

East Devon Local Plan 2020-2042

Site Selection report

West Hill



February 2025

Contact details

Planning Policy
East Devon District Council
Blackdown House, Border Road, Heathpark Industrial Estate, HONITON,
EX14 1EJ

Phone: 01404 515616

Email: planningpolicy@eastdevon.gov.uk

www.eastdevon.gov.uk/planning/planning-policy/
[@eastdevon](https://www.instagram.com/eastdevon)

To request this information in an
alternative format or language
please phone 01404 515616 or
email csc@eastdevon.gov.uk

Contents

1	Introduction.....	4
2	Site Reference West_01	8
3	Site Reference West_02.....	16
4	Site Reference West_03.....	24
5	Site Reference West_04.....	33
6	Site Reference West_07	42
7	Site Reference West_08.....	51
8	Site Reference West_09.....	59
9	Site Reference West_14	67
10	Site Reference West_15	76
11	Site Reference West_16	84
12	Site Reference West_18	92
13	Site Reference West_19	101
14	Site Reference West_20.....	109

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 West Hill. 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 West Hill:
 - West_05 overlaps with West_20.
 - West_06 overlaps with West_18.
 - West_10 overlaps with West_19
 - West_11 is probably unachievable in the HELAA due to access constraints.

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](#)

- West_13 probably unachievable in HELAA due to mineral constraints, but DCC subsequently removed their objection in stating that Oak Road forms a more logical boundary to the Mineral Safeguarding Area. However, southern part of site is within 400m Pebblebed Heaths exclusion zone, and only north east tip of site is adjacent to existing settlement boundary- this combination of reasons means site does not pass sifting stage.
- West_17 does not pass site sifting as area outside surface water flood risk (approximately 0.05 ha) is below site size threshold.

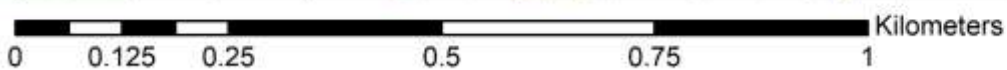
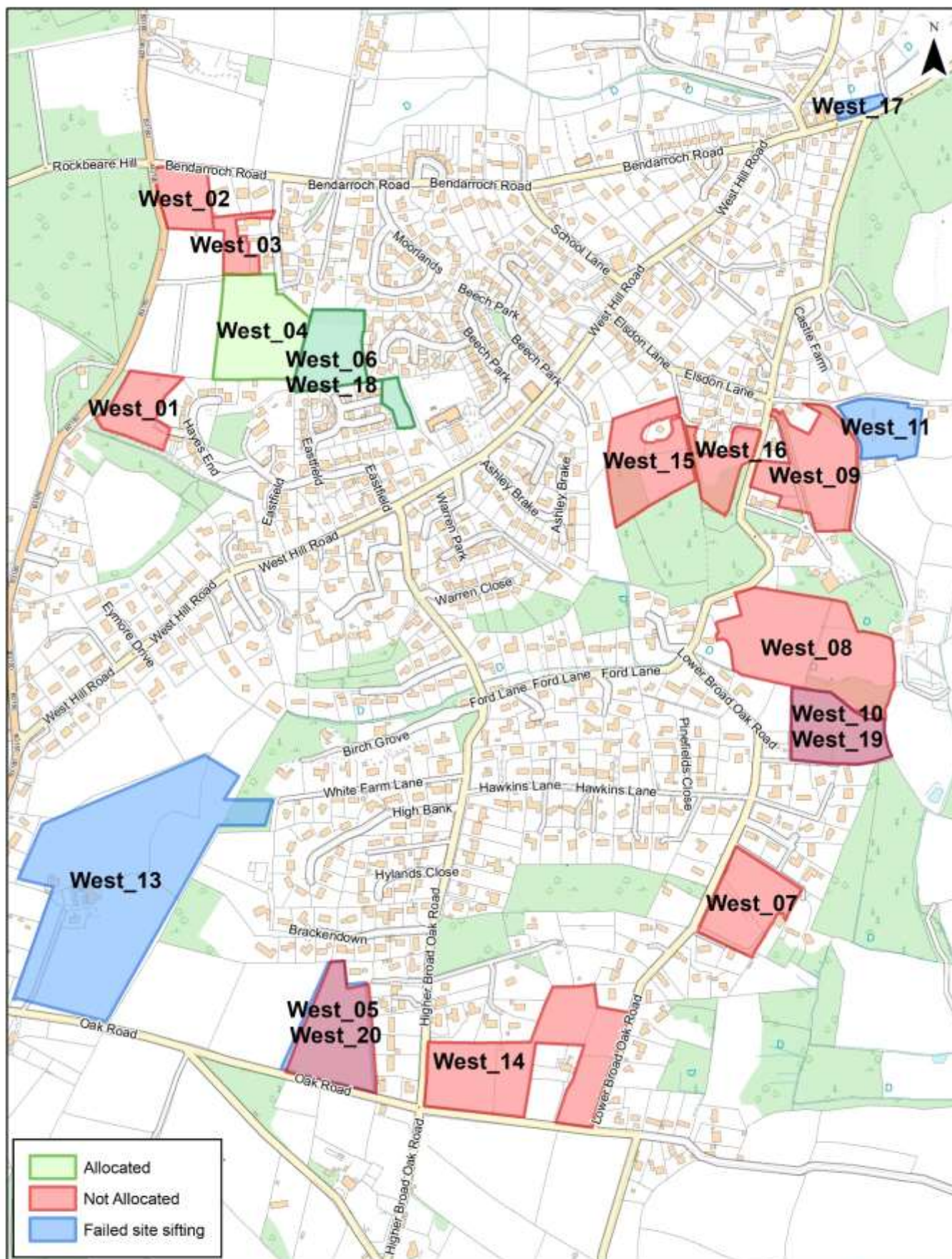


Figure 1.1: Overview of Site Selection findings at West Hill

Site reference	Number of dwellings / hectares of employment land	Allocate?
West_01	4 dwellings	No
West_02	20 dwellings	No
West_03	5 dwellings	No
West_04	34 dwellings	Yes
West_07	13 dwellings	No
West_08	30 dwellings	No
West_09	10 dwellings	No
West_14	46 dwellings	No
West_15	12 dwellings	No
West_16	8 dwellings	No
West_18	30 dwellings	Yes
West_19	9 dwellings	No
West_20	36 dwellings	No

2 Site Reference West_01

Site details

Settlement: West Hill

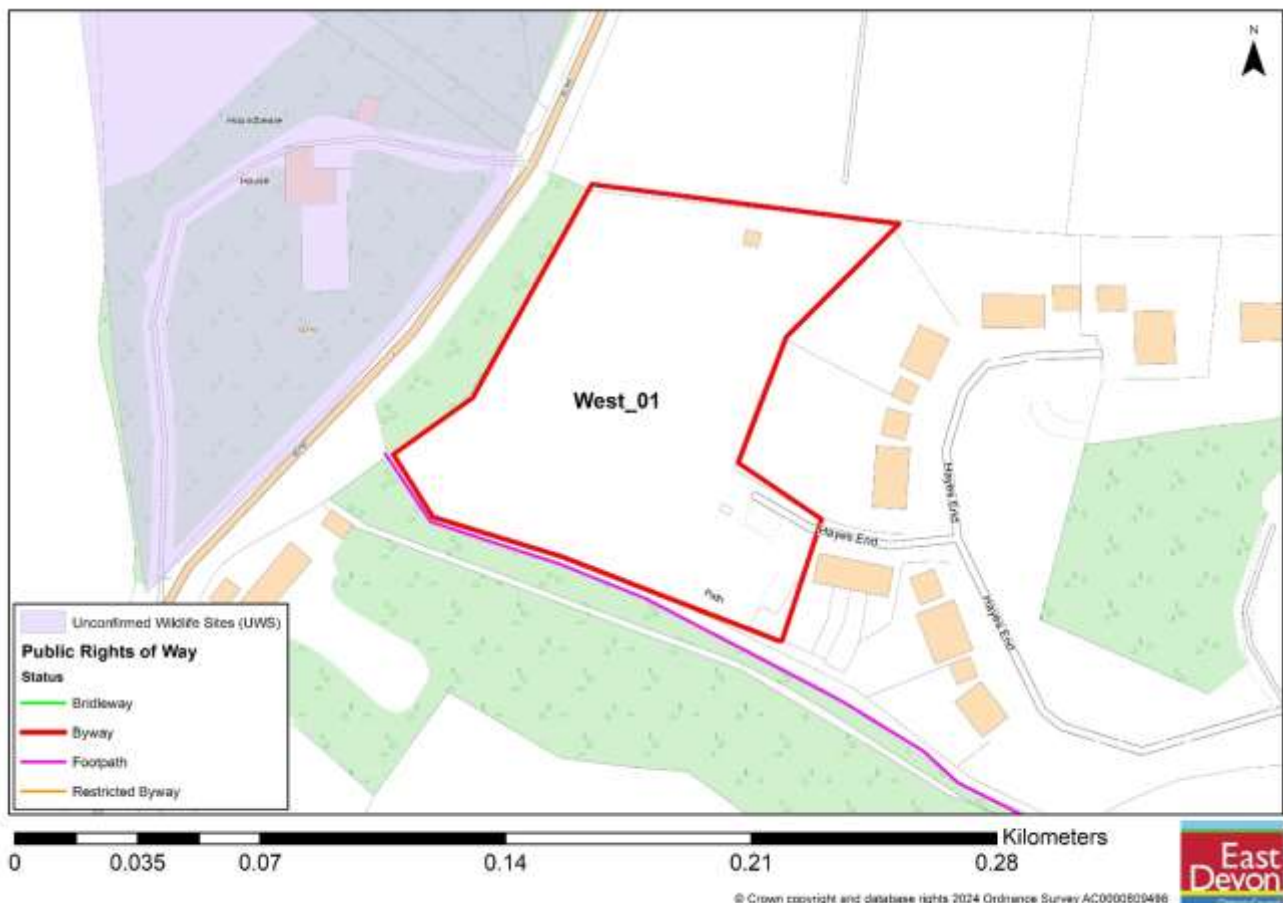
Reference number: West_01

Site area (ha): 0.9

Address: Land at Westhayes/Hayes End, Eastfield, West Hill, Devon, EX11 1UZ

Proposed use: Residential

Site map



Photos



Looking west towards the site



Northern part of site, taken from eastern edge



Southern part of the site, taken from eastern edge

Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

Western part of site comprises woodland, eastern part is hardstanding. Adjoins modern dwellings along settlement edge to east. Noise perceptible from B3180 on northern boundary. Limited views into site. TPO covers several parts of the site. PROW runs along southern edge but thick laurel hedge mean only glimpsed views of the site. Overall, high/medium landscape sensitivity.

Historic environment

Over 700m to nearest designated heritage asset. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

Ecology

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

Accessibility

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

Other constraints

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

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)

4

Contribution to spatial strategy

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

Should the site be allocated?

No

Reasons for allocating or not allocating

Reasonable access to a limited range of community facilities and services along a mostly paved and lit route, but S.41 habitat "deciduous woodland" covers most of site, with several parts also protected by TPOs. These woodland and TPO constraints mean that only a small area in south east of site would be acceptable, but this area is below the site size threshold of 0.15 ha, so not allocated. Consider including this smaller area within the settlement boundary.

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

S.41 habitat and draft Nature Recovery Network on site due to presence of woodland.

Landscape Character Type and relevant key characteristics

LCT 1C: Pebble Bed Heaths • A north-south ridge of high, gently undulating plateau. Distinctive Bunter Pebble Beds geology influences vegetation and land use, and also forms the source of pebbles for Budleigh Salterton beach. • Conifer plantations and some beech woods, with areas of more scattered trees including oak and birch. • Largely unsettled, although West Hill woodland village (mostly dating from the 1960s onwards) is located in the north of the LCT. • Major north-south route along western edge, with some minor roads. • Network of footpaths and

bridleways, and extensive access and permitted access land. • Panoramic views along the ridge, and also across surrounding lower land. The ridge itself forms a prominent feature in views. • A strong sense of place, and of detachment from the surrounding area.

Local landscape character of site and immediate surrounds

Majority of site comprises woodland, albeit low density in places. A small south eastern area of the site is hardstanding. Adjoins modern dwellings along settlement edge to east. Noise perceptible from B3180 on western boundary. TPOs cover several parts of the site. PROW runs along southern edge but laurel hedge means only partial views of the site. Departs from LCA as not used for recreation and conservation; not actively-managed lowland heath and woodland habitats; and does not have rich archaeology and cultural heritage.

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 requirements- direct access from Hayes End to the east. • Loss of trees - woodland covers much of site, including around 10 TPOs. • Impact on boundaries- north, west and south boundary trees are subject to TPO.

Analysis

Physical and natural characteristics	
Medium-high	Gentle west to east sloping site, comprising a small area of hardstanding in the south east, and conifer low density woodland elsewhere, typical of the LCT. Hedgerow with trees along south, west, and north boundaries, enclose the site from these directions. Post and rail fence along west boundary and modern housing estate beyond. Much of site is covered by TPOs.
Cultural and historic associations	
Medium	Historic hedgerow with trees on north, west, and south boundary, present on 1888-90 map.
Relationship to existing settlement edge	
Medium	Modern development to the east, but wooded settlement setting to the south, west, and north. Irregular edge form, screened by woodland on three sides. Boundary of B3180 to west means development would not extend too far into surrounding countryside.
Experiential landscape character	
Medium	Tranquil, part-enclosed by woodland, with occasional noise from traffic along the B3180 to the west. Limited level of human activity/disturbance from modern low density housing estate to west with streetlights; and area

	of hardstanding in south east part of site, with a small telecommunications mast.
Views	
Medium	Part-enclosed site with woodland around north, west and south, but open views from modern development to east. Wooded skyline around most of site. Glimpsed views of site through laurel hedge from West Hill Footpath 5 PROW which runs just beyond southern boundary.
Overall landscape susceptibility	
Medium	Part-enclosed site with woodland around north, west and south, but open views from modern development to east. Much of site is covered by TPOs. Small area of hardstanding in south east part of site, with a small telecommunications mast.
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- woodland is characteristic of LCT and has ecological interest with s.41 habitat and part of the NRN. Landscape condition- many trees are protected by TPOs.	
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	
Limit built development to the small south east area, currently hardstanding, to minimise impact upon woodland. Avoid impact upon the numerous number of trees protected by TPO.	

Historic Environment Site Assessment

Notes on history of area

West Hill has a relatively short history compared to most other villages in East Devon, with just one notable ancient feature - the Iron Age hill fort at Belbury Castle on the north eastern edge of the village. West Hill remained an area of woodland interspersed by relatively few, randomly located, dwellings right up until the Second World War. Following the war, development accelerated, particularly from the 1960s when major expansion was planned by Devon County Council and Ottery St Mary UDC. Rapid housing growth took place over the next few decades, including higher density development for the first time, located in the northern part of the village. More recently, there has been further general infill and new small estates being built. Today, West Hill remains for the most part a low density woodland village, characterised by large detached homes in large plots surrounded by trees, and linked by rural lanes lined with Devon banks, hedgerow and trees. There is generally little street lighting and few pavements. The main exception is northern parts of the village that have paved footpaths, street lighting and fewer trees.

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 Around 500m to nearest designated heritage asset.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No
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	1189	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	1189	Minor adverse effect predicted (not significant)
Ramsar site	International	10217	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	9910	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1189	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	15161	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	5292	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1935	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	346	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	20	Significant moderate adverse effect predicted
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

Beggars Roost UWS across road to west. S.41 and draft NRN “woodland and forest” on site due to presence 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? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

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

Yes . Western part is wooded, with small area of tarmac in south.

Presence of veteran or ancient trees No.

Large numbers of mature trees within hedgerows or otherwise

Yes. Western part of site comprises a woodland with mature trees, and subject to several TPOs.

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

3 Site Reference West_02

Site details

Settlement: West Hill

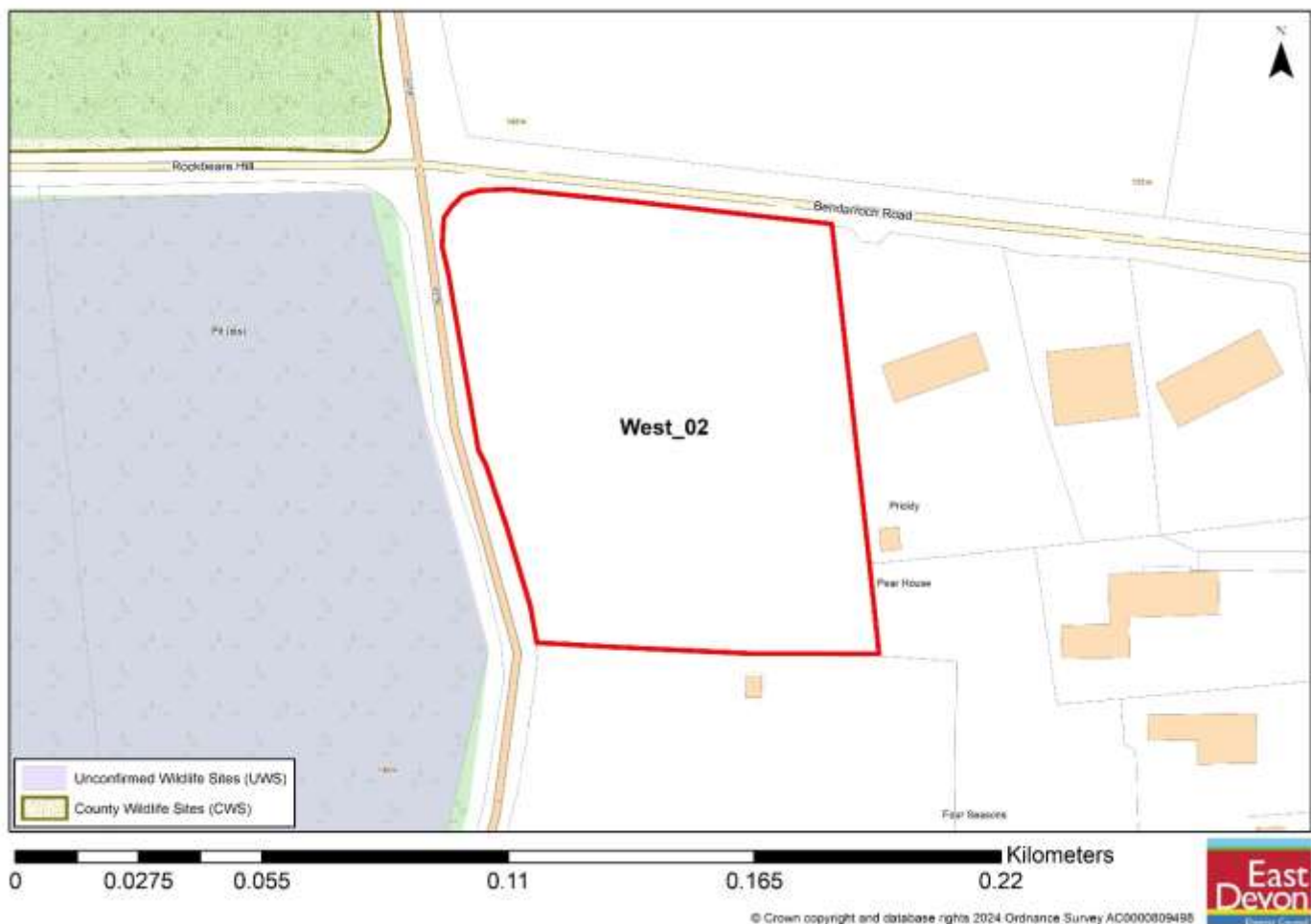
Reference number: West_02

Site area (ha): 0.83

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

Proposed use: Residential

Site map



Photos



Looking south across the site, from Bendarroch Road



View from B3180, looking east across the site (image from Google Streetview)

Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

Field used by grazing sheep, gently sloping west to east. Site is bounded by historic hedgerow and adjoined by fields to north and south, noisy B3180 to west with woodland beyond. Single dwelling to east visible from site, but no other built form present so does not integrate with existing settlement edge. Overall, high/medium landscape sensitivity.

Historic environment

Over 600m to nearest designated heritage asset. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

Ecology

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

Accessibility

6 out of 12 facilities within 1,600m of site. Around 500-600m to shop/school as the crow flies, the actual pedestrian route along Bendarroch Road-Moorlands-Beech Park is slightly longer at 700m. Hourly or better bus route runs along northern boundary.

Other constraints

Within protected view WH1 designated in the NP. Grade 3 agricultural land. Whilst located in a Mineral Safeguarding Area, Devon County Council has stated the potential area of resource is small and already constrained by existing built development and therefore unlikely to be economic - as such DCC do not object.

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

No

Opportunities

Construct bus stop on Bendarroch Road near to the site.

Yield (number of dwellings or hectares of employment land)

20

Contribution to spatial strategy

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

Should the site be allocated?

No

Reasons for allocating or not allocating

Sensitive landscape with limited context of built form and West Hill itself. Route to community facilities lacks pavement and street lighting along most of the route.

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 1C: Pebble Bed Heaths • A north-south ridge of high, gently undulating plateau. Distinctive Bunter Pebble Beds geology influences vegetation and land use, and also forms the source of pebbles for Budleigh Salterton beach. • Conifer plantations and some beech woods, with areas of more scattered trees including oak and birch. • Pockets of farmland in the north and at peripheries, also quarrying. • Largely unsettled, although West Hill woodland village (mostly dating from the 1960s onwards) is located in the north of the LCT. • Major north-south route along western edge, with some minor roads. • Panoramic views along the ridge, and also across surrounding lower land. The ridge itself forms a prominent feature in views. • A strong sense of place, and of detachment from the surrounding area.

Local landscape character of site and immediate surrounds

Field used for grazing sheep, gently sloping west to east. Site is bounded by historic hedgerow on three sides and adjoined by fields to north and south, noisy B3180 to west with woodland beyond. Single dwelling to east visible from site, but no other built form present. Departs from LCA as not used for recreation and conservation; does not have rich archaeology and cultural heritage; not actively-managed lowland heath and woodland habitats; and does not have network of footpaths and bridleways.

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 from street lighting or windows on areas noted for dark skies. • Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads • Site access requirements- existing field gate to Bendarroch Road, but will require hedgerow removal to provide sufficient visibility splays. • Impact on boundaries- two mature trees in northern hedgerow boundary. • Offsite access to services- no footway along Bendarroch Road, bus service along Bendarroch Road but no bus stop currently at site.

Analysis

Physical and natural characteristics	
Medium	Gently sloping from west to east, medium square shaped field, with a simple landcover of semi-improved pasture (used by sheep at time of site visit). Historic hedgerow with trees along west, south and east boundaries, but mix of post and rail fence and low hedgerow along western boundary with the B3180.
Cultural and historic associations	
Medium	Historic hedgerow with trees on north, east, and south boundary, present on 1888-90 map.
Relationship to existing settlement edge	
High	Fringing settlement edge type, with countryside to north, west, and south, and modern (20th C) dwelling to east. Open, exposed edge form, valley side setting with limited context of built form. Development would adversely affect key viewpoint (WH1) identified in the Neighbourhood Plan.
Experiential landscape character	
Medium	Busy, noisy B3180 along west boundary, with large road sign on south west edge of site - impact of road is exacerbated by limited hedgerow boundary on this side. Telegraph wires and masts along Bendarroch Road also indicate human disturbance. No streetlights nearby, meaning relatively dark skies.
Views	
Medium-high	Easterly facing over hedgerow and unsettled landscape mean open views across site for motorists along B3180, and walkers and cyclists along Bendarroch Road through field gate. Enclosed to the west by woodland and rising topography. Intervisibility with West_03 adjoining to south east. National Landscape at East Hill approximately 5.5km to the east but views of site are obscured by trees, including from viewpoint shown on White Cross Ordnance Survey 1:25,000 map. Site is within a key viewpoint (WH1) identified in the Neighbourhood Plan.
Overall landscape susceptibility	
Medium-high	Gently sloping from west to east, medium square shaped field, simple landcover of semi-improved pasture. Historic hedgerow with trees along west, south and east boundaries, mix of post and rail fence and low hedgerow along western boundary with the noisy, busy B3180. Limited context of built form. Development would adversely affect key viewpoint (WH1) identified in the Neighbourhood Plan.
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
Perceptual (scenic)- west boundary of site is a key viewpoint (WH1) identified in the Neighbourhood Plan.
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
Tree/hedgerow planting along western boundary to provide greater enclosure, obscure the site from the B3180, and buffer development from this busy road. Retain two mature trees along northern hedgerow boundary.

Historic Environment Site Assessment

Notes on history of area

See West_01.

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 Belbury Castle Scheduled Monument 197m.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No Intervening dwellings and woodland means no impact upon the Scheduled Monument.
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	1547	Minor adverse effect predicted (not significant)

Special Protection Area (SPA)	International	1547	Minor adverse effect predicted (not significant)
Ramsar site	International	1048	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	10252	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1547	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	15501	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	5406	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1893	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	21	Significant moderate adverse effect predicted
Unconfirmed Wildlife Site (UWS)	County	20	Significant moderate adverse effect predicted
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	6	Significant moderate adverse effect predicted

Comments

Prickly Pear Blossoms Park CWS 21m to north west. Beggars Roost UWS plus S.41 and draft NRN across road to west.

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

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

No . Agriculturally improved field used for sheep grazing.

Presence of veteran or ancient trees

No.

Large numbers of mature trees within hedgerows or otherwise

No. Single large mature tree on 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)

4 Site Reference West_03

Site details

Settlement: West Hill

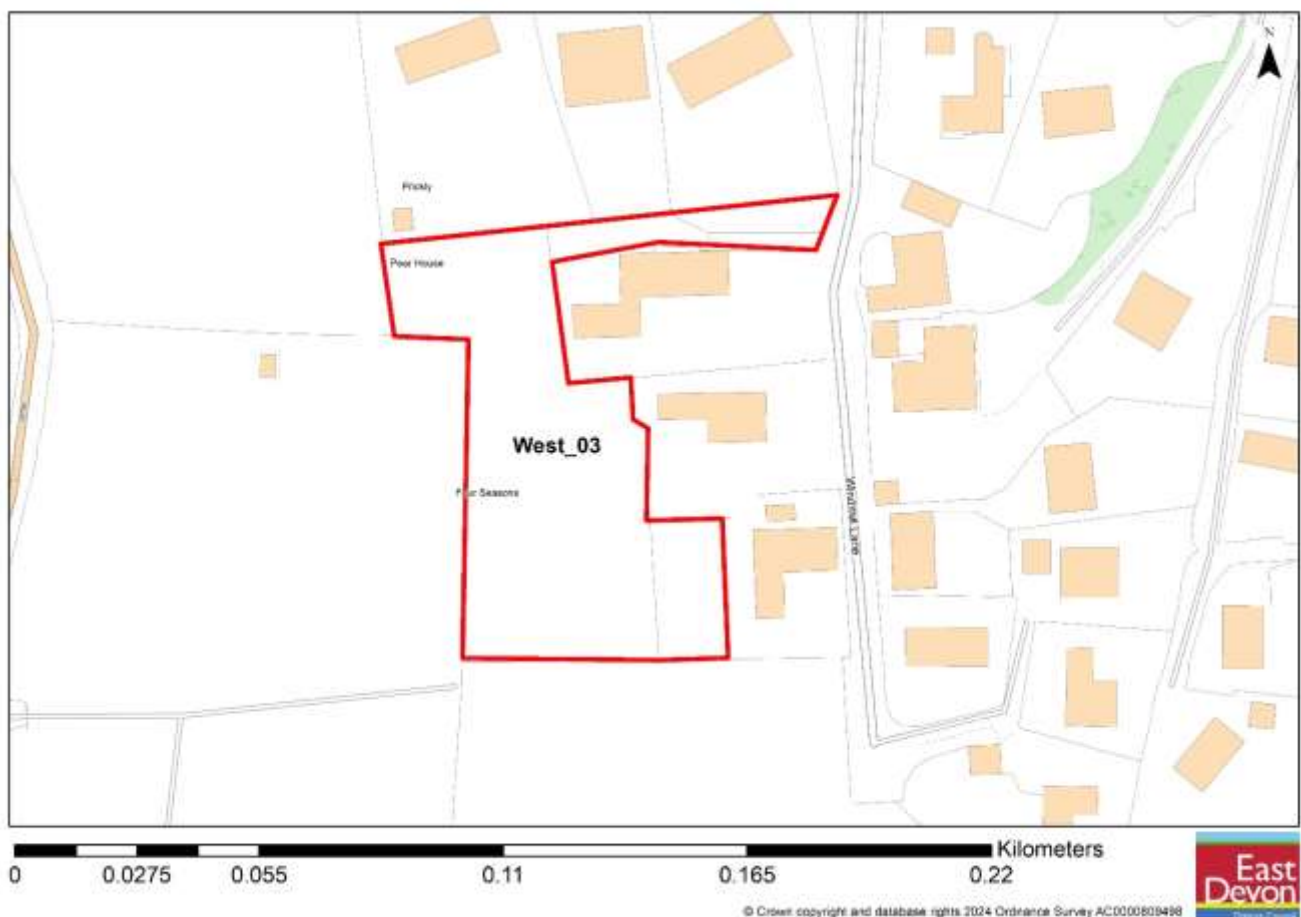
Reference number: West_03

Site area (ha): 0.47

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

Proposed use: Residential

Site map



Photos



Southern part of site, taken from Windmill Lane



North eastern access to site, from Windmill Lane



Overhead photo of site

Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

Used as a paddock, gently sloping west to east. Fields adjoin to west and south, existing low density housing to north and east. Limited context of built form. Overall, medium landscape sensitivity.

Historic environment

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

Ecology

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

Accessibility

6 out of 12 facilities within 1,600m of site. Although around 400m to shop/school as the crow flies, the actual pedestrian route along Bendarroch Road-Moorlands-Beech Park is longer at 650m. Potential for more direct access if site is developed in conjunction with West_04 and West_06. 60m to hourly or better bus route to north.

Other constraints

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

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

No

Opportunities

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

Yield (number of dwellings or hectares of employment land)

5

Contribution to spatial strategy

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

Should the site be allocated?

No

Reasons for allocating or not allocating

Difficult highways access off a narrow lane with limited visibility. Route to community facilities lacks pavement and street lighting along most of the route. Sensitive landscape with limited context of built form.

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

No.

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 1C: Pebble Bed Heaths • A north-south ridge of high, gently undulating plateau. Distinctive Bunter Pebble Beds geology influences vegetation and land use, and also forms the source of pebbles for Budleigh Salterton beach. • Conifer plantations and some beech woods, with areas of more scattered trees including oak and birch. • Pockets of farmland in the north and at peripheries, also quarrying use. • Largely unsettled, although West Hill woodland village (mostly dating from the 1960s onwards) is located in the north of the LCT. • Major north-south route along western edge, with some minor roads. • Panoramic views along the ridge, and also across surrounding lower land. The ridge itself forms a prominent feature in views. • A strong sense of place, and of detachment from the surrounding area.

Local landscape character of site and immediate surrounds

Paddock, gently sloping west to east. Fields adjoin to west and south, existing low density housing to north and east. Limited context of built form. Departs from LCA as not used for recreation and conservation; does not have rich archaeology and cultural heritage; not actively-managed lowland heath and woodland habitats; and does not have network of footpaths and bridleways.

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 from street lighting or windows on areas noted for dark skies. • Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads • Site access requirements- existing access off Windmill Lane, but will require hedgerow removal to provide sufficient visibility splays and increase width of access road. • Impact on boundaries- access on to Windmill Lane is subject to TPO. • Offsite access to services- no footway along Bendarroch Road and School Lane which is the pedestrian route to facilities.

Analysis

Physical and natural characteristics	
Low-medium	Gently sloping from west to east, irregular shaped field. Simple landcover of semi-improved pasture. South and west boundary of post and wire fencing, north and east hedgerow with trees on boundary with existing dwellings. TPO covers access to site from Windmill Lane.
Cultural and historic associations	
Low-medium	Site boundary is of modern origin - historic hedgerow (on 1888-90 map) running across north of site has been lost, whilst hedgerow on southern boundary is diminished. Mature tree on northern boundary.
Relationship to existing settlement edge	
Medium	Adjoins modern (20th C), detached dwellings in large plots to north and east, with fields to west and south. Open, exposed edge form, valley side setting. Development would adversely affect key viewpoint (WH1) identified in the Neighbourhood Plan.
Experiential landscape character	
Medium	Noise perceptible from B3180 to west. Open, lightly settled with the presence of existing dwellings to north and east. Well managed as a paddock, post and wire fencing (as opposed to hedgerow) also indicate human disturbance. No streetlights nearby, meaning relatively dark skies. Streetlights adjacent to site on Windmill Lane.
Views	
Medium	Limited visual receptors as set behind existing dwellings to north and east, and fields to west and south, glimpsed views for motorists along B3180. Southern part of site is visible for walkers/cyclists on Windmill Lane. Intervisibility with West_02 adjoining to north west. National Landscape at East Hill approximately 5.5km to the east but views of site are obscured by trees, including from viewpoint shown on White Cross Ordnance Survey 1:25,000 map. Site is within a key viewpoint (WH1) identified in the Neighbourhood Plan.
Overall landscape susceptibility	
Medium	Gently sloping from west to east, irregular shaped field. Simple landcover of semi-improved pasture, used as a paddock. Boundary of post and wire fencing, and hedgerow with trees on boundary with existing dwellings. Adjoins modern (20th C), large dwellings in large plots to north and east, with countryside to west and south. Historic hedgerow (on 1888-90 map) running across north of site and at southern boundary has been lost. Development would adversely affect key viewpoint (WH1) identified in the Neighbourhood Plan.
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	
Perceptual (scenic)- site is within a key viewpoint (WH1) identified in the Neighbourhood Plan, but distance and intervening hedgerow make it less valued than West_02.	
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/hedgerow planting along southern boundary to reinstate historic hedgerow. Low density development to reflect context.

Historic Environment Site Assessment

Notes on history of area

See West_01.

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 Over 1km to the nearest designated heritage asset.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No
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	1489	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	1489	Minor adverse effect predicted (not significant)
Ramsar site	International	10522	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	10171	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1489	Minor adverse effect predicted (not significant)

National Nature Reserve (NNR)	National	15476	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	5302	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1848	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	144	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	110	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	130	Minor adverse effect predicted (not significant)

Comments

No features within 100m.

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? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

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

Yes . Unimproved grassland, grazed by horses.

Presence of veteran or ancient trees

No.

Large numbers of mature trees within hedgerows or otherwise

No. Single large mature tree on 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)

5 Site Reference West_04

Site details

Settlement: West Hill

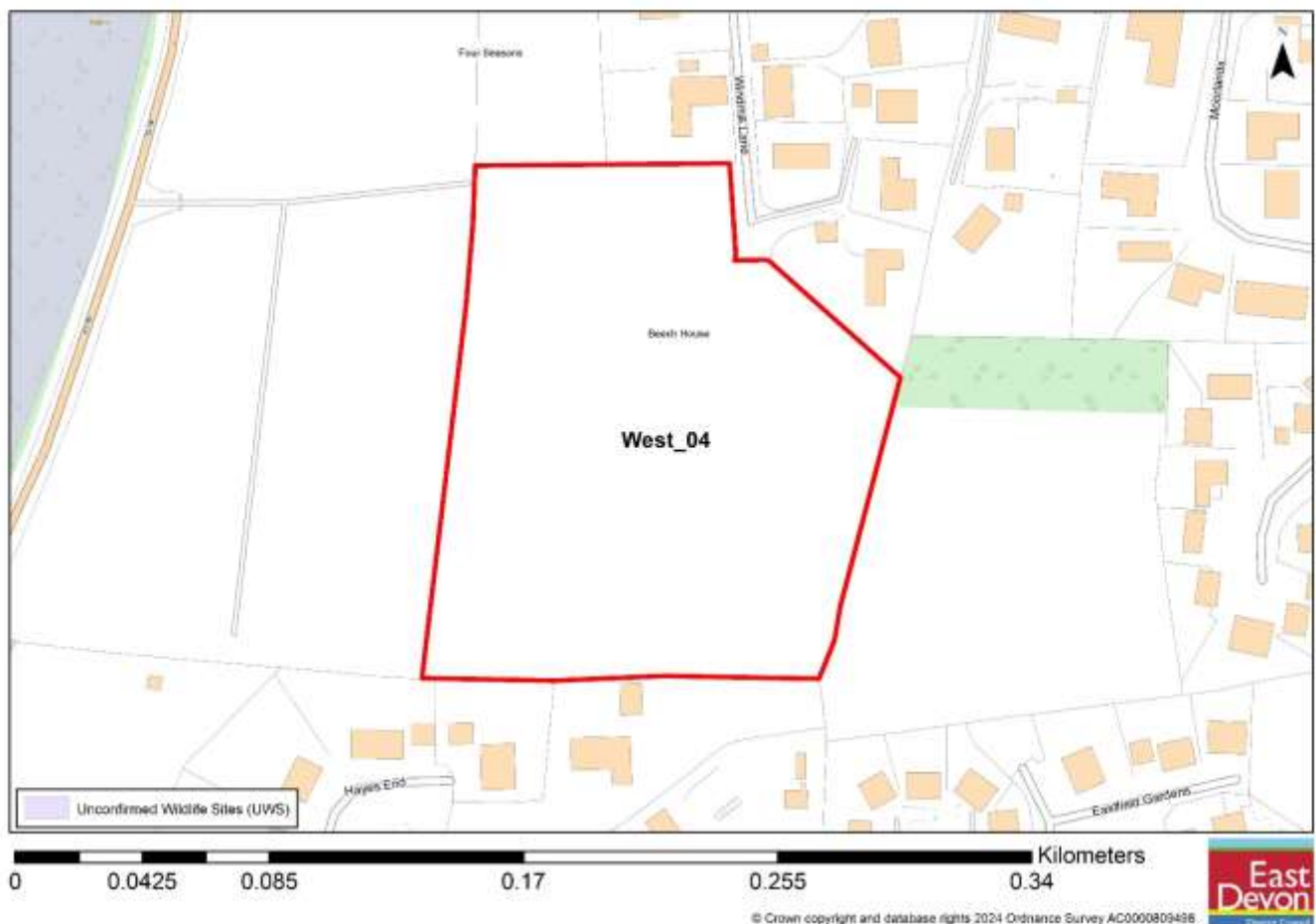
Reference number: West_04

Site area (ha): 2.2

Address: Land adjoining Wind Mill Lane, West Hill, Devon, EX11 1JP

Proposed use: Residential

Site map



Photos



Northern part of site, from Windmill Lane



Looking south towards site, from Windmill Lane



Southern part of site, from Windmill Lane

Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

Single, large field bounded by thick tree cover to south (covered by TPO) where there are glimpsed views of large detached dwellings. Gently sloping west to east. Existing dwellings along north eastern boundary and to south provide some context of built form. Fields to north west, west, and east. Overall, medium landscape sensitivity.

Historic environment

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

Ecology

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

Accessibility

6 out of 12 facilities within 1,600m of site. Although the shop/school is only around 300m as the crow flies, the actual pedestrian route along Bendarroch Road-Moorlands-Beech Park is more than double this at 750m. Potential for more direct access if site is developed in conjunction with West_18 to the east with an access through Eastfield Orchard. 160m to hourly or better bus route to north.

Other constraints

NE edge is within protected view WH1 designated in the NP. Grade 3 agricultural land. Whilst located in a Mineral Safeguarding Area, Devon County Council has stated the potential area of resource is small and already constrained by existing built development and therefore unlikely to be economic - as such DCC do not object. Application for 2 dw in north part of site dismissed at appeal (13/2624/FUL) - although the proposal was considered to be in a sustainable location, the development would seriously harm the character and appearance of the area. Application 23/1143/MFUL for 34 dwellings is pending a decision, having been deferred by Planning Committee

to allow the applicant the opportunity to reduce the site density and to prepare a scheme that is more in keeping with the character of the area. The applicant subsequently (December 2024) revised the number of dwellings from 34 to 31.

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

No

Opportunities

Provide pedestrian/cycle access through to Eastfield Orchard if site is developed in conjunction with West_18 to the east. Construct bus stop on Bendarroch Road near to the site.

Yield (number of dwellings or hectares of employment land)

34 dwellings, reflecting the original number in planning application 23/1143/MFUL.

Contribution to spatial strategy

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

Should the site be allocated?

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. No change to heritage assets. Suitable highways access, although pedestrian access to facilities is along a route that lacks pavements in places, unless access can be achieved through adjoining West_18. Existing dwellings along north eastern boundary and to south provide some context of built form.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

Other relevant biodiversity, historic environment and/or geological designations

Draft NRN “woodland and forest” adjacent to south.

Landscape Character Type and relevant key characteristics

LCT 1C: Pebble Bed Heaths • A north-south ridge of high, gently undulating plateau. Distinctive Bunter Pebble Beds geology influences vegetation and land use, and also forms the source of pebbles for Budleigh Salterton beach. • Conifer plantations and some beech woods, with areas of more scattered trees including oak and birch. • Pockets of farmland in the north and at peripheries, also quarrying use. • Largely unsettled, although West Hill woodland village (mostly dating from the 1960s onwards) is located in the north of the LCT. • Major north-south route along western edge, with some minor roads. • Panoramic views along the ridge, and also across surrounding lower land. The ridge itself forms a prominent feature in views. • A strong sense of place, and of detachment from the surrounding area.

Local landscape character of site and immediate surrounds

Single, large approximately rectangular field, bounded by thick tree cover to south (covered by TPO) where there are glimpsed views of large detached dwellings. Moderately sloping west to east. Existing dwellings along north eastern boundary and to south provide some context of built form. Fields to north west, west, and east. Departs from LCA as not used for recreation and conservation; does not have rich archaeology and cultural heritage; not actively-managed lowland heath and woodland habitats; and does not have network of footpaths and bridleways.

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 from street lighting or windows on areas noted for dark skies. • Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads • Site access requirements- existing access from field gate on Windmill Lane. • Impact on boundaries- access on to Windmill Lane is subject to TPO. • Offsite access to services- no footway along Bendarroch Road and School Lane which is the pedestrian route to facilities.

Analysis

Physical and natural characteristics	
Medium	Large, approximately rectangular, field, with a moderate west to east slope. Simple landcover of unimproved grassland, with single tree in the south east corner. Boundary of hedgerow with trees, several of which are subject to TPOs along the western and south eastern boundary, with a TPO covering the entire southern boundary. Field boundary is present on 1888-90 map.
Cultural and historic associations	
Medium	Post-medieval enclosure, with historic hedgerow with trees that bound the site, present on 1888-90 map, although somewhat diminished on northern boundary. TPOs cover trees along west, south and east boundary.
Relationship to existing settlement edge	

Medium	Adjoins modern (20th C), detached dwellings in large plots to north, south and south east, with fields to west and east. Slightly indented, but exposed edge form, in a valley side setting. North east edge of site extends into key viewpoint (WH1) identified in the Neighbourhood Plan.
Experiential landscape character	
Medium	Noise perceptible from B3180 to west. Open, lightly settled with the presence of existing dwellings to north, south and south east. Site itself is undeveloped with a rural character.
Views	
Medium	Wooded skyline around much of the site, but lightly settled where detached dwellings in large plots are visible to north and south. Open site, with clear views from Windmill Lane adjacent to north, and glimpsed views for motorists along B3180. Long distance views of site from East Hill in the National Landscape approx 5.5km to the east, including from White Cross (a viewpoint identified on Ordnance Survey 1:25,000 map). Intervisibility with West_03 adjoining to north west, and West_18 to east.
Overall landscape susceptibility	
Medium	Large, approximately rectangular, field, with a moderate west to east slope. Simple landcover of unimproved grassland. Boundary of hedgerow with trees, several of which are subject to TPOs. Adjoins modern (20th C), detached dwellings in large plots to north, south and south east, with fields to west and east. Wooded skyline around much of the site, but lightly settled where detached dwellings in large plots are visible to north and south. Open site, with clear views from Windmill Lane adjacent to north, and glimpsed views for motorists along B3180. Long distance views of site from East Hill in the National Landscape approx 5.5km to the east, including from White Cross. Intervisibility with West_03 adjoining to north west, and West_18 to east.
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	
Perceptual (scenic)- open site that is visible from the National Landscape 5.5km to the east, including from White Cross viewpoint identified on Ordnance Survey 1:25,000 map. However, the distance limits the 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	
Landscape guidance: opportunities in relation to development	
Development form should reflect existing housing in West Hill, with a relatively low density. Ensure TPOs trees are protected. Provide green infrastructure link to West_18 to east, to ensure walking/cycle access to facilities in the village.	

Historic Environment Site Assessment

Notes on history of area

See West_01.

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 Grade II listed church around 200m to north.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No No intervisibility to listed church due to intervening dwellings.
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	1317	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	1317	Minor adverse effect predicted (not significant)
Ramsar site	International	10412	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	9994	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1317	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	15315	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	5159	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1917	Minor adverse effect predicted (not significant)

County Wildlife Site (CWS)	County	227	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	120	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	130	Minor adverse effect predicted (not significant)

Comments

Draft NRN “woodland and forest” adjacent to south.

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? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

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

No . Agriculturally improved field

Presence of veteran or ancient trees

No.

Large numbers of mature trees within hedgerows or otherwise

Yes. Numerous mature trees along site boundary, including those subject to TPO along 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)

6 Site Reference West_07

Site details

Settlement: West Hill

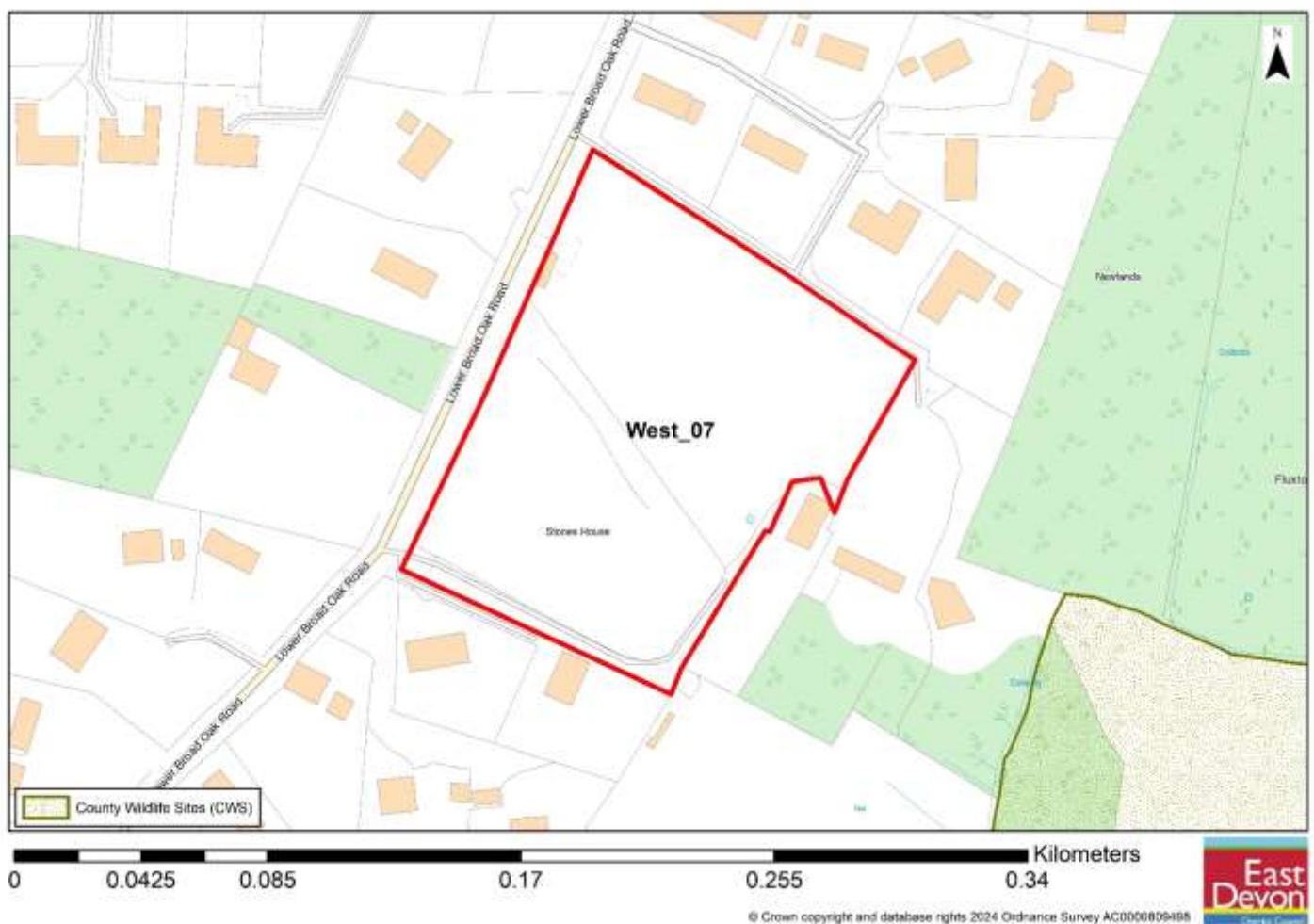
Reference number: West_07

Site area (ha): 1.6

Address: Land at Lower Broad Oak Road, West Hill

Proposed use: Residential

Site map



Photos



View from south west edge of site, looking north east



Northern field, viewed from Lower Broad Oak Road



Southern field, viewed from Lower Broad Oak Road

Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

Field separated by a row of TPO trees. Although low density dwellings are located around the site boundary, thick tree cover mean limited built context and an over-riding perception of a tranquil, rural landscape. High/medium landscape sensitivity.

Historic environment

Around 1km to the nearest designated heritage asset. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

Ecology

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

Accessibility

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

Other constraints

Within protected view WH4 designated in the NP. Grade 3 agricultural land. 1/100 year surface water flood risk on eastern edge. Erection of dw refused in 1995 due to conflict with rural housing policy, and impact on rural character.

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

No

Opportunities

Yield (number of dwellings or hectares of employment land)

13

Contribution to spatial strategy

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

Should the site be allocated?

No

Reasons for allocating or not allocating

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

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

Draft NRN “woodland and forest” and s.41 adjacent to east and west..

Landscape Character Type and relevant key characteristics

LCT 1C: Pebble Bed Heaths • A north-south ridge of high, gently undulating plateau. Distinctive Bunter Pebble Beds geology influences vegetation and land use, and also forms the source of pebbles for Budleigh Salterton beach. • Conifer plantations and some beech woods, with areas of more scattered trees including oak and birch. • Largely unsettled, although West Hill woodland village (mostly dating from the 1960s onwards) is located in the north of the LCT. • Major north-south route along western edge, with some minor roads. Network of footpaths and bridleways, and extensive access and permitted access land. • A strong sense of place, and of detachment from the surrounding area.

Local landscape character of site and immediate surrounds

Gently sloping site comprised of two fields separated by a row of TPO trees. Although low density dwellings are located around the site boundary, thick tree cover mean limited built context and an over-riding perception of a tranquil, rural landscape. Departs from LCA as not used for recreation and conservation; not actively managed lowland heath; not rich archaeology and cultural heritage; no panoramic views along the ridge.

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 from street lighting or windows on areas noted for dark skies. • Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads • Site access requirements- straight length of Lower Broad Oak Road along western boundary, but hedgerow/tree loss likely required to create access and sufficient visibility splays. • Impact on boundaries- mature trees/hedgerow line the site boundary. • Offsite access to services- no footway along nearby lanes which are the pedestrian route to facilities. • Construction phase impacts with large delivery vehicles/construction plant accessing narrow lanes.

Analysis

Physical and natural characteristics	
Medium	Rectangular site comprised of two fields bisected by a line of mature trees (protected by TPO). Gently rolling topography, with a gentle south easterly slope. Landcover of improved pasture, northern field in use as a paddock. Small pond near eastern edge. Boundary of hedgerow with mature trees, apart from southern boundary which is post and wire fence.
Cultural and historic associations	

Medium	Post-medieval enclosure, with historic hedgerow/tree boundary present on 1888-90 map, including the TPO trees that bisect the site. Field boundary across southern field has been lost.
Relationship to existing settlement edge	
Medium	Wooded settlement setting. Modern, detached dwellings in large plots surround site, but mature trees around site boundary screen the site and mean only glimpsed views of existing dwellings. Therefore, development could integrate with settlement form/pattern but would adversely affect the character of settlement edge and surrounding countryside.
Experiential landscape character	
Medium-high	Tranquil and remote, sheltered due to mature trees on site boundary and across the middle of the site. Telegraph mast and wires cross eastern part of site. Lightly settled with occasional glimpses of modern dwellings through mature trees.
Views	
Low-medium	Enclosed by mature trees around site boundary, mainly wooded skyline, but lightly settled in places. Glimpsed public views through trees from Lower Broad Oak Road along western boundary. Covered by key viewpoint (WH4) in Neighbourhood Plan.
Overall landscape susceptibility	
Medium	Rectangular site comprised of two fields bisected by a line of mature trees. Gently rolling topography, with a gentle south easterly slope. Landcover of improved pasture, northern field in use as a paddock, Small pond near eastern edge. Modern, detached dwellings in large plots surround site, but mature trees around site boundary screen the site and mean only glimpsed views of existing dwellings. Therefore, development could integrate with settlement form/pattern but would adversely affect the character of settlement edge and surrounding countryside. Covered by key viewpoint (WH4) in Neighbourhood Plan.
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/cultural heritage- mature trees around site boundary, with line of TPO trees bisecting the site. Perceptual (scenic)- as key viewpoint (WH4) identified in the Neighbourhood Plan cover the site.	
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 line of trees bisecting the site, incorporate as a green infrastructure opportunity. Tree planting to break up development and reflect immediate surrounds.	

Historic Environment Site Assessment

Notes on history of area

See West_01.

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 Grade II listed church around 200m to north.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No No intervisibility to listed church due to intervening dwellings.
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	1039	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	1039	Minor adverse effect predicted (not significant)
Ramsar site	International	10654	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	8996	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1039	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	14924	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	4001	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	2341	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	81	Significant moderate adverse effect predicted

Unconfirmed Wildlife Site (UWS)	County	400	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

Shute Farm, Fluxton CWS 81m to east. Draft NRN “woodland and forest” and s.41 adjacent to east and 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? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

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 is a paddock, southern field appears to be agriculturally improved grassland.

Presence of veteran or ancient trees

No.

Large numbers of mature trees within hedgerows or otherwise

Yes. Numerous mature trees along site boundary, along with a band of mature trees running east to west along the centre of the site which are subject to TPO.

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

7 Site Reference West_08

Site details

Settlement: West Hill

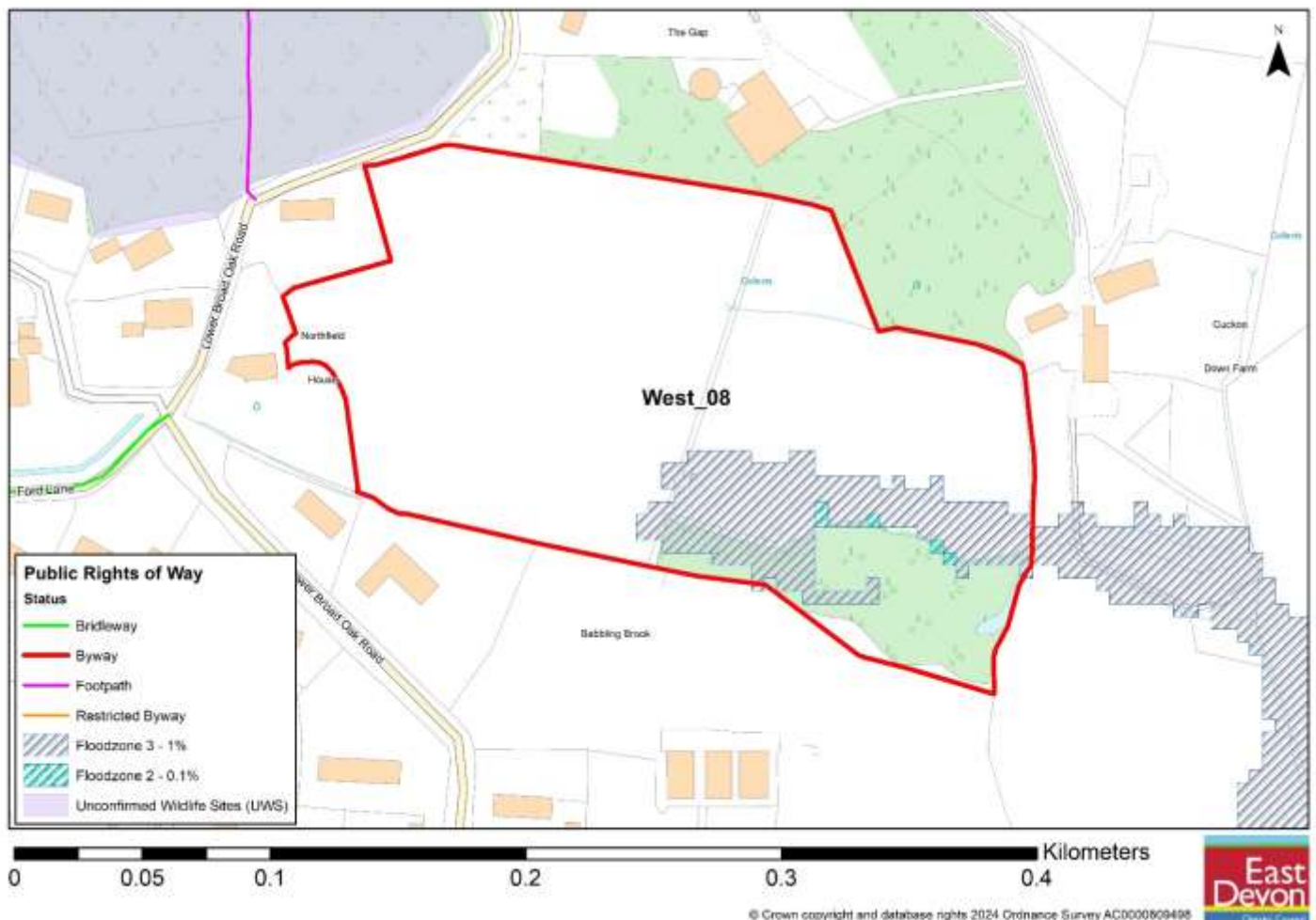
Reference number: West_08

Site area (ha): 3.9

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

Proposed use: Residential

Site map



Photos



Looking across the site from the eastern edge



View from northern edge of site at Lower Broad Oak Road, looking south west

Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

Large, gently sloping field with several mature trees present. Entire site is covered by a TPO. Scattered, low density dwellings to west and south, but limited perception of these in what is an extremely pleasant, largely intact rural landscape. Overall, High/medium landscape sensitivity.

Historic environment

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

Ecology

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

Accessibility

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

Other constraints

Within protected view WH5, WH6 designated in the NP. Grade 3 agricultural land. North of site is steeply sloping. Flood zone 3 covers south east part of site, with a band of surface water running across the southern part. Conversion of stables to guest accomodation refused permission in 2006.

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)

30

Contribution to spatial strategy

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

Should the site be allocated?

No

Reasons for allocating or not allocating

Numerous adverse impacts relating to poor pedestrian access to facilities, sensitive landscape including entire site covered by TPO, adverse ecological impact, and surface water flood risk. 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 1C: Pebble Bed Heaths • A north-south ridge of high, gently undulating plateau. Distinctive Bunter Pebble Beds geology influences vegetation and land use, and also forms the source of pebbles for Budleigh Salterton beach. • Conifer plantations and some beech woods, with areas of more scattered trees including oak and birch. • Largely unsettled, although West Hill woodland village (mostly dating from the 1960s onwards) is located in the north of the LCT. • Major north-south route along western edge, with some minor roads. Network of footpaths and bridleways, and extensive access and permitted access land. • A strong sense of place, and of detachment from the surrounding area.

Local landscape character of site and immediate surrounds

Large, moderately sloping, two fields with several mature trees present. Entire site is covered by a TPO. Scattered, low density dwellings to west and south, but limited perception of these in what is an extremely pleasant, largely intact rural landscape. Departs from LCA as not used for recreation and conservation; not actively managed lowland heath; not rich archaeology and cultural heritage; no panoramic views along the ridge.

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 from street lighting or windows on areas noted for dark skies.
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- potential to access via existing field gate on Lower Broad Oak Road, but will require hedgerow loss to create access and sufficient visibility splays.
- Impact on boundaries- TPO covers entire site.
- Offsite access to services- no footway along nearby lanes which are the pedestrian route to facilities.
- Construction phase impacts with large delivery vehicles/construction plant accessing narrow lanes.

Analysis

Physical and natural characteristics	
High	Two large fields, separated by post and rail fencing. Enclosed valley side topography, with a moderately sloping north to south gradient. Two streams and a pond in eastern part of site. Varied landcover of woodland, parkland with trees, semi-improved pasture. Boundary of hedgerow with trees and post and rail fencing.
Cultural and historic associations	
Low-medium	Post-medieval rough grazing ground on Devon HLC. The perimeter site boundary is historic hedgerow with trees, but historic hedgerow boundary has been lost within the site, which is shown as 6-7 separate fields on the 1888-90 map, although area of woodland in south east part of site remains. TPO covers site.
Relationship to existing settlement edge	
Medium-high	A few modern large dwellings are scattered around the site to the north, west and south, but numerous trees provide screening so limited perception of the settlement edge. Wooded, valley side settlement setting.
Experiential landscape character	
High	Remote, tranquil, isolated, with a few scattered dwellings in vicinity. Winding rural lanes. Field trees and woodland on site provide high scenic quality.
Views	
Medium	Woodland surrounds and setting low down the valley side encloses the site from long distance views. Short distance public views for walkers/cyclists from field gate on Lower Broad Oak Road, with glimpsed views (through trees) from this road to the south. Site is covered by key viewpoints (WH5, 6) identified in the Neighbourhood Plan. West_19 adjoins to south, and visible on this higher ground.
Overall landscape susceptibility	
Medium-high	Two large fields, separated by post and rail fencing. Enclosed valley side topography, with a moderately sloping north to south gradient. Varied landcover of woodland, parkland with trees, semi-improved pasture, streams and pond. A few modern large dwellings are scattered around the site to the north, west and south, but numerous trees provide screening so limited perception of the settlement edge. Tranquil, wooded, valley side settlement setting, within key viewpoints (WH5, 6) identified in the Neighbourhood Plan.

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/cultural heritage- entire site is covered by TPO, with on-site woodland, also present to north. Perceptual (scenic)- as key viewpoints (WH5, 6) identified in the Neighbourhood Plan cover the site.
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 across site, with woodland, streams and pond. Respect key views in Neighbourhood Plan. Locate development in southern lower part that is less prominent in the landscape.

Historic Environment Site Assessment

Notes on history of area

See West_01.

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 Around 400m to nearest designated heritage asset.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No
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	1395	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	1395	Minor adverse effect predicted (not significant)
Ramsar site	International	10904	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	9385	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1395	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	15321	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	4043	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1908	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	368	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	10	Significant moderate adverse effect predicted
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

West Hill UWS 10m to north west. Draft NRN and s.41 within south east of site, and 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? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

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

No. Agriculturally improved field, separated by post and rail fence running north to south through the centre of the site.

Presence of veteran or ancient trees

No.

Large numbers of mature trees within hedgerows or otherwise

Yes. Several mature trees across the centre of the site, along with large numbers along the site boundary. 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

Significant moderate adverse effect predicted

8 Site Reference West_09

Site details

Settlement: West Hill

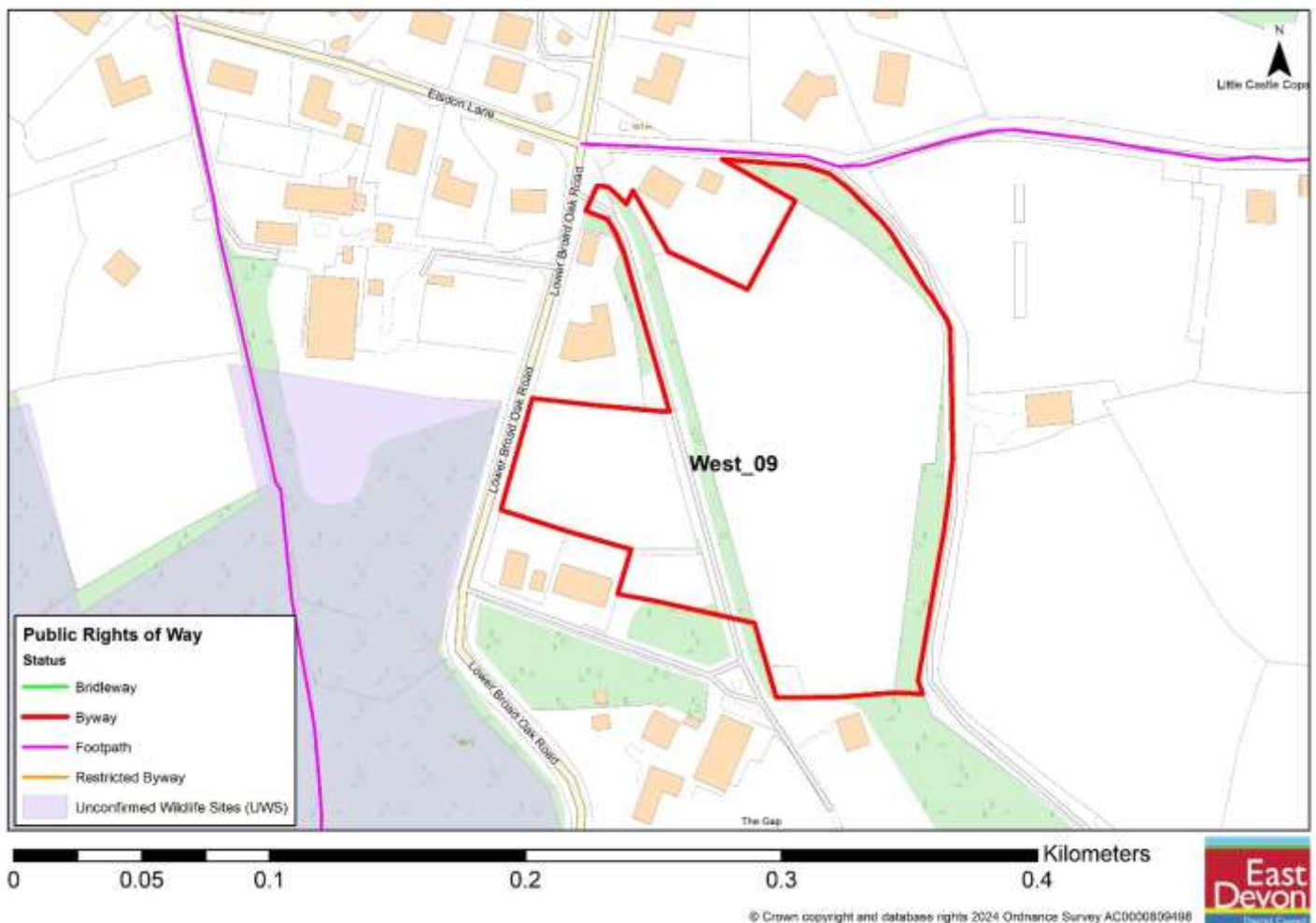
Reference number: West_09

Site area (ha): 2.2

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

Proposed use: Residential

Site map



Photos



View from north west edge of site, looking across the eastern field



Western part of site, seen from road access to Wurle House, Lower Broad Oak Road

Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

Sloping site comprised of two fields separated by a row of trees. Entire site is covered by TPO. Low density dwellings to north, west, and south, but limited perception of these due to large trees and mature hedgerow around the site. PROW runs along northern edge of site. Overall, High/medium landscape sensitivity.

Historic environment

Belbury Castle Scheduled Monument 197m. Intervening dwellings and woodland means no impact upon this asset. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

Ecology

Agriculturally improved fields, separated by band of trees running diagonally from north west to south of site. West Hill UWS 10m to west. NRN and s.41 across road from site. Minor adverse effect predicted (not significant).

Accessibility

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

Other constraints

Grade 3 agricultural land. 1/100 year surface water flood risk in northern part.

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

No

Opportunities

Link to draft NRN and s.41 across road from site.

Yield (number of dwellings or hectares of employment land)

10

Contribution to spatial strategy

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

Should the site be allocated?

No

Reasons for allocating or not allocating

Numerous adverse impacts relating to poor pedestrian access to facilities, sensitive landscape including entire site covered by TPO, adverse ecological impact, and surface water flood risk.

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 1C: Pebble Bed Heaths • A north-south ridge of high, gently undulating plateau. Distinctive Bunter Pebble Beds geology influences vegetation and land use, and also forms the source of pebbles for Budleigh Salterton beach. • Conifer plantations and some beech woods, with areas of more scattered trees including oak and birch. • Largely unsettled, although West Hill woodland village (mostly dating from the 1960s onwards) is located in the north of the LCT. • Major north-south route along western edge, with some minor roads. Network of footpaths and bridleways, and extensive access and permitted access land. • A strong sense of place, and of detachment from the surrounding area.

Local landscape character of site and immediate surrounds

Sloping site comprised of two fields separated by a tree-lined lane running diagonally through the site. Entire site is covered by TPO. Low density dwellings to north, west, and south, but limited perception of these due to large trees and mature hedgerow around the site. PROW runs along northern edge of site. Overall a rural landscape. Departs from LCA as not former common land now used for recreation and conservation; not actively-managed lowland heath and woodland; does not have rich archaeology and cultural heritage; no panoramic views along the ridge.

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 from street lighting or windows on areas noted for dark skies.
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- potential to access via Lower Broad Oak Road but will require hedgerow loss to create access and sufficient visibility splays.
- Impact on boundaries- TPO covers entire site.
- Offsite access to services- no footway along nearby lanes which are the pedestrian route to facilities.
- Construction phase impacts with large delivery vehicles/construction plant accessing narrow lanes.

Analysis

Physical and natural characteristics	
Medium	Site is comprised of two fields, separated by a lane lined by mature trees, and bounded by mature trees and hedgerow. Western field is flat, with a landcover of shortly cut grass (akin to a residential garden). The eastern field is semi-improved pasture, and slopes away towards the east. Devon hedgebank along the site boundary with roads. TPO covers entire site.
Cultural and historic associations	
Medium	Post-medieval enclosure, with historic hedgerow and trees around site boundary and lining the lane that dissects the site. Historic hedgerow separating the eastern field has been lost.
Relationship to existing settlement edge	
Medium-high	Limited presence of the settlement edge is provided by four modern detached dwellings in large plots to the north west, west, and south west. The eastern field in particular is disparate from the settlement edge. Open, westerly facing aspect away from the settlement adds to the lack of integration with the general settlement form - potential development would adversely affect the surrounding countryside.
Experiential landscape character	
Medium	The western field appears well managed, akin to a (very large) residential garden and overlooked by the existing host dwelling (Wurlie House). Nevertheless, the large mature trees around the site boundary indicate a remote, wild landscape. The western field is bounded by a winding rural lane, and feels tranquil and isolated, albeit with some human disturbance from telegraph wires visible along Lower Broad Oak Road, and post and rail fence around some of the boundary.
Views	
Medium-high	The mature trees around the site provide a wooded skyline, and enclose the eastern field, whilst the western field is larger, sloping and therefore more open. Intervisibility with National Landscape approx 3km to the east, but uncertain if visible from public vantage points in the National Landscape - mature trees along eastern boundary of site provide some screening in any event. Short distance views of site from West Hill Footpath 40 on northern boundary, site also visible from Lower Broad Oak Road from the west.
Overall landscape susceptibility	
Medium-high	Site is comprised of two fields, separated by a lane lined by mature trees, and bounded by mature trees and hedgerow. TPO covers entire site.

Limited context of built form, and poor relationship with settlement edge. Long distance views to 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/cultural heritage- entire site is covered by TPO.
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
Limit built development to the more enclosed western field, which has a better relationship to the settlement edge. Low density development to reflect context.

Historic Environment Site Assessment

Notes on history of area

See West_01.

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 Around 700m to the nearest designated heritage asset.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No
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	1614	Minor adverse effect predicted (not significant)

Special Protection Area (SPA)	International	1614	Minor adverse effect predicted (not significant)
Ramsar site	International	11075	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	9693	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1614	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	15586	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	4274	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1606	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	666	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	10	Significant moderate adverse effect predicted
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	6	Significant moderate adverse effect predicted

Comments

West Hill UWS 10m to west. Draft NRN and s.41 across road from site.

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? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

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

No . Agriculturally improved fields, separated by band of trees running diagonally from north west to south of site.

Presence of veteran or ancient trees

No.

Large numbers of mature trees within hedgerows or otherwise

Yes. Many mature trees along site boundary, with a band of mature trees running down through 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

Significant moderate adverse effect predicted

9 Site Reference West_14

Site details

Settlement: West Hill

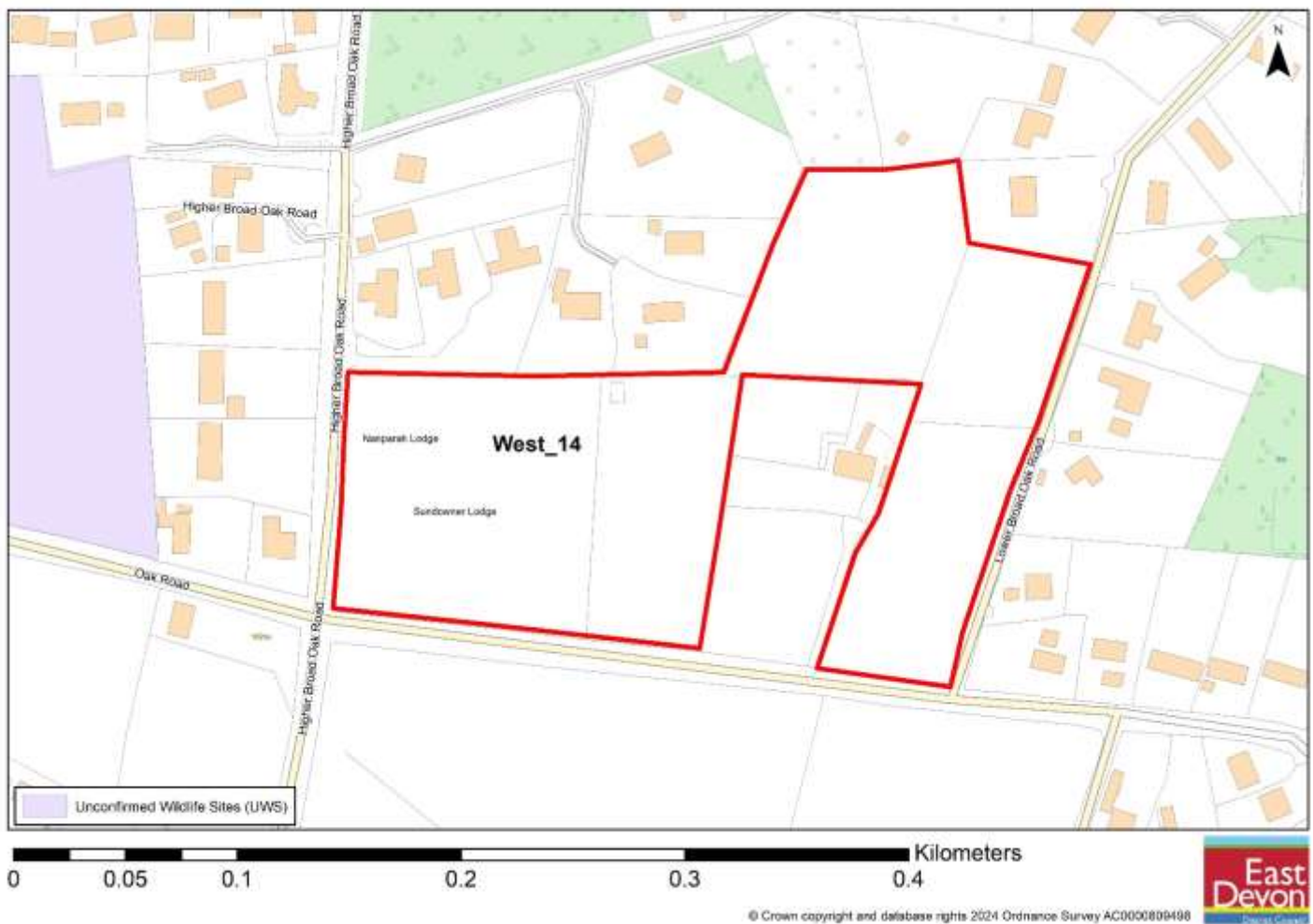
Reference number: West_14

Site area (ha): 3.8

Address: Pikes Farm, West Hill, EX11 1XJ

Proposed use: Residential

Site map



Photos



Looking across the western part of the site, from Higher Broad Oak Road



View of the western part of site, looking north from Oak Road



North east part of site, seen from Lower Broad Oak Road (image from Google Streetview)



South east part of site, seen from Lower Broad Oak Road (image from Google Streetview)

Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

Five rectangular shaped, undulating fields on the southern edge of West Hill. Low density dwellings around west, north, and east provide limited context of built form. Large, mature trees around site boundary. National Landscape 575m to south but no intervening views due to thick tree cover. Overall, High-medium landscape sensitivity.

Historic environment

Over 1km to the nearest designated heritage asset. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

Ecology

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

Accessibility

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

Other constraints

Within protected view WH3 designated in the NP. Grade 3 agricultural land. Whilst located in a Mineral Safeguarding Area, Devon County Council has removed its HELAA objection as Oak Road forms a more logical boundary to the MSA given that it is already fronted by dwellings for parts of its length, with the remaining undeveloped land to the north of the road being unlikely to be economic - as such DCC do not object

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

No

Opportunities

Construct bus stop on Oak Road near to the site. Link to draft NRN and s.41 adjacent to north.

Yield (number of dwellings or hectares of employment land)

46

Contribution to spatial strategy

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

Should the site be allocated?

No

Reasons for allocating or not allocating

Poor pedestrian access to facilities; and site is currently a sensitive, rural landscape. 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 1C: Pebble Bed Heaths • A north-south ridge of high, gently undulating plateau. Distinctive Bunter Pebble Beds geology influences vegetation and land use, and also forms the source of pebbles for Budleigh Salterton beach. • Conifer plantations and some beech woods, with areas of more scattered trees including oak and birch. • Largely unsettled, although West Hill woodland village (mostly dating from the 1960s onwards) is located in the north of the LCT. • Major north-south route along western edge, with some minor roads. Network of footpaths and bridleways, and extensive access and permitted access land. • Panoramic views along the ridge, and also across surrounding lower land. The ridge itself forms a prominent feature in views. • A strong sense of place, and of detachment from the surrounding area.

Local landscape character of site and immediate surrounds

Five rectangular shaped, undulating fields, on the southern edge of West Hill. Low density dwellings around west, north, and east, and at the centre of the site, all provide limited context of built form. Large, mature trees around site periphery at field boundaries that make up the site. Departs from LCA as not former common land now used for recreation and conservation; not actively-managed lowland heath and woodland; does not have rich archaeology and cultural heritage.

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 from street lighting or windows on areas noted for dark skies.
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- straight length road frontages at Higher and Lower Broad Oak Road and Oak Road, but hedgerow/tree loss likely required to create access and sufficient visibility splays.
- Impact on boundaries- mature trees/hedgerow line the site boundary.
- Offsite access to services- no footway along nearby lanes which are the pedestrian route to facilities.
- Construction phase impacts with large delivery vehicles/construction plant accessing narrow lanes.

Analysis

Physical and natural characteristics	
Medium	Gently rolling site, with a moderate west to east slope. Comprised of five regular shaped, medium-scale, pastoral, fields that are located around an existing farm house (Pikes Farm) and its own field. Devon hedgebank with mature trees around site perimeter and for individual field boundaries within the site, providing some enclosure for potential development. Located on the north-south ridge, typical of the LCA.
Cultural and historic associations	
Medium	Post-medieval enclosure, with historic hedgerow making up the perimeter of the site and the internal field boundaries (present on 1888-90 map), with just a hedge boundary in eastern field lost.
Relationship to existing settlement edge	
Medium	Located on southern edge of the settlement, with modern detached dwellings in large plots to the west, north, and east, along with Pikes Farm near the centre of the site. Therefore, the site represents a slightly indented edge form that could integrate with general settlement form, albeit with an adverse impact upon the woodland character of this part of the settlement and surrounding countryside to south.
Experiential landscape character	
Medium	Tranquil. Exposed in western part with open views to East Hill. Part-enclosed by hedgerow and mature trees around site perimeter and fields boundaries on site. Lightly settled with existing modern low density dwellings present to west, north, east, and near the centre (Pikes Farm). Telegraph wires and masts around site perimeter, crossing the edge of the western field.
Views	
Medium	Part-enclosed by hedgerow and mature trees around perimeter, but with open views of site from minor roads on west, south, and east boundary where hedgerow is lower and from field gates. Mixture of wooded and undeveloped skyline, with a lightly settled skyline provided by existing modern low density dwellings present to west, north, east, and near the centre (Pikes Farm). National Landscape 575m to south but no intervening views due to thick tree cover; long distance views of site from East Hill in the National Landscape approx 3.5-4km to the east. Site is covered by key viewpoint (WH3) in Neighbourhood Plan, which protects easterly view across site towards East Hill.
Overall landscape susceptibility	

Medium	Gently rolling site, with a moderate west to east slope. Comprised of five regular shaped, medium-scale, pastoral, fields. Part-enclosed by hedgerow and mature trees around perimeter, but with open views of site from minor roads on west, south, and east boundary where hedgerow is lower and from field gates. Mixture of wooded and undeveloped skyline, with a lightly settled skyline provided by existing modern low density dwellings present to west, north, east, and near the centre (Pikes Farm). Covered by key viewpoint (WH3) in Neighbourhood Plan, which protects easterly view towards East Hill.
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	
Perceptual (scenic)- visible from National Landscape, although the long distance (3.5km-4km), uncertainty on whether there are public viewpoints, and tree cover obscuring intervisibility, all lessen the impact. Covered by key viewpoint (WH3) in Neighbourhood Plan, which protects easterly view towards East Hill.	
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 existing mature trees and hedgerow across the site, as far as possible. Respect key viewpoint identified in the NP. Low density development form that reflects the woodland village character of West Hill.	

Historic Environment Site Assessment

Notes on history of area

See West_01.

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 Over 1km to the nearest designated heritage asset.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No
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	520	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	520	Minor adverse effect predicted (not significant)
Ramsar site	International	10125	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	8816	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	520	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	14445	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	4130	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	2138	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	295	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	440	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

120m beyond 400m exclusion zone for Pebblebed Heaths SPA. Draft NRN and s.41 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? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

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

No . Comprises 5x agriculturally improved fields.

Presence of veteran or ancient trees

No.

Large numbers of mature trees within hedgerows or otherwise

Yes. Many mature trees along the site boundaries of each field.

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 West_15

Site details

Settlement: West Hill

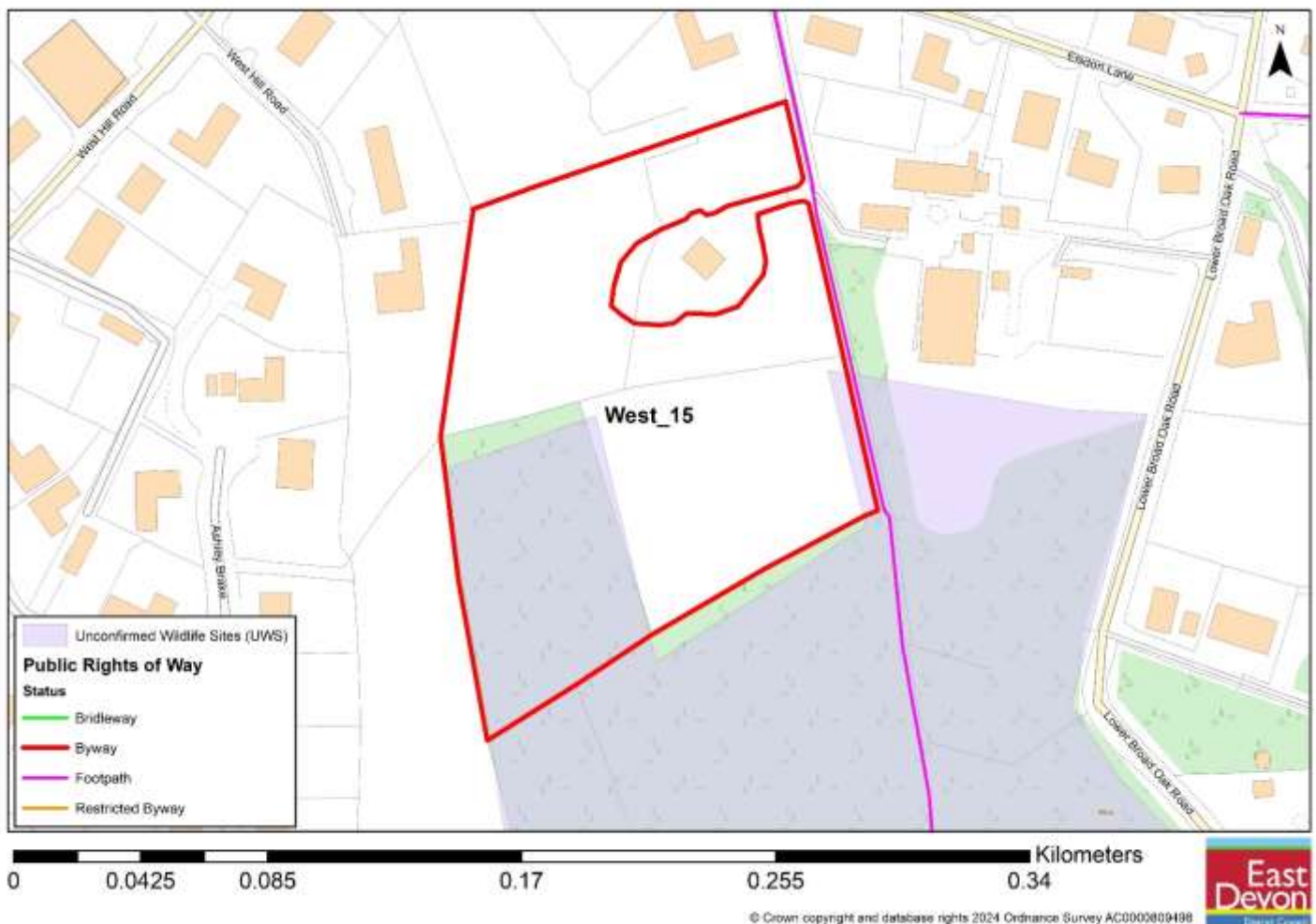
Reference number: West_15

Site area (ha): 1.9

Address: Flower Cottage, Elsdon Lane, West Hill, EX11 1TZ

Proposed use: Residential

Site map



Photos



Northern part of site, seen from West Hill Footpath 4



Southern part of site, seen from West Hill Footpath 4



West Hill Footpath 4, along eastern boundary of site

Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

Three fields that slope steeply in western part. Northern field appears to be used as a paddock and surrounds an existing detached dwelling. Woodland on site in south west and adjoining to south. TPOs cover northern and western boundaries. Thick tree cover around site means limited context of built form. PROW runs along eastern boundary which has views of the site. Overall, high/medium landscape sensitivity.

Historic environment

Grade II listed church around 200m to north. No intervisibility due to intervening dwellings. Overall, no change to heritage assets or their settings.

Ecology

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

Accessibility

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

Other constraints

Grade 3 agricultural land. Western half of site is steeply sloping. 1/30 year surface water flood risk along eastern edge of site. SW part of site is within Local Green Space (NP5I) designated in NP.

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

No

Opportunities

Yield (number of dwellings or hectares of employment land)

12

Contribution to spatial strategy

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

Should the site be allocated?

No

Reasons for allocating or not allocating

Sensitive landscape, adverse ecological impact, steep slope in part, surface water flood risk on edge of site.

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

South west section is within West Hill UWS. NRN and s.41 adjacent to east. Trees along the western and northern boundary are subject to TPO.

Landscape Character Type and relevant key characteristics

LCT 1C: Pebble Bed Heaths • A north-south ridge of high, gently undulating plateau. Distinctive Bunter Pebble Beds geology influences vegetation and land use, and also forms the source of pebbles for Budleigh Salterton beach. • Conifer plantations and some beech woods, with areas of more scattered trees including oak and birch. • Largely unsettled, although West Hill woodland village (mostly dating from the 1960s onwards) is located in the north of the LCT. • Major north-south route along western edge, with some minor roads. Network of footpaths and bridleways, and extensive access and permitted access land. • A strong sense of place, and of detachment from the surrounding area.

Local landscape character of site and immediate surrounds

Four fields, surrounding an existing dwelling in north, that are level in east but slope steeply in western part. Northern field appears to be used as a paddock and surrounds an existing detached dwelling. Woodland in south west of site and adjoining to south. TPOs cover northern and western boundaries. Thick tree cover around site means limited context of built form. PROW runs along eastern boundary which has views of the site. Departs from LCA as not former common land now used for recreation and conservation; not actively-managed lowland heath and woodland; does not have rich archaeology and cultural heritage; no panoramic views along the ridge.

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 western part of site likely to require significant earthworks/retaining structures.
- Impact of light spill from street lighting or windows on areas noted for dark skies.
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- existing access from Elsdon Lane is very narrow, likely to require hedgerow loss to create sufficient road widths and visibility splays.
- Impact on boundaries- TPO covers trees along north and west boundary.
- Offsite access to services- no footway along Elsdon Lane which is the pedestrian route to facilities.
- Construction phase impacts with large delivery vehicles/construction plant accessing narrow lanes.

Analysis

Physical and natural characteristics	
Medium-high	Eastern two fields are flat, but moderate/steep slope in western two fields. Varied landcover of domestic garden in north east, unimproved grassland in two fields, and broadleaf woodland in south west field which is within West Hill Unconfirmed Wildlife Site and Local Green Space (NP5I) in NP. Strained post and wire boundary along the east, mature trees in and around site are overriding characteristic.
Cultural and historic associations	
Medium	Post-medieval enclosure, with historic hedgerow with trees along internal and external boundaries, present on 1888-90 map. TPOs cover trees along north and west boundary.
Relationship to existing settlement edge	
Low-medium	Set behind existing detached modern dwellings in large plots along Elsdon Lane, with other similar dwellings to east and west. Therefore, indented edge form that could integrate with general settlement form, albeit with an adverse impact upon the woodland character.
Experiential landscape character	
High	Heavily wooded, tranquil and sheltered, lightly settled with feelings of isolation. Limited visible presence of human activity/disturbance from

	existing dwelling in north of site, and those to the east, also mean dark night skies.
Views	
Medium-high	Site is enclosed by mature trees, with a wooded skyline. Short distance clear views of site from West Hill Footpath 4 that runs along eastern edge.
Overall landscape susceptibility	
Medium-high	Eastern two fields are flat, but moderate/steep slope in western two fields. Varied landcover of domestic garden in north east, unimproved grassland in two fields, and broadleaf woodland in south west field which is within West Hill Unconfirmed Wildlife Site. Strained post and wire boundary along the east, mature trees in and around site are overriding characteristic meaning feelings of tranquility and shelter. Limited visible presence of human activity/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	
Natural heritage- many mature trees across site, including woodland in south west part (Unconfirmed Wildlife Site). Landscape condition- good physical state, with limited human disturbance. Recreational- SW part of site is within Local Green Space (NP5I) designated in NP. Perceptual (wildness and tranquility)- feeling of remoteness.	
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	
Avoid development in south west part of site (currently woodland). Development form that is consistent with surrounds, particularly low density. Retain mature trees, particularly those protected by TPO.	

Historic Environment Site Assessment

Notes on history of area

See West_01.

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 church around 200m to north. No intervisibility to listed church due to intervening dwellings.
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	1411	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	1411	Minor adverse effect predicted (not significant)
Ramsar site	International	10850	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	9693	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1411	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	15423	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	4525	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1685	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	761	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	0	Significant moderate adverse effect predicted
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

South west section is within West Hill UWS. Draft NRN and s.41 adjacent 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? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

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

Yes . Eastern part of site appears to be used as a paddock, south west part of site comprises woodland.

Presence of veteran or ancient trees No.

Large numbers of mature trees within hedgerows or otherwise

Yes. Many mature trees along the site boundaries of each field, those along the western and northern boundary are 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)

Yes. Network of small field parcels, so potential for substantial 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

Significant moderate adverse effect predicted

11 Site Reference West_16

Site details

Settlement: West Hill

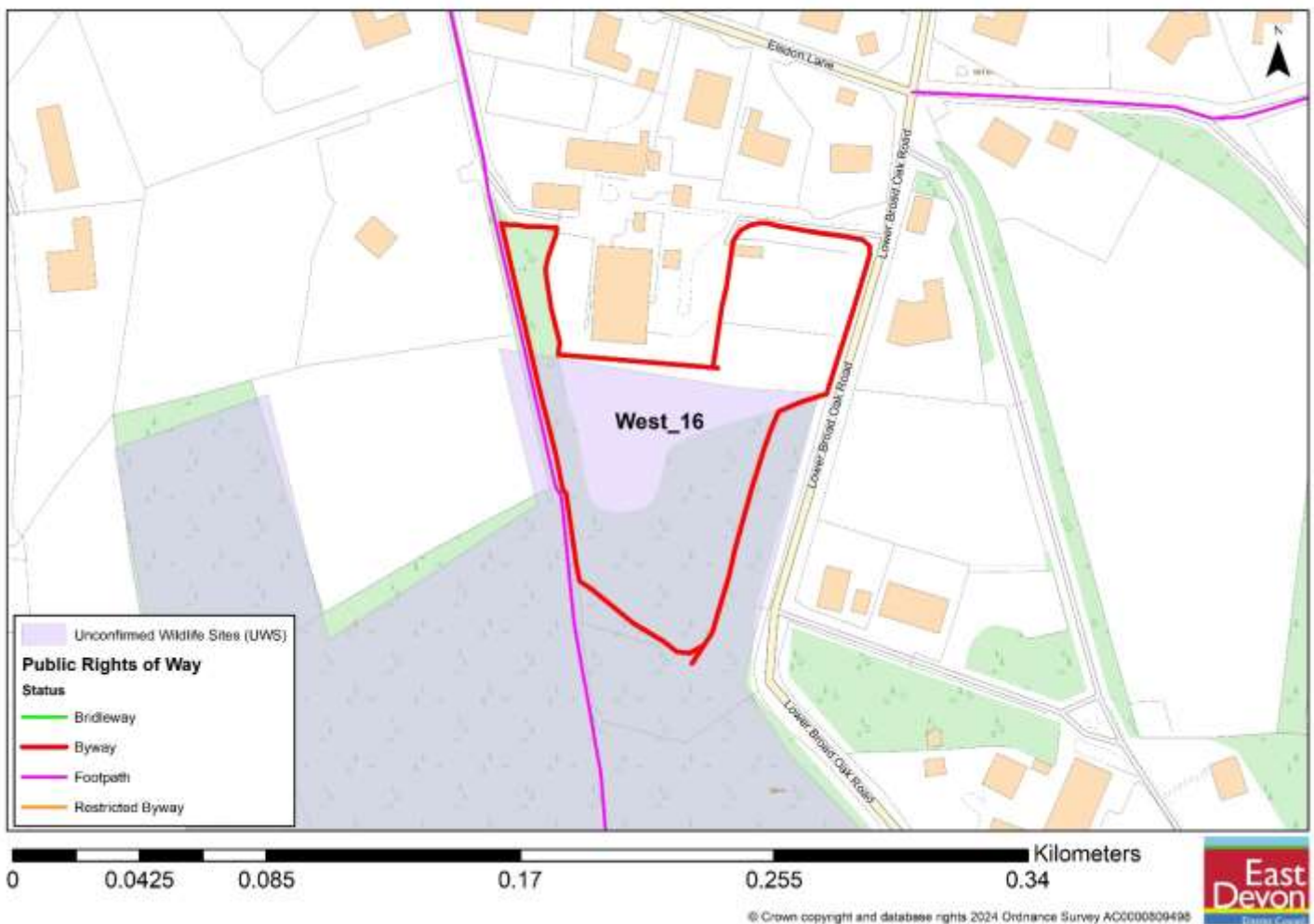
Reference number: West_16

Site area (ha): 0.83

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

Proposed use: Residential

Site map



Photos



View from Lower Broad Oak Road



North east edge of site, seen from Lower Broad Oak Road



West Hill Footpath 4, along western boundary of site

Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

Pebble Bed Heaths. Southern half of site comprises mature woodland, subject to TPO, northern part is residential curtilage. Thick tree cover and vegetation mean limited public views into the site, including from the PROW that runs along the western boundary. Overall, high-medium landscape sensitivity.

Historic environment

Grade II listed church around 200m to north. No intervisibility to due to intervening dwellings. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

Ecology

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

Accessibility

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

Other constraints

Grade 3 agricultural land. South west part is designated as Local Green Space in NP.

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)

8

Contribution to spatial strategy

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

Should the site be allocated?

No

Reasons for allocating or not allocating

Sensitive landscape given presence of woodland and thick tree cover, TPO covers southern half of site, adverse ecological impact, part covered by Local Green Space in NP, means the 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

Southern half of site comprises mature woodland (within West Hill UWS, NRN and s.41, also subject to TPO).

Landscape Character Type and relevant key characteristics

LCT 1C: Pebble Bed Heaths • A north-south ridge of high, gently undulating plateau. Distinctive Bunter Pebble Beds geology influences vegetation and land use, and also forms the source of pebbles for Budleigh Salterton beach. • Conifer plantations and some beech woods, with areas of more scattered trees including oak and birch. • Largely unsettled, although West Hill woodland village (mostly dating from the 1960s onwards) is located in the north of the LCT. • Major north-south route along western edge, with some minor roads. Network of footpaths and bridleways, and extensive access and permitted access land. • A strong sense of place, and of detachment from the surrounding area.

Local landscape character of site and immediate surrounds

Southern half of site comprises mature woodland, subject to TPO, northern part is residential gardens. Thick tree cover and vegetation mean limited public views into the site, including from the PROW that runs along the western boundary. Departs from LCA as not former common land now used for recreation and conservation; not actively-managed lowland heath and woodland; does not have rich archaeology and cultural heritage; no panoramic views along the ridge.

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 from street lighting or windows on areas noted for dark skies- no street lighting in vicinity.
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads.
- Site access requirements- existing access from Lower Broad Oak Road is narrow, likely to require hedgerow loss to create sufficient road widths and visibility splays.
- Impact on other notable site features- woodland in southern half of site is protected by TPO, within West Hill Unconfirmed Wildlife Site, Nature Recovery Network and s.41 habitat.
- Offsite access to services- no footway along adjoining roads that provide the pedestrian route to facilities.
- Construction phase impacts with large delivery vehicles/construction plant accessing narrow lanes.

Analysis

Physical and natural characteristics	
Medium-high	Flat site, with a landcover of residential gardens and broadleaf woodland that is protected by TPO, within West Hill Unconfirmed Wildlife Site, Nature Recovery Network and s.41 habitat. Boundary of hedgerow with trees, with a Devon bank along western boundary with Lower Broad Oak Road.
Cultural and historic associations	
Medium	Post-medieval enclosure, with historic hedgerow with trees along east, south and west boundary (present on 1888-90 map) but gappy along north boundary to accommodate access for modern dwellings. TPO covers southern part of site.
Relationship to existing settlement edge	
Medium	Set behind existing detached modern dwellings in large plots along Elsdon Lane, with mix of detached dwellings and countryside to east. This means a slightly indented edge form that could integrate with general settlement form, albeit with an adverse impact upon the woodland character.
Experiential landscape character	
Medium-high	Heavily wooded, tranquil and sheltered, lightly settled with feelings of isolation in southern part. More open in northern part with the presence of residential gardens, large dwellings, telegraph wire and (limited) traffic

	along Lower Broad Oak Road indicating human activity/disturbance. Lack of street lighting means dark night skies.
Views	
Medium-high	Southern part is enclosed by mature trees, with a wooded skyline. Open views from Lower Broad Oak road for walkers and cyclists. Some short distance views of site from West Hill Footpath 4 that runs along western edge, but these views are obscured by thick hedgerow boundary.
Overall landscape susceptibility	
Medium-high	Flat site, with a landcover of residential gardens and broadleaf woodland that is protected by TPO, within West Hill Unconfirmed Wildlife Site, Nature Recovery Network and s.41 habitat. Slightly indented settlement edge form that could integrate with general settlement form, albeit with an adverse impact upon the woodland character. Tranquil woodland in southern part, but presence of residential gardens, large dwellings, telegraph wire and (limited) traffic along Lower Broad Oak Road indicating human activity/disturbance for northern part.
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- many mature trees across site, including woodland in southern part (Unconfirmed Wildlife Site, Nature Recovery Network and s.41 habitat). Perceptual (wildness and tranquility)- feeling of remoteness in woodland. Designated Local Green Space in NP.	
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	
Avoid development in southern part of site (currently woodland). Development form that is consistent with surrounds, particularly low density. Retain mature trees, particularly those protected by TPO.	

Notes on history of area

See West_01.

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. Grade II listed church around 200m to north. No intervisibility to listed church due to intervening dwellings.
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	1542	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	1542	Minor adverse effect predicted (not significant)
Ramsar site	International	10995	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	9693	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1542	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	15530	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	4452	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1679	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	713	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	0	Significant moderate adverse effect predicted
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

Southern section is within West Hill UWS and NRN and s.41.

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? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

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

Yes . Southern half of site comprises woodland, northern part is residential curtilage.

Presence of veteran or ancient trees

No.

Large numbers of mature trees within hedgerows or otherwise

Yes. Southern half of site comprises woodland of mature trees which 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

Significant moderate adverse effect predicted

12 Site Reference West_18

Site details

Settlement: West Hill

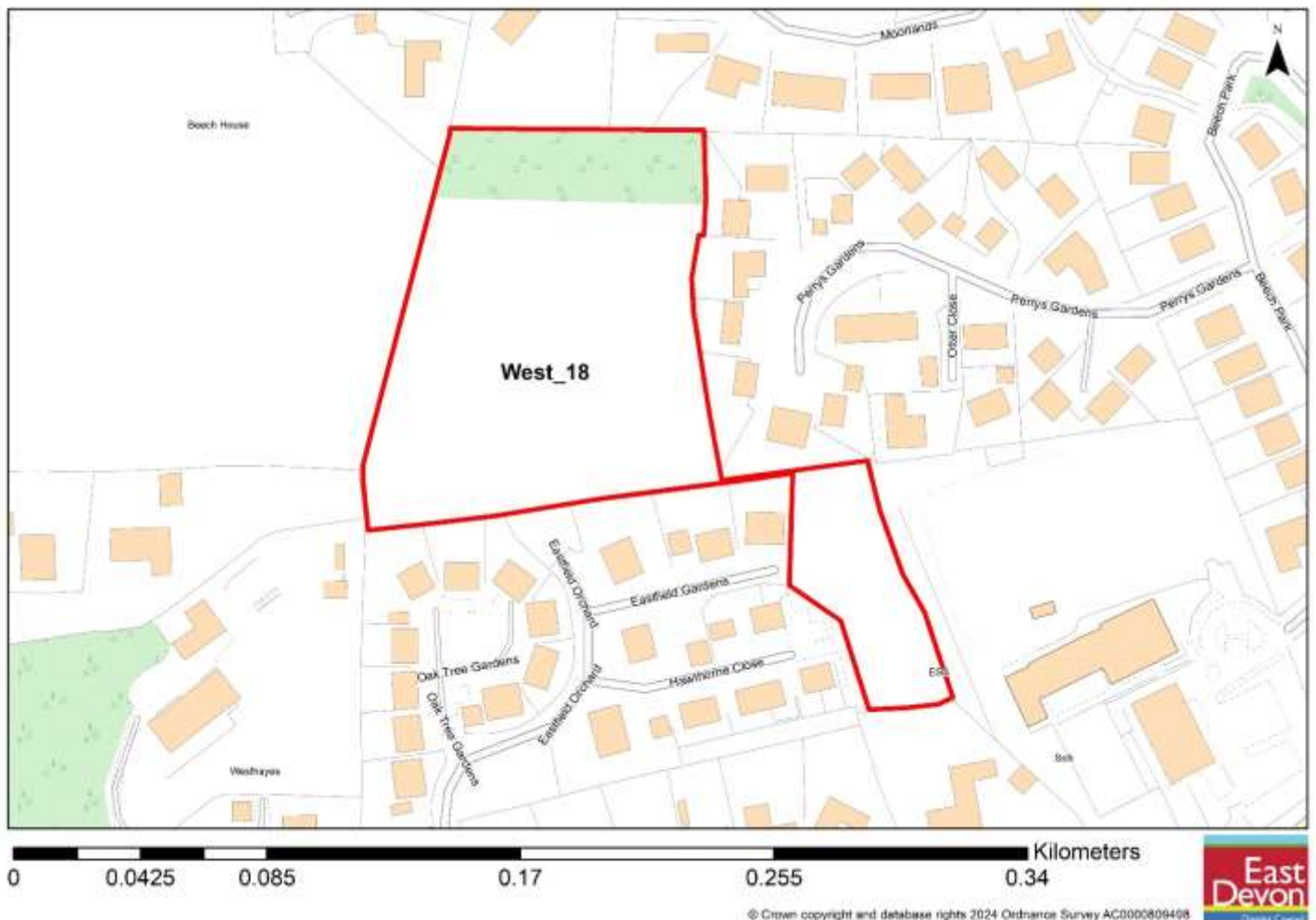
Reference number: West_18

Site area (ha): 1.5

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

Proposed use: Residential

Site map



Photos



North east field, from southern edge at Eastfield Orchard



South west field, taken from Eastfield Gardens



Access to the south west field from Eastfield Gardens

Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

Comprised of two fields- one to north of modern development at Eastfield Gardens, and a smaller field to west. Gently sloping west to east. TPO covers section of northern field, also along southern and eastern boundary. However overriding context of built form associated with modern development at Eastfield Gardens, along with dwellings along north eastern boundary. Overall, medium/low landscape sensitivity.

Historic environment

Around 400m to nearest designated heritage asset. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

Ecology

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

Accessibility

6 out of 12 facilities within 1,600m of site. Pavement and street lights present along most of the route to the school, village hall, shop, all around 600-700m walking distance to the south east, but there are some gaps along West Hill Road.

Other constraints

Northern part is within protected view WH1 designated in the NP. Grade 3 agricultural land. Whilst located in a Mineral Safeguarding Area, Devon County Council has stated the potential area of resource is small and already constrained by existing built development and therefore unlikely to be economic - as such DCC do not object. Part of larger site (incl land to south which is now developed) for 50 dw dismissed at appeal in 2011 (10/0761/MOUT) because it would encroach onto an attractive tract of countryside, would perform poorly in relation to the objectives of sustainable development, and would not accord with the spatial vision for the district. More recently, application 23/0727/MOUT for 30 dwellings has been approved (21.11.24).

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

No

Opportunities

Provide pedestrian/cycle access through Eastfield Orchard

Yield (number of dwellings or hectares of employment land)

30 dwellings, reflecting planning permission 23/0727/MOUT.

Contribution to spatial strategy

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

Should the site be allocated?

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

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

Numerous mature trees along site boundary, many of which are subject to TPOs. Draft NRN “woodland and forest” and s.41 adjacent to south west boundary.

Landscape Character Type and relevant key characteristics

LCT 1C: Pebble Bed Heaths • A north-south ridge of high, gently undulating plateau. Distinctive Bunter Pebble Beds geology influences vegetation and land use, and also forms the source of pebbles for Budleigh Salterton beach. • Conifer plantations and some beech woods, with areas

of more scattered trees including oak and birch. • Pockets of farmland in the north and at peripheries, also quarrying use. • Largely unsettled, although West Hill woodland village (mostly dating from the 1960s onwards) is located in the north of the LCT. • Major north-south route along western edge, with some minor roads. • Panoramic views along the ridge, and also across surrounding lower land. The ridge itself forms a prominent feature in views. • A strong sense of place, and of detachment from the surrounding area.

Local landscape character of site and immediate surrounds

Comprised of two fields of unimproved grassland- one to north of modern development at Eastfield Gardens, and a smaller field to west. Gently sloping west to east. Small area of woodland in northern field, with several mature trees along site boundary. Context of built form associated with modern development at Eastfield Gardens, along with dwellings along north eastern boundary. Departs from LCA as not used for recreation and conservation; not actively-managed lowland heath and woodland habitats; and does not have rich archaeology and cultural heritage.

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 from street lighting or windows on areas noted for dark skies. • Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads • Site access requirements- direct access from Eastfield Orchard/Gardens estate road, seek to avoid TPO trees on site boundary. • Impact on boundaries- many trees along site boundary are subject to TPO. • Offsite access to services- no footway along Bendarroch Road and School Lane which is the pedestrian route to facilities.

Analysis

Physical and natural characteristics	
Medium	Site is comprised of two fields that gently slope from west to east. Landcover of unimproved pasture, apart from northern part which has a small area of woodland. Site is enclosed by hedgerow with mature trees, some of which are ancient, with post and rail fencing on boundary with new development at Eastfield Orchard/Gardens.
Cultural and historic associations	
Medium	Post-medieval enclosure, with historic hedgerow with trees that bound the site, present on 1888-90 map. TPOs cover the woodland in north of site and many trees along the site boundary, some of which are ancient trees.
Relationship to existing settlement edge	

Low	Modern housing to north, east and south of site, so the site represents an indented settlement edge form that is well contained.
Experiential landscape character	
Low-medium	Human activity, including cars, lighting, and associated noise, from modern dwellings to north, east and south mean a generally settled context. The area of woodland in the north is more wild and tranquil. Mature trees around the site boundary provide a degree of enclosure.
Views	
Low-medium	Part-enclosed where mature trees line the site boundary, particularly along the north and south east boundaries. Clear intervisibility from surrounding estate roads at Eastfield Orchard/Gardens, with views of site over bungalows on Perrys Gardens. Mixture of wooded and settled skyline structure. Northern part of site falls partly within a key viewpoint (WH1) in the Neighbourhood Plan. Intervisibility with West_04 to west.
Overall landscape susceptibility	
Low-medium	Site is comprised of two fields that gently slope from west to east. Landcover of unimproved pasture, with a small area of woodland. Site is enclosed by hedgerow with mature trees, some of which are ancient, with post and rail fencing on boundary with new development at Eastfield Orchard/Gardens. Modern dwellings around much of site provide context of built form.
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- woodland and mature trees provide wildlife interest. Perceptual (scenic)- southern edge of site is part of key viewpoint in NP.	
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	
Retain area of woodland in northern part of site. Retain mature hedgerow/trees, particularly those protected by a TPO. Development form should reflect existing housing in West Hill, with a relatively low density.	

Historic Environment Site Assessment

Notes on history of area

See West_01.

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. Around 400m to the nearest designated heritage 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	1333	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	1333	Minor adverse effect predicted (not significant)
Ramsar site	International	10514	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	9896	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1333	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	15359	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	4949	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1855	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	366	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	280	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

Northern part of site is woodland. Draft NRN “woodland and forest” and s.41 adjacent to south west boundary.

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? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

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

No. Agriculturally improved fields

Presence of veteran or ancient trees

Yes. 1-2 ancient trees on southern boundary, adjacent to modern development at Eastfield Orchard.

Large numbers of mature trees within hedgerows or otherwise

Yes. Numerous mature trees along site boundary, many of which are subject to TPOs.

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

13 Site Reference West_19

Site details

Settlement: West Hill

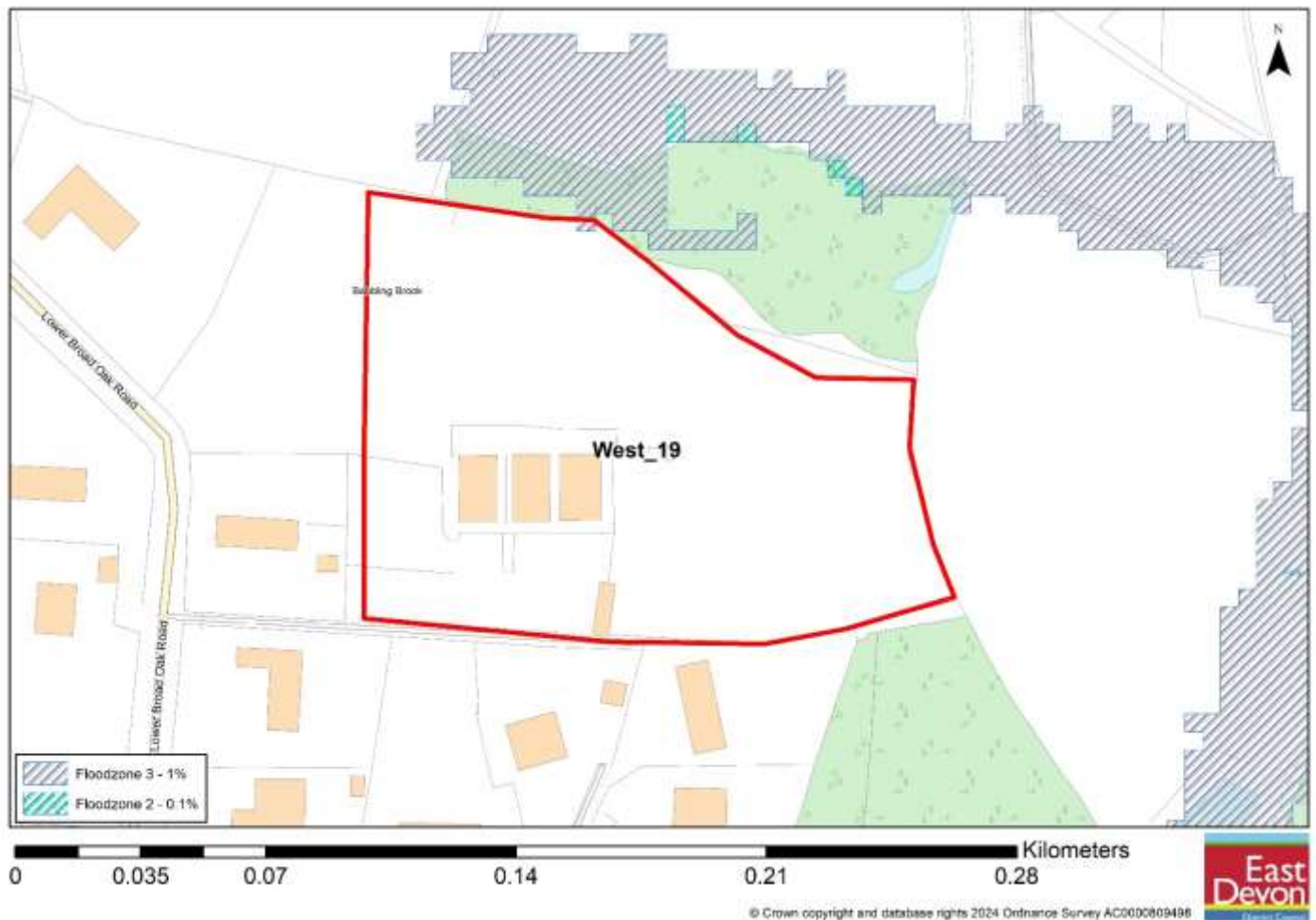
Reference number: West_19

Site area (ha): 1.5

Address: Field at Lower Broad Oak Road Behind, The Pygthle, West Hill, EX11 1XQ

Proposed use: Residential

Site map



Photos



View from approximately 250m east of the site, located beneath the arrow



Overhead photo

Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

Prominent site at the top of a valley which then slopes steeply from south west to north and east. Three agricultural buildings on higher, south western part of site, remainder being a field. Low density dwellings to south and west but large trees mean limited context of built form. Overall, medium landscape sensitivity.

Historic environment

Around 700m to the nearest designated heritage asset. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

Ecology

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

Accessibility

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

Other constraints

Within protected view WH5, WH6 designated in the NP. Grade 3 agricultural land. Steep slope across north and eastern parts of site. Flood zone 3 adjoins northern edge of site.

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

No

Opportunities

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

Yield (number of dwellings or hectares of employment land)

9

Contribution to spatial strategy

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

Should the site be allocated?

No

Reasons for allocating or not allocating

Poor pedestrian access to facilities, sensitive landscape that slopes steeply in parts.

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

Draft NRN and s.41 adjacent to north and south due to presence of woodland in these areas.

Landscape Character Type and relevant key characteristics

LCT 1C: Pebble Bed Heaths • A north-south ridge of high, gently undulating plateau. Distinctive Bunter Pebble Beds geology influences vegetation and land use, and also forms the source of pebbles for Budleigh Salterton beach. • Conifer plantations and some beech woods, with areas of more scattered trees including oak and birch. • Largely unsettled, although West Hill woodland village (mostly dating from the 1960s onwards) is located in the north of the LCT. • Major north-south route along western edge, with some minor roads. Network of footpaths and bridleways, and extensive access and permitted access land. • A strong sense of place, and of detachment from the surrounding area.

Local landscape character of site and immediate surrounds

Prominent site at the top of a valley which then slopes steeply from south west to north and east. Three agricultural buildings on higher, south western part of site, remainder being a field. Low density dwellings to south and west but large trees mean limited context of built form. Departs from LCA as not used for recreation and conservation; not actively managed lowland heath; not rich archaeology and cultural heritage; no panoramic views along the ridge.

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 to north and east likely to require significant earthworks/retaining structures.
- Impact of light spill from street lighting or windows on areas noted for dark skies.
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- not adjacent to existing highway, so unsure of potential access to site.
- Impact on boundaries- TPO trees along northern boundary, mature trees along eastern boundary.
- Offsite access to services- no footway along nearby lanes which are the pedestrian route to facilities.
- Construction phase impacts with large delivery vehicles/construction plant accessing narrow lanes.

Analysis

Physical and natural characteristics	
Medium-high	Single field with rounded hill topography with a steep slope to north and east. Landcover of semi-improved grassland, with three agricultural barns and other smaller structures in south west part of site. Boundary of mature trees along north and east, but poor quality gappy hedgerow along west boundary and similar to south.
Cultural and historic associations	
Low-medium	Historic hedgerow/trees along north and east, but trees across site and small field boundary in south east has been lost (1888-90 map). Post-medieval rough grazing ground on Devon HLC. TPO covers the woodland to north and to south west of site.
Relationship to existing settlement edge	
Medium	Modern detached dwellings in large plots along southern boundary and beyond a small field to the west, fields to north and east. The low density and vegetated edge form reduce the context of existing settlement edge, but is characteristic of West Hill as a 'woodland' village. Whilst development in the south western part of site could integrate with existing settlement edge, the north and east have a plateau edge setting and therefore a closer relationship with countryside.
Experiential landscape character	
Medium	Tranquil site that is exposed in a north and east aspect as the land slopes away. Lightly settled with a few dwellings to south, and farm buildings on site lend a degraded condition. Telegraph wires and pylons around site boundary.

Views	
Medium-high	Wooded skyline with lightly settled presence of existing dwellings to south. Open to views from north and east as site is on plateau edge and then slopes away, but public viewpoints are limited with medium distance, often glimpsed, views for walkers/cyclists on Lower Broad Oak Road to north and west - existing farm buildings on site and dwellings to south provide limited context of built form. Clear intervisibility with West_08 adjacent to north.
Overall landscape susceptibility	
Medium-high	Single field with rounded hill topography that has a steep slope to north and east. Landcover of semi-improved grassland, with three agricultural barns and other smaller structures in south west part of site. Boundary of mature trees along north and east, but poor quality gappy hedgerow along west boundary and similar to south. Wooded skyline with lightly settled presence of existing dwellings to south.
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 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	
Limit development to south west of site where three farm buildings are located, with substantial planting to obscure views from north and east.	

Historic Environment Site Assessment

Notes on history of area

See West_01.

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. Around 700m to the nearest designated heritage asset.

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	1313	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	1313	Minor adverse effect predicted (not significant)
Ramsar site	International	10875	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	9309	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1313	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	15220	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	3997	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	2060	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	285	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	200	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 and s.41 adjacent to north and south.

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? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

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

No . Agriculturally improved field.

Presence of veteran or ancient trees

No.

Large numbers of mature trees within hedgerows or otherwise

Yes. Northern boundary is 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)

14 Site Reference West_20

Site details

Settlement: West Hill

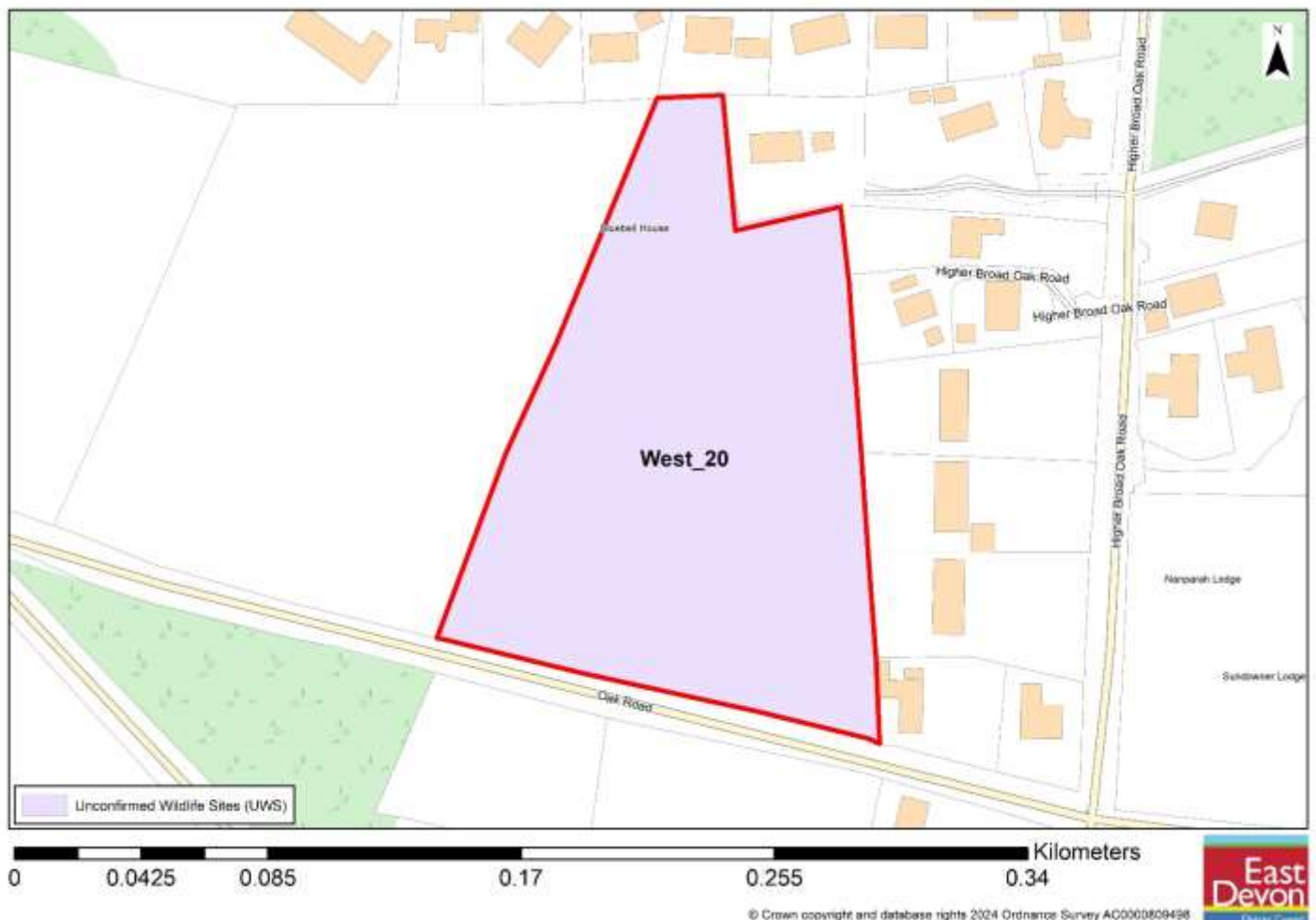
Reference number: West_20

Site area (ha): 2

Address: Land adjoining Summerhill Broad Oak, West Hill, EX11 1SJ

Proposed use: Residential

Site map



Photos



View from Oak Road, on south west edge of site



View east along Oak Road, with the site on the left



Eastern part of site, taken from Oak Road

Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

Single field. National Landscape 472m to south but no intervening views due to thick tree cover. Fields to west and south. Existing dwellings adjoin to east and north, but little perception of these due to thick mature tree-lined boundary. TPOs cover entire boundary of site, with a large tree in the centre also subject to TPO. Feels remote, rural. Overall, high-medium landscape sensitivity.

Historic environment

Over 1km to the nearest designated heritage asset. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

Ecology

Unimproved grassland. Numerous mature trees along site boundary, and a single mature tree in the centre of the site - all of which are subject to TPO. Only 17m beyond 400m exclusion zone for Pebblebed Heaths SPA. Entire site is covered by an unconfirmed wildlife site (UWS) – possible unimproved grassland. Draft NRN “woodland and forest” and s.41 adjacent to south west. Significant moderate adverse effect predicted

Accessibility

6 out of 12 facilities within 1,600m of site. 1.3km to shop/school, but the route along Higher Broad Oak Road lacks pavements and street lighting. Also steep topography along this road. Therefore, this route would not be attractive to pedestrians.

Other constraints

Southern edge is within protected view WH2 designated in the NP. Grade 3 agricultural land. A slither of surface water flood risk is located north east of the site. Whilst located in a Mineral Safeguarding Area, Devon County Council has removed its HELAA objection as Oak Road forms a

more logical boundary to the MSA given that it is already fronted by dwellings for parts of its length, with the remaining undeveloped land to the north of the road being unlikely to be economic - as such DCC do not object. Application for 10 dw dismissed at appeal in 1989 (88/P1335)- decision not available on website. Planning application 22/2533/MOUT for 23 dwellings was subject to an appeal due to non-determination, but the appeal was subsequently withdrawn.

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

No

Opportunities

Construct bus stop on Oak Road near to the site.

Yield (number of dwellings or hectares of employment land)

36

Contribution to spatial strategy

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

Should the site be allocated?

No

Reasons for allocating or not allocating

Poor pedestrian access to facilities; and site is currently a sensitive, rural landscape, including TPO covering entire site boundary. 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

Entire site is covered by an unconfirmed wildlife site (UWS) – possible unimproved grassland. Numerous mature trees along site boundary, and a single mature tree in the centre of the site - all of which are subject to TPO. Only 17m beyond 400m exclusion zone for Pebblebed Heaths SPA. Draft NRN and s.41 adjacent to south west.

Landscape Character Type and relevant key characteristics

LCT 1C: Pebble Bed Heaths • A north-south ridge of high, gently undulating plateau. Distinctive Bunter Pebble Beds geology influences vegetation and land use, and also forms the source of pebbles for Budleigh Salterton beach. • Conifer plantations and some beech woods, with areas of more scattered trees including oak and birch. • Largely unsettled, although West Hill woodland village (mostly dating from the 1960s onwards) is located in the north of the LCT. • Major north-south route along western edge, with some minor roads. • A strong sense of place, and of detachment from the surrounding area.

Local landscape character of site and immediate surrounds

Single field. National Landscape 472m to south but no intervening views due to thick tree cover. Fields to west and south. Existing dwellings adjoin to east and north, but little perception of these due to thick mature tree-lined boundary. TPOs cover entire boundary of site, with a large tree in the centre also subject to TPO. Feels remote, rural. Departs from LCA as not used for recreation and conservation; not actively managed lowland heath; not rich archaeology and cultural heritage; does not have a network of footpaths and bridleways; no panoramic views along the ridge.

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 from street lighting or windows on areas noted for dark skies. • Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads • Site access requirements- existing field gate on south west boundary with Oak Road. • Impact on boundaries- TPO covers entire site boundary and single tree in site centre. • Offsite access to services- no footway along nearby lanes which are the pedestrian route to facilities in West Hill. • Construction phase impacts with large delivery vehicles/construction plant accessing narrow lanes.

Analysis

Physical and natural characteristics	
Medium	Single field of improved pasture, with a gentle east to west slope. Single, mature oak in centre of site, protected by TPO. Landscape structure of

	hedgerow with mature trees, including Devon hedgebank, which encloses the site. Entire site boundary is subject to TPO.
Cultural and historic associations	
Medium	Historic hedgerow with trees around site boundary (apart from incursion by a modern dwelling in NE corner), a post-medieval enclosure laid out in C18th and C19th noted on Devon HLC. TPO covers entire site boundary and single mature oak in centre of site.
Relationship to existing settlement edge	
Medium	Modern detached dwellings in large plots to north and east, with fields to west and south. The low density, partially screened, and vegetated edge form reduce the context of existing settlement edge, but is characteristic of West Hill as a 'woodland' village. Located on southern edge of settlement, away from village core, with potential to adversely affect relationship with countryside to west and south, although effects are reduced due to vegetated screening on site boundary.
Experiential landscape character	
Medium-high	Remote, isolated and tranquil site. Enclosed by mature trees and mature oak in site centre add to scenic, rural quality. Telegraph wires run west to east across the centre of the site. Human disturbance also from glimpses of a few modern detached dwellings to north and east of site.
Views	
Medium	Part-enclosed by mature trees around site boundary, which provide a wooded skyline, mixed with presence of a few modern detached dwellings to north and east. Short distance views of site for walkers/cyclists along Oak Road to south through gaps between trees, but mature trees around site screen the site from long-distance views. Southern edge of site is within key viewpoint (WH2) identified in Neighbourhood Plan.
Overall landscape susceptibility	
Medium	Remote, isolated and tranquil site. Mature trees around site boundary, which provide a wooded skyline, mixed with presence of a few modern detached dwellings to north and east. TPO covers entire site boundary and single mature oak in centre of site. Short distance views of site from Oak Road through gaps between trees, but mature trees around site screen any long-distance views. Southern edge of site is within key viewpoint (WH2) identified in Neighbourhood Plan.
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- historic hedgerow with trees and on-site mature tree are protected by TPO and provide wildlife interest. Perceptual (scenic)- southern edge of site is part of key viewpoint in NP.	
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 mature hedgerow with trees, including the single mature oak in centre of site. Appropriate development form for the locality, including low density and provision of additional tree planting. Avoid built development within the southern edge protected as a key viewpoint in the NP.

Historic Environment Site Assessment

Notes on history of area

See West_01.

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. over 1km to the nearest designated heritage 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	417	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	417	Minor adverse effect predicted (not significant)
Ramsar site	International	9943	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	8816	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	417	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	14379	Minor adverse effect predicted (not significant)

Local Nature Reserve (LNR)	Regional	4482	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1903	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	686.	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	0	Significant moderate adverse effect predicted
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	6	Significant moderate adverse effect predicted

Comments

Entire site is covered by an unconfirmed wildlife site (UWS) – possible unimproved grassland. Only 17m beyond 400m exclusion zone for Pebblebed Heaths SPA. Draft NRN “woodland and forest” and s.41 adjacent 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)?

No . Agriculturally improved field

Presence of veteran or ancient trees

No.

Large numbers of mature trees within hedgerows or otherwise

Yes. Numerous mature trees along site boundary, and a single mature tree in the centre of the site - all of which are 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

Significant moderate adverse effect predicted
