land)

43 dwellings

Contribution to spatial strategy

Plymtree is a service village in the emerging Local Plan settlement hierarchy

Should the site be allocated?

No

Reasons for allocating or not allocating

The site is a significant greenfield site which contributes to the setting of the adjacent listed Manor House and its formal gardens. It is located on the periphery of the village (albeit the village hall is located beyond it) and would extend built form into the open countryside.

Photos



Site Assessment Summary and Conclusion

Infrastructure

n.b. This site was submitted as part of the 2022 Call For Sites, so has not been through the Housing and Economic Land Availability (HELAA) process; therefore, we do not have comments from DCC Highways or DCC Education. However, we do have comments on an earlier submitted site (Sidm_10) which encompasses the northern most portion of Sidm_34. **DCC Highways:** Access off 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

Short distance views into site from the A375 are limited due to topography and mature vegetation, but the site is clearly visible from elsewhere in the NL, for example from Buckley Road across the valley to the east. Overall, the site has a high-medium landscape sensitivity to new development.

Historic environment

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.

Ecology

Arable fields surrounded and divided by mature hedgerows and trees. The site is 10m from an unconfirmed wildlife site, 31m from a nature recovery network area and 35m from a habitat of principle importance; it falls within both the Beer Quarry & Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, there is a significant moderate adverse effect predicted on ecology.

Accessibility

Eight out of 12 facilities within 1,600m of site, located in village of Sidbury (footway to north on A375).

Other constraints

Grade 3 agricultural land. Medium risk of surface water flooding on southern boundary of site.

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

No

Opportunities

Could form part of an extension to DCC's cyclepath / pedestrian link between Sidbury and Sidford.

Yield (number of dwellings or hectares of employment land)

38-43 dwellings and 0.15ha of employment

Contribution to spatial strategy

The scale of growth at this site in isolation would be consistent with the spatial strategy at Sidbury as a Service Village for limited development to meet local needs. However, if other sites are proposed for allocation, consider whether the level of development is too high for the spatial strategy.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

This site can provide an opportunity for limited development well aligned to existing built-up area and present an opportunity to provide improved pedestrian pathways from the Hillside Estate through to the village core. Further heritage and landscape impact work on any future proposal would be required.

The site yield has been significantly reduced from what was initially proposed due to the constraints present. The originally proposed site was 4ha but it is recommended that development is kept to the north-east of the site (i.e. Greenhead / Furzehill, the only feasible access point) and kept as near to the floor of the valley as possible to mitigate the visual impact. Further work is required on confirming access is possible via Furzehill, as the potential access point is narrow and may impact on the employment aspect of the allocation (please see image below):



60 Site Reference Uply_01

Site details

Settlement: Uplyme

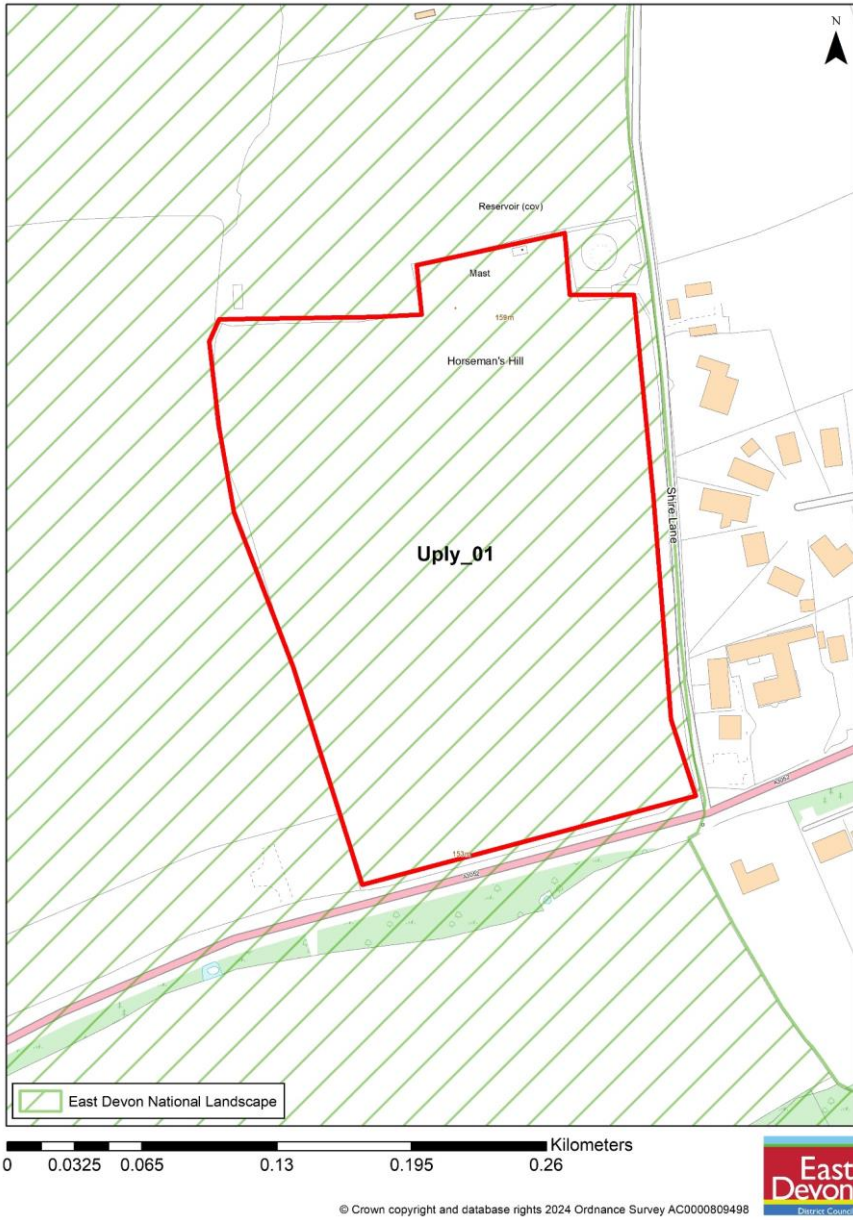
Reference number: Uply_01

Site area (ha): 5.1

Address: Land at Sidmouth Road

Proposed use: Residential

Site map



Photos



Looking northwest across site from A3052.



Looking northeast across site from A3052.

Site Assessment Summary and Conclusion

Infrastructure

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

Uply_01 is located on the open coastal plateaux above the Dorset town of Lyme Regis. It is a highly visible site in the national 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 and vegetation. Overall landscape sensitivity is high – the site is unable to accommodate the relevant type of development without significant character change or adverse effects.

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected.

Ecology

The site is not within 100 metres of any listed sites. Minor adverse effect predicted (not significant). Site is not within a European mitigation zone.

Accessibility

Although the site lies within 400 metres of a secondary school, it is around 1200 metres to the town centre (in Lyme Regis). Furthermore, there is no continuous footway from the site to access services and facilities and there is a steep drop into the town centre. In terms of access to facilities in Uplyme, although these are within 1200 metres in a straight line, pedestrian access is either across fields or along busy and or narrow roads which lack continuous footways.

Other constraints

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

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

No

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 settlements (both Uplyme and Lyme Regis).

Yield (number of dwellings or hectares of employment land)

92

Contribution to spatial strategy

The site lies in Uplyme Parish, but adjacent to the neighbouring town of Lyme Regis. The scale of development of around 90 dwellings is proportionate to the town of Lyme Regis.

Should the site be allocated?

No

Reasons for allocating or not allocating.

The development of up to 92 homes on the site would help to meet local housing needs and there are limited opportunities for new housing in the area given the physical and landscape constraints. However, the site is highly sensitive to landscape change and it would be very difficult to access services and facilities in the town centre on foot or by cycling. Development would constitute major development in the context of a national landscape.

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

No

61 Site Reference West_03

Site details

Settlement: West Hill

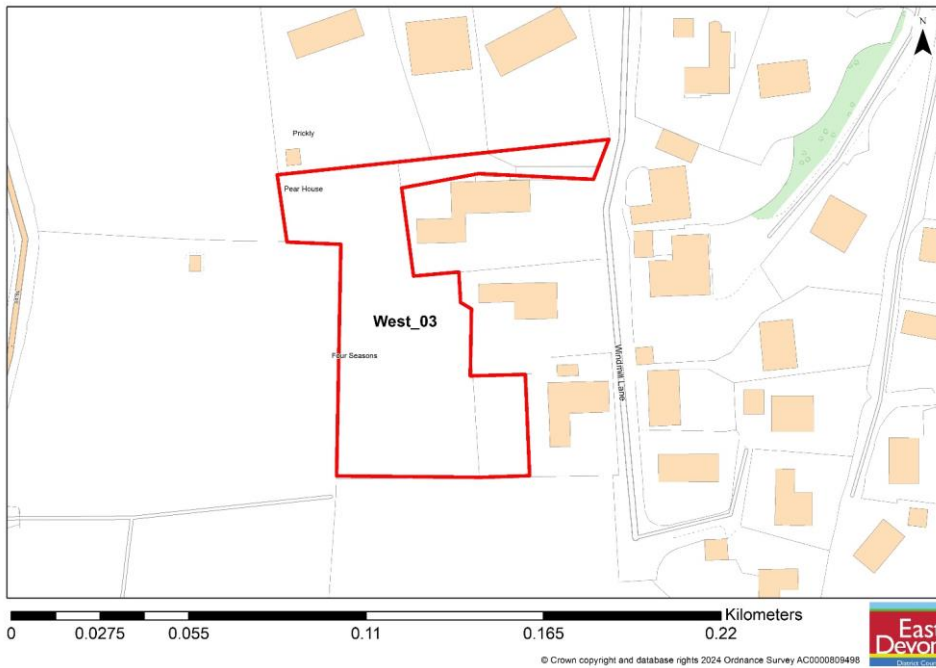
Reference number: West_03

Site area (ha): 0.47

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

Proposed use: Residential

Site map



Photos



Southern part of site, taken from Windmill Lane



North eastern access to site, from Windmill Lane



Overhead photo of site

Site Assessment Summary and Conclusion

Infrastructure

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

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. Overall, medium landscape sensitivity.

Historic environment

Around 500m to nearest designated heritage asset. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

Ecology

Unimproved grassland, grazed by horses. Minor adverse effect predicted (not significant)

Accessibility

6 out of 12 facilities within 1,600m of site. Although around 400m to shop/school as the crow flies, the actual pedestrian route along Bendarroch Road-Moorlands-Beech Park is longer at 650m. 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 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

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

No

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.

Yield (number of dwellings or hectares of employment land)

5

Contribution to spatial strategy

Consistent with the spatial strategy for West Hill as a Service Village to allow limited development to meet local needs.

Should the site be allocated?

No

Reasons 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.

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

No.

62 Site Reference Whim_03

Site details

Settlement: Whimple

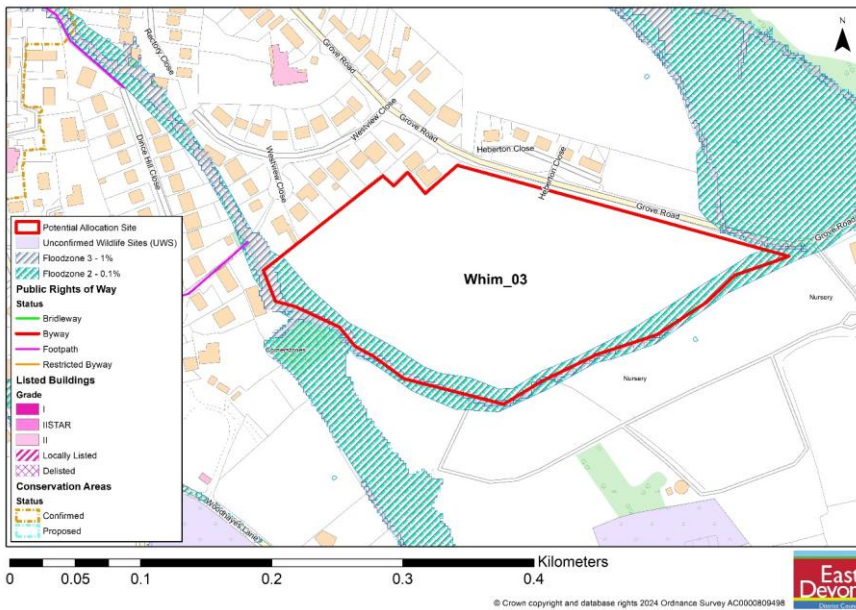
Reference number: Whim_03

Site area (ha): 4.07

Address: Land to the South side of Grove Road

Proposed use: Residential

Site map



Photos



Looking southeast along Grove Road with site behind field gate.



Looking northwest along Grove Road with site behind hedge/field gate.

Site Assessment Summary and Conclusion

Infrastructure

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

Overall landscape sensitivity is medium.

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected.

Ecology

There is a grassland nature area within 10 to the east of the site. A stream runs along the southern boundary. Significant moderate adverse effect predicted. Within East Devon Pebblebed Heaths SAC HRA mitigation zone.

Accessibility

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 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 and part of the road to the northwest of the site is at risk of fluvial and surface water flooding. Grade 3 agricultural land.

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

No

Opportunities

Whim_03 offers the potential to build around 70 homes close to existing services and facilities in the village.

Yield (number of dwellings or hectares of employment land)

72

Contribution to spatial strategy

Whimple is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of up to 70 dwellings on Whim_03 is considered to be high in relation to the scale of the existing village and the infrastructure/services available.

Should the site be allocated?

No

Reasons for allocating or not allocating

Inadequate access for scale of development. Scale of development incompatible with spatial strategy. Part of the site is at risk of flooding and further work would be required to understand the nature and extent of the risk before consideration could be given to allocation.

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

No – although some issues may be resolved by reducing the scale of development, further modelling of flooding would be required.

63 Site Reference Whim_07

Site details

Settlement: Whimble

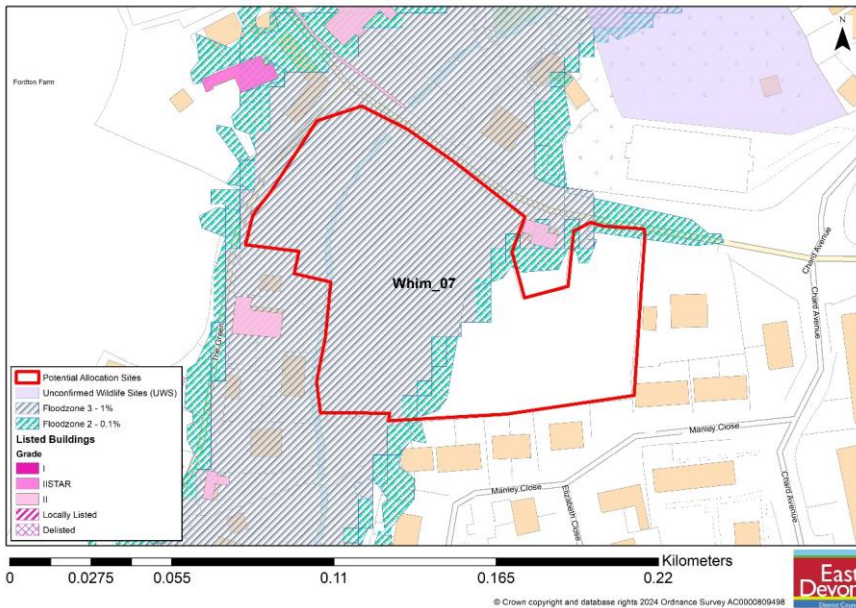
Reference number: Whim_07

Site area (ha): 0.89

Address: Approximately 2.3 acres fronting Broadclyst Road

Proposed use: Residential

Site map



Photos



Site Assessment Summary and Conclusion

Infrastructure

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 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

Overall sensitivity is medium.

Historic environment

Medium: no significant effects which cannot be mitigated. An impact is predicted, but would not compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished or compromised. Mitigation may make the impact acceptable. The overall significance of the asset would not therefore be materially changed.

Ecology

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). A stream runs through the site. Significant moderate adverse effect predicted. The site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Accessibility

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 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 within flood zone 3. Grade 3 agricultural land.

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

Yes

Opportunities

Whim_07 offers the potential to build around 10 homes close to existing services and facilities in the village.

Yield (number of dwellings or hectares of employment land)

10

Contribution to spatial strategy

Whimple is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of up to around 10 homes on Whim_07 would make a small contribution to that strategy.

Should the site be allocated?

No

Reasons for allocating or not allocating

Large areas of the site are constrained by flooding, heritage and ecological considerations. Site is within a 'green wedge'.

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

No

64 Site Reference Whim_08

Site details

Settlement: Whimple

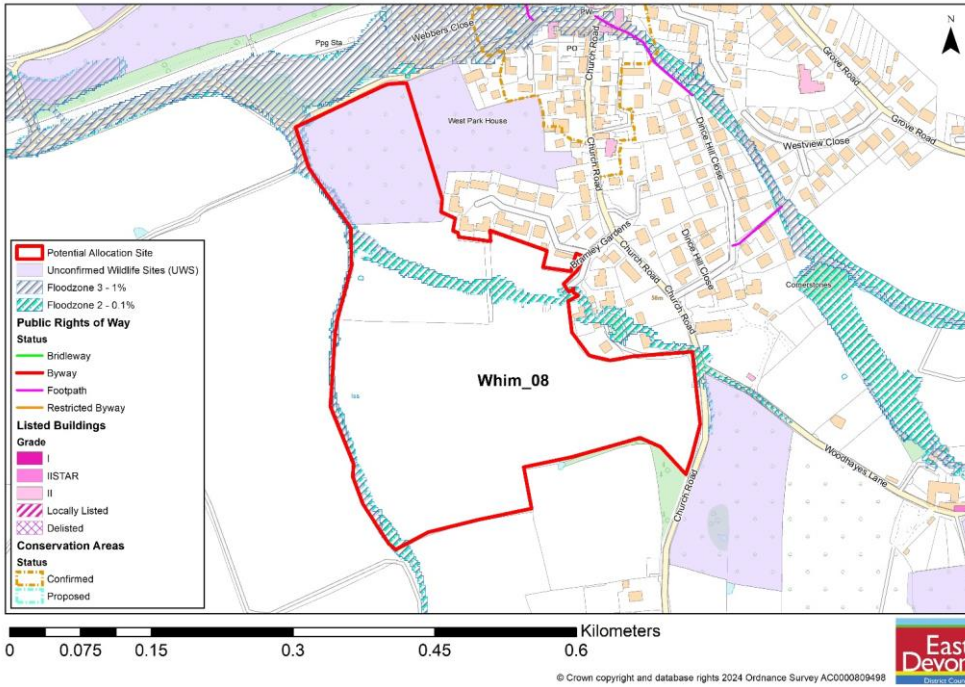
Reference number: Whim_08

Site area (ha): 10.06

Address: Approximately 25 acres west of Church Road and Bramley Gardens

Proposed use: Residential

Site map



Photos



Looking southwest over site from Bramley Gardens



Looking south across eastern part of site from Church Road



Looking west across northern part of site from track off Cobden Lane.



Looking north from Church Road with site to left of road and listed summer house to right of picture.

Site Assessment Summary and Conclusion

Infrastructure

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 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

Overall landscape sensitivity is medium.

Historic environment

Medium: no significant effects which cannot be mitigated. An impact is predicted, but would not compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished or compromised. Mitigation may make the impact acceptable. The overall significance of the asset would not therefore be materially changed.

Ecology

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). There are two small watercourses within the site. Significant moderate adverse effect predicted. The site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Accessibility

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 its junction with Bramble Close. The lane to the north of the site is very narrow and lacks footways.

Other constraints

A narrow strip of land along the western site boundary is within flood zone 3. Grade 3 agricultural land.

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

Yes

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

178

Contribution to spatial strategy

Whimble is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of up to 180 dwellings on Whim_08 is considered to be excessively high in relation to the scale of the existing village.

Should the site be allocated?

No

Reasons for allocating or not allocating

Scale of development incompatible with spatial strategy. Site lacks safe and convenient pedestrian access to services and facilities in the village. The site forms part of the 'Green Wedge' between Whimble and Cranbrook. Forms an important part of the very attractive rural landscape setting for the settlement. Potential impact on unconfirmed wildlife site. Part of is at risk of flooding and further work would be required to understand the nature and extent of the risk before consideration could be given to allocation.

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

No

65 Site Reference North of Topsham

Site details

Settlement: Clyst St George

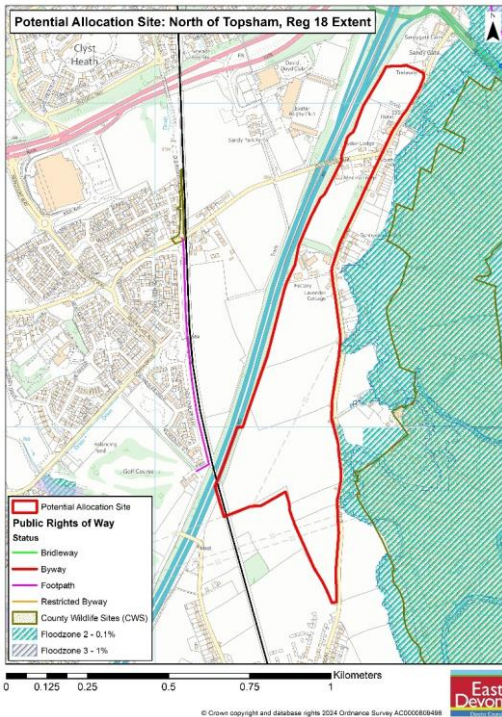
Reference number: N/A

Site area (ha): 29 ha

Address: Clyst Road, Sandygate, Exeter, EX2 7JL

Proposed use: mixed use development scheme

Site map



Photos



View from Clyst Road, photo shows the field



View from Clyst Road, photo shows the existing agriculture land



View from Clyst Road, photo shows the existing agriculture land



View from Clyst Road, photo shows the Hotel nearby the site



View from Clyst Road, photo shows the Taylor Wimpey housing site

Site Assessment Summary and Conclusion

Infrastructure

DCC -highways: The northern part of the site would be accessible from Clyst Rd only, and the development for the southern part needs an approved Movement Masterplan which will require contributions to a new pedcycle bridge link over the railway to Newcourt Rd. DCC - Education: Sites to the east of the M5 - 44.8ha. The existing primary school at Clyst St Mary would not have the capacity to support this level of development - would require a new primary capacity/school/site funded by the development. Also, a new secondary capacity would be required. The need for new capacity should be assessed in conjunction with proposed developments in the vicinity of Ebford/ Clyst St George/Clyst St Mary and proposed growth in Exeter, needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.

Landscape

The whole site has no impact on AONB due to distance. Overall, the site contains agricultural fields but urban influence with sporadic residential and commercial buildings, M5, and the eastern edge of Exeter nearby. The southern part of the site has more urban influence with the new housing development at the end of Clyst Road. The site is located within the proposed Clyst Valley Regional Park boundaries and existing Green Wedge in adopted Local Plan 2013-31.

Historic environment

The site located on the edge of East Devon and Exeter, has no designated heritage asset within 100m and the nearest heritage asset is the Clyst St Mary Bridge ancient monument.

Ecology

In overall, the site is situated between the heavily trafficked M5 and A376 highways. Primarily agricultural land with improved grassland, hedgerows, and boundary trees. It falls within the mitigation zones for the Exe Estuary & Pebblebed Heath and is within the proposed Clyst Valley Regional Park. Minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 meters of 4 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

Grade 1 agricultural land in strategic assessment, adjacent to mineral consultation area

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

Yes

Opportunities

The site could be a strategic development scheme for an urban extension to the north of Topsham. And requires comprehensive masterplanning for the whole site and given that the development is located close to Exeter city and M5, the site should have certain opportunities for around 510 new homes and at least 2.4 hectares of employment land in the area.

Yield (number of dwellings or hectares of employment land)

29 hectares (mixed use)
510 new homes and at least 2.4 hectares employment land

Contribution to spatial strategy

Strategic development scheme for an urban extension to the north of Topsham

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site is located in the strategic location of East Devon and Exeter, close to the south of Junction 30 of the M5 and A376. Overall, the site has relatively flat land with an existing access road and is formed by the majority of agricultural land and some existing residential and employment lands, including some light industrial uses. Most of the land has no flooding issue, although it is close to the River Clyst where mainly flood zone 2&3 located. The site has a limited impact on the landscape and a minor ecological impact. The site contains good potential to develop as a new urban extension of the East Devon and Topsham area.

Further commentary on capacity issues at this site and on adjoining land

This site is made up of a series of HELAA submissions that promoted housing development. The submitted sites (under references Clge_06, Clge_05, Clge_03, Clge_04, Clge_01 and Clge_17) account for a gross area of around 20.55 hectares. At higher density development levels (at around 25 dwellings to a gross hectare) they could accommodate around 510 dwellings. This figure, taken in conjunction with additional sites referenced in this report – site Clge_20 & Clge_24a, with an extra capacity for around 86 dwellings makes up a provision of around 596 houses.

There is, however, within the red line boundary an area of land that has not to date been promoted for development. This extends to an area of around 4.9 hectares and could potentially accommodate a further 100 plus dwellings. But at this time we do not have evidence of confidence of delivery to specifically count this land into development provision.

We would also point out that the above assessment does not account for land take to accommodate mixed use developments. Devon County Council have indicated potential desirability and need for new primary school in this area (serving both this development in East Devon and development in Exeter) and this would have a land take of around 1.8 hectares. Any other land take for other community, economic or recreational uses could also impact on total land supply. The net impact could be lower land levels available for housing use with potential reduced housing numbers.

Further work is required around the above considerations and we will also be undertaking further flooding related assessment that could have some impacts on development capacity.

66 Site Reference Clge_20

Site details

Settlement: Clyst St George

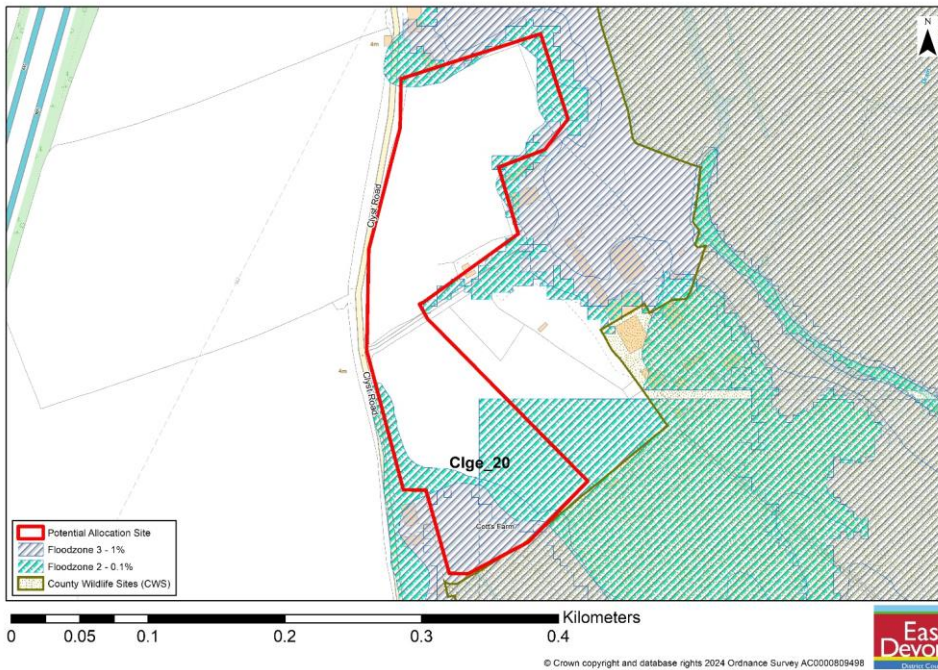
Reference number: Clge_20

Site area (ha): 3.41

Address: East of Clyst Road, Topsham,

Proposed use: Residential

Site map



Photos



Views from Sunny Court – existing residential dwellings, photo shows the subject site condition



View from Clyst Road, photo shows the existing site conditions.



View from Clyst Road, photo shows the access road

Site Assessment Summary and Conclusion

Infrastructure

DCC -highways: The development of land at this location needs an approved Movement Masterplan and will require contributions to a new pedcycle bridge link over the railway to Newcourt Rd. DCC - Education: Sites to the east of the M5 - 44.8ha. The existing primary school at Clyst St Mary would not have the capacity to support this level of development - would require a new primary

capacity/school/site funded by the development. Also, a new secondary capacity would be required. The need for new capacity should be assessed in conjunction with proposed developments in the vicinity of Ebford/ Clyst St George/Clyst St Mary and proposed growth in Exeter. Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.

Landscape

The site is located within the existing Green Wedge in adopted Local Plan 2013-31 and close to the proposed Clyst Valley Regional Park boundaries. No impact on AONB due to distance. Set on the valley floor of River Clyst, sporadic residential and industrial buildings dotted around the site. The site has open views from Clyst Road and the existing dwellings and employment site. The site has low landscape value with medium-high visibility.

Historic environment

The nearest designated heritage asset is the Clyst St Mary Bridge Ancient Monument, however, the site is not visible from this asset, due to the distance and intervening vegetation minimising views.

Ecology

The site is Located adjacent to Clyst Marshes County Wildlife Site and the proposed Clyst Valley Regional Park boundaries, within the Exe Estuary & Pebblebed Heath mitigation zones. The site is covered by unimproved grassland, including overgrown grass and vegetation on the edge of the site boundary and mature trees found at the southern site boundary. Minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 meters of 4 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

Grade 1 agricultural land in strategic assessment, The Southern part of the site is within flood zone 3, so yield has been reduced as a result. High risk of surface water flooding.

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

Yes

Opportunities

Could be part of the master planning for the urban extension to the north of Topsham

Yield (number of dwellings or hectares of employment land)

46

Contribution to spatial strategy

Strategic development scheme for an urban extension to the north of Topsham

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site is located in the southern part of the whole north of Topsham area, and close to the local business units site and few existing dwellings. The site has no major adverse impact on heritage, biodiversity and landscape aspects. The southern part of the site is within flood zone 3 and High risk of surface water flooding. And the Yield has reflected the flood risk. Considering the whole development next to the M5 and north of Topsham with a comprehensive master planning, and the subject site located to the other side of the road would be beneficial from the north of Topsham development and would provide extra housing in the area with limited adverse impact to the overall urban extension.

67Site Reference Clge_24a

Site details

Settlement: Clyst St George

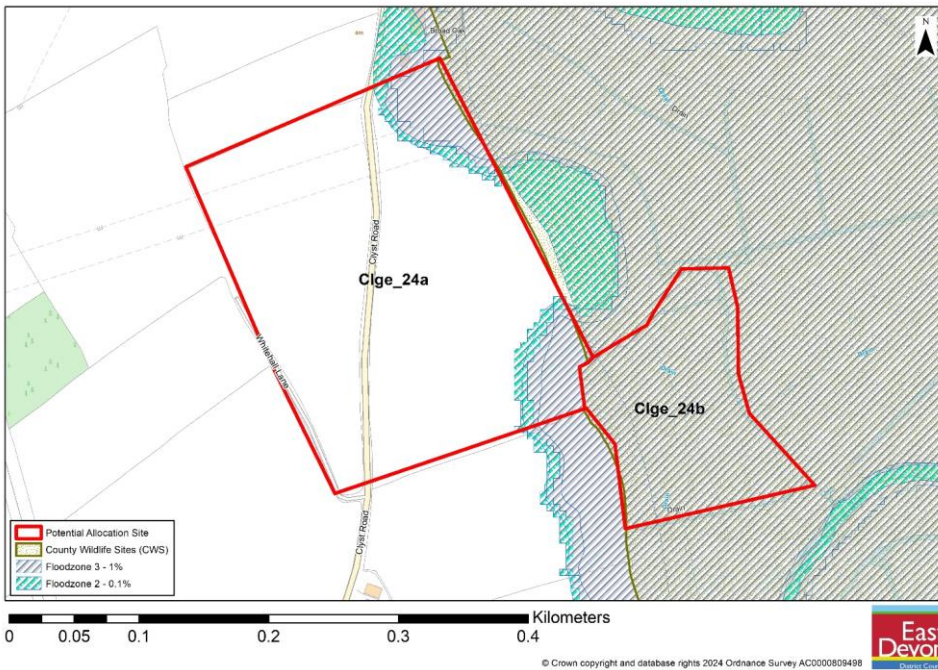
Reference number: Clge_24

Site area (ha): 8.23

Address: Clyst Road, Topsham, Devon

Proposed use: Residential

Site map



Photos



Views from Clyst Road, photo shows the subject site condition



View from Clyst Road, photo shows the housing development site close to the subject site



View from Clyst Road, photo shows the access road

Site Assessment Summary and Conclusion

Infrastructure

DCC -highways: The development of land at this location needs an approved Movement Masterplan and will require contributions to a new pedcycle bridge link over the railway to Newcourt Rd. DCC - Education: Sites to the east of the M5 - 44.8ha. The existing primary school at Clyst St Mary would not have the capacity to support this level of development - would require a new primary capacity/school/site funded by the development. Also, a new secondary capacity would be required. The need for new capacity should be assessed in conjunction with proposed developments in the vicinity of Ebford/ Clyst St George/Clyst St Mary and proposed growth in Exeter. Education provision needs to be considered alongside Exeter Local Plan Review. Anticipate development/combination of sites would need new primary/secondary and potentially special infrastructure.

Landscape

The site is located within the existing Green Wedge in adopted Local Plan 2013-31 and the proposed Clyst Valley Regional Park boundaries. No impact on AONB due to distance. Set on the valley floor of River Clyst, The site has limited views from Clyst Road. The site has low landscape value with low visibility.

Historic environment

The nearest designated heritage asset is the Clyst St Mary Bridge Ancient Monument, however, the site is not visible from this asset, due to the distance and intervening vegetation minimising views.

Ecology

The eastern part is located within Clyst Marshes County Wildlife Site and the proposed Clyst Valley Regional Park boundaries, The site is within the Exe Estuary & Pebblebed Heath mitigation zones. The site is covered by unimproved grassland, including overgrown grass and vegetation on the edge of the site boundary and mature trees found at site boundaries. Minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 meters of 4 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

Grade 1 agricultural land in strategic assessment, Eastern part of site is within flood zone 3, yield has been reduced as a result. High risk of surface water flooding.

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

Yes

Opportunities

Could be part of the master planning for the urban extension to the north of Topsham

Yield (number of dwellings or hectares of employment land)

72

Contribution to spatial strategy

Strategic development scheme for an urban extension to the north of Topsham

Should the site be allocated?

Yes, partly Clge_24a

Reasons for allocating or not allocating

The site is located in the southern part of the whole north of Topsham area, and close to the new housing site. The site has no major adverse impact on heritage, biodiversity and landscape aspects. Part of the Clge_24a fall within the whole North Topsham development area, and by including the rest of Clge_24a would provide around 40 extra dwellings in the area with limited adverse impact to the overall urban extension. However, Clge_24b would not be recommended as it is within flood zone 3 and High risk of surface water flooding.

68 Site Reference Clge_25

Site details

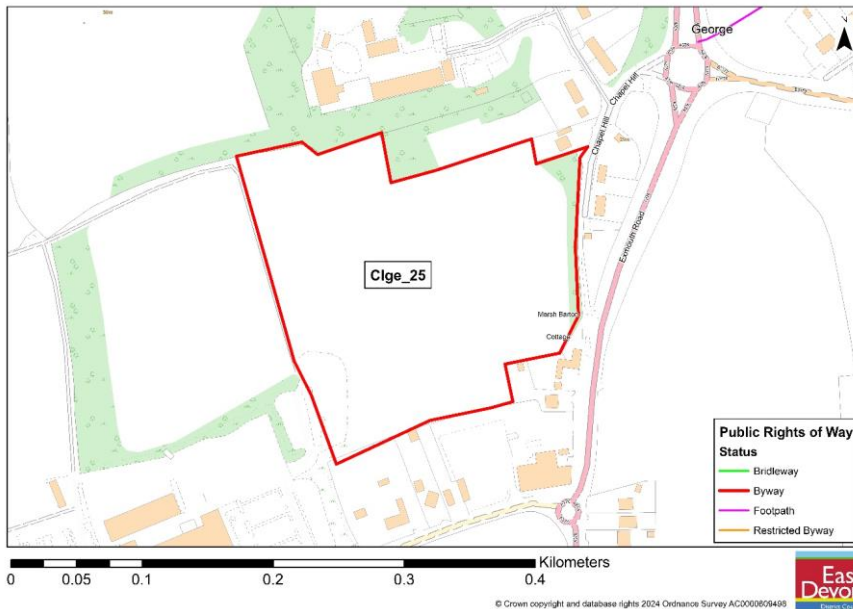
Settlement: Clyst St George-NE of Darts Farm

Reference number: Clge_25

Site area (ha): 4.51

Address: Land adjoining Darts Farm, EX30QH

Proposed use: Mixed use



Site map

Photos



Site seen from Chapel Hill looking west



Site seen from Exmouth Road looking southwest



View into the site from Darts Farm at the south western corner, looking north east

Site Assessment Summary and Conclusion

Infrastructure

Would need a new access or potentially could share Dart's Farm access. Close to facilities and bus route

Landscape

Medium- The site is an undeveloped, open field with some existing development around it.

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected.

Ecology

Minor adverse effect, although a hedgerow may need to be removed to facilitate access

Accessibility

The site lies adjacent to a small range of shops and there are community facilities and services within 1600m. There is a frequent bus service. The majority of these facilities are within the village centre although access from the site would be via an unlit main road.

Other constraints

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

Yes

Opportunities

Yield (number of dwellings or hectares of employment land)

4.51

Contribution to spatial strategy

The site is not at a tiered settlement and is an undeveloped field in open countryside. Although it lies adjacent to a site which offers local employment (hence it progressing to stage 3 assessment), that site can accommodate the additional employment required to meet local needs.

Should the site be allocated?

No

Reasons for allocating or not allocating

This site performs reasonably well but it is not required as sufficient employment land to serve local needs can already be accommodated on the adjoining site.

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

No

69 Site Reference Clho_09

Site details

Settlement: North of Exeter Airport

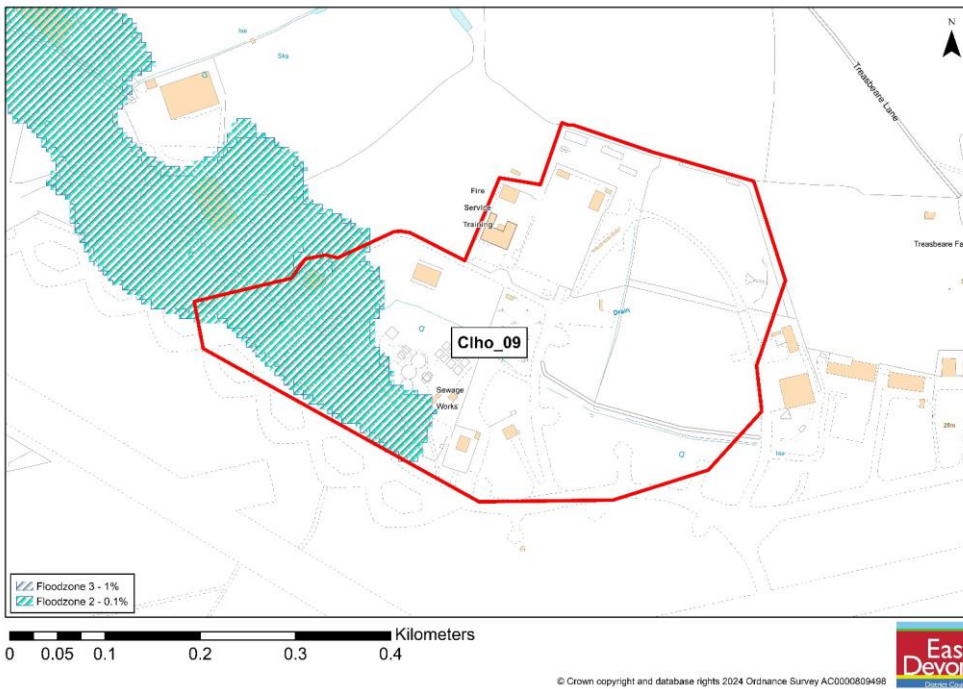
Reference number: Clho_09

Site area (ha): 15.3ha

Address: Land to north (Phase 1) of Exeter International Airport

Proposed use: Employment

Site map



Photos

No photos available.

Site Assessment Summary and Conclusion

Infrastructure

Poor access, very close to airport

Landscape

Low- the landscape is previously developed/degraded

Historic environment

Moderate - Change affecting the special character of assets, where elements which contribute to their significance and their setting are harmed. The site was formerly farmland but was built as an RAF airfield in the 1940's. The site contains infrastructure on the HER associated with the airfield use

Ecology

No concerns identified

Accessibility

The site lies close to Cranbrook and employment uses, within the airfield, although these are not easily accessible. It will adjoin the Treasbeare expansion area but that is not yet developed. It is understood that an upgraded access can be provided and, during the plan period, further development will take place around the site.

Other constraints

Within the airport safeguarding and noise zones

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

No

Opportunities

Access to the site will be significantly improved through the development of the Treasbeare expansion area at Cranbrook.

Yield (number of dwellings or hectares of employment land)

15.3ha of employment land

Contribution to spatial strategy

The site is not at a tiered settlement, although it will be in future.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

This site performs reasonably well in terms of location and accessibility to existing development. This will improve during the plan period as further development takes place around the site, particularly at Treasbeare. A new access is required to be provided and archaeological assessment and safeguarding of any heritage assets on site.

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

No

