

East Devon Local Plan 2020-2042

Site Selection report

Woodbury



February 2025

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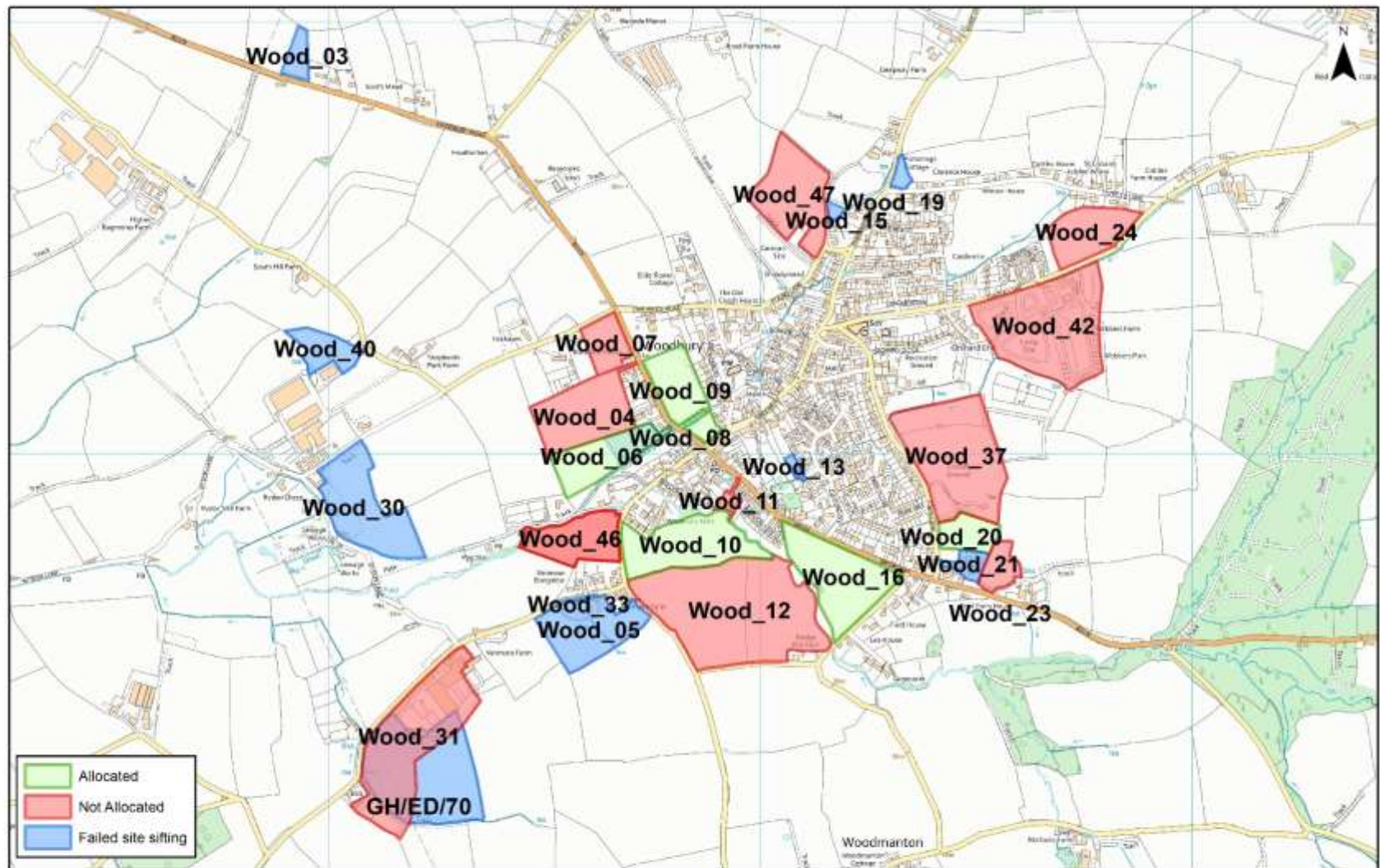
1 Introduction

- 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.¹ The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites.²
- 1.3 For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of sites at Woodbury, including a site at Woodbury Business Park approximately 500m from the western edge of the settlement. A map of all the sites which have been assessed is below, followed by a table which highlights the site selection findings.
- 1.5 In addition to the sites which have been subject to assessment, other sites were not assessed because they failed 'site sifting'. This stage of the process rules out sites that are not 'reasonable alternatives' and therefore not considered as potential allocations in the Local Plan. In summary, to pass site sifting and therefore be considered as a potential allocation, the site should be identified as suitable, available, achievable in the HELAA; in a suitable location; not already allocated in a 'made' Neighbourhood Plan; and not already have planning permission. For obvious reasons, overlapping sites will only be assessed once. Further detail is contained in the Site Selection methodology.
- 1.6 The following sites did not pass site sifting at Woodbury:

¹ Site Selection Methodology (2024): [sal-001-site-selection-methodology_v2-2020-2042.pdf](#); Landscape Assessment: [sal-002-landscape-sensitivity-assessment-methodology.pdf](#) ; HESA Methodology: [sal-003-historic-environment-site-assessment-methodology.pdf](#); Ecology Guidelines: [sal-004-ecology-guidelines-for-housing-allocation.pdf](#)

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

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- Wood_05 is not within or adjacent, or otherwise well-related, to Woodbury (overlaps with Wood_33).
 - Wood_08 overlaps with Wood_06.
 - Wood_13 is below site size threshold so not suitable in the HELAA.
 - Wood_14 overlaps with Wood_47 (Wood_14 being a smaller part of the field that comprises Wood_47).
 - Wood_15 is below site size threshold so not suitable in the HELAA.
 - Wood_19 not suitable in the HELAA due to high pressure gas pipeline zone underneath the site.
 - Wood_21 already has planning permission.
 - Wood_30 is not within or adjacent, or otherwise well-related, to Woodbury.
 - Wood_40 is not within or adjacent, or otherwise well-related, to Woodbury.
 - Wood_33 is not within or adjacent, or otherwise well-related, to Woodbury (overlaps with Wood_05).
 - GH/ED/70 overlaps Wood_31.



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Figure 1.1: Overview of Site Selection findings at Woodbury

Site reference	Number of dwellings / hectares of employment land	Allocate?
Wood_04	28 dwellings	No
Wood_06	30 dwellings	Yes
Wood_07	9 dwellings	No
Wood_09	28 dwellings	Yes
Wood_10	60 dwellings	Yes
Wood_11	5 dwellings	No
Wood_12	141 dwellings	No
Wood_16	70 dwellings	Yes
Wood_20	28 dwellings	Yes
Wood_23	18 dwellings	No
Wood_24	45 dwellings	No
Wood_37	81 dwellings	No
Wood_42	101 dwellings	No
Wood_46	23 dwellings	No
Wood_47	59 dwellings	No
Wood_31	5.5 hectares of employment land	No

2 Site Reference Wood_04

Site details

Settlement: Woodbury

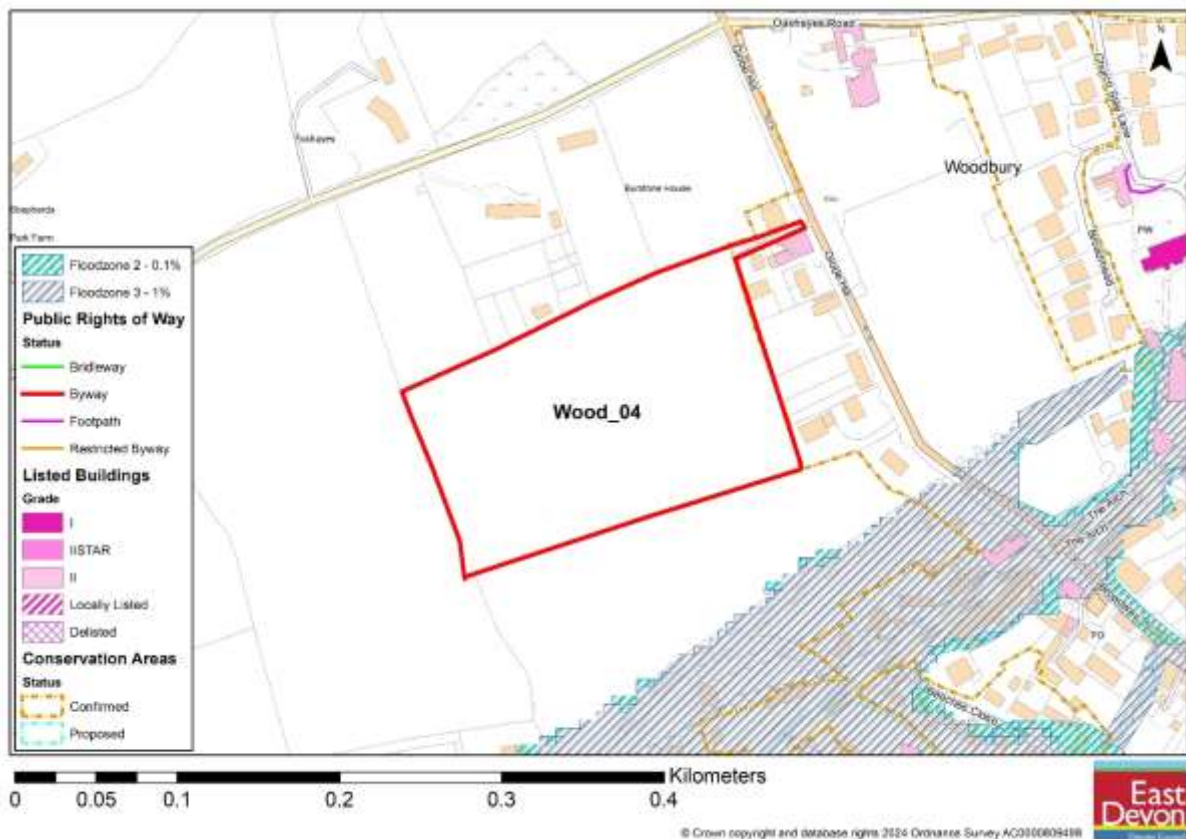
Reference number: Wood_04

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 two 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

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

Other relevant biodiversity, historic environment and/or geological designations

Grade II listed The Old Court House adjacent to north east of site, assumed to be at site access, but intervening buildings mean limited affect on this asset. Woodbury Conservation Area runs along the eastern edge of the site, with a small portion of the site within this designation.

Landscape Character Type and relevant key characteristics

Most of site is within LCT 3B: Lower rolling farmed and settled valley slopes: • Gently rolling landform, sloping up from valley floor. • Many hedgerow trees, copses and streamside tree rows. • Predominantly pastoral farmland, often with a wooded appearance. • Settled, with various settlement sizes, building ages, patterns and styles. Various building materials, including stone, cob, whitewash/ render, slate, thatch and tile. • Views tend to occur across valleys, rather from within them. Higher land in other LCTs forms the backdrop to views. South west part of site is within LCT 3E: Lowland plains but shares these noted characteristics.

Local landscape character of site and immediate surrounds

A pastoral field, moderately sloping from north to south on the edge of Woodbury. Existing dwellings in Woodbury adjoin the eastern boundary, fields and two dwellings in large plots to north, with fields around the remainder of the site. Long distance views from the south mean the site does not conform with the LCT characteristic of being relatively enclosed and sheltered.

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- narrow access on north east of site, potentially affecting Grade II listed property.
- Impact on boundaries- tree on southern boundary has a TPO so should be protected.

Analysis

Physical and natural characteristics	
Medium	Moderately sloping, rectangular field. Simple landcover of improved pasture. Hedgerow with trees, present on 1888-90 map which also shows a row of trees (now lost) separating the east and west half of the field.
Cultural and historic associations	
Medium	Site is bounded by historic hedgerow, but tree line running north to south across the middle of the site has been lost. Grade II listed Old Court House on north eastern boundary, and Woodbury Conservation Areas follows the eastern boundary of the site.
Relationship to existing settlement edge	

Medium-high	Linear settlement edge along eastern boundary, which has pre 20th century buildings with some modern dwellings in their grounds. Open setting to countryside to the south and west. Sparse development in this part of Woodbury, so development would be at odds with settlement pattern and protude into the countryside which surrounds to the north, west and south.
Experiential landscape character	
Medium	Open site, exposed to countryside to north, west and south. Presence of human activity from existing dwellings to east including telegraph wires, and beyond the field to the south, where there are dwellings and Woodbury Car Breakers. Limited road noise apparent from B3179 Globe Hill.
Views	
Medium-high	Open site with a lightly wooded skyline. Views from the east are obscured by existing dwellings, but open views from countryside to north, east and south, including from B3179 north of the site, and Woodbury Footpath 4 PROW, 150m to south. Intervisibility with adjacent sites Wood_07 (to north) and Wood_08 (to south).
Overall landscape susceptibility	
Medium-high	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.
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	
Lower rolling farmed and settled valley slopes, generally typical of the LCT. Adjacent to Conservation Area.	
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Overall landscape sensitivity	
Medium	
Landscape guidance: opportunities in relation to development	
Retain historic hedgerow. Ensure screening of site from countryside views to the north, west and south. Development form that reflects the adjacent Woodbury Conservation Area.	

Historic Environment Site Assessment

Notes on history of area

Woodbury is a large nucleated village with medieval origins. The Grade I listed Parish Church of St. Swithun's, situated on a high mound surrounded by sunken lanes and historic cottages, dominates the historic core and is visible from across the settlements. A conservation area covers the village centre, also present to many listed buildings. The settlement pattern preserves much of its medieval origins,

including old burgage plots in the centre. Woodbury has gradually grown over the years, shown by the many fine examples of housing styles with Georgian villas, Victorian red-brick housing, along with more modern estates on the edge of the settlement.

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 The Conservation Area 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.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes Development could affect the setting of the Conservation Area. There are intervening buildings between the Old Court House and the site which mean limited affect on this asset.
List any heritage assets potentially affected.	1 - 'Woodbury Conservation Area'

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	2191	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	2191	Minor adverse effect predicted (not significant)
Ramsar site	International	2533	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	7529	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	2191	Minor adverse effect predicted (not significant)

National Nature Reserve (NNR)	National	2191	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	4026	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1309	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	2306	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	1100	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	220	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	400	Minor adverse effect predicted (not significant)

Comments

Draft NRN is nearest feature, but no impact as 220m away.

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 . Single field of agriculturally improved grassland.

Presence of veteran or ancient trees

No.

Large numbers of mature trees within hedgerows or otherwise

No.

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).

3 Site Reference Wood_06

Site details

Settlement: Woodbury

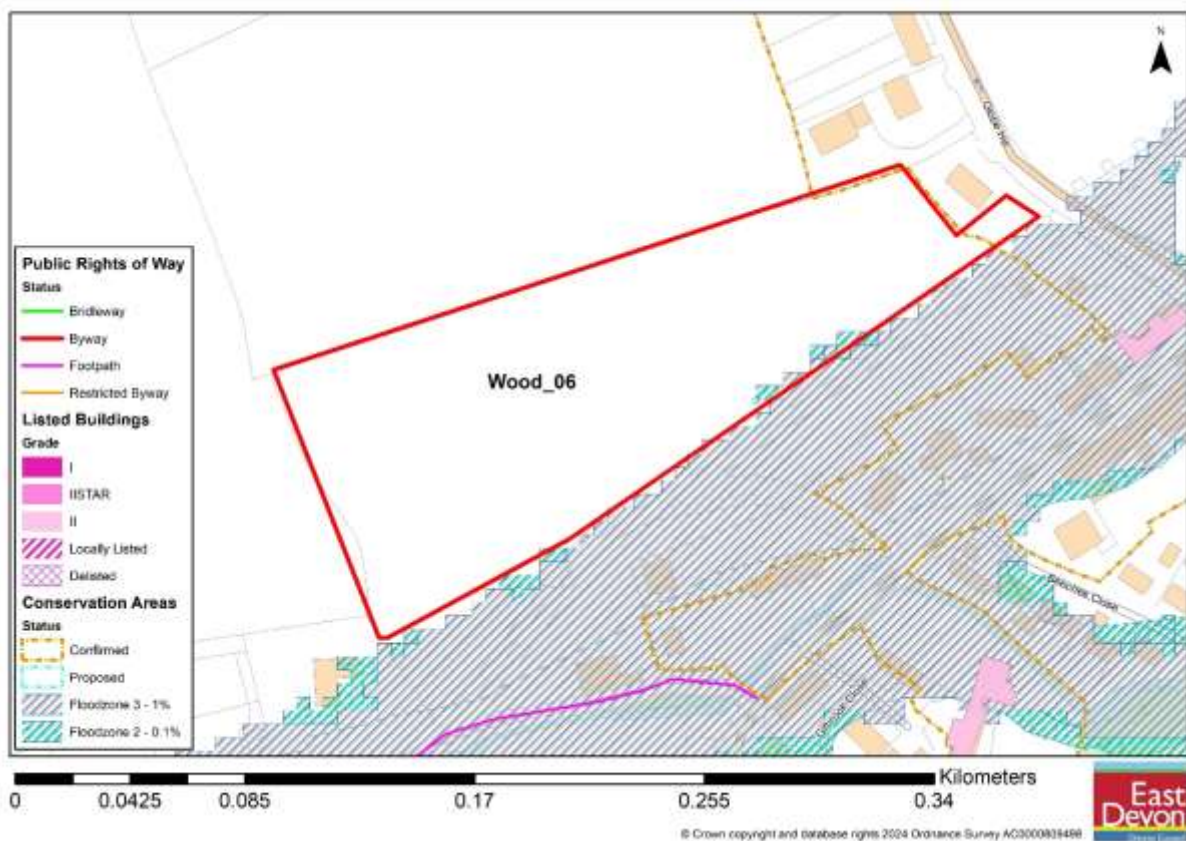
Reference number: Wood_06

Site area (ha): 2

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

Proposed use: Residential

Site map



Photos



View from Woodbury Footpath 4, at south west edge of site, looking north



View from Woodbury Footpath 4, south west of the site, looking north east



View from the east at Globe Hill, the likely access. The site is behind the wooden post and rail 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: A3052/A376 Sites - The highway network already has capacity issues, there are limited public transport options and distance from the main attractors is beyond most walking and cycling distance. There are numerous sites in the vicinity and they need to be considered in a comprehensive masterplan and access strategy. The previously consented access for a single dwelling would be inadequate for a larger scale development and would require adequate width and visibility. 0.6 hectares in west part of site is within high pressure gas pipeline middle and outer consultation zone.

Landscape

Site gently slopes to south. Glimpsed views into site available from B3179 to east. Existing dwellings adjoin to north and south east, which are low density with large plots. Fields adjoin to north west, west, and south west, so the site has a generally rural context. PROW to south west offers views into the site. Overall, medium landscape sensitivity.

Historic environment

Small portion in east of site is within Woodbury Conservation Area, which also runs along boundary to north east and south east of site. Grade II listed cottages 54m to south east - large, intervening trees mean potential for obscured views of the site from these assets but site is not within their setting. Overall, medium: no significant effects which cannot be mitigated.

Ecology

Single field of agriculturally improved grassland. Draft NRN 240m 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 less than 100m away where there are shops and a pub, although the pavement is narrow at approx 1m wide. Primary school is slightly further at just less than 500m. Bus stop in the centre offers two hourly service to Exeter/Exmouth.

Other constraints

Grade 2 agricultural land. Flood Zone 3 runs along southern boundary, where there is also high surface water flood risk (1/30 yr). High cumulative flood risk in Strategic Flood Risk Assessment. An application for 24 dw was dismissed at appeal in 2016 (14/2574/MOUT) because of harmful effect on the character and appearance of the area (landscape and historic assets), lack of contributions towards infrastructure, insufficient affordable housing provision (40% rather than 50%). Application 23/1258/MOUT for 35 dwellings has been approved subject to s.106.

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

No

Opportunities

In Draft Local Plan response, Woodbury Parish Council identify opportunity to provide parking provision.

Yield (number of dwellings or hectares of employment land)

30

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

Close to shops and facilities in the settlement centre, as well as primary school slightly further but still within walking distance. Limited ecological impact. Acceptable landscape impact.

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

N/A.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

Other relevant biodiversity, historic environment and/or geological designations

Woodbury Conservation Area runs along eastern boundary, extending into the eastern edge adjacent to Globe Hill.

Landscape Character Type and relevant key characteristics

Most of site is within LCT 3B: Lower rolling farmed and settled valley slopes: • Gently rolling landform, sloping up from valley floor. • Many hedgerow trees, copses and streamside tree rows. • Predominantly pastoral farmland, often with a wooded appearance. • Settled, with various settlement sizes, building ages, patterns and styles. Various building materials, including stone, cob, whitewash/ render, slate, thatch and tile. • Views tend to occur across valleys, rather from within them. Higher land in other LCTs forms the backdrop to views. Western part of site is within LCT 3E: Lowland plains but shares these noted characteristics.

Local landscape character of site and immediate surrounds

Relatively level, part of a larger pastoral field, close to the centre of Woodbury. Large, low density dwellings to north east, east, and beyond open culvert to south. Woodbury Car Breakers to south, beyond open culvert. Fields to north and wider countryside to west.

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- assumed to be from B3179- will require removal of part of low brick wall fronting Globe Hill and small section of hedgerow. • Impact on designated assets within and in vicinity of site- potential impact upon Woodbury Conservation Area to east.

Analysis

Physical and natural characteristics

Low-medium	Medium scale field. Simple landcover comprising improved pasture. Northern boundary of hedgerow with trees and eastern hedgerow boundary are present on 1888-90 map. Post and rail fence along southern boundary with open culvert, car breaker, and dwellings beyond.
Cultural and historic associations	
Medium	Conservation Area on eastern boundary, slightly extending into site. Historic hedgerow along northern boundary. Close to the main crossroads in the village centre.
Relationship to existing settlement edge	
Low-medium	Slightly indented, disparate settlement edge, with existing low density dwellings to north east and beyond culvert to south. Mixture of pre 20th C and more modern dwellings. Low lying settlement setting, close to centre of the village. Potential for development to integrate with existing settlement form, particularly in eastern parts of site.
Experiential landscape character	
Low-medium	Human activity associated with being close to village centre, including noise from busy B3179, and existing dwellings to north east, east and south. Woodbury Car Breakers to south west, screened by trees which limits disturbance. Telegraph wires cross the and along southern boundary, with a mast on site.
Views	
Medium	Lightly settled skyline along north east, east and southern boundary; open skyline to west. The landform and low setting of the site restricts views from the north, with existing development meaning only glimpsed views from the footpath on the B3179 to the east, albeit these are short-medium distance views to countryside to the west of Woodbury. Existing development and low setting prevents views from the south. Views available from Woodbury Footpath 4 PROW, but with the context of Woodbury Car Breakers in the foreground. Intervisible with Wood_04 adjacent to north.
Overall landscape susceptibility	
Medium	Level site, with a low setting, mean the site is relatively enclosed. Close to village centre, with noticeable human activity/disturbance. Adjacent to Conservation Area, potential impact upon its setting.
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	
Historic hedgerow boundary on northern edge of site. Adjacent to Conservation Area.	
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Overall landscape sensitivity	
Medium	
Landscape guidance: opportunities in relation to development	
Retain historic hedgerow. Development form that reflects the adjacent Woodbury Conservation Area. Create Green Infrastructure in southern edge of site within FZ3, linking with village centre. Planting along western boundary to limit views from PROW.	

Historic Environment Site Assessment

Notes on history of area

See Wood_04.

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. Small portion in east of site is within Woodbury Conservation Area, which also runs along boundary to north east and south east of site. Grade II listed cottages 54m to south east.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes. There are large trees and outbuildings that help screen the site from Grade II listed cottages - potential for obscured views of the site from these assets but site is not within their setting. Development could affect the Conservation Area. Devon HER identifies possible postholes and 15th C field boundaries on site.
List any heritage assets potentially affected.	1 - 'Woodbury Conservation Area'

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Woodbury Conservation Area Woodbury Conservation Area, like the settlement, is irregular in shape. It was designated in recognition of the special character of Woodbury. The CA covers the central core of the settlement.
Significance of asset and setting	Medium Woodbury Conservation Area, like the settlement, is irregular in shape. It was designated in recognition of the special character of Woodbury. The CA covers the central core of the settlement.
Relationship of site with heritage asset	The CA forms the NE boundary and extends into the eastern edge of the site. The view across the site is identified as key in the conservation area statement.
Level of contribution (site to heritage asset)	Little
Further assessment required?	No

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Moderate. Adjoins the CA to east, and development would alter the character of this section of the CA. The view across the site is identified as key in the conservation area statement.
Could the site be developed in a way that minimised potential impact?	Reflect the key characteristics of the Conservation Area in the design and layout of development.
Would the development affect the heritage asset in other ways?	Yes Lighting and increased urbanising features could adversely affect the CA.

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	See notes
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	Reflect the key characteristics of the Conservation Area in the design and layout of development.

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	2109	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	2109	Minor adverse effect predicted (not significant)
Ramsar site	International	2543	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	7450	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	2109	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	2109	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	3947	Minor adverse effect predicted (not significant)

Ancient Woodland Inventory Site (AWSI)	Regional	1227	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	2239	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	1100	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	240	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	440	Minor adverse effect predicted (not significant)

Comments

Draft NRN is closest feature but 240m away so no impact.

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. Single field of agriculturally improved grassland.

Presence of veteran or ancient trees

No.

Large numbers of mature trees within hedgerows or otherwise

No. Single large tree in northern boundary, and south west 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)

South west part of site appears less managed, with low plants and scrubland.

Is there any evidence which contradicts the desk study results?

No.

Conclusion

Minor adverse effect predicted (not significant).

4 Site Reference Wood_07

Site details

Settlement: Woodbury

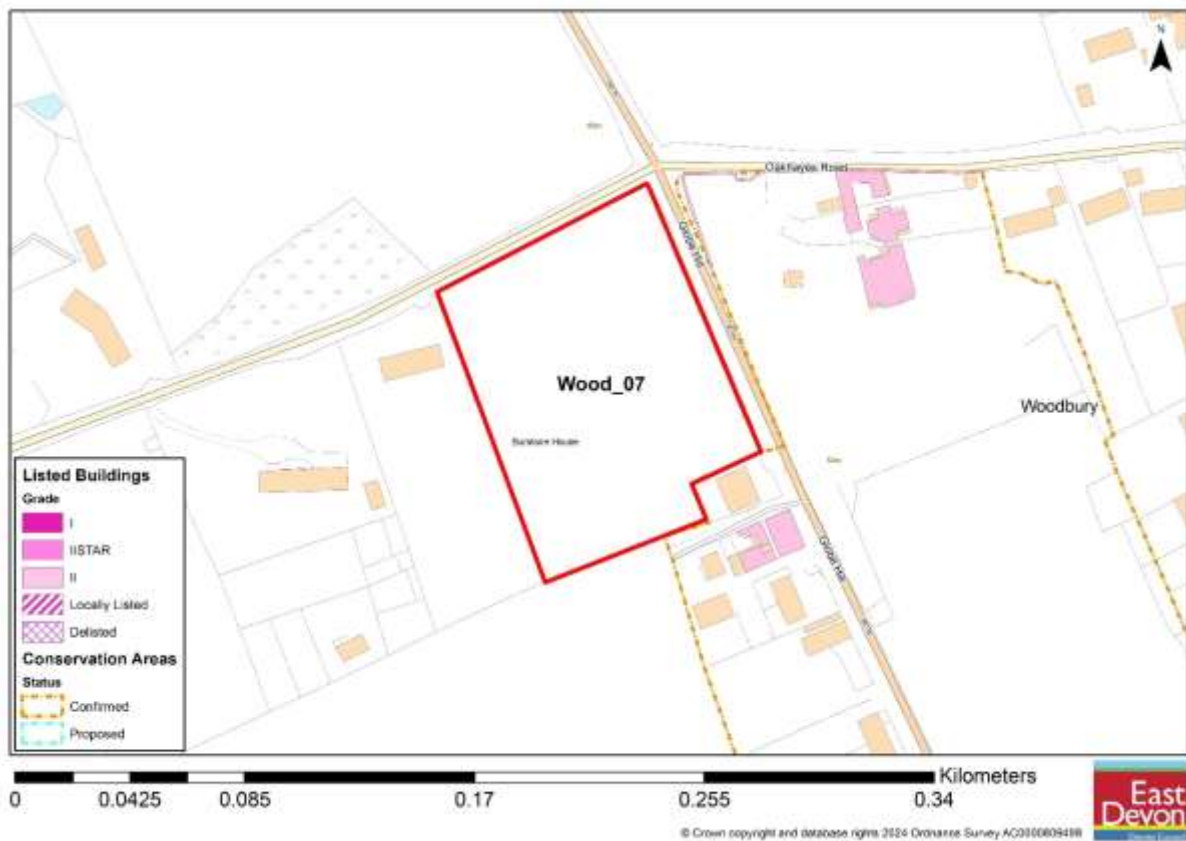
Reference number: Wood_07

Site area (ha): 1.02

Address: Land off Globe Hill, Woodbury, Devon, EX5 1JZ

Proposed use: Residential

Site map



Photos



View from Globe Hill, on north east edge of site (image from Google Streetview)



Overhead photo of Wood_07

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. See also previous 2010 comments. North west tip of the site is within the outer zone associated with the high pressure gas pipeline.

Landscape

Square field in prominent location on northern entrance to Woodbury along B3179, sloping north to south. Open short distance views to site. Long distance views from countryside to the south. There is little presence of built form when viewing the site, the context for views is the surrounding agricultural fields. Overall, medium/high landscape sensitivity.

Historic environment

Grade II listed Old Court House 8m to south - views potentially available from this asset to the site, albeit obscured by intervening trees and a dwelling immediately north. Listed boundary wall to Oakhayes across road to east. Woodbury Conservation Area adjoins to south east and across the road to east and views widely available from this asset. Overall, medium: no significant effects which cannot be mitigated.

Ecology

Single field of agriculturally improved grassland. Several mature trees along western boundary. 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 250m away where there are shops and pubs, although the pavement is narrow at approx 1m wide. Primary school is slightly further at just over 500m. Bus stop in the centre offers two hourly service to Exmouth/Exeter.

Other constraints

Grade 2 agricultural land. Low risk of surface water flooding (1/100 year) along adjacent B3179 (Woodbury Road). High cumulative flood risk in Strategic Flood Risk Assessment. Application for 4 dw refused in 2016 (15/2737/OUT) due to location outside built-up area boundary, adverse landscape and heritage impact, insufficient ecological information, loss of best and most versatile agricultural land.

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

No

Opportunities

High quality development that reflects the location at the 'entrance' to the settlement, and the adjacent conservation area.

Yield (number of dwellings or hectares of employment land)

9

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 in the settlement centre, as well as primary school slightly further but still within walking distance. Limited ecological impact. However, medium/high landscape impact, adverse heritage impact, and loss of best and most versatile agricultural land (Grade 2) mean this site should not be allocated.

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

No

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

Other relevant biodiversity, historic environment and/or geological designations

Woodbury Conservation Area boundary runs to the east of the site across the B3179 and adjacent to the south east of the site. Grade II listed The Old Court House to south, visible from site.

Landscape Character Type and relevant key characteristics

LCT 3B - Lower Rolling Farmed and Settled Valley Slopes: • Gently rolling landform, sloping up from valley floor. Numerous shallow valleys contain small streams. • Many hedgerow trees, copses and streamside tree rows. • Predominantly pastoral farmland, often with a wooded appearance. Variable sized fields with wide, low hedged boundaries and a mostly irregular pattern, reflecting different phases of enclosure. • Semi-natural habitats include streams and ditches, grassland, woodland and trees. • Numerous historic landscape features including farmsteads, lanes, villages and churches. • Settled, with various settlement sizes, building ages, patterns and styles. Various building materials, including stone, cob, whitewash/ render, slate, thatch and tile. • Views tend to occur across valleys, rather from within them. Higher land in other LCTs forms the backdrop to views.

Local landscape character of site and immediate surrounds

Pastural field, located on rising ground to the north west of Woodbury, adjacent to the main road (B3179) entering the settlement from the north. Hedgerow trees along western boundary, but open short distance views from B3179 Globe Hill and across to countryside to the south and west, and also to the north, so departs from the LCT as not a relatively enclosed landscaped.

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- assumed to be from B3179 or Rydon Lane. • Typical access works- highway infrastructure and hedgerow loss likely (apart from north east boundary which has a low brick wall rather than hedge). • Impact on designated assets within and in vicinity of site- potential impact upon Woodbury Conservation Area to east and south east, and Grade II listed The Old Court House to the south east. • Offsite access to services – need for extended footway up Globe Hill.

Analysis

Physical and natural characteristics	
Medium	Square shaped field, moderately sloping. Simple landcover of improved pasture. Western boundary is hedgerow with trees, remaining boundary of low hedgerow with southern hedgerow present on 1888-90 map, apart from low brick wall fronting north east boundary.
Cultural and historic associations	
Medium	Conservation Area runs along the eastern and south eastern edge. Grade II listed The Old Court House on south east edge- intervening dwelling but some intervisibility. Historic hedgerow along southern boundary.
Relationship to existing settlement edge	
Medium-high	Limited relationship with settlement edge, being located on the fringe of Woodbury which is largely contained within valley 'bowl'. Open, exposed site, appears slightly detached from existing settlement.
Experiential landscape character	
Low-medium	Open, exposed site. Adjacent to B3179 which relatively busy and noisy, with street lighting. Telegraph wires cross site, with two masts on site.
Views	
Medium-high	Open, undeveloped skyline, with wooded skyline along western boundary. Prominent location at the top of a hill, meaning wide reaching views across countryside from north and south. Open views from motorists on B3179, and from signed cycle route along Rydon Lane along northern boundary. Long distance views to National Landscape 2.5km to south east, but uncertain whether such views are from public vantage points within the National Landscape. Intervisibility with Wood_04 adjacent to south.
Overall landscape susceptibility	
Medium-high	Prominent location at the top of a hill, meaning wide reaching views across countryside from north and south. Open, exposed site, which has a limited relationship with the existing settlement. Adjacent to busy B3179. Adjacent to Conservation Area, close to listed building.
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
Slight	
If outside designated landscape, factors which may raise or lower value from moderate	
Long distance views across countryside to south, including to the National Landscape, and to the north. Adjacent to Conservation Area.	
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	
Design and layout to reflect the Conservation Area and The Court House Grade II listed building. Tree planting along north and west of site to complement existing along western boundary, and screen views of higher parts of site.	

Historic Environment Site Assessment

Notes on history of area

See Wood_04.

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 Grade II listed Old Court House 8m to south. Listed boundary wall to Oakhayes across road to east. Woodbury Conservation Area adjoins to south east and across the road to east.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes Views potentially available from Old Court House to the site, albeit obscured by intervening trees a dwelling immediately north. Views widely available from the Conservation Area. HER identifies Globe Inn on northern edge of site.
List any heritage assets potentially affected.	1 - 'Woodbury Conservation Area'

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	2237	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	2237	Minor adverse effect predicted (not significant)
Ramsar site	International	2703	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	7610	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	2237	Minor adverse effect predicted (not significant)

National Nature Reserve (NNR)	National	2237	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	4240	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1373	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	2284	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	1300	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	200	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	570	Minor adverse effect predicted (not significant)

Comments

NRN 200m away.

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. Single field of agriculturally improved grassland.

Presence of veteran or ancient trees

No.

Large numbers of mature trees within hedgerows or otherwise

Yes. Several mature trees along western 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).

5 Site Reference Wood_09

Site details

Settlement: Woodbury

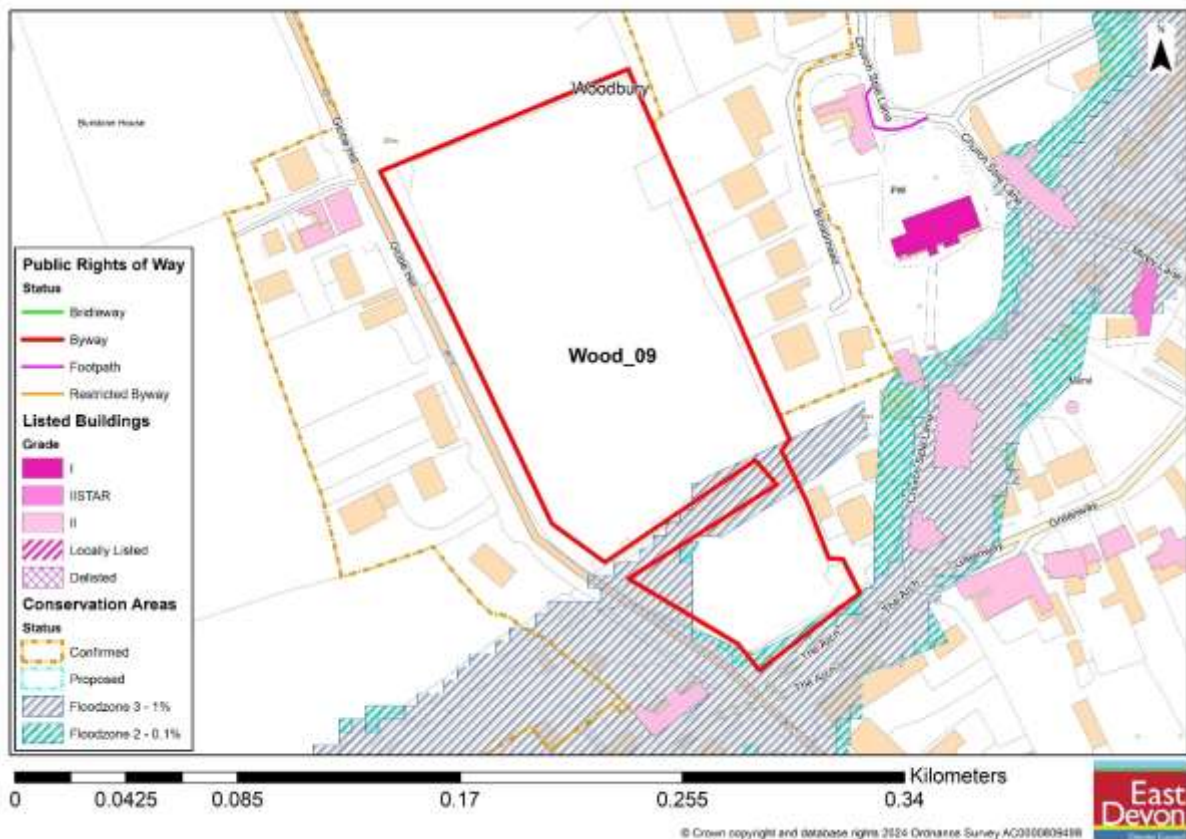
Reference number: Wood_09

Site area (ha): 1.93

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

Proposed use: Residential

Site map



Photos



View from Globe Hill, looking across the northern part of the site



View from Globe Hill, looking across the southern part of the site



View from western edge of site, at Globe Hill (B3179)

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. See 2010 comments.

Landscape

Two fields, separated by flood alleviation channel, with the northern field sloping north to south and southern field relatively level. Attractive 'park land' with several mature trees on site. Entire site is covered by TPO. Public views into site are obscured by existing wall and vegetation, and existing dwellings which surround site. Long distance views to site from south (road to Bridge Pitt Farm). Views of site have context of built form being close to the centre of the settlement. Historic context as part of setting for Grade II listed Oakhayes, within Conservation Area, and Grade I listed church overlooking site to east. Overall, medium landscape sensitivity.

Historic environment

Part of setting for Grade II listed Oakhayes. Grade I listed church overlooks site 65m to east. Although views into site are obscured by existing wall and vegetation, Grade II listed cottage across road to south west have views into site. Site is entirely within Conservation Area. Overall, medium: no significant effects which cannot be mitigated.

Ecology

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

Accessibility

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

Other constraints

Grade 2 agricultural land in strategic assessment. Low risk of surface water flooding (1/100yr) runs across southern part of site. High cumulative flood risk in Strategic Flood Risk Assessment. Planning application 23/1600/MOUT on the site for 28 dwellings has been approved subject to s.106.

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

No

Opportunities

Retain mature trees which are dotted across the site.

Yield (number of dwellings or hectares of employment land)

28 dwellings, reflecting the planning application 23/1600/MOUT approved subject to s.106.

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

Adverse heritage impact given location with Conservation Area, impact upon Grade II listed Oakhayes, proximity to Grade I listed church, and entire site covered by TPO. However, the provision of housing in an accessible location close to facilities in the settlement centre and the primary school, and medium landscape sensitivity with a context of built form – these benefits outweigh the negative heritage impact.

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

N/A.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

Other relevant biodiversity, historic environment and/or geological designations

Located entirely within Woodbury Conservation Area. Visible from Grade I listed church 65m to east. Grade II listed 55m property to north.

Landscape Character Type and relevant key characteristics

LCT 3B - Lower Rolling Farmed and Settled Valley Slopes: • Gently rolling landform, sloping up from valley floor. Numerous shallow valleys contain small streams. • Many hedgerow trees, copses and streamside tree rows. Oak and ash predominate, and there are small blocks of woodland. • Predominantly pastoral farmland, often with a wooded appearance. Variable sized fields with wide, low hedged boundaries and a mostly irregular pattern, reflecting different phases of enclosure. • Semi-natural habitats include streams and ditches, grassland, woodland and trees. • Numerous historic landscape features including farmsteads, lanes, villages and churches. • Settled, with various settlement sizes, building ages, patterns and styles. Various building materials, including stone, cob, whitewash/ render, slate, thatch and tile. • A relatively enclosed and sheltered landscape. Some parts of the LCT feel well settled, whilst others feel exceptionally remote, with very little traffic. • Views tend to occur across valleys, rather from within them. Higher land in other LCTs forms the backdrop to views.

Local landscape character of site and immediate surrounds

Gently sloping, 'parkland' site close to the centre of Woodbury. Landcover of pasture with several mature trees, straddling the flood alleviation channel the cuts across the southern part of the site. Regular field pattern, contrary to published LCT assessment.

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- existing field access along B3179, would require widening and likely tree/hedgerow removal to achieve sufficient visibility splays. • Loss of trees- several mature trees located across the site. • Impact on designated assets within and in vicinity of site- entirely within Woodbury Conservation Area, close to Grade I listed church.

Analysis

Physical and natural characteristics	
Medium-high	Gently sloping, varied landcover of improved pasture and parkland with field trees. Regular field pattern, hedgerow with trees along each boundary present on 1888-90 map. Entire site is covered by a TPO. Contains many features typical of the LCT.
Cultural and historic associations	
Medium-high	Entirely within the Conservation Area. Visible from Grade I listed church 65m to east. The site was originally parkland associated with Grade II listed Oakhayes 55m to north, but this changed around 1891 when a field boundary is shown on the historic map. Historic hedgerow with trees along each boundary present on 1888-90 map
Relationship to existing settlement edge	
Medium	Located on open space within the settlement, just north of the the village centre. Modern dwellings beyond boundary to the east, with scattered pre 20th century dwellings around remaining edge of site. Therefore, development would be integrated within the existing settlement, albeit the site makes a positive contribution to landscape character by forming a break in built development in a sensitive historical location.
Experiential landscape character	
Low-medium	Close to village centre so human activity and disturbance is clearly present, particularly the existing buildings around the site (including church overlooking the site), and noise from adjacent roads to west and south.
Views	
Low-medium	Mature trees within and around the site make very attractive skyline features. Clear intervisibility across site of church tower to east. Short distance publically accessible views are restricted by existing wall, vegetation, and dwellings. Long distance views to Woodbury Castle Scheduled Monument in the National Landscape 2.3km to the east, including potentially from Bridleways - distance, intervening tree cover, and existing built form of intervening Woodbury reduce the susceptibility of this view.
Overall landscape susceptibility	
Medium	Located just north of village centre, so context of built form and other human disturbance, but an attractive 'parkland' site containing mature hedgerow and trees within and around the site. Historical associations with Grade II listed Oakhayes to north, as well as being entirely within the Conservation Area, entirely covered by a TPO, and intervisibility with Grade I listed church. Contains many features typical of the LCT.
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
Slight	
If outside designated landscape, factors which may raise or lower value from moderate	
Cultural heritage as former 'parkland' for Grade II listed Oakhayes to north, as well as being entirely within the Conservation Area, entirely covered by a TPO, and clear intervisibility with Grade I listed church. Hedgerow with trees along each boundary present	

on 1888-90 map. Contains many features typical of the LCT. However, no on-site access so does not currently provide a recreational opportunity.
Landscape value
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value
Overall landscape sensitivity
Medium
Landscape guidance: opportunities in relation to development
Create public open space and Green Infrastructure links (including the areas of flood zone 3) through the site to provide opportunities for the public to appreciate a key local landmark (church) and the Conservation Area. Ensure development form reflects the Conservation Area. Minimise/avoid loss of mature hedgerow and trees.

Historic Environment Site Assessment

Notes on history of area

See Wood_04.

Overall conclusion

Medium: 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. Grade I listed church 65m to east. Entire site is within conservation area. Several Grade II listed buildings located around the site within 100m.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes. Grade I listed church overlooks site, and development would affect views to the church, particularly across the southern part of the site. Grade II listed property Oakhayes just over 50m north of site. Entirely within the Conservation Area. Therefore, potential impact on three designated heritage assets. Grade II listed cottage across road to south west has views into site, but obscured by existing wall and vegetation, with the B3179 in between, so impact not assessed further.
List any heritage assets potentially affected.	1 - 'Parish Church of St Swithun', 2 - 'Oakhayes', 3 - 'Woodbury Conservation Area'

Note: This site has now been approved subject to s.106 (planning application 23/1600/MOUT). The planning application committee report contained a detailed assessment of heritage assets, stating that any harm is at the lower end of less than substantial and concerns their setting rather than any direct effect to those buildings, and concluding the benefits outweigh any such harm. For these reasons, a more detailed Historic Environment Site Assessment (steps 2-4 in the methodology) is not required to justify allocating Wood_09.

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	1998	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	1998	Minor adverse effect predicted (not significant)
Ramsar site	International	2814	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	7347	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1998	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	1998	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	4166	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1118	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	2155	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	1300	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	50	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	130	Minor adverse effect predicted (not significant)

Comments

Draft NRN 50m to east. S.41 habitat 130m to south 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)?

Yes. Field with several trees across the site, akin to 'park land'.

Presence of veteran or ancient trees

Yes. Appears to be an ancient tree in eastern boundary, potential veteran tree in north east of site.

Large numbers of mature trees within hedgerows or otherwise

Yes. Cluster of mature trees in north east of site, with others scattered around the boundary and the centre of the site. Entire site is subject to TPO.

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).

6 Site Reference Wood_10

Site details

Settlement: Woodbury

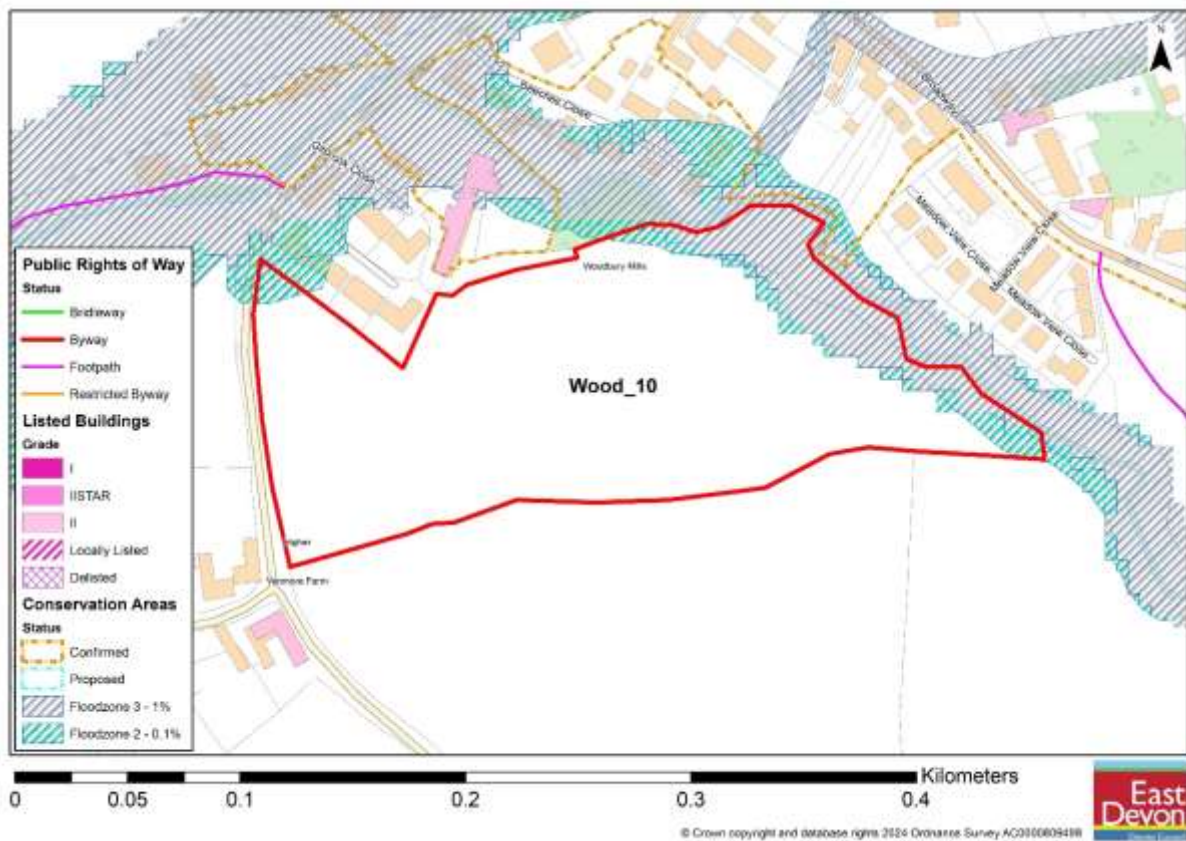
Reference number: Wood_10

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 on the site has been approved subject to s.106.

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.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

Other relevant biodiversity, historic environment and/or geological designations

Grade II listed Higher Venmore 20m from south west edge of site. Grade II listed Gilbrook House 8m to north of site. Conservation area is a similar distance from northern parts of the site.

Landscape Character Type and relevant key characteristics

LCT 3B: Lower rolling farmed and settled valley slopes: • Gently rolling landform, sloping up from valley floor. Numerous shallow valleys contain small streams. • Many hedgerow trees, copses and streamside tree rows. Oak and ash predominate, and there are small blocks of woodland. • Predominantly pastoral farmland, often with a wooded appearance. Variable sized fields with wide, low hedged boundaries and a mostly irregular pattern, reflecting different phases of enclosure. • Semi-natural habitats include streams and ditches, grassland, woodland and trees. • Numerous historic landscape features including farmsteads, lanes, villages and churches. •

Settled, with various settlement sizes, building ages, patterns and styles. Various building materials, including stone, cob, whitewash/ render, slate, thatch and tile. • A relatively enclosed and sheltered landscape. Some parts of the LCT feel well settled, whilst others feel exceptionally remote, with very little traffic. • Views tend to occur across valleys, rather from within them. Higher land in other LCTs forms the backdrop to views. Western tip which is within LCT 3E: Lowland plains, but shares these characteristics.

Local landscape character of site and immediate surrounds

Large, generally level although rising to the south, arable field- departure from LCA which is predominantly pastoral. Short distance views into site from road running along western edge of site and to south, albeit glimpsed behind mature hedgerow. 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.

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- existing field access on south west boundary, would require widening and hedgerow removal to achieve sufficient visibility splays. • Loss of trees- two mature trees on southern, central part of site, plus others in hedgerow along site boundary. • Impact on watercourses- stream running along northern and eastern boundary • Impact on designated assets within and in vicinity of site- Woodbury Conservation Area adjacent to parts of northern site boundary, Grade II listed buildings nearby to north (Gilbrook House) and south west (Higher Venmore Farm).

Analysis

Physical and natural characteristics	
Medium	Relatively flat but rises slightly to the south, with a simple, arable landcover and two mature trees in the southern central part of the site. Boundary is hedgerow with trees, with many trees in the hedgerow along the north and eastern boundary that follows the stream. Ancient tree in southern boundary. Irregular field pattern, of a medium scale.
Cultural and historic associations	
Medium	1888-90 map shows the site as being split into four similar sized fields, three of which are covered by trees and shown as a "lost" orchard on DCC Environment Viewer. Western, southern and eastern hedgerow boundary shown on 1888-90 map. Ancient tree in southern boundary.

	Grade II listed buildings to north and south west, Conservation Area to north, but all have limited relationship to the landscape character of the site.
Relationship to existing settlement edge	
Low-medium	Linear settlement edge, with numerous trees along the northern boundary of the site with the existing settlement. Low lying settlement setting. Modern housing (20th century) adjacent to north and north east of site. All of which means development will integrate well with existing settlement edge.
Experiential landscape character	
Low-medium	Field with hedgerow and mature trees in its boundary provide rural character. However, telegraph wires with masts along western boundary, where there is also a relatively busy road, along with modern housing to north clearly visible from the site all indicate human disturbance/activity.
Views	
Medium	Relatively enclosed, well contained site, given its low lying setting and thick hedgerow boundary. Glimpsed views of site, through mature trees, from Woodbury Footpath 3 to east. Also glimpsed views for motorists from road to west through existing field access. Settled skyline of modern development to north, wooded to north east, with two mature trees in south making attractive skyline features. Clear intervisibility with Wood_12 along southern boundary.
Overall landscape susceptibility	
Medium	Relatively flat, low lying site with urban context of modern dwellings to north. Mature hedgerow around much of site, with mature trees in hedgerow boundary, particularly to north east and east. Some historic value, with listed buildings and Conservation Area visible from the site, and the historic map showing the site as a "lost" orchard.
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	
Cultural heritage with two listed buildings and the Conservation Area visible from site, plus the "lost" orchard that covered much of the site. Natural heritage with a cluster of trees along north east and eastern boundary, and two mature trees on site.	
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Overall landscape sensitivity	
Medium	
Landscape guidance: opportunities in relation to development	
Tree planting to reflect the historic "lost" orchard that covered much of the site. Green infrastructure opportunities along flood plain in eastern part of site. Development form to reflect nearby listed buildings and the Conservation Area.	

Historic Environment Site Assessment

Notes on history of area

See Wood_04.

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 Grade II listed Higher Venmore 20m from south west edge of site. Grade II listed Gilbrook House 8m to north of site. Conservation area is a similar distance from northern parts of the site.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes Could affect setting of Grade II listed buildings Higher Venmore and Gilbrook House, and also the Conservation Area. HER identifies cropmark ditches in centre of site, and "rack field" near Gilbrook Bridge suggesting there was once a fulling mill in the vicinity.
List any heritage assets potentially affected.	1 - 'Higher Venmore Farmhouse', 2 - 'Gilbrook House', 3 - 'Woodbury Conservation Area'

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Higher Venmore Farmhouse Former farmhouse with barn attached to rear wing. Early C17 with later alterations. Roughcast cob on stone footings, gabled-end corrugated iron roof.
Significance of asset and setting	Lesser Former farmhouse for Higher Venmoor Farm which is located to the south west of the farmhouse. Bounded by country lane to east and busy road to north, with other scattered buildings to north and west, mean a lesser setting significance.
Relationship of site with heritage asset	Asset is 20m from the south west corner of the site, albeit divided by a road which detracts from the relationship between site and asset. There is intervisibility over the historic field hedgerow which bounds the site.
Level of contribution (site to heritage asset)	Little
Further assessment required?	No

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Minor Although just 20m from the corner of the site, the intervening road, mature, historic hedgerow, and the fact that the farmhouse catered for the farm holding to the south west rather than on the site, all mean a minor impact.
Could the site be developed in a way that minimised potential impact?	Avoid built development in the area closest to the asset.
Would the development affect the heritage asset in other ways?	No

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	Housing design could reflect the asset, avoiding built development in the area closest to the asset.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 2	
Description of asset	Gilbrook House Detached house, circa 1800 but incorporating the cob walls of an earlier building of indeterminate date. Possibly a 3-room, cross-passage house plan which was completely reorganised and heightened in circa 1800.
Significance of asset and setting	Lesser The house is hidden from wider view by modern dwellings to north, east and west. Short distance views to the asset over hedgerow from field to south, but wider views from the south obstructed by rising topography and mature trees close to the house. The limited setting means a lesser significance.
Relationship of site with heritage asset	The asset is 8m north of the site at its closest point, specifically its gable end. However hedgerow and mature trees south of the asset obscure intervisibility between the site, although some views are likely of the southern part of the house. The broadly north-south orientation of the house also limits views and the significance of the relationship between the site, which located to the south.
Level of contribution (site to heritage asset)	Little
Further assessment required?	No

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 2	
What impact would development have on the heritage asset and its setting?	Minor Only a small southern part of the house is likely to be affected given its proximity and intervisibility. The majority of the house (northern part) is screened from the site by trees and more closely related to existing dwellings to the north.
Could the site be developed in a way that minimised potential impact?	Yes, by avoiding built development in close proximity to the house.
Would the development affect the heritage asset in other ways?	No

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 2 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 2 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	Yes
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	Avoiding built development in the northern part of the site, closest to the asset can avoid harm. The design of the development can reflect key aspects of the house.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 3	
Description of asset	Woodbury Conservation Area Woodbury Conservation Area, like the settlement, is irregular in shape. It was designated in recognition of the special character of Woodbury. The CA covers the central core of the settlement.
Significance of asset and setting	Medium Woodbury Conservation Area, like the settlement, is irregular in shape. It was designated in recognition of the special character of Woodbury. The CA covers the central core of the settlement.
Relationship of site with heritage asset	The CA is 5-10m north of the site at its closest, at two sections along the north and north east of the site. However, intervisibility between the site and the CA is obscured by the presence of small areas of woodland at these closest points. There are no other views of the site from the CA.
Level of contribution (site to heritage asset)	Little
Further assessment required?	No

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 3	
What impact would development have on the heritage asset and its setting?	Minor Given the limited intervisibility between the site and the CA, and no important features in the Conservation Area Appraisal within the CA which would be affected by developing the site.
Could the site be developed in a way that minimised potential impact?	Reflect the key characteristics of the Conservation Area in the design and layout of development.
Would the development affect the heritage asset in other ways?	Yes Lighting and increased urbanising features could adversely affect the CA, although in a limited way given the limited intervisibility between the asset and the site.

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 3 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 3 avoiding harm	
Are there reasonable alternative sites?	See notes
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	Reflect the key characteristics of the Conservation Area in the design and layout of development.

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact

Special Area of Conservation (SAC)	International	1812	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	1812	Minor adverse effect predicted (not significant)
Ramsar site	International	2617	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	7114	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1812	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	1812	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	3808	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	941	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1868	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	1100	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	130	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	150	Minor adverse effect predicted (not significant)

Comments

S.41 habitat 150m to north east.

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 . Single arable field.

Presence of veteran or ancient trees

Yes. Ancient tree in southern boundary.

Large numbers of mature trees within hedgerows or otherwise

Yes. Eastern boundary comprises mature trees.

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)

7 Site Reference Wood_11

Site details

Settlement: Woodbury

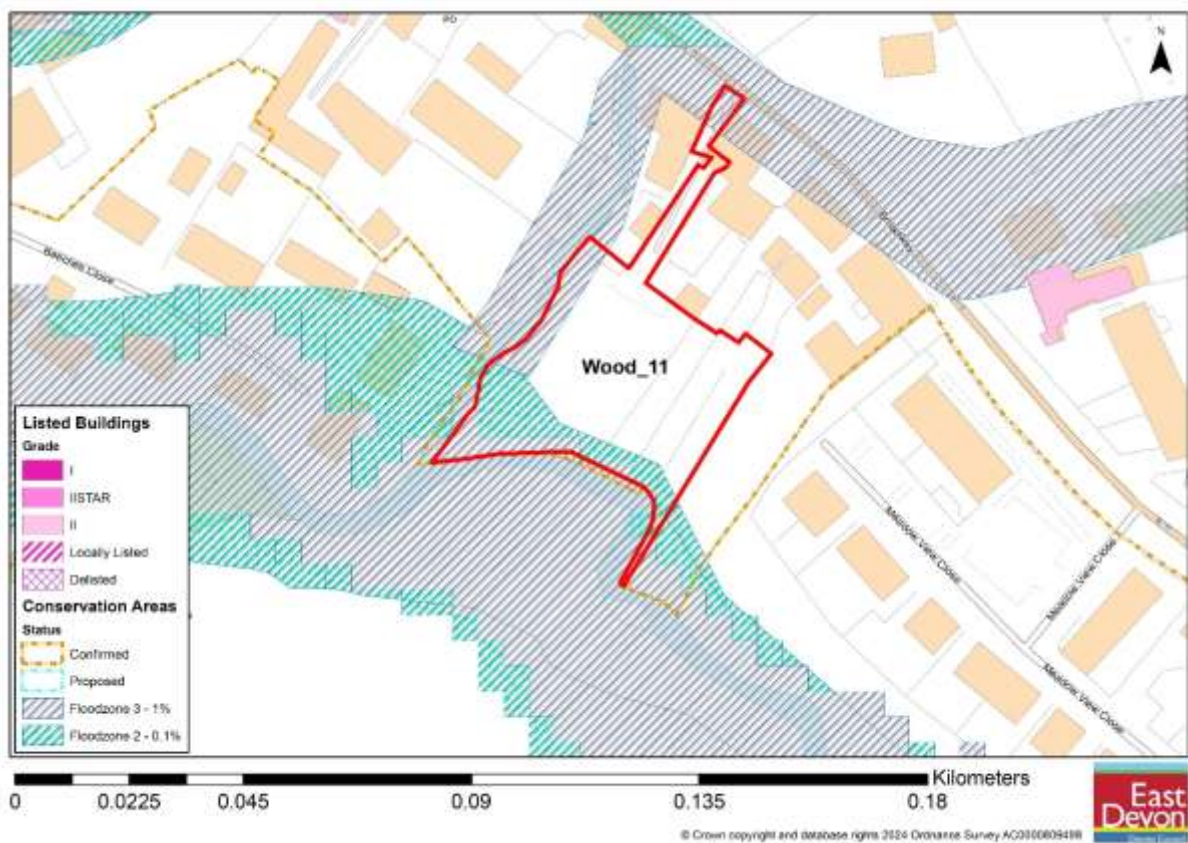
Reference number: Wood_11

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 two 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 highway 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

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

Other relevant biodiversity, historic environment and/or geological designations

Located within Woodbury Conservation Area.

Landscape Character Type and relevant key characteristics

LCT 3B - Lower Rolling Farmed and Settled Valley Slopes: • Gently rolling landform, sloping up from valley floor. Numerous shallow valleys contain small streams. Red sandstone geology apparent in cuttings and soils in west of study area. • Many hedgerow trees, copses and streamside tree rows. Oak and ash predominate, and there are small blocks of woodland. • Semi-natural habitats include streams and

ditches, grassland, woodland and trees. • Numerous historic landscape features including farmsteads, lanes, villages and churches. • Settled, with various settlement sizes, building ages, patterns and styles. Various building materials, including stone, cob, whitewash/ render, slate, thatch and tile. • A relatively enclosed and sheltered landscape. Some parts of the LCT feel well settled, whilst others feel exceptionally remote, with very little traffic.

Local landscape character of site and immediate surrounds

Flat site located near the centre of Woodbury. Set behind several cottages on the B3179, including parts of rear gardens and land with tree cover. River/stream adjoins western and southern boundary. Limited views into site as it is set behind existing cottages that front B3179. Open fields to south but screened by trees. Numerous large trees currently on site provide landscape character. Departs from the LCA as it is an 'urban' site comprising a car parking area and rear gardens, rather than pastoral farmland; does not have sunken lanes with tall earth banks; lack of views across valleys; and lack of strong colours within the landscape.

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

No

General and site-specific affects that could arise from development

• Introduction of built form and associated infrastructure. • Site access requirements- access on B3179 is very narrow and lacks the required visibility splays, therefore likely to require significant highways access works. • Loss of trees- several mature trees located to the rear (south west) of the site. • Impact on watercourses- stream running along western and southern boundary • Impact on designated assets within and in vicinity of site- within Woodbury Conservation Area.

Analysis

Physical and natural characteristics	
Low	Flat site, with a varied landcover comprising car parking area, rear gardens and several mature trees (shown on 1888-90 map). The car parking area is classed as previously developed land.
Cultural and historic associations	
Medium	Within Woodbury Conservation Area. Several trees at the rear (south west) of the site show on 1888-90 map, as are the cottages fronting the B3179.
Relationship to existing settlement edge	
Low	Located in the rear boundaries of pre 20th century cottages fronting the B3179, close to the centre of Woodbury. With existing dwellings to west, north and east, and mature trees and stream to south, the site integrates with the general settlement pattern.

Experiential landscape character	
Low	Enclosed site, set behind existing dwellings, but subject to noise from the adjacent B3179. Part of the site (the car parking area) is brownfield land. Historic buildings to north and east of site, other dwellings in nearby. Overall, high levels of human activity and disturbance.
Views	
Low	Enclosed and visually contained as within built-up area, surrounded by existing dwellings and thick tree cover. Glimpsed views from the B3179, which has a public footpath.
Overall landscape susceptibility	
Low	Flat, enclosed site within existing urban area, located behind existing dwellings that front the B3179. Comprises car parking area, rear gardens, and trees. Stream along western and southern boundary.
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	
Cultural heritage located within Woodbury Conservation Area, plus natural heritage with the stream on the boundary and several mature trees.	
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Overall landscape sensitivity	
Low	
Landscape guidance: opportunities in relation to development	
Development form should reflect the Conservation Area. Green infrastructure opportunities along the stream boundary, within the trees.	

Historic Environment Site Assessment

Notes on history of area

See Wood_04.

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 Entire site is within conservation area. Grade II listed Gilbrook House, 120m to west.

Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes Views from Grade II listed Gilbrook House not likely to be possible due to intervening buildings and vegetation. Location within Conservation Area means development of site could affect this heritage asset.
List any heritage assets potentially affected.	1 - 'Woodbury Conservation Area'

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	1914	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	1914	Minor adverse effect predicted (not significant)
Ramsar site	International	2867	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	7234	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1914	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	1914	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	4020	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1029	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	2002	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	1300	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	80	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	80	Significant moderate adverse effect predicted

Comments

NRN and S.41 80m to east.

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)?

Yes. Back land' site comprised of hardstanding used for car parking, rear gardens, grass and trees.

Presence of veteran or ancient trees

No.

Large numbers of mature trees within hedgerows or otherwise

No. Several mature trees in southern part of site, but not a 'large' number.

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)

8 Site Reference Wood_12

Settlement: Woodbury

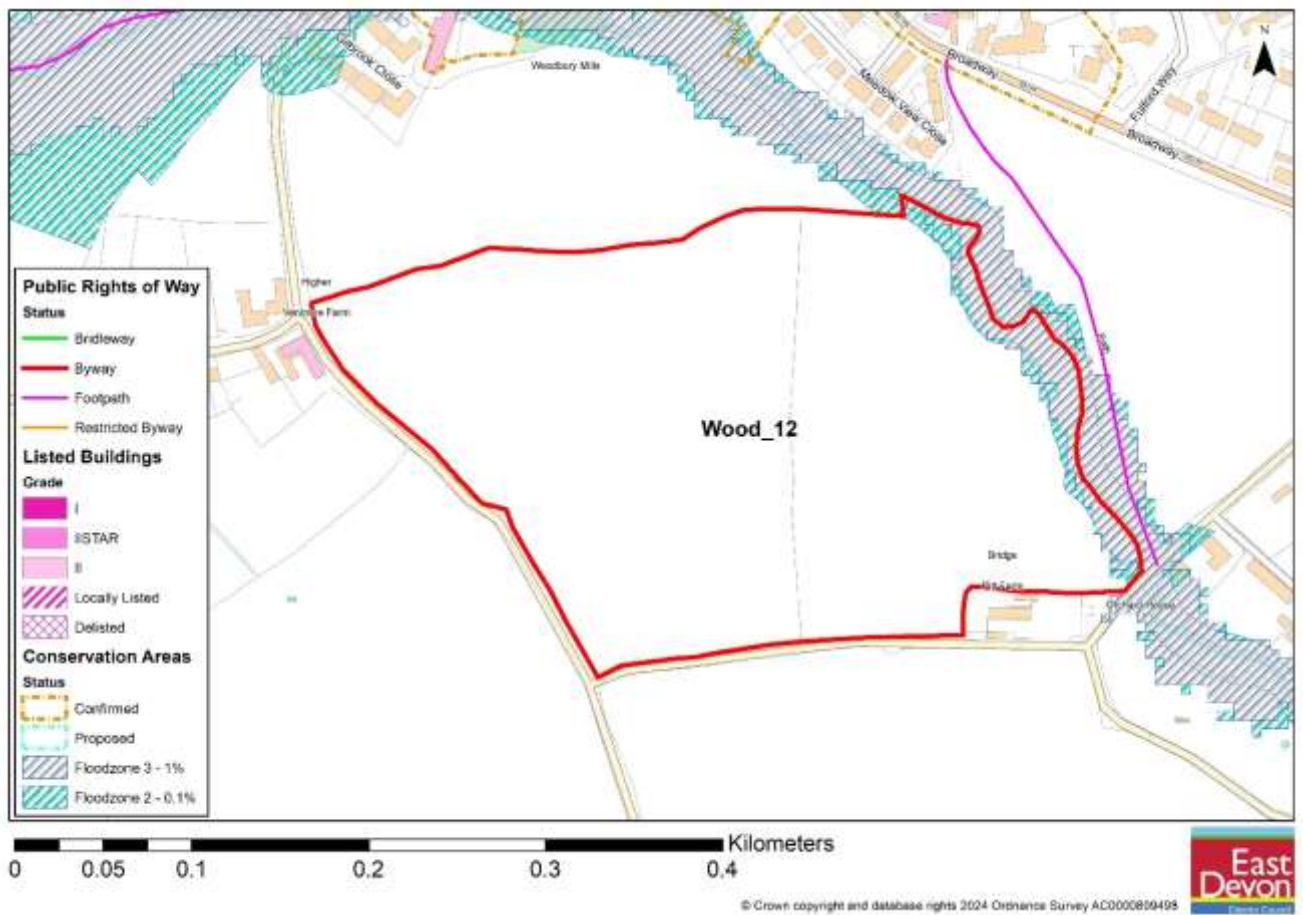
Reference number: Wood_12

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

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

Other relevant biodiversity, historic environment and/or geological designations

Grade II listed Higher Venmore across the road to north west.

Landscape Character Type and relevant key characteristics

LCT 3B - Lower Rolling Farmed and Settled Valley Slopes: • Gently rolling landform, sloping up from valley floor. Numerous shallow valleys contain small streams. Red sandstone geology apparent in cuttings and soils in west of study area. • Many hedgerow trees, copses and streamside tree rows. Oak and ash predominate, and there are small blocks of woodland. • Semi-natural habitats include streams and ditches, grassland, woodland and trees. • Numerous historic landscape features including farmsteads, lanes, villages and churches. • Settled, with various settlement sizes, building ages, patterns and styles. Various building materials, including stone, cob, whitewash/ render, slate, thatch and tile. • Winding, often narrow sunken lanes, with tall earth banks. • Views tend to occur across valleys, rather from within them. Higher land in other LCTs forms the backdrop to views. • Often strong colours within the landscape, influenced by underlying geology, season and choice of crops.

Local landscape character of site and immediate surrounds

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. Departs from LCA as arable, rather than pastoral; and not relatively enclosed.

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.
- Impact on topography- steep slope in north east of site likely to require significant earthworks/retaining structures.
- Impact of light spill in rural area, largely surrounded by fields.
- Site access requirements- existing field access at Eye View Lane on north west boundary, would require widening and hedgerow removal to achieve sufficient visibility splays.
- Impact on boundary- several mature trees in hedgerow along site boundary.
- Impact on watercourses- stream running along eastern boundary.

Analysis

Physical and natural characteristics	
Medium	Two large arable fields separate by hedgerow. Sloping site, from around 60m AOD at highest point in south, to 40m at lowest point in north west. Also slopes to the east towards the stream. Ancient tree in northern boundary, a few mature trees in the remaining hedgerow boundary, with trees all along the eastern boundary with the stream. 1888-90 maps shows a series of smaller fields and tree cover in north west (lost orchard) and south east of site, which has been lost.
Cultural and historic associations	
Low-medium	"Lost" orchard extends into north west part of site. Grade II listed property across road to north west, but only has views over a small area of the site. Existing boundary hedgerow and that separating the two fields are shown on 1888-90 map, but hedgerow loss within site, and tree loss on hedgerow boundary. Ancient tree in northern boundary.
Relationship to existing settlement edge	
High	North east edge of site is close to modern dwellings on Meadow View Close, but remainder of site has an exposed edge form that has a poor relationship with the existing settlement edge.
Experiential landscape character	
Medium-high	Open and exposed, tranquil site, largely surrounded by fields with scattered dwellings to north west, north east and south east and main built form of Woodbury beyond. No telegraph wires/masts on site. Rural lane along western and southern boundary.
Views	
High	Open site with an open skyline, on a rising field to the south of Woodbury, with long distance views to surrounding countryside, including the Haldon ridge. Eastern part of site has clear intervisibility with Woodbury Footpath 3 that runs across the field to the east and the footpath along Broadway (B3179). Site is visible from National Landscape 800m to east, with long distance views to Woodbury Castle Scheduled Monument in the National Landscape 2.2km to the east, including potentially from Bridleways - distance and intervening tree cover reduces the susceptibility of this view.

	Also medium distance views to Grade I listed church tower to north, short distance views to Wood_10 and Wood_16.
Overall landscape susceptibility	
Medium-high	Open site with an open skyline, with long distance views to surrounding countryside, including the National Landscape and potentially Woodbury Castle Scheduled Monument. Exposed edge form that has a poor relationship with the existing settlement edge.
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
Slight	
If outside designated landscape, factors which may raise or lower value from moderate	
Long distance views across surrounding countryside, including to the National Landscape.	
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	
Green infrastructure opportunities along the stream boundary, including providing links to Woodbury Footpath 3. Design should provide key view to the church tower. Sensitive street lighting to reflect the rural character.	

Historic Environment Site Assessment

Notes on history of area

See Wood_04.

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 Grade II listed property Higher Venmore 8m to north west has open views into the site. Grade II listed Gilbrook House 100m to north, and Conservation Area 75m away.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes Close proximity to Grade II listed building in north west means development could affect this heritage asset. Not likely to affect the Conservation Area and Grade II Gilbrook

	House given distance. HER identifies orchard banks covering western part of site, post-medieval to modern.
List any heritage assets potentially affected.	1 - 'Higher Venmore Farmhouse'

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	1628	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	1628	Minor adverse effect predicted (not significant)
Ramsar site	International	2613	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	6910	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1628	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	1628	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	3667	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	806	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1637	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	1100	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	180	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	180	Minor adverse effect predicted (not significant)

Comments

None.

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 large arable fields.

Presence of veteran or ancient trees

Yes. Ancient tree on western boundary.

Large numbers of mature trees within hedgerows or otherwise

Yes. Several mature trees along eastern 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)

9 Site Reference Wood_16

Site details

Settlement: Woodbury

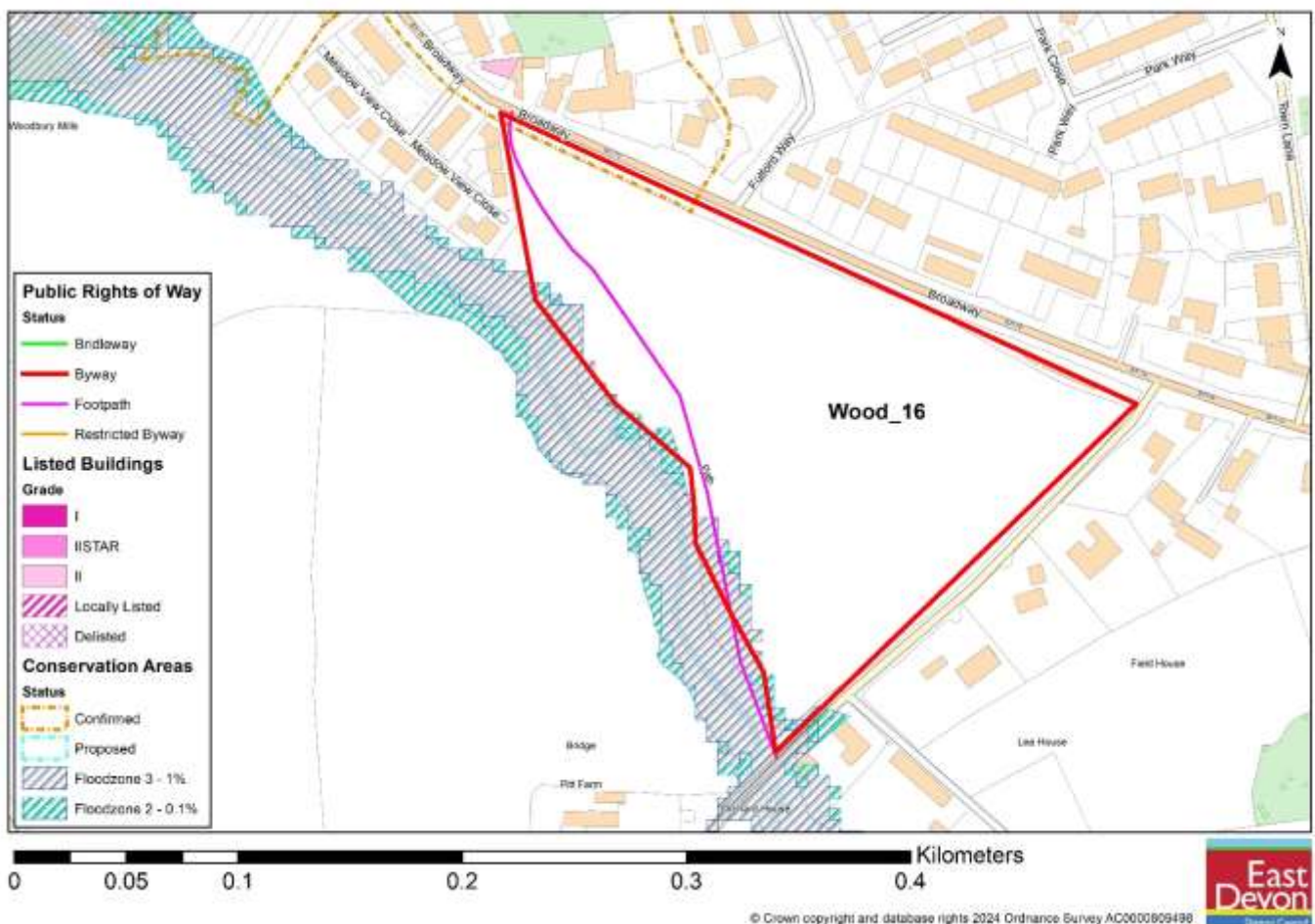
Reference number: Wood_16

Site area (ha): 3.28

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

Proposed use: Residential

Site map



Photos



View across northern part of site, housing at Meadow View Close on the right (Wood_12 is land rising left of housing)



View from north west edge, looking east across the site. Housing along Broadway is visible along the left



View from south west corner of site, housing along Broadway is visible overlooking 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.

Landscape

Field that slopes down from the B3179 along its northern edge to the river that runs along its south western edge. Adjoined by existing dwellings to north west, north on the B3179 which overlook the site. Also low density housing to east, so many views are seen in the context of this built form. Open fields to south provide rural character. Open views into site from the PROW that runs across the western part of the site. Overall, medium landscape sensitivity to new development.

Historic environment

the north west, both the Conservation Area and listed building (16m away) have views of site. Therefore, development, particularly in the north west part of the site, could affect these assets. The listed building is adjoined by another dwelling to the east and directly overlooks the new estate at Meadow View Close, reducing the contribution of Wood_16 to its setting. Overall, medium: no significant effects that cannot be mitigated.

Ecology

Single, large arable field. NRN 80m to north west. S.41 90m to north. Several mature trees along southern boundary, adjoining the stream. Veteran tree on western edge. Minor adverse effect predicted (not significant)

Accessibility

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

Other constraints

Grade 3 agricultural land. Flood zone 3 runs along south west edge, associated with the river and extends into a small part of the site. High surface water flood risk also to south west and along lane to east of site. High cumulative flood risk in Strategic Flood Risk Assessment. Application 22/2838/MOUT for 70 dw approved subject to s.106 at Planning Cttee 21.11.23.

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

No

Opportunities

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

Yield (number of dwellings or hectares of employment land)

70, reflecting the approved planning application (subject to s.106).

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

The scale of development on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. Good access to facilities. Relatively low landscape sensitivity

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

N/A.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

Other relevant biodiversity, historic environment and/or geological designations

Woodbury Conservation Area is adjacent to the north west boundary of the site, with Grade II listed property 'Rosemary' just beyond north west tip of site.

Landscape Character Type and relevant key characteristics

LCT 3B - Lower Rolling Farmed and Settled Valley Slopes: • Gently rolling landform, sloping up from valley floor. Numerous shallow valleys contain small streams. Red sandstone geology apparent in cuttings and soils in west of study area. • Many hedgerow trees, copses and streamside tree rows. Oak and ash predominate, and there are small blocks of woodland. • Predominantly pastoral farmland, often with a wooded appearance. Variable sized fields with wide, low hedged boundaries and a mostly irregular pattern, reflecting different phases of enclosure. • Semi-natural habitats include streams and ditches, grassland, woodland and trees. • Numerous historic landscape features including farmsteads, lanes, villages and churches. • Settled, with various settlement sizes, building ages, patterns and styles. Various building materials, including stone, cob, whitewash/ render, slate, thatch and tile. • Winding, often narrow sunken lanes, with tall earth banks. • A relatively enclosed and sheltered landscape. Some parts of the LCT feel well settled, whilst others feel exceptionally remote, with very little traffic. • Views tend to occur across valleys, rather from within them. Higher land in other LCTs forms the backdrop to views. • Often strong colours within the landscape, influenced by underlying geology, season and choice of crops.

Local landscape character of site and immediate surrounds

Wedge-shaped field that slopes down from the B3179 along its northern edge to the stream that runs along its south western edge. Adjoined by existing dwellings to north west, north on the B3179 which overlook the site. Also low density housing to east, so many views of the site are seen in the context of this built form. Open fields to south provide rural character. Open views into site from the PROW that runs across the western part of the site. Departs from the LCA as arable rather than pastoral.

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- existing field access on Broadway, widening and hedgerow removal required to achieve sufficient visibility splays.
- Impact on watercourse running along south western edge of site.
- Impact on boundary- several mature trees in hedgerow along site boundary with the stream.
- Impact on designated assets within and in vicinity of site- Woodbury Conservation on north west edge of site.

Analysis

Physical and natural characteristics	
Medium	Gently sloping arable field with a westerly aspect that slopes towards the tree-lined watercourse on south west boundary. Bounded by hedgerow adjacent to roads to north and east, some removal is likely to be required if developing the site.
Cultural and historic associations	
Low-medium	Woodbury Conservation Area adjoins north west edge of site. Historic hedgerow present on 1888-90 map along north east and east site boundary, which also shows hedgerow across the site forming three smaller fields as opposed to the single large field present today.
Relationship to existing settlement edge	
Low-medium	Linear settlement edge with modern dwellings to north, and new housing estate on north west edge. Dwellings in large plots beyond the lane to the east. Therefore, with existing dwellings on three sides, the site integrates with the general settlement form although development would be prominent on a main approach to the settlement.
Experiential landscape character	
Low-medium	Busy road (B3179) along northern edge of site, with associated noise and street lighting. Modern buildings apparent around most of site, telegraph wires and masts along east boundary.
Views	
Medium-high	The skyline structure comprises modern dwellings along the north and east of the site. A public footpath (Woodbury footpath 3) runs across the site from the north west tip of the site, to the south east edge, with clear views over the site. There are views of the site from Broadway (B3179) along the northern boundary, affecting walkers, cyclists and motorists. Although obstructed by hedgerow in the most part, development would block views across the Exe Estuary and to Haldon ridge. Limited public views of the site from the south, such views seen in the context of built form. Intervisibility with Wood 12 on rising land adjacent to south west.
Overall landscape susceptibility	
Medium	Context of built development around much of site, adjoined by B3179. Development would adversely affect views from public footpath running across the site, and long distance views from the B3179 to the Exe Estuary and Haldon ridge.
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
Landscape offering recreational opportunities, as crossed by public footpath.
Landscape value
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value
Overall landscape sensitivity
Medium
Landscape guidance: opportunities in relation to development
Retain and, where possible, enhance public footpath running through the site. Ensure development form reflects Woodbury Conservation Area, particularly in the north west edge adjacent to this designation.

Historic Environment Site Assessment

Notes on history of area

See Wood_04.

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 Woodbury Conservation Area adjoins north west edge of the site. Grade II listed house 'Rosemary' also to north west (16m away).
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes To the north west, the site is visible from the Conservation Area and Grade II listed Rosemary Cottage, so development, particularly in the north west part, could affect these assets. The listed building is adjoined by another dwelling to the east and directly overlooks the new estate at Meadow View Close, reducing the contribution of Wood_16 to its setting.
List any heritage assets potentially affected.	1 - 'Woodbury Conservation Area', 2 - 'Rosemary'

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Woodbury Conservation Area Woodbury Conservation Area, like the settlement, is irregular in shape. It was designated in recognition of the special character of Woodbury. The CA covers the central core of the settlement. The north western part of the site adjoins the edge of the CA.
Significance of asset and setting	Medium Woodbury Conservation Area, like the settlement, is irregular in shape. It was designated in recognition of the special character of Woodbury. The CA covers the central core of the settlement.
Relationship of site with heritage asset	The north west part of the site is adjacent to the edge of the CA, and there are views of the site from this edge of the CA. Main tree groups and main hedgerows along with north and south boundary of the site are identified as important features in the Conservation Area Appraisal.
Level of contribution (site to heritage asset)	Little
Further assessment required?	No

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Minor The site is visible from the edge of the CA, but there is existing development along Broadway to the north, plus other housing to the west and east of the site, so development would not cause significant visual harm to the CA.
Could the site be developed in a way that minimised potential impact?	Reflect the key characteristics of the Conservation Area in the design and layout of development.
Would the development affect the heritage asset in other ways?	No

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	See notes
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	Reflect the key characteristics of the Conservation Area in the design and layout of development.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 2	
Description of asset	Rosemary Two-storey house constructed in circa 1830, brick front, roughcast cob elsewhere; gabled-end slate roof. Distinguished by its unusual and elaborate porch.
Significance of asset and setting	Medium The close proximity of the main road (B3179) and existing, surrounding dwellings detracts from the setting.
Relationship of site with heritage asset	The asset is 16m from the north west edge of the site, but directly overlooks existing housing on Meadow View Close with oblique views to the site. The intervening busy road also lessens the relationship of the site with the asset.
Level of contribution (site to heritage asset)	Little
Further assessment required?	No

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 2	
What impact would development have on the heritage asset and its setting?	Minor. The asset is surrounded by existing dwellings, with oblique views to the site over a busy road.
Could the site be developed in a way that minimised potential impact?	Avoid built development in the area closest to 'Rosemary', retaining the existing views of the countryside from the cottage.
Would the development affect the heritage asset in other ways?	No.

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 2 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 2 avoiding harm	
Are there reasonable alternative sites?	
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	Reflect the character of Rosemary in the design of new dwellings.

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	1513	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	1513	Minor adverse effect predicted (not significant)

Ramsar site	International	2975	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	6827	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1513	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	1513	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	3857	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	634	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1617	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	1500	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	80	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excl. hedgerow)	County	90	Significant moderate adverse effect predicted

Comments

NRN 80m to north west. S.41 90m to north.

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 . One large arable field.

Presence of veteran or ancient trees

Yes. Veteran tree on western edge.

Large numbers of mature trees within hedgerows or otherwise

Yes. Several mature trees along southern boundary, adjoining the stream.

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)

10 Site Reference Wood_20

Site details

Settlement: Woodbury

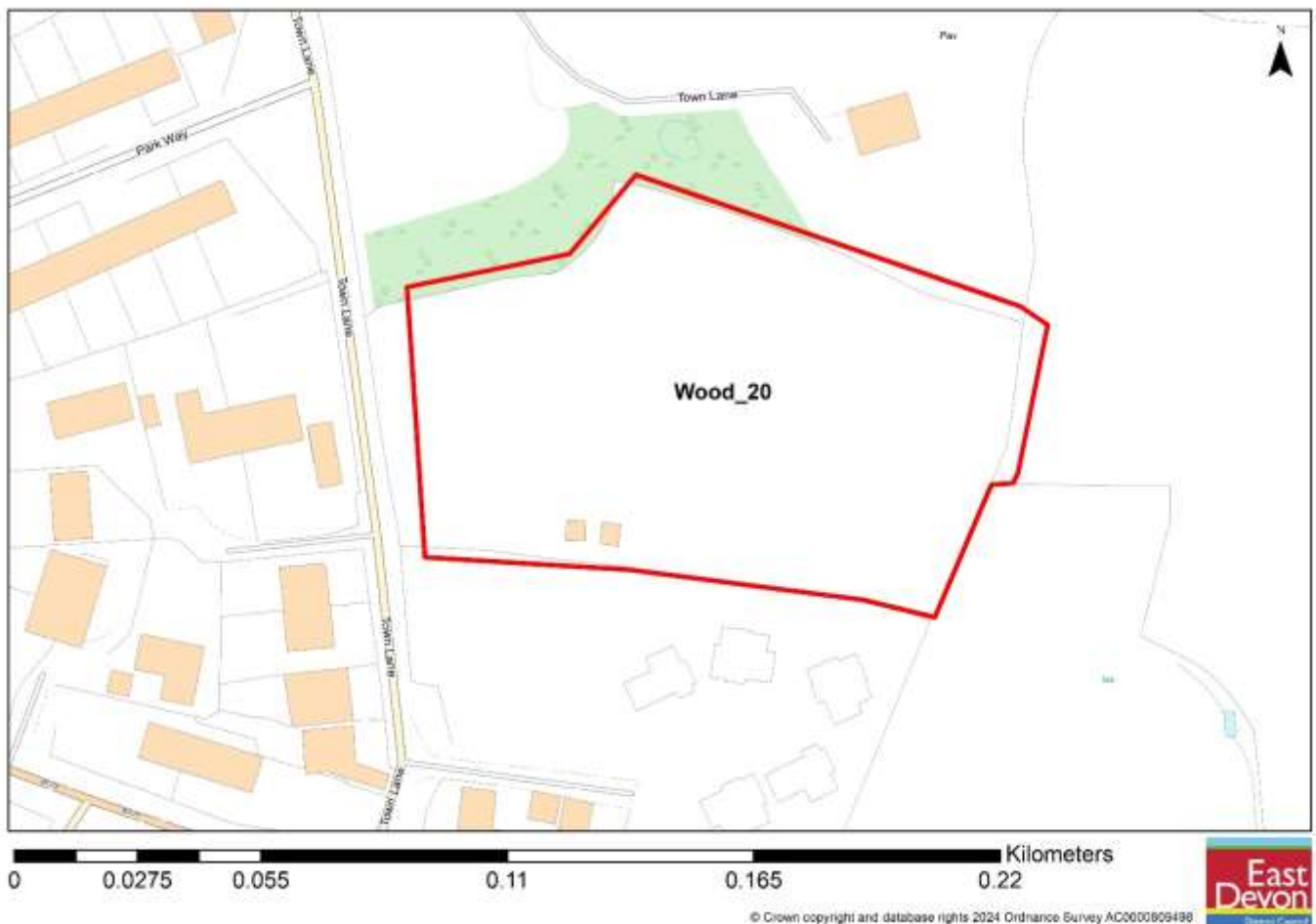
Reference number: Wood_20

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.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

Other relevant biodiversity, historic environment and/or geological designations

Draft NRN adjacent to north - a small woodland of mature trees.

Landscape Character Type and relevant key characteristics

LCT 3B - Lower Rolling Farmed and Settled Valley Slopes: • Gently rolling landform, sloping up from valley floor. Numerous shallow valleys contain small streams. Red sandstone geology apparent in cuttings and soils in west of study area. • Many hedgerow trees, copses and streamside tree rows. Oak and ash predominate, and there are small blocks of woodland. • Predominantly pastoral farmland, often with a wooded appearance. Variable sized fields with wide, low hedged boundaries and a mostly irregular pattern, reflecting different phases of enclosure. • Semi-natural habitats include streams and ditches, grassland, woodland and trees. • Numerous historic landscape features including farmsteads, lanes, villages and churches. • Settled, with various settlement sizes, building ages, patterns and styles. Various building materials, including stone, cob, whitewash/ render, slate, thatch and tile. • Winding, often narrow sunken lanes, with tall earth banks. Local examples of deep cuttings through sandstone, particularly at entrances to settlements. • A relatively enclosed and sheltered landscape. Some parts of the LCT feel well settled, whilst others feel exceptionally remote, with very little traffic. • Views tend to occur across valleys, rather from within them. Higher land in other LCTs forms the backdrop to views.

Local landscape character of site and immediate surrounds

Single, pastoral field with an westerly aspect that gently slopes up from 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.

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- existing field access on Town Lane, although widening and hedgerow removal likely required to achieve sufficient visibility splays. • Impact on boundary- several mature trees in hedgerow along site boundary, including a small area of woodland adjoining to north. • Offsite access to services- potential need for footway along boundary with Town Lane, and potential links to north and south. • Construction phase impact- large delivery vehicles/construction plant accessing narrow Town Lane, albeit likely for only a short stretch from the B3179 to the south.

Analysis

Physical and natural characteristics	
Medium	Single, medium sized pastoral field. Gently sloping, westerly facing towards the existing settlement. Well contained by existing historic

	hedgerow with trees, apart from western boundary which is tightly clipped hedgerow.
Cultural and historic associations	
Medium	Historic hedgerow with trees form all boundaries, apart from west which is just historic hedgerow- all present on 1888-90 map. Small area of mature woodland adjacent to north of site also present on 1888-90 map.
Relationship to existing settlement edge	
Low-medium	Linear relationship to existing settlement edge, with modern dwellings along western and southern boundaries, and recreation area (cricket ground) to north. Site is well contained within the settlement setting with a westerly facing aspect towards the existing settlement.
Experiential landscape character	
Low-medium	Relatively tranquil area, but with human disturbance/activity present from existing modern dwellings to west and south, telegraph wires along western boundary, and 2-3 wooden shed-like structures in southern part of site.
Views	
Low-medium	Enclosed by historic hedgerow/trees around the boundary, an undeveloped and part wooded skyline to the north and east, settled skyline to south and west. Open, short distance views of site for pedestrians/cyclists along Town Lane. Westerly aspect, below a ridgeline, means views of site not available from wider countryside to the east. Enclosed nature of site limits views from other public vantage points.
Overall landscape susceptibility	
Low-medium	Enclosed by mature hedgerow/trees with westerly aspect towards existing settlement, existing development to west and south, and recreation area to north. These factors mean site is well contained and has good relationship with settlement edge.
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	
Natural heritage with historic hedgerow with trees around all site boundaries, with small area of woodland adjoining to north.	
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Overall landscape sensitivity	
Medium / Low	
Landscape guidance: opportunities in relation to development	
Additional tree planting to extend existing woodland to north. Reduce height or avoid built development in eastern edge to avoid encroaching onto surrounding countryside.	

Historic Environment Site Assessment

Notes on history of area

See Wood_04.

Overall conclusion

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.

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes Grade II listed Knoll Cottage 60m to south.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No Intervening dwellings mean site will not affect Knoll Cottage.
List any heritage assets potentially affected.	None.

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	1316	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	1316	Minor adverse effect predicted (not significant)
Ramsar site	International	3302	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	6660	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1316	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	1316	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	4165	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	431	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1520	Minor adverse effect predicted (not significant)

Unconfirmed Wildlife Site (UWS)	County	1800	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	0	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	20	Significant moderate adverse effect predicted

Comments

Draft NRN adjacent to north. S.41 20m to north.

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. Single field, comprised of overgrown grass.

Presence of veteran or ancient trees

No.

Large numbers of mature trees within hedgerows or otherwise

Yes. Northern boundary is a small woodland of mature trees.

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)

11 Site Reference Wood_23

Site details

Settlement: Woodbury

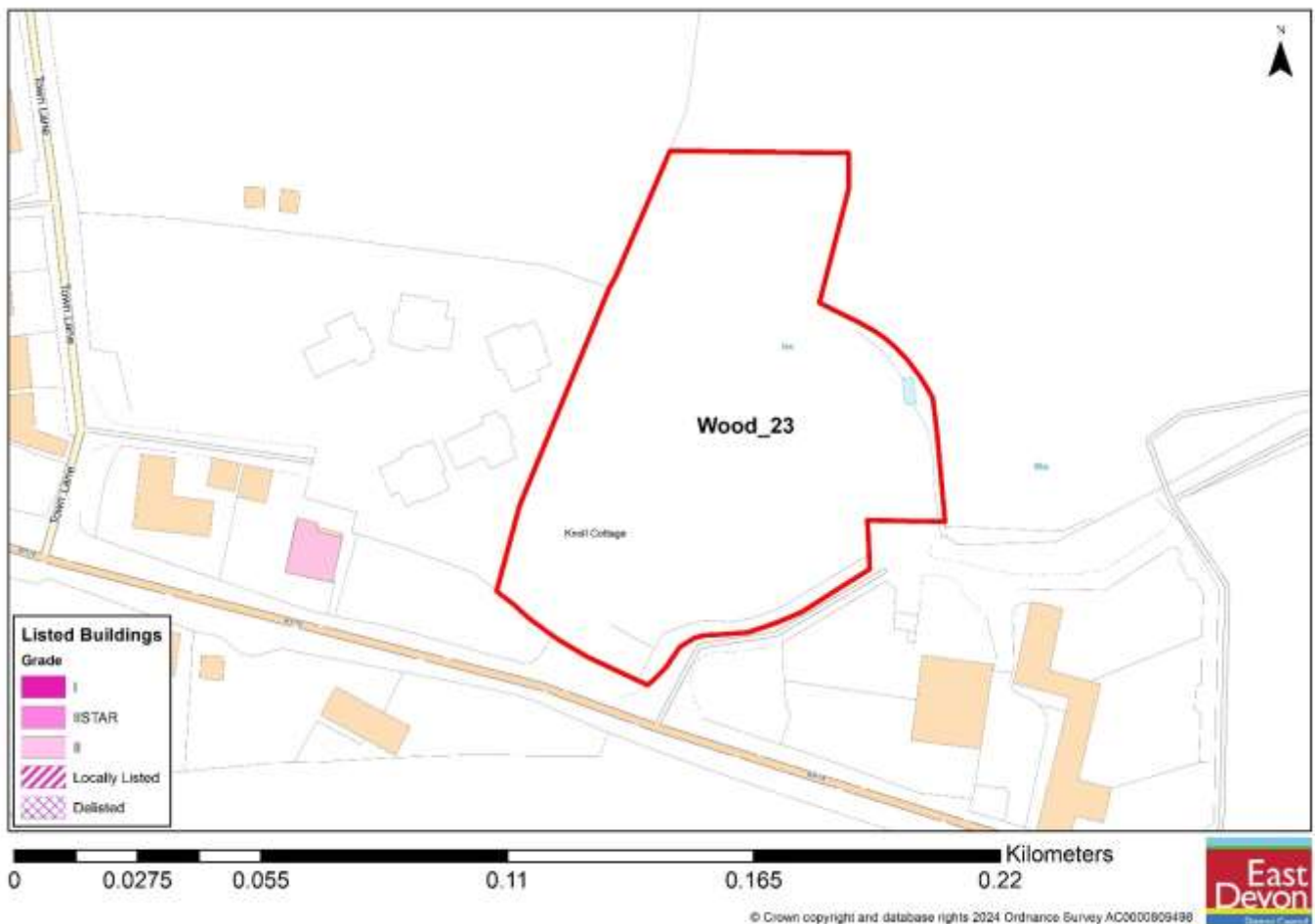
Reference number: Wood_23

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 landscape impact due to semi-rural character. There are other preferable sites in Woodbury.

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

No.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

Other relevant biodiversity, historic environment and/or geological designations

Grade II listed Knoll Cottage 36m to west. The views from Knoll Cottage to the site are obscured by trees and hedgerow, and the recent development to the north of the cottage.

Landscape Character Type and relevant key characteristics

LCT 3B - Lower Rolling Farmed and Settled Valley Slopes: • Gently rolling landform, sloping up from valley floor. Numerous shallow valleys contain small streams. Red sandstone geology apparent in cuttings and soils in west of study area. • Many hedgerow trees, copses and streamside tree rows. Oak and ash predominate, and there are small blocks of woodland. • Predominantly pastoral farmland, often with a wooded appearance. Variable sized fields with wide, low hedged boundaries and a mostly irregular pattern, reflecting different phases of enclosure. • Semi-natural habitats include streams and ditches, grassland, woodland and trees. • Numerous historic landscape features including farmsteads, lanes, villages and churches. • Settled, with various settlement sizes, building ages, patterns and styles. Various building materials, including stone, cob, whitewash/ render, slate, thatch and tile. • A relatively enclosed and sheltered landscape. Some parts of the LCT feel well settled, whilst others feel exceptionally remote, with very little traffic. • Views tend to occur across valleys, rather from within them. Higher land in other LCTs forms the backdrop to views. • Often strong colours within the landscape, influenced by underlying geology, season and choice of crops.

Local landscape character of site and immediate surrounds

Irregular shaped field, just beyond eastern entrance to Woodbury. Watercourse and pond in north east part. Open views of the site are available from the B3179 to south. Modern dwellings beyond mature hedgerow/trees to the west, farmhouse and barn conversions to south east. With countryside surrounding the remaining sides, the site has a semi-rural landscape landscape character. Departs from LCA as no winding, narrow sunken lanes in immediate surrounds.

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- assume relatively straightforward to use existing access on to adjoining B3179, with minor modifications. • Impact on watercourses/waterbodies- pond and watercourse shown on map in north east of site. • Impact on designated assets in vicinity of site- Grade II listed Knoll Cottage 36m from south west edge, but intervening dwellings and vegetation mean no impact upon this asset. • Offsite access to services- need for extended footway westwards along the B3179 to link with existing footway and the ongoing link to settlement centre.

Analysis

Physical and natural characteristics

Medium	Gently undulating section of a field that slopes gently upwards in a northerly direction away from the B3179. Landcover of pasture with a pond and watercourse shown on map in north east of site - not visible in satellite photo, so assume located under the hedgerow/tree boundary. Hedgerow with trees along north and west boundary, grass bank and trees to south at the boundary with the B3179, with a low bank and road access into farmhouse along the east.
Cultural and historic associations	
Low-medium	Historic hedgerow (shown on 1888-90 map) along north and west boundary is still intact. However, southern historic hedgerow largely lost, and the woodland that formed the eastern half of the site has also been lost. Grade II listed Knoll Cottage 36m to west, views to the site are obscured by trees and hedgerow, and the recent development to the north of the cottage, so impact on this asset.
Relationship to existing settlement edge	
Medium-high	Disparate settlement edge type as located between low density modern housing to the west, and a farmhouse with residential barn conversions to the east, with countryside in other directions. Open edge form, with open views on the entrance to the settlement. Overall, development would add to existing sporadic development, detrimental to semi-rural character.
Experiential landscape character	
Low-medium	Open site, noise from the busy B3179 that runs along its southern edge. Lightly settled surrounds of with low density housing to east and west, with telegraph wires crossing the site and mast in the southern edge.
Views	
Medium	Open site, with clear views for motorists and cyclists along the B3179. Mixture of wooded and lightly settled skyline. Long distance views of the site from the National Landscape, 330m to east, but these views are low trajectory and not from public viewpoints so limited impact.
Overall landscape susceptibility	
Medium-high	Historic hedgerow along north and west boundary is still intact, although remaining elements (included woodland) have been lost. Pond and watercourse in north east of site. Open site, clear views from B3179, limited context of built form on edge of settlement, semi-rural character. Intervisibility with National Landscape.
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
Slight	
If outside designated landscape, factors which may raise or lower value from moderate	
Natural heritage with historic hedgerow with trees, on site pond and watercourse.	
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Overall landscape sensitivity	
Medium	
Landscape guidance: opportunities in relation to development	
Provide pedestrian/cycle link through Wood_20 to NW, to ensure easier access to primary school and footpath along Broadway (via Town Lane). Reinstate hedgerow along southern edge, tree planting in east to reflect that shown on historic map. This, and other	

opportunities should be introduced, to help enhance the settlement edge and screen views from B3179. Limit development to northern part of site, adjacent to Wood_20 and built-out development at Wood_21.

Historic Environment Site Assessment

Notes on history of area

See Wood_04.

Overall conclusion

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.

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes Grade II listed Knoll Cottage 36m to west.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No The views from Knoll Cottage to the site are obscured by trees and hedgerow, and the recent development to the north of the cottage, so no impact on this asset.
List any heritage assets potentially affected.	None.

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	1247	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	1247	Minor adverse effect predicted (not significant)
Ramsar site	International	1247	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	6580	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1247	Minor adverse effect predicted (not significant)

National Nature Reserve (NNR)	National	1247	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	4133	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	364	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1435	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	1800	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	40	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	150	Minor adverse effect predicted (not significant)

Comments

Draft NRN 40m to north. S.41 150m to north.

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)?

Yes. Doesn't appear to be in agricultural use, possibly a paddock or similar.

Presence of veteran or ancient trees

No.

Large numbers of mature trees within hedgerows or otherwise

No.

Presence of ponds not identified on aerial imagery

Pond and watercourse shown on OS map in north east of site, but not able to access site to verify.

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)

12 Site Reference Wood_24

Site details

Settlement: Woodbury

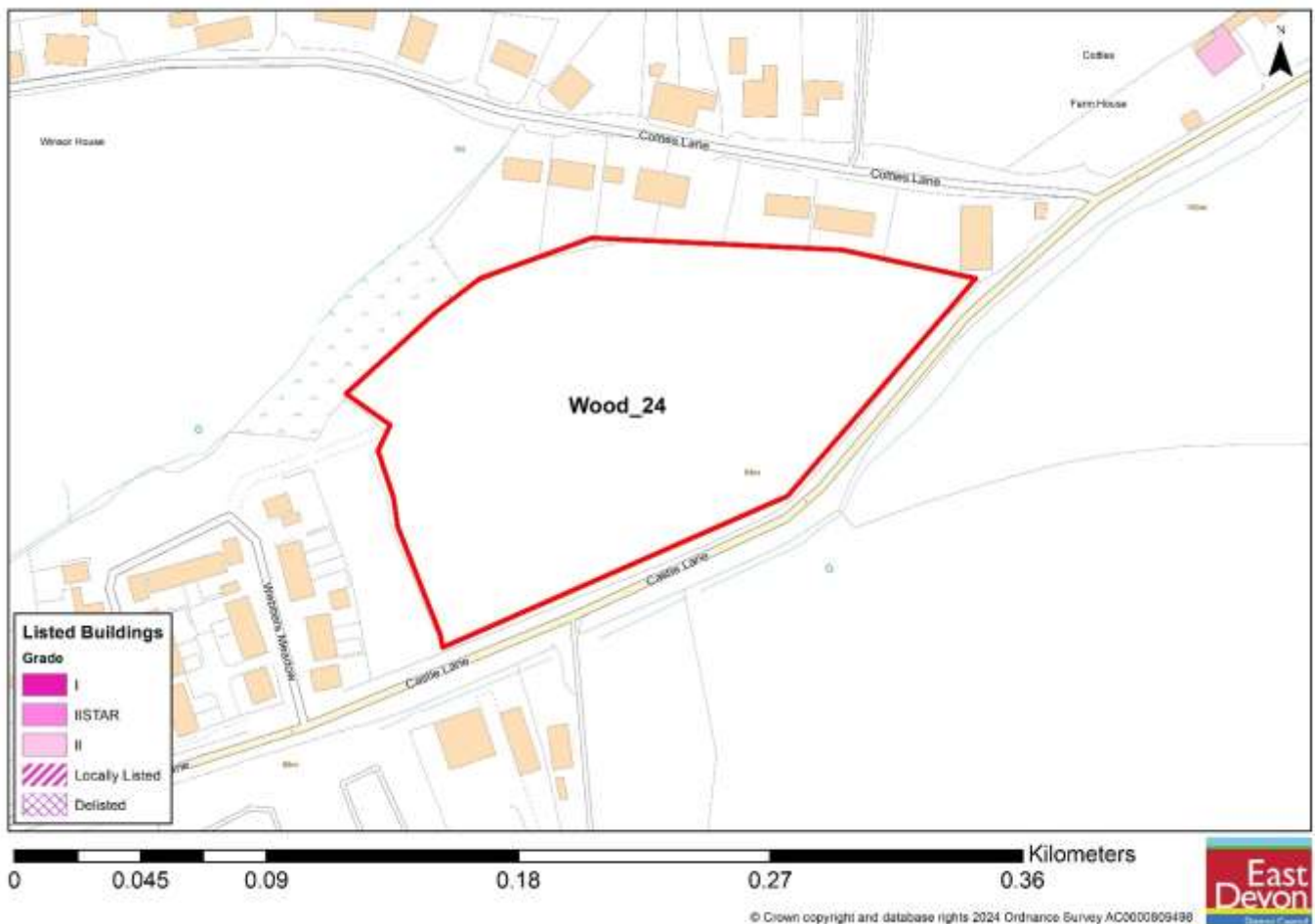
Reference number: Wood_24

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. Two 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?

Limit built development to an area of around 1.3 hectares gross (1 hectare net developable area) in the western, lower part of the site, accommodating around 35 dwellings (at 35 dwellings per hectare). This would avoid the more prominent eastern part of the site, lessening the key constraint of adverse landscape impact.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

Other relevant biodiversity, historic environment and/or geological designations

None.

Landscape Character Type and relevant key characteristics

LCT 3B - Lower Rolling Farmed and Settled Valley Slopes: • Gently rolling landform, sloping up from valley floor. Numerous shallow valleys contain small streams. Red sandstone geology apparent in cuttings and soils in west of study area. • Many hedgerow trees, copses and streamside tree rows. Oak and ash predominate, and there are small blocks of woodland. • Predominantly pastoral farmland, often with a wooded appearance. Variable sized fields with wide, low hedged boundaries and a mostly irregular pattern, reflecting different phases of enclosure. • Semi-natural habitats include streams and ditches, grassland, woodland and trees. • Numerous historic landscape features including farmsteads, lanes, villages and churches. • Settled, with various settlement sizes, building ages, patterns and styles. Various building materials, including stone, cob, whitewash/ render, slate, thatch and tile. • Winding, often narrow sunken lanes, with tall earth banks. Local examples of deep cuttings through sandstone, particularly at entrances to settlements. • Views tend to occur across valleys, rather from within them. Higher land in other LCTs forms the backdrop to views. • Often strong colours within the landscape, influenced by underlying geology, season and choice of crops.

Local landscape character of site and immediate surrounds

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, Exe Estuary and Haldon Ridge beyond to the west. Departs from LCA as location on higher ground means it is not relatively enclosed.

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. • Impact on tranquility through increased levels of site activity and increased traffic movement on surrounding roads- Castle Lane is relatively narrow, with no road markings. • Site access requirements- field gate on north west corner accessed via Webbers Meadow could provide relatively straightforward access, whilst Castle Lane access would require hedgerow removal to achieve sufficient visibility spays and highway infrastructure on a rural lane. • Offsite access to services - need to extend footway into Webbers Meadow. • Construction phase impacts arising from construction plant accessing site either via Webbers Meadow (causing nuisance to existing residents) or Castle Lane which is rural and relatively narrow.

Analysis

Physical and natural characteristics	
Medium	Medium scale field with a gently rolling topography, on a moderate, westerly facing slope. Irregular, wedge shape that tapers towards a point at eastern edge. Simple landcover of semi-improved pasture. Hedgerow with mature trees on western half of boundary, just hedgerow on eastern half, with post and wire fencing in places.
Cultural and historic associations	
Low-medium	Historic hedgerow (present on 1888-90 map) along northern and southern boundary, but western hedgerow boundary created when modern estate "Webbers Meadow" was constructed. North to south ancient hedgerow boundary has been lost.
Relationship to existing settlement edge	
Medium-high	Webbers Meadow, modern estate adjacent to the west built around 2015. Large dwellings in large plots along north eastern edge of site, and Webbers Park holiday park across lane to south west. Remaining boundaries are open fields. Open and exposed edge form, particularly in the higher eastern part of the site. Set on a plateau edge in eastern half of site, more low lying in western half but still lacks integration with existing settlement form/pattern to the west, and development would adversely impact views to church tower (Grade I listed) from Castle Lane.
Experiential landscape character	
Medium-high	Open, exposed in eastern part of site. Telegraph wires and masts on southern boundary, along the rural lane. Scattered dwellings to north east, and modern dwellings to west also indicate a degree of human disturbance, but overall a tranquil area.
Views	
Medium-high	Open in eastern, elevated part of site where there are medium distance views of the church tower (Grade I listed) and long distance views to Exe Estuary and Haldon ridge beyond. More enclosed in western part as set lower down, with mature trees on boundary. Lightly settled skyline to north and west. Site is visible from Castle Lane, particularly for walkers who may be accessing Woodbury Bridleway 2, 150m to east, with open views available from the field gate on eastern edge.
Overall landscape susceptibility	
Medium-high	Gently rolling topography, on a moderate, westerly facing slope. Simple landcover of semi-improved pasture. Hedgerow with mature trees on western half of boundary, just hedgerow on eastern half, with post and wire fencing in places. Open in eastern, elevated part of site where there are medium distance views of the church tower (Grade I listed) and long distance views to Exe Estuary and Haldon ridge beyond. More enclosed in western part as set lower down, with mature trees on boundary. Lacks integration with existing settlement form/pattern to the west.
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	

Natural heritage due to presence of mature hedgerow with trees along northern and southern boundary. Perceptual (scenic) due to medium distance public views of Grade I listed church tower, and long distance views to the Exe Estuary and Haldon ridge beyond.
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
Design and layout the development to retain key views to the church tower, Exe Estuary and Haldon ridge. Avoid built development in more prominent eastern half of site.

Historic Environment Site Assessment

Notes on history of area

See Wood_04.

Overall conclusion

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.

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes Grade II listed Cottles Farm 111m to north east
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No There are potential views of the site from Cottles Farm, but distance 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, but intervening built form of Woodbury means no harm to the church.
List any heritage assets potentially affected.	None

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	1117	Minor adverse effect predicted (not significant)

Special Protection Area (SPA)	International	1117	Minor adverse effect predicted (not significant)
Ramsar site	International	3796	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	6742	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1117	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	1117	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	4866	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	502	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1386	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	2300	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	200	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	650	Minor adverse effect predicted (not significant)

Comments

None.

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. Single field of agriculturally improved grassland.

Presence of veteran or ancient trees

No.

Large numbers of mature trees within hedgerows or otherwise

Yes. Mature trees in hedgerow along northern and southern 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)

13 Site Reference Wood_37

Site details

Settlement: Woodbury

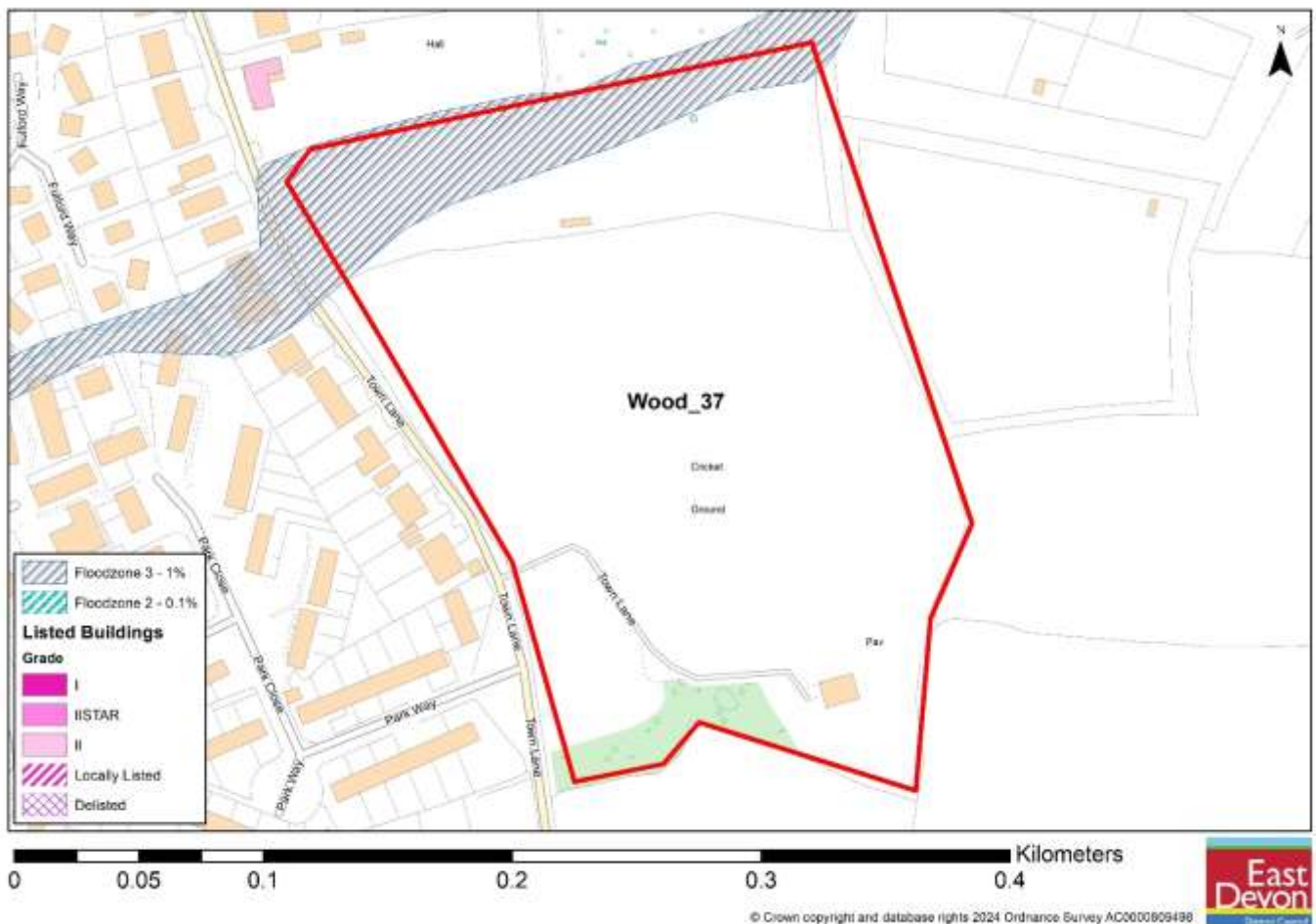
Reference number: Wood_37

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.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

Other relevant biodiversity, historic environment and/or geological designations

Grade II listed dwelling 'Springhayes' 23m to north west of site - there are intervening mature trees and hedgerow, so no likely impact upon the asset or its setting. Post-medieval to modern extraction pit identified on HER, located in southern edge of site.

Landscape Character Type and relevant key characteristics

LCT 3B - Lower Rolling Farmed and Settled Valley Slopes: • Gently rolling landform, sloping up from valley floor. Numerous shallow valleys contain small streams. Red sandstone geology apparent in cuttings and soils in west of study area. • Many hedgerow trees, copses and streamside tree rows. Oak and ash predominate, and there are small blocks of woodland. • Predominantly pastoral farmland, often with a wooded appearance. Variable sized fields with wide, low hedged boundaries and a mostly irregular pattern, reflecting different phases of enclosure. • Semi-natural habitats include streams and ditches, grassland, woodland and trees. • Numerous historic landscape features including farmsteads, lanes, villages and churches. • Settled, with various settlement sizes, building ages, patterns and styles. Various building materials, including stone, cob, whitewash/ render, slate, thatch and tile. • Winding, often narrow sunken lanes, with tall earth banks. Local examples of deep cuttings through sandstone, particularly at entrances to settlements. • A relatively enclosed and sheltered landscape. Some parts of the LCT feel well settled, whilst others feel exceptionally remote, with very little traffic. • Views tend to occur across valleys, rather from within them. Higher land in other LCTs forms the backdrop to views. • Often strong colours within the landscape, influenced by underlying geology, season and choice of crops.

Local landscape character of site and immediate surrounds

Site is comprised of two fields: a rectangular field to the north, and cricket ground located in a larger field to the south. Gentle, westerly facing slope. 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. Southern field departs from LCA as recreation area, rather than pastoral farmland.

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- existing field access on Town Lane, although widening and hedgerow removal likely required to achieve sufficient visibility splays. • Loss of trees/hedgerow- small area of woodland in south, community orchard in north east part of southern field. • Impact on watercourses- small stream runs along northern boundary. • Impact on boundary- several mature trees in hedgerow along site boundary, including 3x TPO trees on western boundary. • Offsite access to services- potential need for footway along boundary with Town Lane, and potential links to north and south. • Construction phase impact- large delivery vehicles/construction plant accessing narrow Town Lane.

Analysis

Physical and natural characteristics	
Medium	Generally flat, but with a gentle westerly facing slope. Stream running along north west and north boundary. Varied landcover comprising pasture in the northern field, and informal recreation, cricket ground (including parking and changing rooms), community orchard, and small area of woodland and pond in southern field. Veteran tree in north east edge of southern field. Boundary of hedgerow with trees.
Cultural and historic associations	
Medium	Northern field is bounded by historic hedgerow with trees (1888-90 map). Southern field is also bounded by historic hedgerow, although hedgerow dividing the field has been lost. Veteran tree in north east edge of southern field. Grade II listed dwelling 'Springhayes' 23m to north west of site - there are intervening mature trees and hedgerow, so no likely impact upon the asset or its setting
Relationship to existing settlement edge	
Medium	Linear settlement edge boundary with 20th century dwellings along Town Lane to west. However, countryside beyond to north, east and south mean that development would protude into surrounding countryside.
Experiential landscape character	
Medium	Open, relatively tranquil site despite its location on the settlement edge. Dwellings adjacent to western boundary, telegraph wires and masts run along this boundary. On site cricket field, changing rooms and parking area also indicate human disturbance/activity.
Views	
Medium-high	Open site with expansive views across the southern field. Wooded skyline in public views for walkers/cyclists along Town Lane. On-site recreation activity with cricket field, community orchard, and informal recreation, so high visual susceptibility. Clear intervisibility with existing dwellings along Town Lane.
Overall landscape susceptibility	
Medium	Generally flat, but with a gentle westerly facing slope. Open site with expansive views across the southern field. Stream running along north

	west and north boundary. Varied landcover comprising pasture in the northern field, and informal recreation, cricket ground (including parking and changing rooms), community orchard, and small area of woodland and pond in southern field. Existing dwellings along Town Lane to west but countryside beyond to north, east and south mean that development would protrude into surrounding countryside.
Within nationally designated landscape?	
Degree of intervisibility with nationally designated landscape	
None	
If outside designated landscape, factors which may raise or lower value from moderate	
Natural heritage: historic hedgerow, on-site stream and pond, orchard, small area of woodland. Recreational: cricket ground, informal recreation, community orchard.	
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	
Retain and extend community orchard. Extend small area of woodland in southern part of site. Reduce height or avoid built development in eastern edge to avoid encroaching onto surrounding countryside.	

Historic Environment Site Assessment

Notes on history of area

See Wood_04.

Overall conclusion

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.

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes Grade II listed dwelling 'Springhayes' 23m to north west of site - there are intervening mature trees and hedgerow, so no likely impact upon the asset or its setting.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No Intervening mature trees and hedgerow between the site and Grade II listed 'Springhayes' to north west limit intervisibility, so development not likely to affect the asset or its setting. Post-medieval to modern extraction pit identified on HER, located in southern edge of site.

List any heritage assets potentially affected.	None.
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Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	1324	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	1324	Minor adverse effect predicted (not significant)
Ramsar site	International	1324	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	6660	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1324	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	1324	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	4217	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	441	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1566	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	1800	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	0	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	0	Significant moderate adverse effect predicted

Comments

Draft NRN within site. S.41 habitat within site and s.41 also adjacent to north.

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)?

Yes. Northern field appears to be agriculturally improved grassland, but southern field is a cricket pitch with a community orchard on north east edge.

Presence of veteran or ancient trees

Yes. Veteran tree in north east edge of southern field.

Large numbers of mature trees within hedgerows or otherwise

Yes. Mature trees along northern and southern 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

Significant moderate adverse effect predicted

14 Site Reference Wood_42

Site details

Settlement: Woodbury

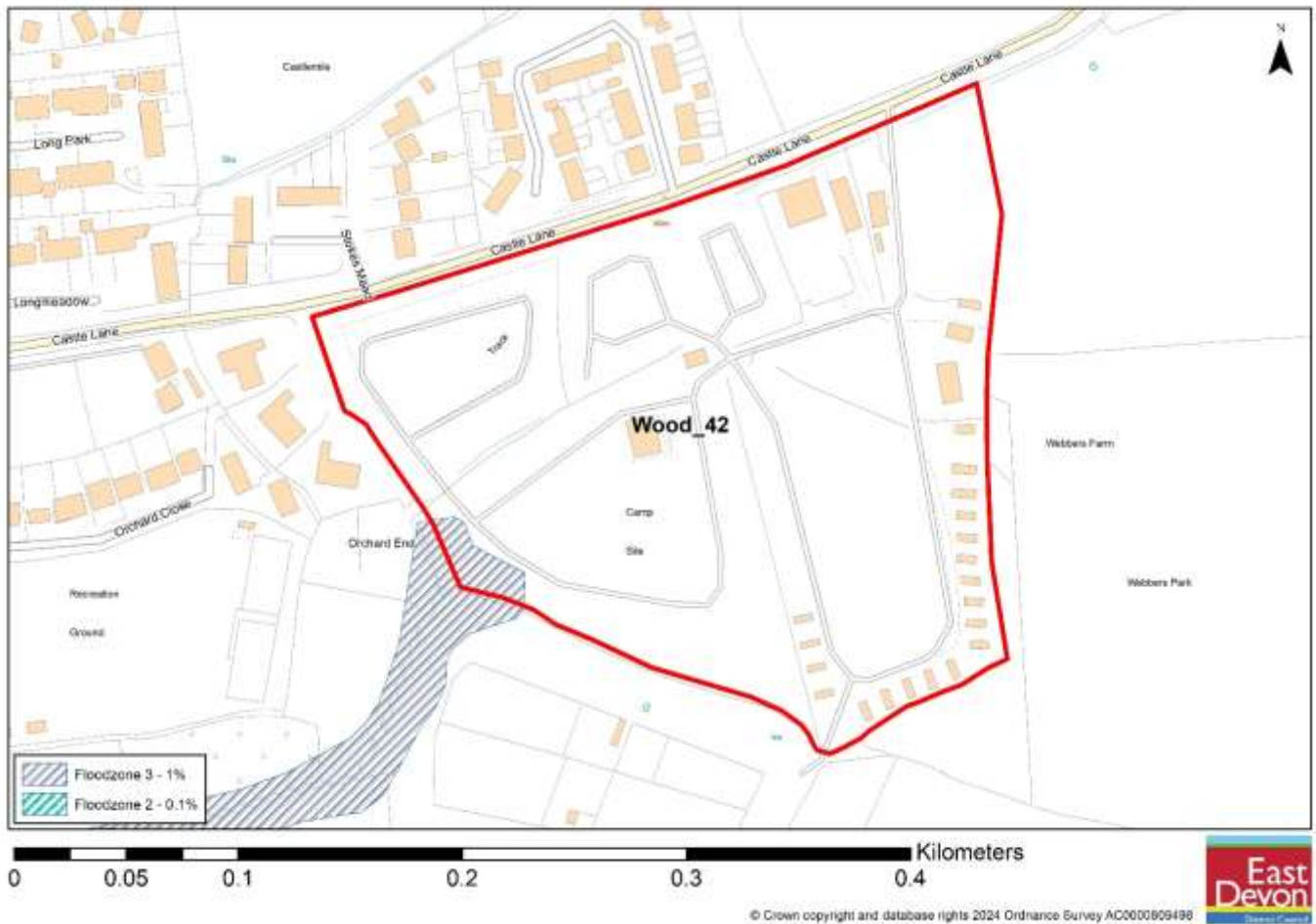
Reference number: Wood_42

Site area (ha): 5.7

Address: Webbers Farm, Castle Lane, Woodbury, Exeter, EX5 1EA

Proposed use: Residential

Site map



Photos



Existing access to caravan and camp site, off Castle Lane



On-site, looking west



On-site, looking west

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: Established access with existing trip generation, no concerns with road collisions, local services & facilities in area, site accessibility - no significant issues.

Landscape

In existing use as a campsite with caravans, tents, internal roads, hardstanding and associated small buildings (reception, toilet block etc). Modern dwellings across road to north, low density dwellings to north west, fields to east and south. Site rises from west to east, with views towards the Exe Estuary. High level of human disturbance reduces the sensitivity of the landscape. Overall, medium/low site sensitivity.

Historic environment

The tower of Grade I listed church, approx 600m to west, is visible from the site, but the distance and intervening urban form of Woodbury limit the effect. No on-site records on the HER. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

Ecology

Site is currently a campsite, with mature trees along northern, western and southern boundary. Strip of grassland across the road north west is part of the NRN. Minor adverse effect predicted (not significant)

Accessibility

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

Other constraints

Grade 3 agricultural land. Flood zone 3 in south west part of site, with high surface water along southern boundary. High cumulative flood risk in Strategic Flood Risk Assessment. Development for housing would result in loss of large and popular Webbers Farm camp site to the detriment of tourism and the local economy.

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

No

Opportunities

Site is previously developed land.

Yield (number of dwellings or hectares of employment land)

101

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 is too high and would not be consistent with the spatial strategy.

Should the site be allocated?

No

Reasons for allocating or not allocating

Good access to facilities. Relatively low landscape sensitivity given existing presence of camp site. However, the loss of large and popular caravan and camp site would be detrimental to the local tourism offer and economy. Whilst the site in isolation accords with this 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

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

Other relevant biodiversity, historic environment and/or geological designations

None.

Landscape Character Type and relevant key characteristics

LCT 3B - Lower Rolling Farmed and Settled Valley Slopes: • Gently rolling landform, sloping up from valley floor. Numerous shallow valleys contain small streams. Red sandstone geology apparent in cuttings and soils in west of study area. • Many hedgerow trees, copses and streamside tree rows. Oak and ash predominate, and there are small blocks of woodland. • Semi-natural habitats include streams and ditches, grassland, woodland and trees. • Numerous historic landscape features including farmsteads, lanes, villages and churches. • Settled, with various settlement sizes, building ages, patterns and styles. Various building materials, including stone, cob, whitewash/ render, slate, thatch and tile. • Winding, often narrow sunken lanes, with tall earth banks. Local examples of deep cuttings through sandstone, particularly at entrances to settlements. • Views tend to occur across valleys, rather from within them. Higher land in other LCTs forms the backdrop to views. • Often strong colours within the landscape, influenced by underlying geology, season and choice of crops.

Local landscape character of site and immediate surrounds

Departs from LCA as a camping/caravan park rather than pastoral farmland; and location on higher ground means it is not relatively enclosed.

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. • Impact on tranquility through increased levels of site activity and increased traffic movement on surrounding roads- Castle Lane is relatively narrow, with no road markings. • Site access requirements- assume use of existing access to caravan/camping site, relatively minor works likely required for Castle Lane for street lighting, road markings. • Offsite access to services - need to extend footway along Castle Lane west to meet Webbers Meadow. • Construction phase impacts arising from construction plant accessing site via Castle Lane which is rural and relatively narrow.

Analysis

Physical and natural characteristics	
Low	In existing use as Webbers Park - a holiday park with motor homes, touring caravans, tents and mobile homes, along with internal roads, shower/toilet blocks, and other areas of hardstanding. Large site comprising four partly enclosed fields with a gently rolling topography, on

	a moderate, westerly facing slope. Boundary of mature hedgerow with trees, internal hedgerows are gappy and partly removed.
Cultural and historic associations	
Low-medium	Historic hedgerow (1888-90 map) with trees around site boundary, some internal hedgerows remain, but parts have been removed to accommodate the holiday park. Church tower (Grade I listed) visible 600m to west.
Relationship to existing settlement edge	
Medium-high	Limited relationship with settlement edge, being located on the fringe of Woodbury which is largely contained within valley 'bowl'. Open, exposed site, slightly detached from existing settlement. Although existing dwellings to north west, these are behind mature hedgerow/trees so are not apparent.
Experiential landscape character	
Low	In existing use as a holiday park- active and busy, with a mixture of motor homes, touring caravans, tents and mobile homes and tourists, so a high degree of human activity and disturbance. Telegraph wire and masts also cross the site.
Views	
Medium-high	Open site with medium distance views of the church tower (Grade I listed) and long distance views to Exe Estuary and Haldon ridge beyond. Settled skyline at high point in east with permanent mobile homes. Site is visible to walkers, cyclists and motorists from Castle Lane, albeit largely obscured by hedgerow boundary and only limited parts of the site can be seen in short distance.
Overall landscape susceptibility	
Low-medium	In existing use as Webbers Park - a holiday park with motor homes, touring caravans, tents and mobile homes, along with internal roads, shower/toilet blocks, and other areas of hardstanding. Located on the fringe of Woodbury. Open site with medium distance views of the church tower (Grade I listed) and long distance views to Exe Estuary and Haldon ridge beyond.
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	
Natural heritage with historic hedgerow around site perimeter, but limited local views into site means it has ordinary landscape value.	
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Overall landscape sensitivity	
Medium / Low	
Landscape guidance: opportunities in relation to development	
Design and layout the development to retain key views to the church tower, Exe Estuary and Haldon ridge. Avoid built development in more prominent eastern half of site.	

Historic Environment Site Assessment

Notes on history of area

See Wood_04.

Overall conclusion

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.

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	No
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No The tower of Grade I listed church, approx 600m to west, is visible from the site, but the distance and intervening urban form of Woodbury limit the effect. No on-site records on the HER.
List any heritage assets potentially affected.	None.

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	1200	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	1200	Minor adverse effect predicted (not significant)
Ramsar site	International	3600	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	6700	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1200	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	1200	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	4800	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	400	Minor adverse effect predicted (not significant)

County Wildlife Site (CWS)	County	1300	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	2100	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	6	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	115	Minor adverse effect predicted (not significant)

Comments

Strip of roadside grassland is draft NRN across road to north west. S.41 115m to south west is an area of woodland.

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)?

Yes . Caravan park and camp site.

Presence of veteran or ancient trees

No.

Large numbers of mature trees within hedgerows or otherwise

Yes. Along northern, western and southern 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. Assume that existing access can be used, so limited/nil hedgerow removal.

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)

15 Site Reference Wood_46

Site details

Settlement: Woodbury

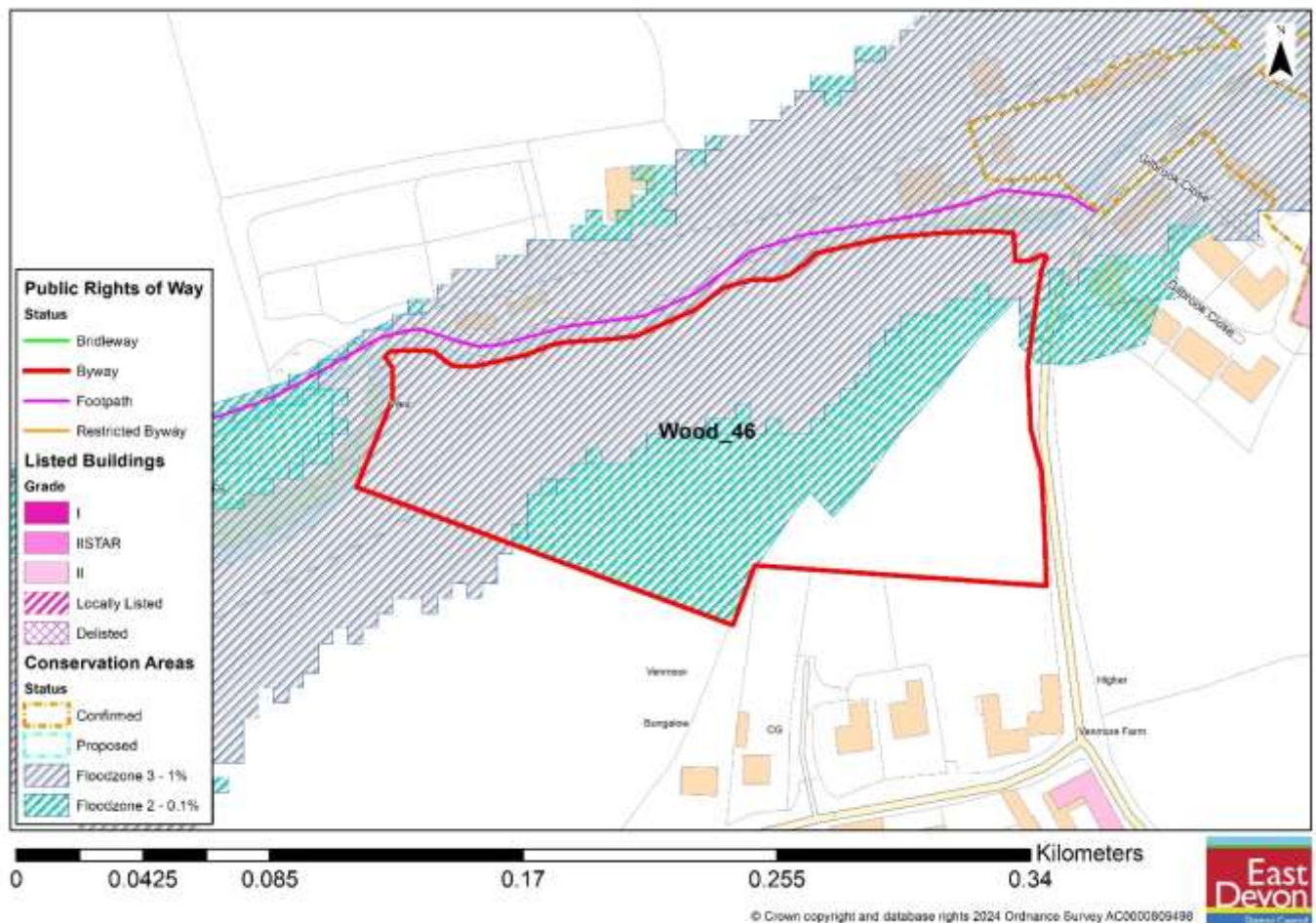
Reference number: Wood_46

Site area (ha): 1.99

Address: West of Wood_10

Proposed use: Residential

Site map



Photos



Looking south west across the site, from Woodbury Footpath 4



Looking south across the site, from Woodbury Footpath 4



Field access on road along eastern boundary (image from Google Streetview)

Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Woodbury C of E primary school can facilitate the proposed level of development. Contributions toward secondary would be required as provision would need to be supported and invested in the new town. Please see comments in relation to Exmo_50. Implications on home to school transport for secondary would need to be mitigated by development. DCC Highways: Contribution/works would be required to ensure accessibility to and from the site, over the Broadway Bridge and into the village centre, however generally low speed traffic with local facilities and services help to mitigate future vehicle trip generation. The 30mph speed change may require relocation, though this would be subject to a Traffic Regulation Order outside of the planning system.

The middle and outer zones associated with the high pressure gas pipeline cover the western part of the site.

Landscape

Located with Landscape Character Type 3E. Lowland plains. Large, level, arable field adjoining the western tip of Woodbury. Open, short distance views of the site from the PROW to the north of the site. The site protrudes into open countryside, with limited context of built form. Overall, a medium/high landscape sensitivity.

Historic environment

Woodbury Conservation Area 30m to NE but intervening trees mean limited intervisibility. 2 X Grade II listed buildings 90m to east and 65m to south, but intervening dwellings mean no adverse impact upon these assets. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

Ecology

A single arable field, with a stream running along the northern boundary and small group of trees to NE and NW. Minor adverse effect predicted (not significant).

Accessibility

10 out of 12 facilities within 1,600m, but currently the site does not link to existing footpaths. The PROW just beyond the northern edge of the site offers the opportunity for a continuous footway that avoids the main road, which would require a bridge over the intervening stream.

Other constraints

Grade 3 agricultural land. Flood Zone 3 covers northern part of site, overlapping with surface water flood risk, so net area of 0.95 ha and yield reduced accordingly. FZ2 extends further across the site, leaving around 0.44 ha in FZ1. High cumulative flood risk in Strategic Flood Risk Assessment.

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

No

Opportunities

Upgrade the PROW to provide a pedestrian route that connects to the existing footpath into the settlement centre, including a footbridge from the site over the stream to connect with the PROW.

Yield (number of dwellings or hectares of employment land)

23

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, there are other more preferable sites in Woodbury to meet this strategy.

Should the site be allocated?

No

Reasons for allocating or not allocating

Medium/high landscape impact, poorly related to the existing built form in Woodbury. Whilst the site in isolation accords with the spatial strategy, there are other more preferable sites in Woodbury to meet this strategy.

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

No.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape.

Other relevant biodiversity, historic environment and/or geological designations

Woodbury Conservation Area just beyond site boundary to north east.

Landscape Character Type and relevant key characteristics

Landscape Character Type 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. • Settled, with a mixed pattern of villages, hamlets and isolated farms. Great variety of building materials and styles, even within single settlements. • 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

Located with Landscape Character Type E. Lowland plains. Large, level, arable field adjoining the western tip of Woodbury. Open, short distance views of the site from the PROW to the north of the site. The site protrudes into open countryside, with limited context of built form.

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. • Impact on tranquility through increase levels of site activity. • Site access requirements- existing field access to main road, but hedgerow removal likely required to ensure sufficient visibility splays. • Impact on watercourse just north of site boundary. • Offsite access to services- provide a pedestrian route that connects to the existing footpath to north into the settlement centre, including a footbridge from the site over the stream to connect with the PROW.

Analysis

Physical and natural characteristics	
Medium	Flat site, with a very gentle slope to the north where there is a stream. Boundary is hedgerow with trees, with a small group of trees in the hedgerow in the north west and north east boundary. Irregular field pattern, of a medium scale.
Cultural and historic associations	
Medium	North, east, and south hedgerow boundary present on 1888-90 map, but modern boundary on west. East part of field previously enclosed, hedgerow now lost.
Relationship to existing settlement edge	
High	Valley bottom setting, with limited relationship to existing settlement edge. Development would not integrate with general settlement form, instead protruding into the surrounding countryside.
Experiential landscape character	
Medium-high	Remote, isolated with limited context of built form provided by dwellings to the south.
Views	
Medium-high	Enclosed by hedgerow along eastern boundary with the road, but gappy hedgerow along north allows views from Woodbury Footpath 4. Lightly settled skyline with dwellings to south of site. Intervisibility with Wood_10 to the east, albeit dissected by the road.
Overall landscape susceptibility	
Medium-high	Level site, with a low setting, mean the site is relatively enclosed. Limited relationship to existing settlement edge. Development would not integrate with general settlement form, instead protruding into the surrounding countryside.
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	
Historic hedgerow boundary on north, east and south edge of site. Adjacent to Conservation Area. North half of site is functional floodplain. High level of tranquility along Woodbury Footpath 4 on northern boundary.	
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	
Retain historic hedgerow. Development form that reflects the adjacent Woodbury Conservation Area. Create Green Infrastructure in northern edge of site within FZ3, linking to the PROW at Woodbury Footpath 4.	

Historic Environment Site Assessment

Notes on history of area

See Wood_04.

Overall conclusion

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.

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?	Woodbury Conservation Area 30m to NE but intervening trees limit intervisibility. Two Grade II listed buildings 90m to east and 65m to south, but intervening dwellings mean no adverse impact upon these assets.
List any heritage assets potentially affected.	None.

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	1800	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	1800	Minor adverse effect predicted (not significant)
Ramsar site	International	2600	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	7100	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1800	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	1800	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	3800	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1000	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1800	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	1000	Minor adverse effect predicted (not significant)

Draft Nature Recovery Network areas (NRN)	County	380	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	380	Minor adverse effect predicted (not significant)

Comments

None.

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. Single arable field.

Presence of veteran or ancient trees

No.

Large numbers of mature trees within hedgerows or otherwise

Yes, group of trees on north west and north east 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)

Stream just beyond northern boundary.

Is there any evidence which contradicts the desk study results?

No.

Conclusion

Minor adverse effect predicted (not significant).

16 Site Reference Wood_47

Site details

Settlement: Woodbury

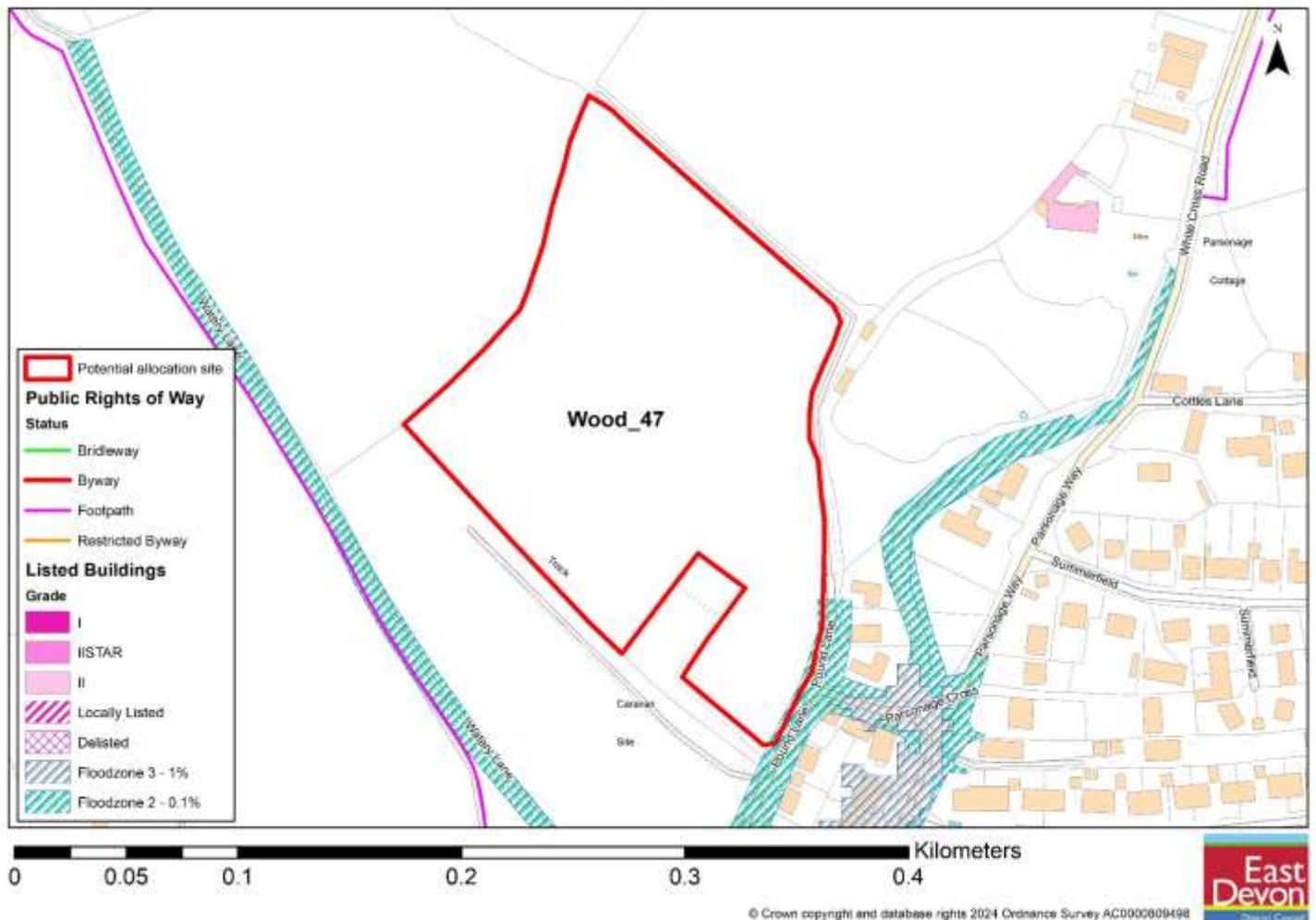
Reference number: Wood_47

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 a two 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

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

Other relevant biodiversity, historic environment and/or geological designations

None.

Landscape Character Type and relevant key characteristics

LCT 3B - Lower Rolling Farmed and Settled Valley Slopes: • Gently rolling landform, sloping up from valley floor. Numerous shallow valleys contain small streams. Red sandstone geology apparent in cuttings and soils in west of study area. • Many hedgerow trees, copses and streamside tree rows. Oak and ash predominate, and there are small blocks of woodland. • Predominantly pastoral farmland, often with a wooded appearance. Variable sized fields with wide, low hedged boundaries and a mostly irregular pattern, reflecting different phases of enclosure. • Semi-natural habitats include streams and ditches, grassland, woodland and trees. • Numerous historic landscape features including farmsteads, lanes, villages and churches. • Settled, with various settlement sizes, building ages, patterns and styles. Various building materials, including stone, cob, whitewash/ render, slate, thatch and tile. • Winding, often narrow sunken lanes, with tall earth banks. Local examples of deep cuttings through sandstone, particularly at entrances to settlements. • A relatively enclosed and sheltered landscape. Some parts of the LCT feel well settled, whilst others feel exceptionally remote, with very little traffic. • Views tend to occur across valleys, rather from within them. Higher land in other LCTs forms the backdrop to views.

Local landscape character of site and immediate surrounds

Portion of a larger field, adjoining the cemetery to its south west. Relatively level, 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.

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. • Impact of light spill in rural area, largely surrounded by fields, no street lighting along adjacent lane. • Impact of tranquility through increased levels of site activity and increased traffic movement on surrounding roads- Pound Lane is very narrow; development will adversely affect the existing tranquility at the cemetery. • Site access requirements- existing field access on Pound Lane, but very narrow road, widening and hedgerow removal required to achieve sufficient visibility splays. • Impact on boundary- several mature trees in hedgerow along site boundary. • Construction phase impacts- large delivery vehicles/construction plant accessing the narrow Pound Lane.

Analysis

Physical and natural characteristics	
Medium	Field that gently slopes upwards from south to north, with a simple, pastoral landcover. Bounded by hedgerow along east and south, apart from a section of post and wire fence with cemetery. Hedgerow shown crossing the site on 1888-90 map has been lost.
Cultural and historic associations	
Low-medium	Historic hedgerow boundary, shown on 1888-90 map. Other historic hedgerow crossing the centre of the site has been lost.
Relationship to existing settlement edge	
Medium-high	Exposed settlement edge form, with modern dwellings along south eastern boundary but countryside around remaining edge, including cemetery to south west. Development would protrude into countryside and not integrate with general settlement form.
Experiential landscape character	
Medium-high	Quiet and peaceful site, no on-site telegraph wires, but human influence/activity from modern dwellings adjacent to south east and, to a lesser extent, the adjoining cemetery. Rural lane along eastern boundary.
Views	
Medium	Open skyline to fields to the north and west, before a ridge prevents long distance views to the site from this direction. Long distance intervisibility with the National Landscape, around a mile to the east, but uncertain as to whether public views are available - in any case, the impact is lessened by distance and intervening built form of Woodbury. Views of site from Woodbury Footpath 5, which follows south west boundary approx 100m away. Open, short distance public views from adjacent cemetery.
Overall landscape susceptibility	
Medium-high	Development would protrude into countryside and not integrate with general settlement form. Open, short distance views from the cemetery, and the public footpath beyond to the west.
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	

Slight
If outside designated landscape, factors which may raise or lower value from moderate
Long distance views to the National Landscape. More valued landscape as adjacent to cemetery.
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
Create strong boundary with hedgerow/tree planting along western edge, including screening of views from the cemetery. Development form should reflect Conservation Area.

Historic Environment Site Assessment

Notes on history of area

See Wood_04.

Overall conclusion

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.

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes Conservation Area and listed building approx 60m to south. Also Grade II listed Parsonage House 125m to north east.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No Intervening dwellings and relatively level topography mean limited views to Conservation Area and listed building to south. Existing mature trees limit intervening views to Parsonage House.
List any heritage assets potentially affected.	Yes Conservation Area and listed building approx 60m to south. Also Grade II listed Parsonage House 125m to north east.

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact

Special Area of Conservation (SAC)	International	1820	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	1513	Minor adverse effect predicted (not significant)
Ramsar site	International	3246	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	7336	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1820	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	1820	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	4658	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1105	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1736	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	1900	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	0	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	370	Minor adverse effect predicted (not significant)

Comments

NRN adjoins to south and south west, comprising the cemetery.

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. Large arable field.

Presence of veteran or ancient trees

No.

Large numbers of mature trees within hedgerows or otherwise

No. Approx 3x mature trees, on southern and northern 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)

17 Site Reference Wood_31

Site details

Location: Woodbury Business Park

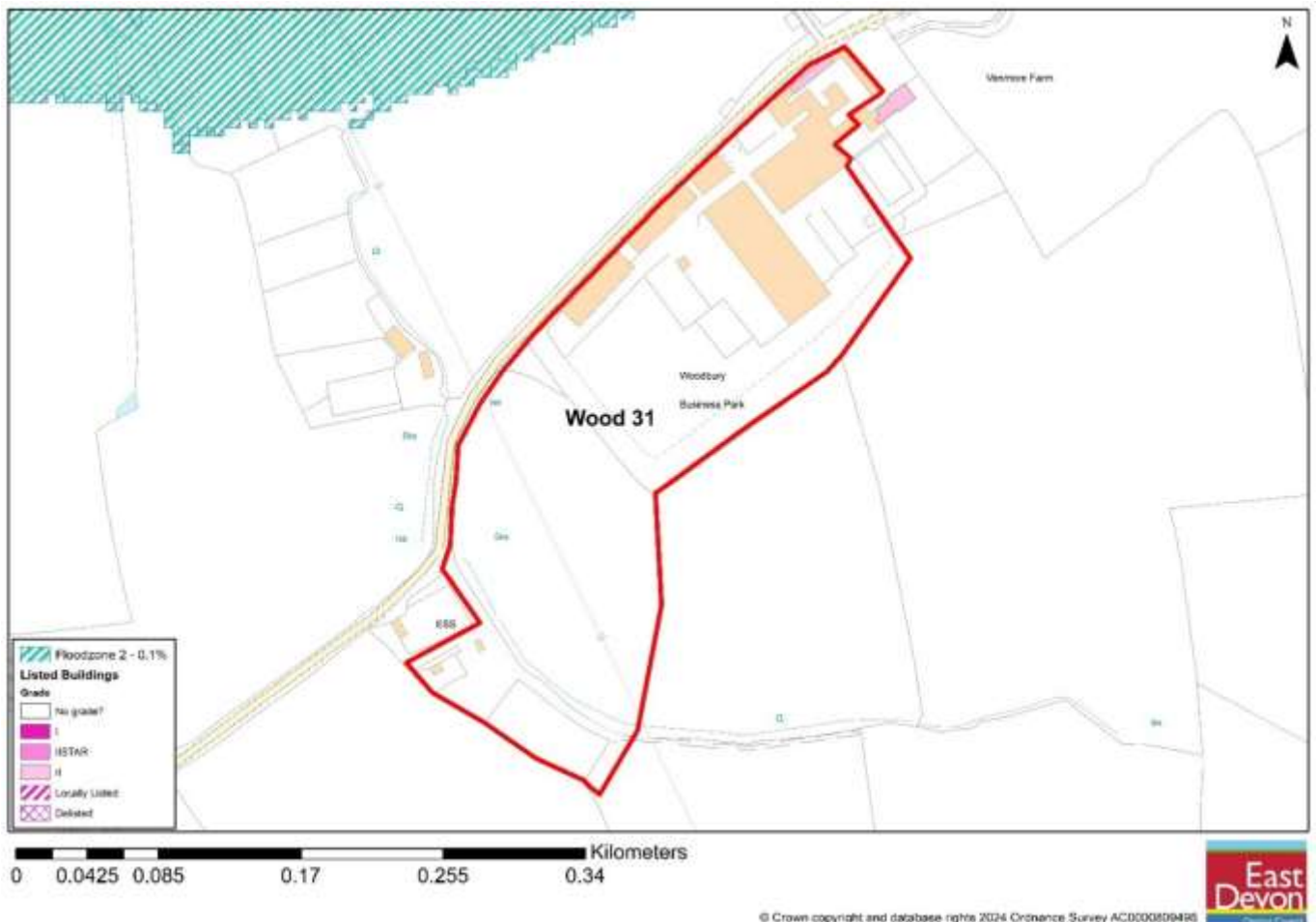
Reference number: Wood_31

Site area (ha): 5.5

Address: Woodbury Business Park, Woodbury, EX5 1AY

Proposed use: Employment

Site map



Photos



View from Woodbury Footpath 4, looking south – site is right of the existing business park



Western part of site in mid-distance, to the right of the existing industrial building, from Woodbury Footpath 4



South west part of site (image from Google Streetview)

Site Assessment Summary and Conclusion

Infrastructure

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. In addition the site is remote from other development and facilities with poor ped/cycle links. Middle and outer zone of high pressure gas pipeline covers western part of site, which has been excluded from site area to end up with a yield of 2.3 ha.

Landscape

Gently rolling portion of larger field in arable cultivation. Bounded by historic hedgerow on north west, and west boundary. Woodbury Business Park is adjacent to the north, bounded by modern planting. Elsewhere, fields surround the site, with a single carriageway road adjacent to north west. On-site high voltage electricity mast and pylons, with an electricity sub station adjacent to west. Overall, medium landscape sensitivity to development.

Historic environment

Grade II listed Venmore Farm is around 110m from NE edge of the site. The intervening Woodbury Business Park, existing mature trees to the south of the Grade II listed Venmore Farm, and distance (over 100m) all limit/obscure views between the site and the listed building. There is a post-medieval to modern extraction pit in the northern part of the site close to the road. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required

Ecology

Large, arable field within Exe Estuary and Pebblebed Heaths habitat mitigation zones, but the proposed use for employment development means a limited effect compared to residential. Minor adverse effect predicted (not significant)

Accessibility

8 out of 12 facilities within 1,600m of site. However, as of October 2022, bus services are no longer stopping at the bus stops adjacent to Woodbury Business Park. With no footpath, car travel is the only realistic means of travel for people travelling to work at the site, and to access facilities elsewhere.

Other constraints

Grade 3 agricultural land. Slither of 1/30 year surface water flood risk crosses W part of site. High cumulative flood risk in Strategic Flood Risk Assessment. Site includes existing business park which has been removed from final yield.

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)

2.3 hectares of employment land.

Contribution to spatial strategy

Extension of existing business park in a countryside location, where the emerging spatial strategy does not support development.

Should the site be allocated?

No

Reasons for allocating or not allocating

Site is of a significant scale in a countryside location that is only accessible by private car, with no public transport service or walking/cycling potential to access the site. In addition, medium landscape sensitivity to development. There are other, more suitable, employment sites to meet needs.

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

No

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

Other relevant biodiversity, historic environment and/or geological designations

None.

Landscape Character Type and relevant key characteristics

LCT 3E - Lowland Plains: • Level to gently sloping or rolling plain between the valley floors and the start of steeper valley sides. • 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. • 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. Small, eastern section of site lies within LCT 3B: Lower Rolling Farmed and Settled Valley Slopes, but shares key characteristics listed above.

Local landscape character of site and immediate surrounds

Gently rolling portion of larger field in arable cultivation. Bounded by historic hedgerow on north west, and west boundary. Woodbury Business Park is adjacent to the north, bounded by modern planting. Elsewhere, fields surround the site, with a single carriageway road adjacent to north west. On-site high voltage electricity mast and pylons, with an electricity sub station adjacent to west.

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. • Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads. • Site access likely from road adjoining to north. • Typical access works- grading to accommodate level differences; hedgerow removal to provide sufficient visibility splays, particularly due to proximity of bend in the road, unless existing access into Woodbury Business Park can be used.

Analysis

Physical and natural characteristics	
Medium	Portion of a larger, gently rolling field, generally typical of the LCT. Simple, arable land cover. Bounded by modern hedgerow along northern boundary with the business park, historic hedgerow on north west and west boundary. The large scale, simple, landform makes it less susceptible to the proposed development (employment buildings).
Cultural and historic associations	
Low-medium	North west and west boundary of historic hedgerow (1888-90 map). North west part of site shown as an orchard on the 1888-90 map, now lost.
Relationship to existing settlement edge	
High	Site is adjacent to Woodbury Business Park, but has no relationship to an existing settlement edge being some 700m from the edge of Woodbury. Therefore, development would not integrate with settlement form/pattern, or even the adjacent Business Park given the site slopes away from it, to the west.
Experiential landscape character	
Medium	Exposed, open site that faces fields to the west, south and east. High voltage electric pylon runs across the western part of the site, including a mast on site. Lower telegraph wires run east to west across the centre of the site. Electricity-sub station adjacent to west. Noise from lightly trafficked road to north.
Views	
Medium	Open skyline, with a skyline structure including electricity masts and pylons. Site is visible from Woodbury Footpath 4 PROW, 300m to the north- the existing business park is clearly apparent in these views which provides a context of built form. Long distance views from countryside further north. Open, short distance views from the adjacent road to the north, from which there is no view of the existing business park.
Overall landscape susceptibility	
Medium	Portion of a larger, gently rolling field, generally typical of the LCT. Relatively isolated location not adjacent to a settlement edge, but context of built form with the adjoining Woodbury Business Park, albeit the site generally slopes away from here. The overhead pylons and on-site mast are also signs of human disturbance.
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	
Historic orchard present on 1888-90 maps. Historic hedgerow boundary around part of site. Views from PROW, albeit with the context of the adjacent Woodbury Business Park.	
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value.	
Overall landscape sensitivity	
Medium.	
Landscape guidance: opportunities in relation to development	

Retain historic hedgerow. Bury the overhead pylons and masts underground. Consider views from the PROW in the design and layout of the site. Reinstate historic orchard in north part of site.

Historic Environment Site Assessment

Notes on history of area

See Wood_04.

Overall conclusion

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.

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	No
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Grade II listed Venmore Farm is around 110m from NE edge of the greenfield part of the site. The intervening Woodbury Business Park, existing mature trees to the south of the listed building, and distance, all limit/obscure intervisibility between the site and the listed building. There is a post-medieval to modern extraction pit in the northern part of the site close to the road.
List any heritage assets potentially affected.	None.

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	2400	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	1900	Minor adverse effect predicted (not significant)
Ramsar site	International	1900	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	6700	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1900	Minor adverse effect predicted (not significant)

National Nature Reserve (NNR)	National	2400	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	3500	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1400	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1800	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	340	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	340	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	340	Minor adverse effect predicted (not significant)

Comments

Closest feature is The Brake unconfirmed wildlife site (UWS) 340m to the west, which is also a Nature Recovery Network area and S41 habitat due to being deciduous woodland. Although within Exe Estuary and Pebblebed Heaths habitat mitigation zones, the proposed use for employment development means a limited effect compared to residential.

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)?

Large, arable field.

Presence of veteran or ancient trees

No

Large numbers of mature trees within hedgerows or otherwise

No

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)

Yes. Northern boundary with Woodbury Business Park is modern planting, but north west and west hedgerows are present on the 1888-90 map.

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).
