



East Devon Local Plan 2020-2042

Site Selection report

Ottery St Mary



February 2025

East Devon – an outstanding place

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 Otry_01.....	5
3	Site Reference Otry_09	21
4	Site Reference Otry_10.....	34
5	Site Reference Otry_15.....	46
6	Site Reference Otry_18.....	57
7	Site Reference Otry_19.....	71
8	Site Reference Otry_21.....	83
9	Site Reference GH/ED/26.....	98
10	Site Reference GH/ED/27	113
11	Site Reference GH/ED/29.....	126
12	Site Reference GH/ED/31	141
13	Site Reference GH/ED/32.....	153
14	Site Reference GH/ED/33.....	166
15	Site Reference GH/ED/34.....	177
16	Site Reference GH/ED/35.....	190

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 Ottery St Mary. 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 Ottery St Mary:
 - Otry_03 not suitable due to location within flood zones 2 and 3.
 - Otry_11 overlaps with GH/ED/29 and Otry_21.
 - Otry_12 did not pass HELAA due a combination of location in a Conservation Area and forms the setting of a number of Grade I, Grade II* and Grade II listed

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](#)

buildings. It is also highly visible from several approaches to the town. Insufficient school capacity. Access would require widening and footpath. Flood zone on northern 1/3 of site reduces capacity.

- Otry_14 did not pass HELAA due a combination of being a sports field immediately to the north of the town. Accessible by car and on foot (although the roads are extremely congested) but road improvements required. Northern section of site is within flood zone 2 and 3. Insufficient school capacity.
- Otry_23 overlaps with GH/ED/26.
- GH/ED/21, 22, 23 and 24 are not adjacent, or otherwise well related, to an existing settlement.
- GH/ED/28 overlaps with Otry_09.
- GH/ED/30 overlaps with Otry_18.

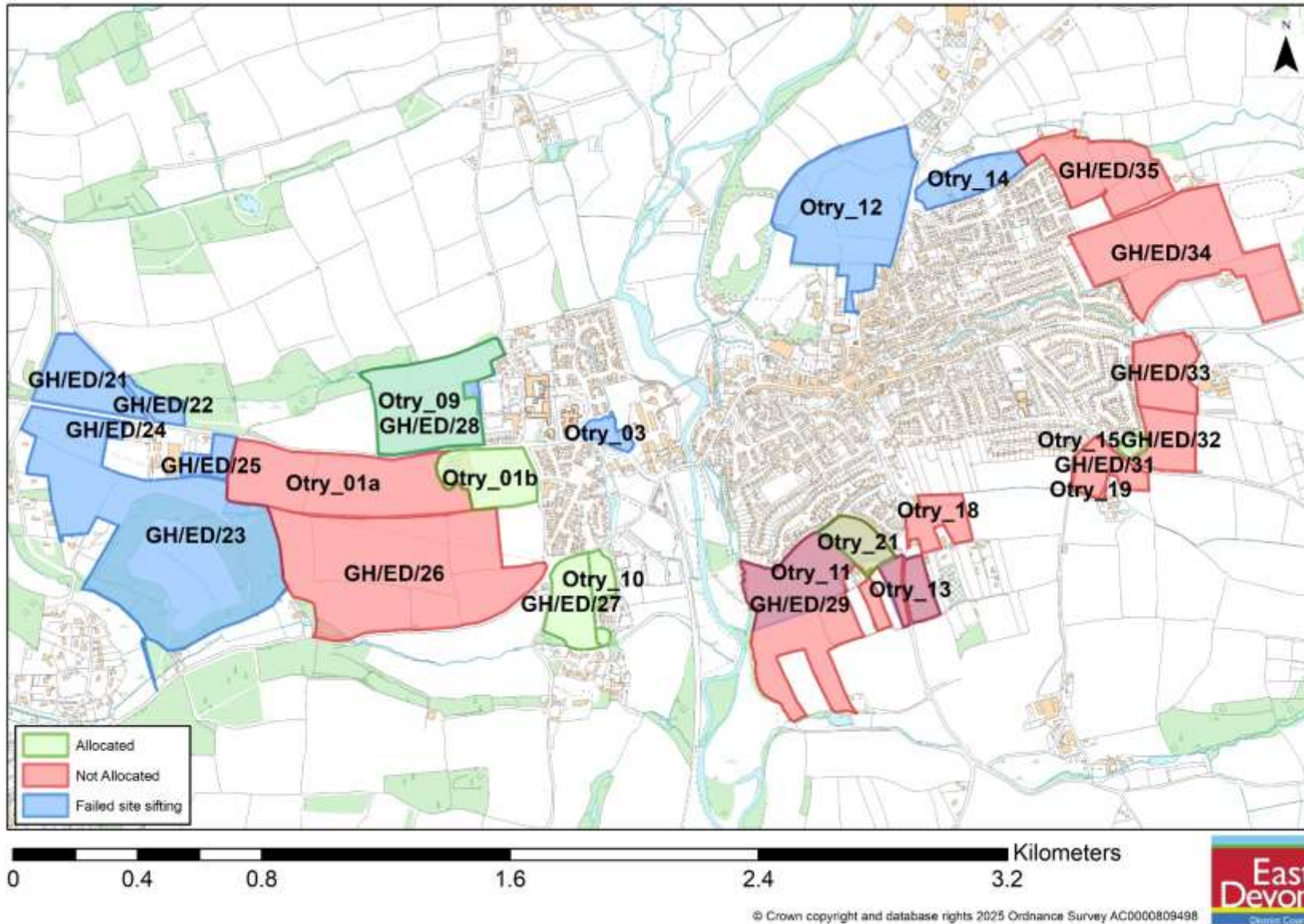


Figure 1.1: Overview of Site Selection findings at Ottery St Mary

Site reference	Number of dwellings / hectares of employment land	Allocate?
Otry_01	469 dwellings	Part- (Otry_01b 5.1ha to be allocated for 70 dwellings and 1.25ha of employment land)
Otry_09	90 dwellings	Yes
Otry_10	20 dwellings	Yes
Otry_15	8 dwellings	Yes
Otry_18	63 dwellings	No
Otry_19	48 dwellings	No
Otry_21	70 dwellings	Yes
GH/ED/26	200 dwellings	No
GH/ED/27	60 dwellings	Yes
GH/ED/29b	188 dwellings	No (but note that Otry_21 was part of a larger site previously known as GH/ED/29 and is now proposed for allocation)
GH/ED/31	48 dwellings	No
GH/ED/32	61 dwellings	No
GH/ED/33	80 dwellings	No
GH/ED/34	289 dwellings	No
GH/ED/35	130 dwellings	No

2 Site Reference Otry_01

Site details

Settlement: Ottery St Mary

Reference number: Otry_01

Site area (ha): 19.54

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

Proposed use: Mixed Use

Photos



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



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

Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

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

Historic environment

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

Ecology

Minor adverse effect predicted (not significant)

Accessibility

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

Other constraints

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

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

Yes

Opportunities

Development of the eastern field only, adjacent to existing development, would reduce landscape impact. Redevelopment of agricultural buildings for employment use would increase settlement self-containment. Planting of a woodland belt beyond the agricultural

buildings would reflect local landscape character, define the settlement extent, reduce visual impact and increase biodiversity and wildlife corridors between important habitat.

Yield (number of dwellings or hectares of employment land)

In total the site could accommodate up to 469 dwellings however it is recommended that it be partly allocated for 70 dwellings and 1.25ha of employment land.

Contribution to spatial strategy

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

Should the site be allocated?

Yes- part (referred to as 'B' on the map, part 'A' has been rejected and should not be allocated as it forms an unacceptable extension into open countryside, is beyond a reasonable walking distance to facilities and is of an unacceptable large scale)

The scale of development on part of this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. Good access to facilities, provision of employment within the site, medium landscape and low ecological sensitivity, subject to DCC Highways agreeing a suitable access and an archaeological assessment being undertaken. The site is well located in terms of accessibility and this section of the site relates well to the existing adjacent built form, however careful design is needed to ensure it does not appear obtrusive in distant views. Suggest that 5.1ha is allocated for mixed use, of which at least 1.25ha is for employment use

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

Yes- the eastern 5.1ha could be allocated for mixed use development. This would give at least 1.25ha of employment land and up to 70 dwellings at 30dpha.

Landscape Sensitivity Assessment

Reference number: Otry_01

Context

Landscape designation context

Outside of National Landscape

For sites within National Landscape, applicable special qualities

Other relevant biodiversity, historic environment and/or geological designations

Opposite CWS, adjacent woodland

Landscape Character Type and relevant key characteristics

3B. Lower rolling farmed and settled valley slopes- An extensive LCT which forms the setting for many settlements, and also contributes to many expansive views from higher ground.

A productive, working but still attractive landscape containing numerous historic and archaeological features.

A diversity of settlements, with building materials and settlement pattern reflecting local geology.

Local landscape character of site and immediate surrounds

Three flat, adjoining agricultural fields, bounded by hedgerows with occasional mature trees. Enclosed and sheltered but with some views across them. Two notable individual trees towards the western boundary. Adjoins modern housing estate to the east, playing field to the south-east, open fields to the north and south and buildings and fields to the west. A woodland and pond lies to the south west.

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

Yes

General and site-specific affects that could arise from development

- Introduction of built form and associated infrastructure
- Impact of light spill from street lighting or windows (albeit this will be against a backdrop of existing lighting to northeast and east)
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- major alteration/ new access provision required
- Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss
- Loss of trees/ hedgerow
- Impact on boundaries –tree and hedgerow root protection areas,

- Impact on cws to northwest
- Offsite access to services – eg need for extended footways/ cycleways/ bus stops
- Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.

Analysis

Physical and natural characteristics	
Medium	The landscape contributes to local landscape character through reasonable hedgerow boundaries and some individual trees, but is undistinctive in terms of landform or land cover being medium sized, regularly shaped fields with a small group of farmbuildings and a farmhouse, adjacent to a main road. It is a typical example of a locally commonplace landscape type with flat, modern, improved grassland fields but some evidence of historic enclosure and some adjoining valued natural features (including a CWS)
Cultural and historic associations	
Medium	There is evidence of historic hedgerows and some mature trees. Woodland outside the site is older. Some evidence of prehistoric enclosure but this requires further excavation and assessment. The eastern field was the site of a military barracks around 1800 but there is no visual evidence remaining- road named 'Barrack Road' and important river crossing bridge. Again excavation and assessment may reveal more information.
Relationship to existing settlement edge	
Medium	Site lies to the west of the town, adjoining (but separated by a road) existing modern development which visually 'rounds off' the town with a smooth edge. The site forms a ribbon extending away from the settlement edge, with a diminishing relationship as you move westwards. The middle and western fields have no visual relationship to the town, the eastern field would be seen against a backdrop of development

	when viewed from the west and, to a lesser extent, when seen against the short ribbon of development to the northeast. Existing farm buildings on the western boundary of the easternmost part of the site are usually prominent from the adjoining roads.
Experiential landscape character	
Medium	The field to the east lies close to active residential use and has roads to two sides and a sports pitch to the south. There is a sense of activity and disturbance. Moving westwards, the site quickly becomes rural in character, with the existing farm buildings and slight rise in the land marking the boundary between semi-rural and rural. West of the farm buildings, road noise is still present but the site feels more remote and built form is present only to the east and recedes into the distance.
Views	
Medium	There are distant, panoramic views to the north/east/south of the site, towards the National Landscape. As you move west through the site the views become shorter in range as they are cut off by hedgerows and topography. The site is visible from East Hill and the roads to the east of the town, although the easternmost field is seen in the context of existing development against a backdrop of agricultural buildings
Overall landscape susceptibility	
Medium	Open to views from National Landscape to the east. Landscape character to the north, south and west is wild and tranquil but presence of main road to the north and busy road to the east, along with a sports pitch to the southeast and group of industrial/farm buildings on the site lessens susceptibility, particularly in the eastern field. 3x veteran trees present on site as well as mature hedgerow trees.
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
Moderate	
If outside designated landscape, factors which may raise or lower value from moderate	

Value is reduced by nearby urban form and presence of existing farm/agricultural buildings
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
If the eastern section of the site was developed, tree planting/landscaping in northern edge would help soften boundary edge with the countryside. Similarly, screening of site in the south and east would slightly reduce impact upon National Landscape. The access roundabout suggested by DCC is likely to be a visually dominant feature.

Historic Environment Site Assessment

Reference number: Otry_01

Notes on history of area

OSM is a Saxon market town referred to in the Domesday book set around a staggered crossroads. Retains a medieval street pattern and some buildings, mostly cottages rendered under slate, as much of the centre was lost to a 17thc fire. Very fine Church, manor house and associated buildings to the north of the town centre. Remnants of industrial heritage and woollen mill buildings to south west with workers cottages lining all roads off the town centre. Considerable Georgian architecture around town centre, typified by local brick under slate roofs. Extensive conservation area including landscape setting. John Coleridge, Sir Walter Raleigh and William Thackeray are all associated with the town, with Coleridge having taught at the school.

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?	Yes There are two possible non-designated heritage assets
List any heritage assets potentially affected.	1- Field enclosure and ditch feature, 2- Site of 19th c army barracks

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Evidence of rectangular enclosures, associated with field boundary ditch features (aph). Two prehistoric irregular, single ditched enclosures north east of The Millhouse. No evidence as to whether their purpose was an animal enclosure, field boundary or defensive structure.
Significance of asset and setting	Lesser
Relationship of site with heritage asset	The heritage asset is located within the central part of the site so there is a direct relationship between the two. It is hard to assess the significance without further information.
Level of contribution (site to heritage asset)	Little
Further assessment required?	Yes At present there is not enough information to properly assess the significance of the asset. Archaeological assessment is required.

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Major Development of the central part of the site could potentially destroy the enclosures and any associated evidence. An archaeological assessment is required to establish the importance of this asset.
Could the site be developed in a way that minimised potential impact?	Potential impact could be minimised by developing the eastern, western and northern section of the central fields only. An archaeological assessment should be undertaken as part of the development of the western field to properly assess and record and subterranean evidence. Potentially the enclosure remnants could be retained as part of a landscaping scheme or open space.
Would the development affect the heritage asset in other ways?	Unknown
Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	Yes
Would development enable further research and recording of the heritage asset?	Yes
Would development enable better revealing of the significance of the heritage asset?	See notes
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	Yes
Could the amount of development be reduced to avoid harm?	Yes
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	It may be possible to design a layout which incorporates the enclosures as part of a landscaping scheme or open space. In any case, an archaeological assessment should be undertaken to gauge the extent and importance of the enclosures.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 2	
Description of asset	Site of early 19th c military barracks (hence road name- Barrack Road) 1803 infantry barracks of wooden construction. For 576 men and 29 officers. Probably built to the same plan as Woodbridge, Suffolk and Berry Head, Kingsbridge and Stonehouse in Devon. If so, Ottery barracks would have consisted of 4 or 5 quadrangles. In 1811 517 men were housed here. The road leading north and west out of Ottery St Mary is called Barrack Road and is now the main route from Ottery, although the road leading from the west side of the bridge, now called Strawberry Lane was historically probably the more important. The 'C' stone for St Saviour's Bridge was on this road, not Barrack Road. May be Barrack Road was realigned or new built in the 1800s.
Significance of asset and setting	Lesser The site has important historic associations through it's use as an army barracks although there is no above-ground evidence of the former use.
Relationship of site with heritage asset	The asset was located within the site but there is no remaining visible evidence
Level of contribution (site to heritage asset)	Little
Further assessment required?	Yes Archaeological assessment is required to establish whether evince remains below ground

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 2	
What impact would development have on the heritage asset and its setting?	Minor Development would not impact on the asset as it's importance is a historical association rather than a physical structure, however there may be subterranean remains which could be destroyed by the development process so further assessment is required.
Could the site be developed in a way that minimised potential impact?	The former barrack site is located on the easternmost part of the site, which can't be developed without impacting upon it. Further assessment may confirm that there are no physical subterranean remains of the asset on site in which case there will be no harm arising.
Would the development affect the heritage asset in other ways?	No

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 2 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	Yes
Would development enable further research and recording of the heritage asset?	Yes
Would development enable better revealing of the significance of the heritage asset?	Yes
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 2 avoiding harm	
Are there reasonable alternative sites?	No
Could the site boundary be changed to avoid harm?	See notes
Could the amount of development be reduced to avoid harm?	See notes
Would a different type of development (use) avoid harm?	See notes
Could design avoid harm?	See notes
Notes	Further assessment will identify whether any physical remains are present. Development could improve local understanding and awareness of the significance of the asset, for example through street names and interpretation boards.

Ecological assessment

Reference number: Otry_01

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	8674	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	3020	Minor adverse effect predicted (not significant)
Ramsar site	International	12285	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	11000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	3020	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	17050	Minor adverse effect predicted (not significant)

Local Nature Reserve (LNR)	Regional	4392	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	119	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	9	Significant moderate adverse effect predicted
Unconfirmed Wildlife Site (UWS)	County	500	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	9	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	9	Significant moderate adverse effect predicted

Comments

The CWS and ancient woodland are on the opposite side of a main road from the site, so movement between them is restricted. A large tract of woodland lies to the south and west of the 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: 0

On site assessment

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

No . Improved grassland

Presence of veteran or ancient trees

There are two mature trees to the west of the middle field. It is believed these were retained when a hedgerow was removed in the past. Species unknown (oak?)

Large numbers of mature trees within hedgerows or otherwise There are several mature trees in each boundary hedgerow.

Presence of ponds not identified on aerial imagery No. No pond within the site, but there is one on an adjacent piece of land.

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)

See notes. The site consists of three adjoining fields with hedgerows separating them. These hedgerows could be largely retained in any scheme. A significant length of roadside hedgerow would need to be removed to facilitate access

Any other incidental features of ecological interest (protected/notable species incidentally recorded) No.

Is there any evidence which contradicts the desk study results? No.

Conclusion

Minor adverse effect predicted (not significant)

3 Site Reference Otry_09

Site details

Settlement: Ottery St Mary

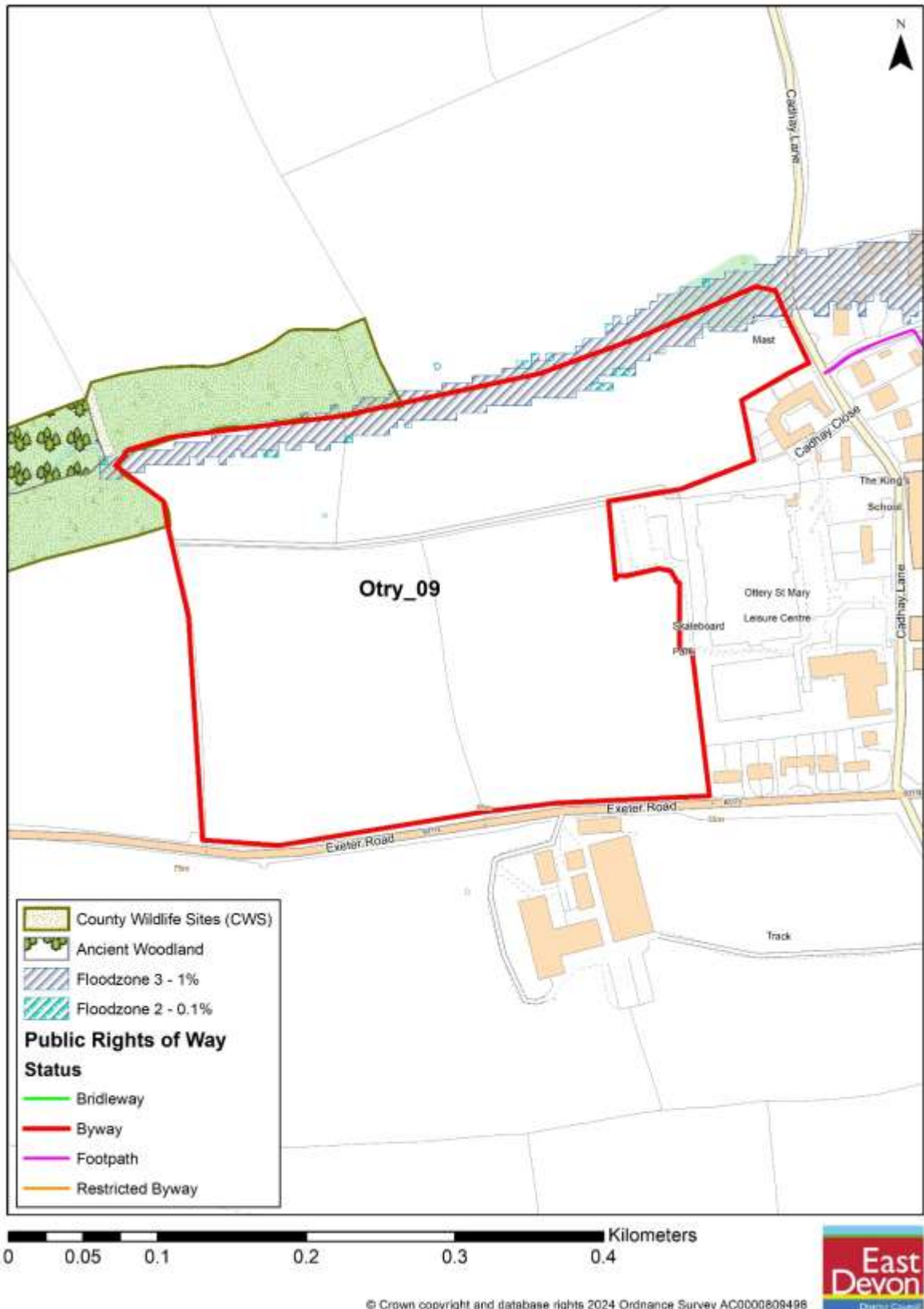
Reference number: Otry_09

Site area (ha): 10.3

Address: Land at Thorne Farm, Exeter Road

Proposed use: Residential housing and educational facility

Site map



Photos



Access to the northern section of the site from Cadhay Lane, to the east. This section feels very rural



The copse to the north west of the site, adjoining the County Wildlife Site



The southern fields, adjoining Exeter Road. The top right photo shows housing on the edge of the town, adjoining the site. The bottom left photo shows a cluster of farm buildings on the opposite side of the road, proposed for allocation for mixed use development.

Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

Medium sensitivity- The sensitivity varies across the site and increases significantly to the centre and north of the site where the land slopes and development would be visible in far reaching views. Any new residential development should be restricted to the south east corner of the site. Visual impact will be significantly increased if DCC require a roundabout access. The development boundaries should be landscaped with a hedge of native species and a strip of woodland to soften the transition between the urban area and surrounding countryside. Several mature trees warrant specific protection.

Historic environment

Minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.

Ecology

Significant moderate adverse effect predicted- Site is adjacent to a County Wildlife Site and ancient woodland.

Accessibility

The site is within 1600m of all facilities except a train station. The primary school is slightly beyond the 1600m limit (although this depends where in the site it is measured from)

Other constraints

Site slopes quite steeply in parts, development would lose Grade 3 agricultural land. A section along the northern boundary of the site is liable to flood, No significant issues relating to water quality, minerals or waste. The easternmost section of the site is allocated in the current local plan for community/education use and in the Neighbourhood Plan for a school site. Previous major application for 150 houses, a new primary school and a roundabout was refused interalia on landscape impact grounds

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

No

Opportunities

Some development on the eastern section of the site could be acceptable in landscape and heritage terms.

Yield (number of dwellings or hectares of employment land)

90 dwellings and an educational facility

Contribution to spatial strategy

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

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The scale of development on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. Reasonably good access to facilities. Opportunity to provide land for an education facility.

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

Possibly the eastern section could be allocated, however the new roundabout required by DCC could make the scheme unviable.

Landscape Sensitivity Assessment

Context

Reference number: Otry_09

Context

Landscape designation context

Outside of National Landscape

For sites within National Landscape, applicable special qualities

Other relevant biodiversity, historic environment and/or geological designations

Adjacent CWS and ancient woodland

Land adjacent to the site is designated a county wildlife site and ancient woodland. The northwestern paddock shares a similar character to the CWS

Landscape Character Type and relevant key characteristics

3B. Lower rolling farmed and settled valley slopes- An extensive LCT which forms the setting for many settlements, and also contributes to many expansive views from higher ground.

A productive, working but still attractive landscape containing numerous historic and archaeological features.

A diversity of settlements, with building materials and settlement pattern reflecting local geology.

Local landscape character of site and immediate surrounds

Two gently sloping, adjoining agricultural fields, running alongside the main road with two smaller, more steeply sloping fields adjoining to the north. All are bounded by hedgerows with occasional mature trees. The two smaller paddocks/fields to the north are enclosed and sheltered. The three largest fields have far reaching, panoramic views. Some notable hedgerow trees and a copse in the north western paddock. Large buffers of unimproved grassland have been retained in the northeastern field, around the field edges and adjacent to the copse, these act as a wildlife corridor from the county wildlife site. Adjoins a sports centre, skateboard park and small ribbon of housing to the east, fields to the north and the county wildlife site and ancient woodland to the west. To the south lies a main road with fields beyond

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 • Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- major alteration/ new access provision required
- Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss
- Loss of trees/ hedgerow

- Impact on boundaries –tree and hedgerow root protection areas,
- Offsite access to services – eg need for extended footways/ cycleways/ bus stops
- Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.

Analysis

Physical and natural characteristics	
Medium-high	The site contributes to local landscape character through reasonable hedgerow boundaries and individual mature trees. The three fields adjoining the main road are undistinctive in terms of landform or land cover being medium sized, regularly shaped, improved grassland, fields however there is considerable intervisibility with the wider landscape due to their sloping nature and a lack of intervening built form. The two northern fields are more distinctive, one being a copse of similar character and forming a backdrop to, the cws and ancient woodland adjacent. The other northern field is much bigger and slopes to the south with far reaching views from the top of the slope. There are significant areas of unimproved grassland in this field, creating wildlife corridors to the nearby CWS.
Cultural and historic associations	
Medium	Historic boundary hedgerows, present on 1890 OS map. Ancient woodland adjoins site to north west
Relationship to existing settlement edge	
Medium-high	A loose ribbon of 20th C dwellings present to east and southeast, but topography means these are set below the site, where the ground slopes away and so the majority of the site is seen in the context of rural countryside. Due to elevated nature of the site, prominent views of site, and location on settlement edge, development to the north and west of the site would not integrate with the existing settlement and

	would adversely affect surrounding countryside. There may be scope for limited development to the south east of the site.
Experiential landscape character	
Medium	The two northern fields feel tranquil and remote. The northwestern field in particular is extremely sheltered and enclosed, with a sense of wildness, the other field has substantial areas of unimproved grassland and far reaching views from the high points. The southern fields are less tranquil and adjoin a main road, they are open to long range views, with a greater sense of rurality as you move west through the site. There is some noise and intrusion from lighting to the east of the site, adjoining housing and the sports centre.
Views	
Medium	Due to the open, slightly elevated position of the site, boundary trees and hedgerows would provide limited screening of new development from short and long distance viewpoints. Development of the north western section of the site would negatively impact upon the character and appearance of the woodland that forms the CWS
Overall landscape susceptibility	
Medium	Due to the slightly elevated nature of some parts of the site, long range views of parts of the site and location on the settlement edge, development (other than to the south east) would not integrate with the existing settlement and would adversely affect surrounding countryside.
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	
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

The sensitivity varies across the site and increases to the north. Any new residential development should be restricted to the south east corner of the site. Visual impact will be significantly increased if DCC require a roundabout access. The development boundaries should be landscaped with a hedge of native species and a strip of woodland to soften the transition between the urban area and surrounding countryside.

Historic Environment Site Assessment

Notes on history of area

OSM is a Saxon market town referred to in the Domesday book set around a staggered crossroads. Retains a medieval street pattern and some buildings, mostly cottages rendered under slate, as much of the centre was lost to a 17thc fire. Very fine Church, manor house and associated buildings to the north of the town centre. Remnants of industrial heritage and woollen mill buildings to south west with workers cottages lining all roads off the town centre. Considerable Georgian architecture around town centre, typified by local brick under slate roofs. Extensive conservation area including landscape setting. John Coleridge, Sir Walter Raleigh and William Thackeray are all associated with the town, with Coleridge having taught at the school.

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 A piece of Roman box-flue tile (7cm by 5cm) was found on the ground surface to the far east of the site by a local historian following soil stripping for the construction of a skatepark in late 2014.
List any heritage assets potentially affected.	None identified

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	8919	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	3438	Minor adverse effect predicted (not significant)
Ramsar site	International	12772	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	11000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	3438	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	17427	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	4641	Minor adverse effect predicted (not significant)
Ancient Woodland	Regional	8	Significant moderate adverse

Inventory Site (AWSI)			effect predicted
County Wildlife Site (CWS)	County	0	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

The northwestern paddock adjoins the CWS and is surrounded by hedgerows and mature trees. It also slopes significantly

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: 0

On site assessment

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

Yes . The two northern fields have wide field margins with unimproved grass/meadow. Fallen veteran tree provides habitat for numerous species. The north western field is surrounded by hedgerows and mature trees with unimproved meadow grass

Presence of veteran or ancient trees

Yes. Numerous mature and/or veteran trees in the hedgerows around the northern fields

Large numbers of mature trees within hedgerows or otherwise

Yes. See photos

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)

See notes. The site consists of four adjoining fields with hedgerows separating them. These hedgerows could be largely retained in any scheme. A significant length of roadside hedgerow would need to be removed to facilitate access

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

4 Site Reference Otry_10

Site details

Settlement: Ottery St Mary

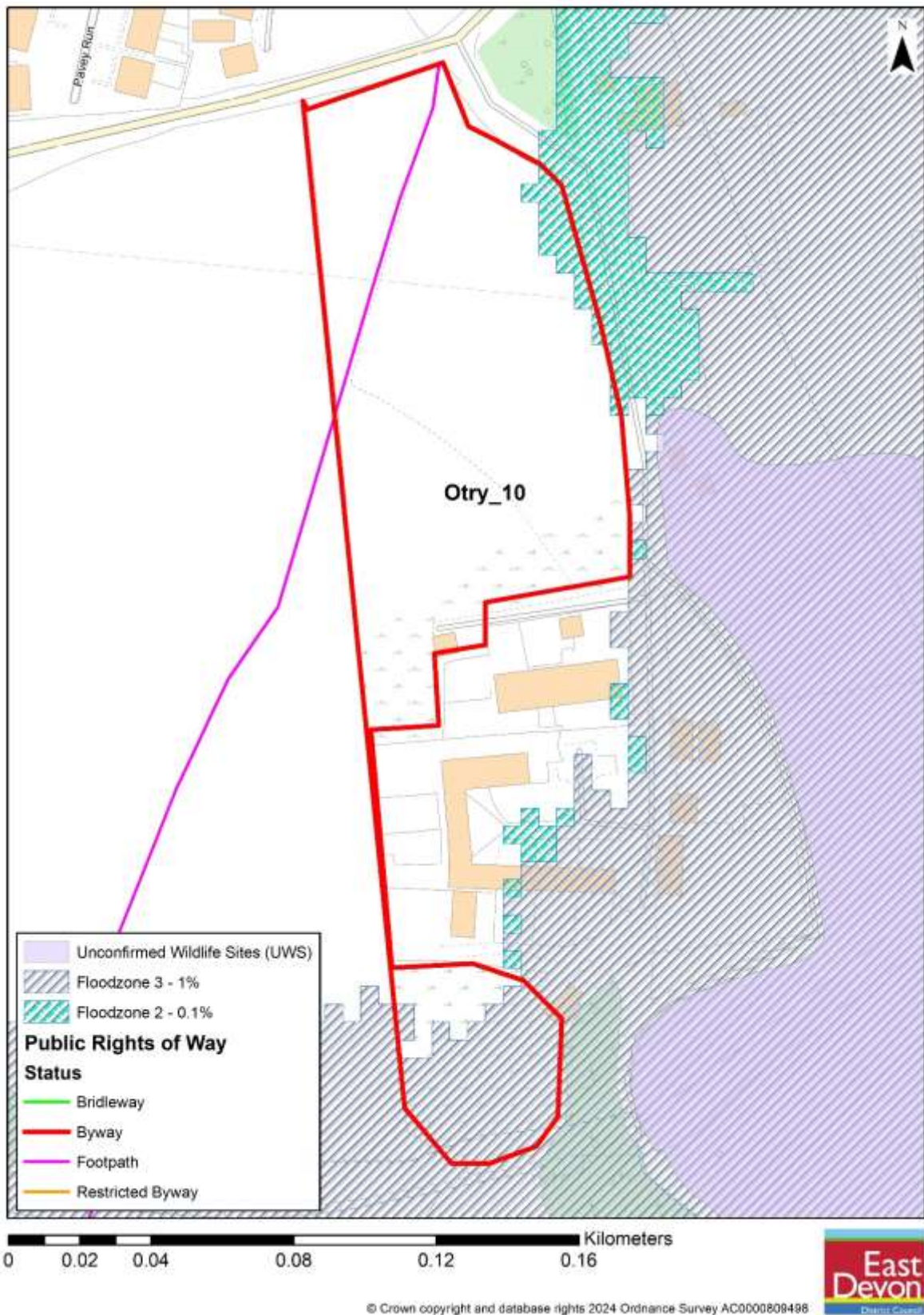
Reference number: Otry_10

Site area (ha): 1.36

Address: Land to North and South of Salston Barton

Proposed use: Residential housing

Site map



Photos



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



Existing access points to the north of the site

Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

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

Historic environment

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

Ecology

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

Accessibility

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

Other constraints

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

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

No

Opportunities

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

Yield (number of dwellings or hectares of employment land)

20

Contribution to spatial strategy

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

Should the site be allocated?

Yes, However, this part of the site is subject to flooding and further work will be required to understand the extent and nature of the flood risk (through a Level 2 Strategic Flood Risk Assessment).

Reasons for allocating or not allocating

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

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

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

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

For sites within National Landscape, applicable special qualities

Other relevant biodiversity, historic environment and/or geological designations

Three TPO's on eastern boundary, two sycamores and an oak

Landscape Character Type and relevant key characteristics

3B. Lower rolling farmed and settled valley slopes- An extensive LCT which forms the setting for many settlements, and also contributes to many expansive views from higher ground.

A productive, working but still attractive landscape containing numerous historic and archaeological features.

A diversity of settlements, with building materials and settlement pattern reflecting local geology.

Local landscape character of site and immediate surrounds

Pair of gently sloping paddocks wrapping around a small cluster of houses

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
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- major alteration/ new access provision required
- Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss
- Loss of trees/ hedgerow
- Impact on boundaries –tree and hedgerow root protection areas,
- Offsite access to services – eg need for extended footways/ cycleways/ bus stops
- Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lane.

Analysis

Physical and natural characteristics

Medium	Gently sloping vally bottom site, rising to the east. The small southern section of the site is liable to flood and this is evidenced by the reeds and grasses present. The larger northern part of the site is enclosed by high hedgerows and mature trees which limit views into the site. Site is bisected by a public footpath and overhead electricity wires.
Cultural and historic associations	
Medium	The hedgerows are present n the 1890's map. There is evidence that this site formed part of the 1243 Salston Manor farmstead. The southern section of the site relates closely to the listed hotel and lodge buildings and was the site of a mill
Relationship to existing settlement edge	
Medium	There is a loose relationship to the existing settlement. New development lies to the north west, separated by a well used lane, to the north lies a sports ground and to the south east lies a small cluster of barns converted to houses. The site is well screened on all sides by hedgerows.
Experiential landscape character	
Medium-high	Wild, tranquil, enclosed site. The southern section relates to the adjoining barn conversions to the north but is otherwise remote feeling. Rooftops of existing dwellings on northern boundary (separated by a lane) indicate human activity, but dense hedges, mature trees and unimproved grassland provide a rural feel and sense of tranquility. Site is bisected by a public footpath.
Views	
Low-medium	High degree of enclosure, with limited, glimpsed public views into the site from the road to the north. Expansive views within the site from the public footpath which bisects it. Site is visible in the wider landscape but development would be seen against a backdrop of new development to the north.
Overall landscape susceptibility	

Medium	Unimproved pasture, including overgrown grassland, cow parsley and cow slip. Hedgerow with mature trees (including protected oaks and sycamore) on all boundaries, these hedgerows are also present on 1890 map. High degree of enclosure, with limited, glimpsed public views into the site, although it is also bisected by a public footpath. Small site size and urban context of dwellings to north limit susceptibility to change.
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	
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	
The southern section of the site is discounted due to flooding. If the northern section of the site is to be developed, the existing hedgerows and protected trees should be retained, with a minimal section removed for access. Tree planting to the western slope of the site would help to break up development when viewed from the lane, and open space should be provided along the footpath to ensure that it retains a (semi)rural character. Overhead wires on site should be undergrounded.	

Historic Environment Site Assessment

Notes on history of area

OSM is a Saxon market town referred to in the Domesday book set around a staggered crossroads. Retains a medieval street pattern and some buildings, mostly cottages rendered under slate, as much of the centre was lost to a 17thc fire. Very fine Church, manor house and associated buildings to the north of the town centre. Remnants of industrial heritage and woollen mill buildings to south west with workers cottages lining all roads off the town centre. Considerable Georgian architecture around town centre, typified by local brick under slate roofs. Extensive conservation area including landscape setting. John Coleridge, Sir Walter Raleigh and William Thackeray are all associated with the town, with Coleridge having taught at the school.

Overall conclusion

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

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes Non-designated Salston Barton farmstead, dating from 1243, is located outside but adjacent to the site. This farmstead is likely to have been the original settlement on this site, with Grade 2 listed Salston Lodge (located within 100m of the site) and Grade 2 listed Salston Manor/Hotel (located just beyond 100m) being built on the remains of the site. Functionally the site is likely to have been associated with these buildings as part of a group but subsequent intervening development has eroded the visual relationship and the original farmstead is now a small residential estate.
List any heritage assets potentially affected.	1- Salston Barton Mill

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Evidence of a mill associated with Salston Barton Very limited information. Description is 'salston barton' mill on a tributary of the river otter'
Significance of asset and setting	Unknown
Relationship of site with heritage asset	Unknown as there is no remaining evidence as to location
Level of contribution (site to heritage asset)	
Further assessment required?	Archaeological assessment required as part of a planning application

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	8164	Minor adverse effect predicted

			(not significant)
Special Protection Area (SPA)	International	3413	Minor adverse effect predicted (not significant)
Ramsar site	International	13062	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	11000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	3413	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	17270	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	3884	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	937	Minor adverse effect predicted (not significant)

County Wildlife Site (CWS)	County	816	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	400	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	25	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	250	Minor adverse effect predicted (not significant)

Comments

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: 0

On site assessment

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

Yes .

Presence of veteran or ancient trees

Yes. Numerous mature and/or veteran trees in the hedgerows around the fields

Large numbers of mature trees within hedgerows or otherwise

Yes. See photos

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)

See notes. A significant length of roadside hedgerow would need to be removed to facilitate access

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 Otry_15

Site details

Settlement: Ottery St Mary

Reference number: Otry_15

Site area (ha): 0.52

Address: Land at Bylands, Slade Road

Proposed use: Residential housing

Site map



Photos



Access to the site (site is on the left of the photo above, and to the right of the photo above right)



Photos of the site taken from the garden (left) and looking across the paddock (right) which makes up the northern and eastern parts of the site

Site Assessment Summary and Conclusion

Infrastructure

Lack of secondary or primary education provision. New access will require loss of some hedgerow.

Landscape

Low- Residential garden site not visible in public views or from a distance. Low overall impact. If the site was to be developed, access should be from the existing gateway (albeit widened to achieve visibility) to the southern boundary and hedgerow reinstated on this boundary as far as possible. Development should avoid the rootzones of the mature Elm and Oak trees in the hedgerows to the north and east.

Historic environment

Minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.

Ecology

Minor adverse effect predicted (not significant)

Accessibility

The site is within 1600m of all facilities except a train station, the secondary school and hospital.

Other constraints

Site is a level garden site. No significant issues relating to flood risk, water quality, minerals or waste. Some mature trees bound the site.

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

No

Opportunities

Opportunity to provide a section of footpath along the front of the site and potentially along the front of the adjoining property (owned by same owner)

Yield (number of dwellings or hectares of employment land)

8

Contribution to spatial strategy

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

Should the site be allocated?

Yes

Reasons for allocating or not allocating

Site is an existing garden with minimal landscape, ecology or heritage impact. It doesn't have continuous footpath access, however there is only a short section of lane before the pavement begins.

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

No, the garden is a single plot of land

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

For sites within National Landscape, applicable special qualities

Other relevant biodiversity, historic environment and/or geological designations

Landscape Character Type and relevant key characteristics

Main town and 3E. Lowland plains- Historic small parks and gardens, containing a high proportion of mature and veteran trees.

The range of settlements and building styles, from sleepy coastal villages to Cranbrook new town.

Its unassuming but still attractive rural feel, particularly away from larger settlements and roads.

Its strong visual relationship with surrounding higher landscapes – the Lowland Plains LCT is often seen from above, and is also visually influenced by surrounding LCTs.

Local landscape character of site and immediate surrounds

The site comprises a level paddock extension to a domestic garden. There are some small garden buildings within the southern section of the site. It is bounded to the north and east by traditional hedgerows with some mature Elm and Oak trees, to the west by the main single storey dwelling and a planted garden area (to be retained by the house) and to the south by a hedgerow with a gated access and no mature trees. It is not possible to see into the site from the road.

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
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- major alteration/ new access provision required
- Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss
- Loss of trees/ hedgerow
- Impact on boundaries –tree and hedgerow root protection areas,
- Offsite access to services – eg need for extended footways/ cycleways/ bus stops
- Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.

Analysis

Physical and natural characteristics	
Low-medium	Small paddock extension to existing garden, bounded by hedgerows on three sides, two containing several mature trees. Unimproved grass. Adjoins open field to the north and west but topography limits views.
Cultural and historic associations	

Low	Historic hedgerows present on 1890 map
Relationship to existing settlement edge	
Low-medium	Within existing garden, with a ribbon of built form to the west. Development would integrate with settlement form and function.
Experiential landscape character	
Low-medium	The site is enclosed, tranquil and set off a quiet lane. It adjoins a residential house, and beyond that, denser urban form, so there is already some intrusion from noise and lighting.
Views	
Low	There is limited intervisibility at present and, even with a wider access, the enclosed land form and topography mean that development will only be seen from close to the site. The site can be seen from the adjoining fields but these are not publically accessible.
Overall landscape susceptibility	
Low	Settlement edge provides some context of built form, but this is softened by the ribbon form of development and the presence of mature hedgerows and trees meaning the site also has a close relationship with surrounding countryside. The topography is such that views into the site are short-range (and roadside views are blocked by a hedgerow)
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
None	
If outside designated landscape, factors which may raise or lower value from moderate	
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Overall landscape sensitivity	
Low	
Landscape guidance: opportunities in relation to development	
If the site was to be developed, access should be from the existing gateway (albeit widened to achieve visibility) to the southern boundary and hedgerow reinstated on this boundary as far as possible. Development should avoid the rootzones of the mature Elm and Oak trees in the hedgerows to the north and east.	

Historic Environment Site Assessment

Notes on history of area

OSM is a Saxon market town referred to in the Domesday book set around a staggered crossroads. Retains a medieval street pattern and some buildings, mostly cottages rendered under slate, as much of the centre was lost to a 17thc fire. Very fine Church, manor house and associated buildings to the north of the town centre. Remnants of industrial heritage and woollen mill buildings to south west with workers cottages lining all roads off the town centre. Considerable Georgian architecture around town centre, typified by local brick under slate roofs. Extensive conservation area including landscape setting. John Coleridge, Sir Walter Raleigh and William Thackeray are all associated with the town, with Coleridge having taught at the school.

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
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	8098	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	5045	Minor adverse effect

			predicted (not significant)
Ramsar site	International	14829	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	11000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	5045	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	15826	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	3921	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	2361	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1785	Minor adverse effect predicted (not significant)

Unconfirmed Wildlife Site (UWS)	County	600	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	377	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	250	Minor adverse effect predicted (not significant)

Comments

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: 0

On site assessment

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

Yes . This is a paddock/domestic garden planted with 'wildlife friendly' species attractive to pollintors. It is bounded on three sides by traditional Devon hedgebanks with mature elm trees and three large oaks.

Presence of veteran or ancient trees

No.

Large numbers of mature trees within hedgerows or otherwise

Devon hedgebanks containing numerous mature Elm trees and three mature oak trees. These should be retained in any scheme.. Trees are present in hedgerows to the north and east of the site, the roadside hedge is also a traditional hedgerow but doesn't contain mature trees. A large willow in the middle of the site is relatively young (planted by the current owner) and multiple stemmed- I believe it to be of minimal ecological value

Presence of ponds not identified on aerial imagery

See notes. A domestic garden pond is located on the boundary of the site. The owner confirmed that this would be retained if the site is developed.

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)

See notes. The roadside hedge is likely to require removal to facilitate access (visibility splays), although there is already a wide gate in place. Other hedges around the boundary of the site are to be retained

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 Otry_18

Site details

Settlement: Ottery St Mary

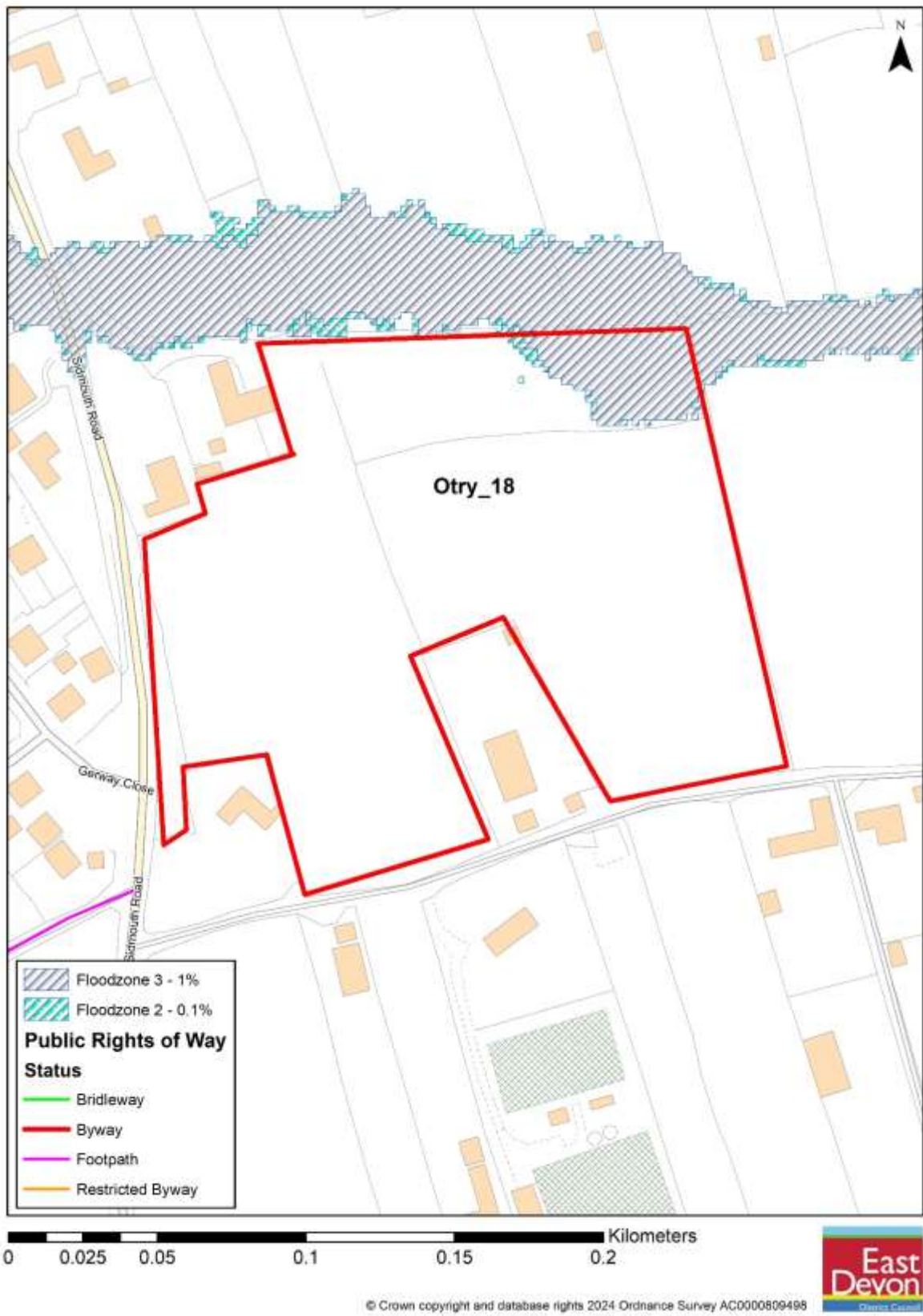
Reference number: Otry_18

Site area (ha): 2.72

Address: Land east of Sidmouth Road, Ottery St Mary,

Proposed use: Residential housing

Site map



Photos



Looking north from the western section of the site, standing in Gerway Lane



Looking east along Gerway Lane immediately after turning in from Sidmouth Road. The site is on the left of the photo.



Taken from Sidmouth Road looking south. The site is on the left, the town is behind the photographer.

Site Assessment Summary and Conclusion

Infrastructure

DCC- Lack of secondary or primary education provision. Current access is via Gerway Lane which is not much more than a track serving nine houses off Sidmouth Road. Gerway Lane would not be suitable as it currently stands and would require improvements to visibility splays at the junction with Sidmouth Road, as well as potentially requiring widening. Alternatively, access could be secured directly off Sidmouth Road. However, this would likely require considerable highway engineering to widen Sidmouth Road and address the difference in height with the site, which is elevated from the road. Sidmouth Road at this point is a reasonably wide C-class road potentially capable of accommodating additional development and associated movements in itself. However, the road narrows significantly towards Sidmouth to the south and access into and through Ottery is constrained by narrow roads and a single route through the town centre. Further investigation may be required as to whether more significant highways improvements (bypass/distributor road) are necessary. Pedestrian/cycle movement into Ottery St Mary would need to be greatly improved.

Note- subsequent to these comments planning application no 22/1973/MOUT has been determined. See comments re access and pavements.

Landscape

The site is located outside but reasonably near (approx. 1.6km) to the East Devon National Landscape. There would be intervisibility with the National Landscape. However, the site may be seen in the context of the town and, due to its westerly slope away from the National Landscape and intervening vegetation, visibility may be more limited than sites on the opposite side of the valley. The site may also be visible from Belbury Castle hillfort on the opposite side of the valley. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PRowS in the wider landscape context, which may offer views of the site.

Historic environment

Medium- A number of neolithic and Roman pits have been identified in the vicinity, as well as medieval and post-medieval artefact finds. In addition to this, the site is within a large area to the south of Ottery St Mary known to contain historic field systems.

Ecology

Minor adverse effect predicted (not significant)

Accessibility

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

Other constraints

Part of the site is liable to flood. Site is Grade 2 agricultural land. Not possible to meet highway standards re road width and pedestrian pathway. Two previous major planning applications refused on, inter alia, landscape, highway safety, pedestrian access, flooding and loss of agricultural land.

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

No

Opportunities

Limited opportunity to provide a footpath, however highways are concerned that this will not meet their width requirements

Yield (number of dwellings or hectares of employment land)

63

Contribution to spatial strategy

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

Should the site be allocated?

No.

Reasons for allocating or not allocating

Greenfield site which relates well to the built up area but is highly sensitive in heritage terms, would be visually intrusive, would use best and most versatile agricultural land and satisfactory access and pedestrian pavement are difficult to achieve.

An outline planning application 22/1973/MOUT for residential development (all matters reserved except for access) was recently refused planning permission and dismissed at appeal.

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

For sites within National Landscape, applicable special qualities

Other relevant biodiversity, historic environment and/or geological designations

Landscape Character Type and relevant key characteristics

3E. Lowland plains- Historic small parks and gardens, containing a high proportion of mature and veteran trees.

The range of settlements and building styles, from sleepy coastal villages to Cranbrook new town.

Its unassuming but still attractive rural feel, particularly away from larger settlements and roads.

Its strong visual relationship with surrounding higher landscapes – the Lowland Plains LCT is often seen from above, and is also visually influenced by surrounding LCTs. A tiny section to the west of the site is type 3C Sparsely settled valley floors, but this is also largely within the floodplain

Local landscape character of site and immediate surrounds

The site is located outside but reasonably near (approx. 1.6km) to the East Devon National Landscape. There would be significant intervisibility with the National Landscape, Conservation Area and also Belbury Castle hillfort on the opposite side of the valley. As the site is located on the valley floor it would be visible from prominent ridges on each side of the valley. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PRowS crossing the site and in the wider landscape area, which may offer views of the site. Requires further visual assessment.

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

Yes

General and site-specific affects that could arise from development

- Introduction of built form and associated infrastructure
- Impact of light spill from street lighting or windows
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- major alteration/ new access provision required
- Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss
- Loss of trees/ hedgerow
- Impact on boundaries –tree and hedgerow root protection areas,
- Offsite access to services – eg need for extended footways/ cycleways/ bus stops
- Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.

Analysis

Physical and natural characteristics

Medium	The site contributes to local landscape character through hedgerow boundaries and small field parcels, contributing to the setting of nearby individual houses. The site is undistinctive in terms of landform or land cover. It is Grade 2 agricultural land.
Cultural and historic associations	
Medium	Historic boundary hedgerows, present on 1890 OS map. Subterranean evidence of historic (medieval) field boundaries
Relationship to existing settlement edge	
Medium	The site is separated from the main edge of Ottery St Mary, although it relates well to it. It forms the 'gap' between a small cluster of development and the town.
Experiential landscape character	
Medium	Despite its proximity to the town, the site is tranquil and feels semi-rural. Traffic noise is fairly intrusive
Views	
Low-medium	The site is not prominent in the landscape, being partially screened by hedgerows and existing development
Overall landscape susceptibility	
Low-medium	Development to the north and south provide some context of built form, but this is softened by the distance between them, the open character of the fields that make up the site and the presence of mature hedgerows and trees meaning the site also has a close relationship with surrounding countryside.
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
None	
If outside designated landscape, factors which may raise or lower value from moderate	
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	

Historic Environment Site Assessment

Notes on history of area

OSM is a Saxon market town referred to in the Domesday book set around a staggered crossroads. Retains a medieval street pattern and some buildings, mostly cottages rendered under slate, as much of the centre was lost to a 17thc fire. Very fine Church, manor house and associated buildings to the north of the town centre. Remnants of industrial heritage and woollen mill buildings to south west with workers cottages lining all roads off the town centre. Considerable Georgian architecture around town centre, typified by local brick under slate roofs. Extensive conservation area including landscape setting. John Coleridge, Sir Walter Raleigh and William Thackeray are all associated with the town, with Coleridge having taught at the school.

Overall conclusion

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

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	No
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes A number of neolithic and Roman pits have been identified in the vicinity, as well as medieval and post-medieval artefact finds. In addition to this, the site is within a large area to the south of Ottery St Mary known to contain historic field systems. Requires further evaluation.
List any heritage assets potentially affected.	An extensive former field system is recorded on the 19th century Tithe Map comprising series of long narrow fields. A number of these are still extant.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Parts of the site reflect the original historic field system layout An extensive former field system comprising series of long narrow fields. A number of these are still extant.
Significance of asset and setting	Lesser
Relationship of site with heritage asset	The heritage asset is located across the site so there is a direct relationship between the two. The existing field pattern is significant and this would need to be reflected in development design
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	Yes

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Moderate If development destroys the historic field pattern then the impact will be significant. It is inevitable that some field boundaries will be removed to facilitate access
Could the site be developed in a way that minimised potential impact?	Yes, layout could accommodate the field layout although the historic pattern is likely to be hard to discern amongst built form
Would the development affect the heritage asset in other ways?	Unknown

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	See notes
Could the amount of development be reduced to avoid harm?	See notes
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	See notes
Notes	Reflecting existing field boundaries in the development scheme could reduce harm. Archaeological assessment is required as there could be subterranean remains

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	8000	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	3400	Minor adverse effect predicted (not significant)
Ramsar site	International	13000	Minor adverse effect predicted

			(not significant)
Marine Conservation Zone (MCZ)	National	20000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	3400	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	17000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	3800	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1400	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1400	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County		
Draft Nature Recovery Network areas (NRN)	County	250	

Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	50	Significant moderate adverse effect predicted
---	--------	----	---

Comments

Adjoins ancient orchard and areas of woodland/trees

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: 0

On site assessment

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

No .

Presence of veteran or ancient trees

See notes. There are mature trees within the hedgerow bordering the site and on adjoining sites (including an ancient orchard)

Large numbers of mature trees within hedgerows or otherwise

Yes.

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. The extant historic field layout is likely to be lost if the whole site is developed.

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

No.

Is there any evidence which contradicts the desk study results?

No.

Conclusion

Minor adverse effect predicted (not significant)

7 Site Reference Otry_19

Site details

Settlement: Ottery St Mary

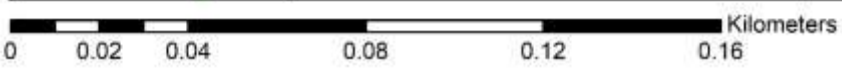
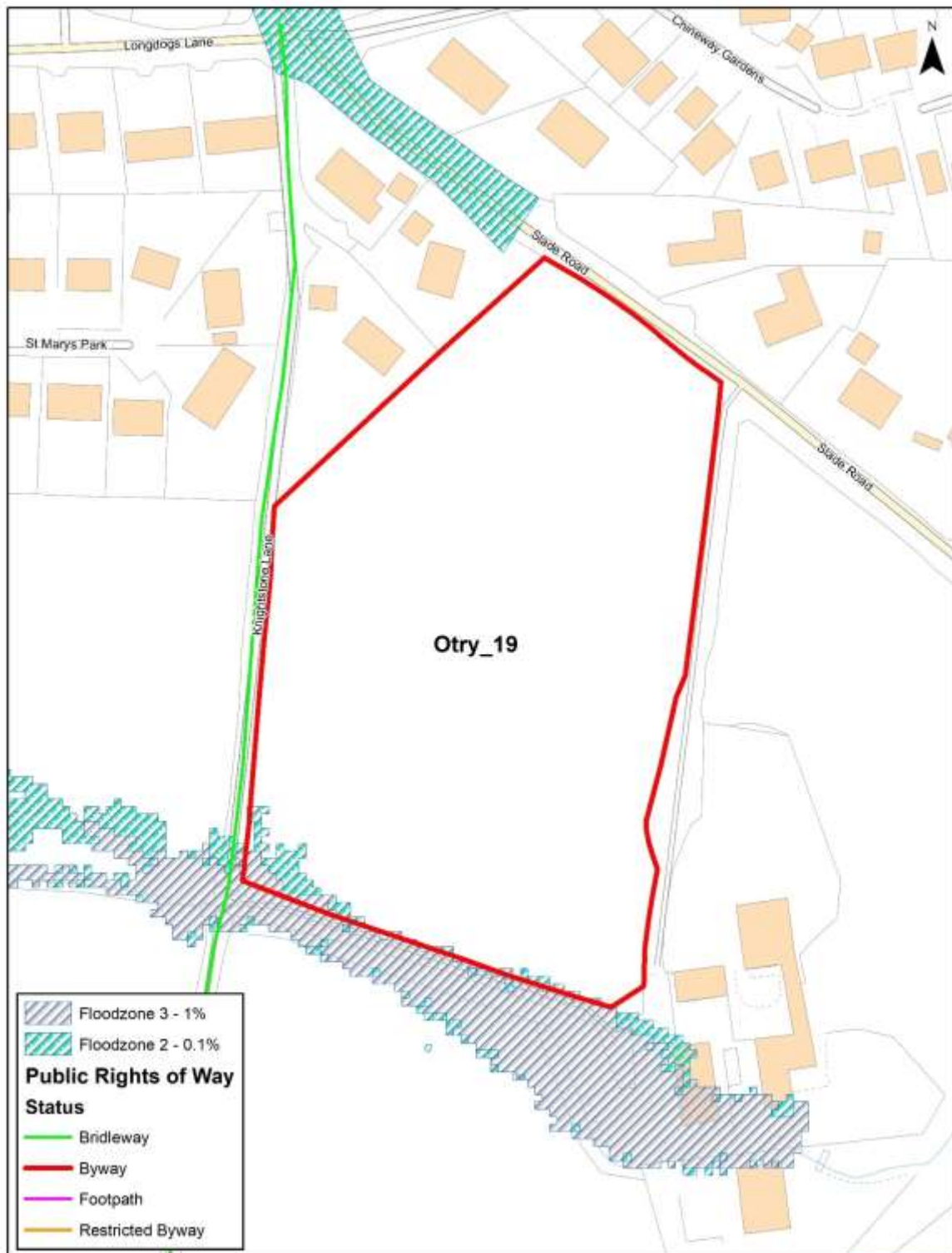
Reference number: Otry_19

Site area (ha): 1.84

Address: Land at Slade Farm, Slade Road, Ottery St Mary, EX11 1JE

Proposed use: Residential housing

Site map



© Crown copyright and database rights 2024 Ordnance Survey AC0000809498



Photos



Taken from field gate on left (east) side of access drive to Slade Farm over the eastern part of the site. Distant views beyond site but it is partly screened by the boundary hedge.



Taken from the private drive leading to Slade Farm looking north west over the western part of the site, back towards the town.



Taken from Slade Road looking west back towards the town. The site is immediately on the left

Site Assessment Summary and Conclusion

Infrastructure

Lack of secondary or primary education provision. Current access is via Slade Road which is a narrow lane not suitable for accommodating additional development and associated movements. In addition to this, access into and through the town is constrained by narrow roads and a single route through the town centre. Further investigation may be required as to whether more significant highways improvements (bypass/distributor road) are necessary. The site itself is not currently served by any bus routes, but Ottery St Mary is well connected with regular routes to Axminster, Honiton, Sidmouth, Cranbrook, Exeter Airport and Exeter amongst other places. The majority of these locations are accessible from buses stopping on North Street (approx. 860m from the centre of the site). Pedestrian/cycle movement into Ottery St Mary from this location is poor and would need to be greatly improved. However, the width of roads on this side of town would make it very difficult to achieve safe pedestrian access.

Landscape

The site is located outside but reasonably near (approx. 1.1km) to the East Devon National Landscape. There would be significant intervisibility with the National Landscape, Conservation Area and also Belbury Castle hillfort on the opposite side of the valley. The site is bound by multiple hedgerows and trees, some of which may be of landscape importance. There is some potential for the site to be seen in the context of the town and due to its westerly slope away from the National Landscape and intervening vegetation. There are various PRowS in the wider landscape, which may offer views of the site.

Historic environment

Medium- Archaeological surveys carried out for the nearby Butts Road site identified pits associated with activity dating back to the Neolithic period, tree throws, linear ditch field boundaries and medieval and post-medieval artefacts. It is likely that surveys of this site would return similar finds. The site is adjacent to a large area to the south of Ottery St Mary known to contain historic field systems, though this site is not thought to have been part of this.

Ecology

Minor adverse effect predicted (not significant)

Accessibility

The site is within 1600m of all facilities except a train station, the secondary school and hospital.

Other constraints

Site is a sloping agricultural field , grade 2 and 3 agricultural land. Electricity cables will need to be undergrounded. Site has a history of previously refused major development planning applications and an appeal decision which cites, inter alia, landscape, loss of high quality agricultural land, impact on character.

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

No

Opportunities

Opportunity to upgrade the adjoining bridleway and provide footpath/cyclepath link

Yield (number of dwellings or hectares of employment land)

48

Contribution to spatial strategy

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

Should the site be allocated?

No

Reasons for allocating or not allocating

Site is a greenfield site which would extend into open countryside. Development would be visible from a considerable distance. Concerns regarding insufficient highway capacity

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

For sites within National Landscape, applicable special qualities

Other relevant biodiversity, historic environment and/or geological designations

Landscape Character Type and relevant key characteristics

3E. Lowland plains- Historic small parks and gardens, containing a high proportion of mature and veteran trees.

The range of settlements and building styles, from sleepy coastal villages to Cranbrook new town.

Its unassuming but still attractive rural feel, particularly away from larger settlements and roads.

Its strong visual relationship with surrounding higher landscapes – the Lowland Plains LCT is often seen from above, and is also visually influenced by surrounding LCTs. A tiny section to the west of the site is type 3C Sparsely settled valley floors, but this is also largely within the floodplain

Local landscape character of site and immediate surrounds

The site is located outside but reasonably near (approx. 1.6km) to the East Devon National Landscape. There would be significant intervisibility with the National Landscape, Conservation Area and also Belbury Castle hillfort on the opposite side of the valley. As the site is located on the valley floor it would be visible from prominent ridges on each side of the valley. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various

PRoWs crossing the site and in the wider landscape area, which may offer views of the site. Requires further visual assessment.

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

Yes

General and site-specific affects that could arise from development

- Introduction of built form and associated infrastructure
- Impact of light spill from street lighting or windows
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- major alteration/ new access provision required
- Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss
- Loss of trees/ hedgerow
- Impact on boundaries –tree and hedgerow root protection areas,
- Offsite access to services – eg need for extended footways/ cycleways/ bus stops
- Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.

Analysis

Physical and natural characteristics	
Medium-high	The site contributes to local landscape character through hedgerow boundaries and a sense of openness, contributing to the setting of adjoining development. The site is visible in the wider landscape. It is a mix of Grade 2 and Grade 3 agricultural land.
Cultural and historic associations	
Medium	Historic boundary hedgerows, present on 1890 OS map. Subterranean evidence of historic (medieval) field boundaries
Relationship to existing settlement edge	

Medium	The site adjoins the town on one side and a farmhouse and access track on the other.
Experiential landscape character	
Medium	The site is quiet and feels rural. The adjoining road is not heavily used and noise is minimal.
Views	
Medium	The site is visible from the approach road but development would be seen in the context of nearby houses.
Overall landscape susceptibility	
Medium	Nearby development provides some context of built form, but this is softened by the intervening boundary treatments, the open character of the fields that make up the site and the presence of mature hedgerows and trees meaning the site also has a close relationship with surrounding countryside.
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
None	
If outside designated landscape, factors which may raise or lower value from moderate	
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	

Historic Environment Site Assessment

Notes on history of area

OSM is a Saxon market town referred to in the Domesday book set around a staggered crossroads. Retains a medieval street pattern and some buildings, mostly cottages rendered under slate, as much of the centre was lost to a 17thc fire. Very fine Church, manor house and associated buildings to the north of the town centre. Remnants of industrial heritage and woollen mill buildings to south west with workers cottages lining all roads off the town centre. Considerable Georgian architecture around town centre, typified by local brick under slate roofs. Extensive conservation

area including landscape setting. John Coleridge, Sir Walter Raleigh and William Thackeray are all associated with the town, with Coleridge having taught at the school.

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?	Archaeological assessment would be required at planning application stage Archaeological surveys carried out for the nearby Butts Road site identified pits associated with activity dating back to the Neolithic period, tree throws, linear ditch field boundaries and medieval and post-medieval artefacts. It is likely that surveys of this site would return similar finds. The site is adjacent to a large area to the south of Ottery St Mary known to contain historic field systems, though this site is not thought to have been part of this.
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	8000	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	3400	Minor adverse effect predicted (not significant)

Ramsar site	International	13000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	20000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	3400	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	17000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	3800	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1400	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1400	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County		

Draft Nature Recovery Network areas (NRN)	County	377	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	250	Minor adverse effect predicted (not significant)

Comments

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: 0

On site assessment

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

No .

Presence of veteran or ancient trees

Yes. Numerous mature and/or veteran trees in the hedgerows around the site.

Large numbers of mature trees within hedgerows or otherwise

Yes.

Presence of ponds not identified on aerial imagery

No.

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

No.

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

No.

Is there any evidence which contradicts the desk study results?

No.

Conclusion

Minor adverse effect predicted (not significant)

8 Site Reference Otry_21

Site details

Settlement: Ottery St Mary

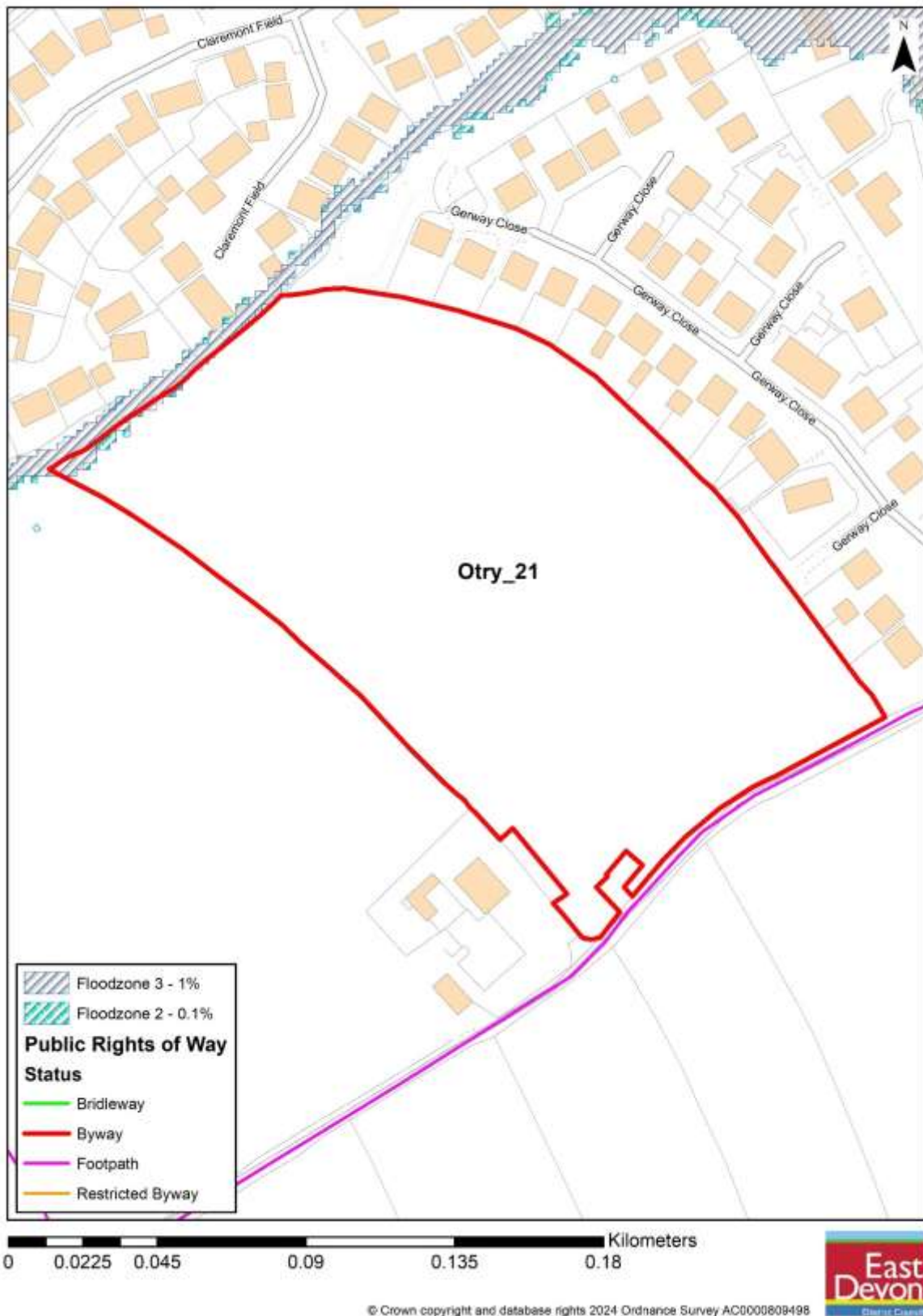
Reference number: Otry_21

Site area (ha): 2.36

Address: Land at Gerway Farm, west of Sidmouth Road

Proposed use: Residential housing

Site map



Photos



Looking across the site beyond the houses in Claremont Field



Looking south from the open space in the centre of Claremont Fields towards the site beyond



Taken from Claremont Field looking west at a potential pedestrian access between existing houses



Potential vehicle access into Claremont Field from the central north of the site



Close up of the north eastern section of the site through the gateway referred to in the photo below. The path between the site and the new development is a well used public footpath



Looking south along Sidmouth Road, the northeastern corner of the site is visible through the gateway adjoining the fence in the Gerway Nurseries development

Site Assessment Summary and Conclusion

Infrastructure

Lack of secondary or primary education provision. Current access is via Sidmouth Road. The site could potentially also be accessed via Claremount Field to the north subject to construction of a short bridge or other means of crossing the flood plain and overcoming the levels difference. Sidmouth Road at this point is a reasonably wide C-class road, potentially capable of accommodating additional development and associated movements in itself. However, the road narrows significantly towards Sidmouth to the south and access into and through Ottery is constrained by narrow roads and a single route through the town centre. Further investigation may be required to determine if more significant highways improvements (bypass/distributor road) might be necessary. The site itself is served by a once-weekly bus service linking Sidmouth-Ottery-Feniton-Honiton-Taunton. Otte. The whole site is within ay St Mary is well connected by bus. Regular services run to Axminster, Honiton, Sidmouth, Cranbrook, Exeter Airport and Exeter amongst other places, with buses stopping in the town centre (approx. 640m from the centre of the site). Pedestrian/cycle movement into Ottery St Mary would need to be greatly improved.

Landscape

The site is located outside but reasonably near (approx. 1.6km) to the East Devon National Landscape. It is a large, irregularly shaped and sloping site, so landscape sensitivity varies across it. There would be significant intervisibility with the National Landscape. As the site is located on the valley floor it would be visible from prominent ridges on each side of the valley. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PRoWs crossing the site and in the wider landscape area, which may offer views of the site.

Historic environment

Medium- A number of neolithic and Roman pits have been identified within the site, as well as medieval and post-medieval artefact finds. In addition to this, the site is within a large area to the south of Ottery St Mary known to contain historic field systems. Requires further evaluation.

Ecology

Minor adverse effect predicted (not significant)

Accessibility

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

Other constraints

The site comprises grade 2 and 3 agricultural land. A relatively small corridor towards the north is within floodzone 2. Potential access to Claremont Field would need to cross a

band of floodplain. The HSE major hazard pipeline runs south of the site. Electricity wires cross the site and would need to be undergrounded.

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

No

Opportunities

Opportunity to link Gerway Close and Claremont Field by footpath/cyclepath and to plant a band of trees to lessen visual impact of new and existing housing when viewed from the south

Yield (number of dwellings or hectares of employment land)

Contribution to spatial strategy

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

Should the site be allocated?

Yes

Reasons for allocating or not allocating

Site is a significant greenfield site, surrounded on two sides by existing development, but it may be possible to develop it, subject to a satisfactory highway access, without diminishing the historic field enclosure pattern. Highway and archaeological assessment is required. Opportunity to introduce tree planting to screen this and existing development

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

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

For sites within National Landscape, applicable special qualities

Other relevant biodiversity, historic environment and/or geological designations

Landscape Character Type and relevant key characteristics

3E. Lowland plains- Historic small parks and gardens, containing a high proportion of mature and veteran trees.

The range of settlements and building styles, from sleepy coastal villages to Cranbrook new town.

Its unassuming but still attractive rural feel, particularly away from larger settlements and roads.

Its strong visual relationship with surrounding higher landscapes – the Lowland Plains LCT is often seen from above, and is also visually influenced by surrounding LCTs. A tiny section to the west of the site is type 3C Sparsely settled valley floors, but this is also largely within the floodplain

Local landscape character of site and immediate surrounds

The site is located outside but reasonably near (approx. 1.6km) to the East Devon National Landscape. There would be significant intervisibility with the National Landscape, Conservation Area and also Belbury Castle hillfort on the opposite side of the valley. As the site is located on the valley floor it would be visible from prominent ridges on each side of the valley. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PRowS crossing the site and in the wider landscape area, which may offer views of the site. Requires further visual assessment.

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

Yes

General and site-specific affects that could arise from development

- Introduction of built form and associated infrastructure
- Impact of light spill from street lighting or windows
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- major alteration/ new access provision required
- Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss
- Loss of trees/ hedgerow

- Impact on boundaries –tree and hedgerow root protection areas,
- Offsite access to services – eg need for extended footways/ cycleways/ bus stops
- Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.

Analysis

Physical and natural characteristics	
Medium-high	The site contributes to local landscape character through hedgerow boundaries and a sense of openness, contributing to the setting of adjoining development and a farmhouse. It is a mix of Grade 2 and Grade 3 agricultural land.
Cultural and historic associations	
Medium	Historic boundary hedgerows, present on 1890 OS map. Subterranean evidence of historic (medieval) field boundaries
Relationship to existing settlement edge	
Medium	The site adjoins the town on two sides. It adjoins modern housing estates with no historic interest.
Experiential landscape character	
Low-medium	The site feels semi-rural but there is regular traffic and background noise from the road and nearby houses
Views	
Medium	The site is visible in long range views from the approach to the town but it is seen against a backdrop of development which reduces the sensitivity. As it slopes upwards, it will not be possible to fully screen new development
Overall landscape susceptibility	
Medium	Housing will be seen in the context of existing development on two sides, the site slopes upwards so new development will be visible in long range views but the view/skyline is already dominated by roofs.
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

Historic Environment Site Assessment

Notes on history of area

OSM is a Saxon market town referred to in the Domesday book set around a staggered crossroads. Retains a medieval street pattern and some buildings, mostly cottages rendered under slate, as much of the centre was lost to a 17thc fire. Very fine Church, manor house and associated buildings to the north of the town centre. Remnants of industrial heritage and woollen mill buildings to south west with workers cottages lining all roads off the town centre. Considerable Georgian architecture around town centre, typified by local brick under slate roofs. Extensive conservation area including landscape setting. John Coleridge, Sir Walter Raleigh and William Thackeray are all associated with the town, with Coleridge having taught at the school.

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?	Yes A number of neolithic and Roman pits have been identified within the site, as well as medieval and post-medieval artefact finds. In addition to this, the site is within a large area to the south of Ottery St Mary known to contain historic field systems. Requires further evaluation.
List any heritage assets potentially affected.	An extensive former field system is recorded on the 19th century Tithe Map comprising series of long narrow fields. A number of these are still extant.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Parts of the site reflect the original historic field system layout An extensive former field system comprising series of long narrow fields. A number of these are still extant.
Significance of asset and setting	Lesser
Relationship of site with heritage asset	The heritage asset is located across the site so there is a direct relationship between the two. The existing field pattern is significant and this would need to be reflected in development design
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	Yes

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Moderate If development destroys the historic field pattern then the impact will be significant. It is inevitable that some field boundaries will be removed to facilitate access
Could the site be developed in a way that minimised potential impact?	Yes, layout could accommodate the field layout although the historic pattern is likely to be hard to discern amongst built form
Would the development affect the heritage asset in other ways?	Unknown

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	See notes
Could the amount of development be reduced to avoid harm?	See notes
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	See notes
Notes	Developing a smaller section of the site and laying it out to reflect existing field boundaries could reduce harm. Archaeological assessment is required as there could be subterranean remains

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	8000	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	3400	Minor adverse effect predicted (not significant)
Ramsar site	International	13000	Minor adverse effect

			predicted (not significant)
Marine Conservation Zone (MCZ)	National	20000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	3400	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	17000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	3800	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1200	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1200	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County		
Draft Nature Recovery	County	10	Significant moderate adverse

Network areas (NRN)			effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	25	Significant moderate adverse effect predicted

Comments

To the west of the site lies a habitat of principle importance, including a stream, river, unimproved grassland

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: 0

On site assessment

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

No .

Presence of veteran or ancient trees

Yes. Numerous mature and/or veteran trees in the hedgerows around and within the site. There is a band of protected trees along the western boundary of the site

Large numbers of mature trees within hedgerows or otherwise

Yes.

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. The extant historic field layout is likely to be lost if the whole site is developed. This is less critical to the north of the site where historic boundaries have already been removed.

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

No.

Is there any evidence which contradicts the desk study results?

No.

Conclusion

Minor adverse effect predicted (not significant)

9 Site Reference GH/ED/26

Site details

Settlement: Ottery St Mary

Reference number: GH/ED/26

Site area (ha): 26.53

Address: Land west of Cadhay Lane, Ottery St Mary

Proposed use: Mixed Use

Site map



0 0.075 0.15 0.3 0.45 0.6 Kilometers

© Crown copyright and database rights 2024 Ordnance Survey AC0000809498



Photos



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



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



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



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

Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

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

Historic environment

Moderate - Change affecting the special character of assets, where elements which contribute to their significance and their setting are harmed. The site is approximately 50m north-east of the Grade II Listed Foxenhole Mills, 380m north of the Grade II Listed

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

Ecology

Minor adverse effect predicted (not significant)

Accessibility

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

Other constraints

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

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

Yes

Opportunities

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

Yield (number of dwellings or hectares of employment land)

200

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Ottery St Mary to serve its own needs and that of wider surrounding areas. However, Ottery St

Mary has limited jobs, lacks a train station and accessibility is constrained by narrow roads, a lack of pavements and a historic town centre.

Should the site be allocated?

No

Reasons for allocating or not allocating

Site is a significant greenfield site which would extend into open countryside recognised for its settlement containment value and importance to preserving the setting, distinctive character or identity of the settlement. It has high ecological and heritage sensitivities and development would be visible from a considerable distance

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

No

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

For sites within National Landscape, applicable special qualities

Other relevant biodiversity, historic environment and/or geological designations

The site is located approximately 200m from Cadhay Bog CWS and Ancient Woodland site. The site is bounded by/includes hedgerows/trees which may be of some ecological merit. The site is bound by/includes hedgerows/trees which may be of some ecological merit.

Agricultural land Grade 3

Landscape Character Type and relevant key characteristics

3B. Lower rolling farmed and settled valley slopes • Gently rolling lower valley slopes

- Pastoral farmland, with a wooded appearance
- Variable field patterns and sizes with either wide, low boundaries and irregular patterns or small fields

with medium to tall boundaries and a regular pattern.

- Many hedgerow trees, copses and streamside tree rows
- Settled, with varied settlement size, building ages and styles, sometimes with unity of materials in places through use of stone.
- Presence of leisure-related development often associated with coast
- Winding, often narrow sunken lanes with very tall earth banks. Main roads may dominate locally.
- Streams and ditches
- Some parts tranquil and intimate all year round, except near main transport routes.
- Enclosed and sheltered landscape and wider views often restricted by vegetation

Local landscape character of site and immediate surrounds

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

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
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- major alteration/ new access provision required
- Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss

- Loss of trees/ hedgerow
- Impact on boundaries –tree and hedgerow root protection areas,
- Offsite access to services – eg need for extended footways/ cycleways/ bus stops
- Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.

Analysis

Physical and natural characteristics	
High	Large site comprised from smaller fields which slope up to the west and is highly prominent in the landscape, particularly when travelling westwards from Ottery to West Hill. The site is located outside the East Devon National Landscape but there would be significant intervisibility with the East Hill Strips within the National Landscape, due to the site's location on the slopes of a prominent ridge on the opposite side of the valley. The site may also be visible from Belbury Castle hillfort. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PRowS in the wider landscape context, which may offer views of the site
Cultural and historic associations	
Medium	A number of prehistoric enclosures and ditches exist in the vicinity of this site. Archaeological surveys at the nearby Island Farm housing site uncovered numerous finds and historic land uses in the vicinity.
Relationship to existing settlement edge	
High	There is a very limited relationship with the existing settlement, with the edge of a modern housing estate being visible from the eastern end of the site. Topography means these are set below the site, where the ground slopes away and so the majority of the site is seen in the context of rural countryside. Due to elevated nature of the site and prominent long range views development of the site would not integrate with the existing settlement and

	would adversely affect surrounding countryside. The impact increases as you move west through the site and as the land rises to the north.
Experiential landscape character	
Medium-high	Quiet, rural site however the adjoining playing field and nearby housing development suggest the eastern part of the site is likely to experience some noise disturbance during sports matches and when the housing is occupied.
Views	
Medium-high	There are distant, panoramic views to the south and east of the site, towards the National Landscape. Views to the north and west are cut short as they are cut off by hedgerows and topography.
Overall landscape susceptibility	
Medium-high	Open to views from the National Landscape to the south and southeast. Landscape character to the south and east is very rural and tranquil and there is an absence of heavy traffic or intrusive infrastructure. Due to the elevated nature of parts of the site, long range views and slight relationship with the settlement edge, development would not integrate with the existing settlement and would adversely affect surrounding countryside.
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
Moderate	
If outside designated landscape, factors which may raise or lower value from moderate	
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	

Historic Environment Site Assessment

Notes on history of area

OSM is a Saxon market town referred to in the Domesday book set around a staggered crossroads. Retains a medieval street pattern and some buildings, mostly cottages rendered under slate, as much of the centre was lost to a 17thc fire. Very fine Church, manor house and associated buildings to the north of the town centre. Remnants of industrial heritage and woollen mill buildings to south west with workers cottages lining all roads off the town centre. Considerable Georgian architecture around town centre, typified by local brick under slate roofs. Extensive conservation area including landscape setting. John Coleridge, Sir Walter Raleigh and William Thackeray are all associated with the town, with Coleridge having taught at the school.

Overall conclusion

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

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes Note- In addition to Foxenholes Mill, numerous pieces of pottery, glass and artifacts have been found dating from prehistoric to medieval times. A full archaeological assessment should be undertaken prior to any development.
List any heritage assets potentially affected.	1. Foxenholes Mill and associated (undesigned) mill leat and pond

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Existing mill on site of several previous mills Early C19 on site of earlier mills. 3 blocks: all roughcast with slate roofs. The centre block is the mill, 3 storeys, with weatherboarding from ground to eaves on left, and door on 1st floor with a window beside it and one below. This portion is over the water channel. To the right of it are doors on ground and 1st floor, and 1 casement window on each floor except the top where there is a blank panel. To the right of the mill is the miller's house, 2 storey, 2 casement windows and centre blank panel. Doorcase has pilasters, frieze and moulded cornice. To left of the mill is a warehouse, 2 storey, 3 casement windows, and central door opening. Mill is still working but the wheel has been replaced by turbines. NMR.
Significance of asset and setting	Medium
Relationship of site with heritage asset	The site provides a pastoral setting to the mill reflecting the agricultural origins and purpose of the mill.
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	No

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Moderate The impact on the mill will increase the closer the proximity, the higher the density and depending on the height and scale of development. Potentially development will detract from the remote, rural setting of the mill and dominate it's appearance. There is also potential for the mill leat to be blocked or damaged by development, or require safety precautions which detract from its function and appearance.
Could the site be developed in a way that minimised potential impact?	Development could be located away from the south western corner of the site, this area could be retained as open space or meadow to preserve the setting of the mill.
Would the development affect the heritage asset in other ways?	Noise arising from development and litter (with the potential to block the leat). Residents using the leat for bathing/swimming

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

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	8000	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	3000	Minor adverse effect predicted (not significant)
Ramsar site	International	12000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	11000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	3000	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	17000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	4000	Minor adverse effect predicted (not significant)

Ancient Woodland Inventory Site (AWSI)	Regional	440	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	370	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	500	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	370	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	370	Minor adverse effect predicted (not significant)

Comments

A large tract of woodland lies to the east of the 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: 0

On site assessment

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

No . Most of the site is agriculturally improved grassland. To the south of the site there is a small agricultural building set in 1600sqm of unimproved grassland.

Presence of veteran or ancient trees

See notes. There are numerous mature trees in the hedgerows around and dividing the site.

Large numbers of mature trees within hedgerows or otherwise

See notes. There are several mature trees in each boundary hedgerow.

Presence of ponds not identified on aerial imagery

No. No pond within the site, but there is one on an adjacent piece of land.

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)

See notes. The site consists of five adjoining fields with hedgerows separating them. These hedgerows could be largely retained in any scheme but sections would need to be removed to achieve access. A significant length of roadside hedgerow would need to be removed to facilitate the main access to the site unless it could be brought through any development on adjoining land to the north

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 GH/ED/27

Site details

Settlement: Ottery St Mary

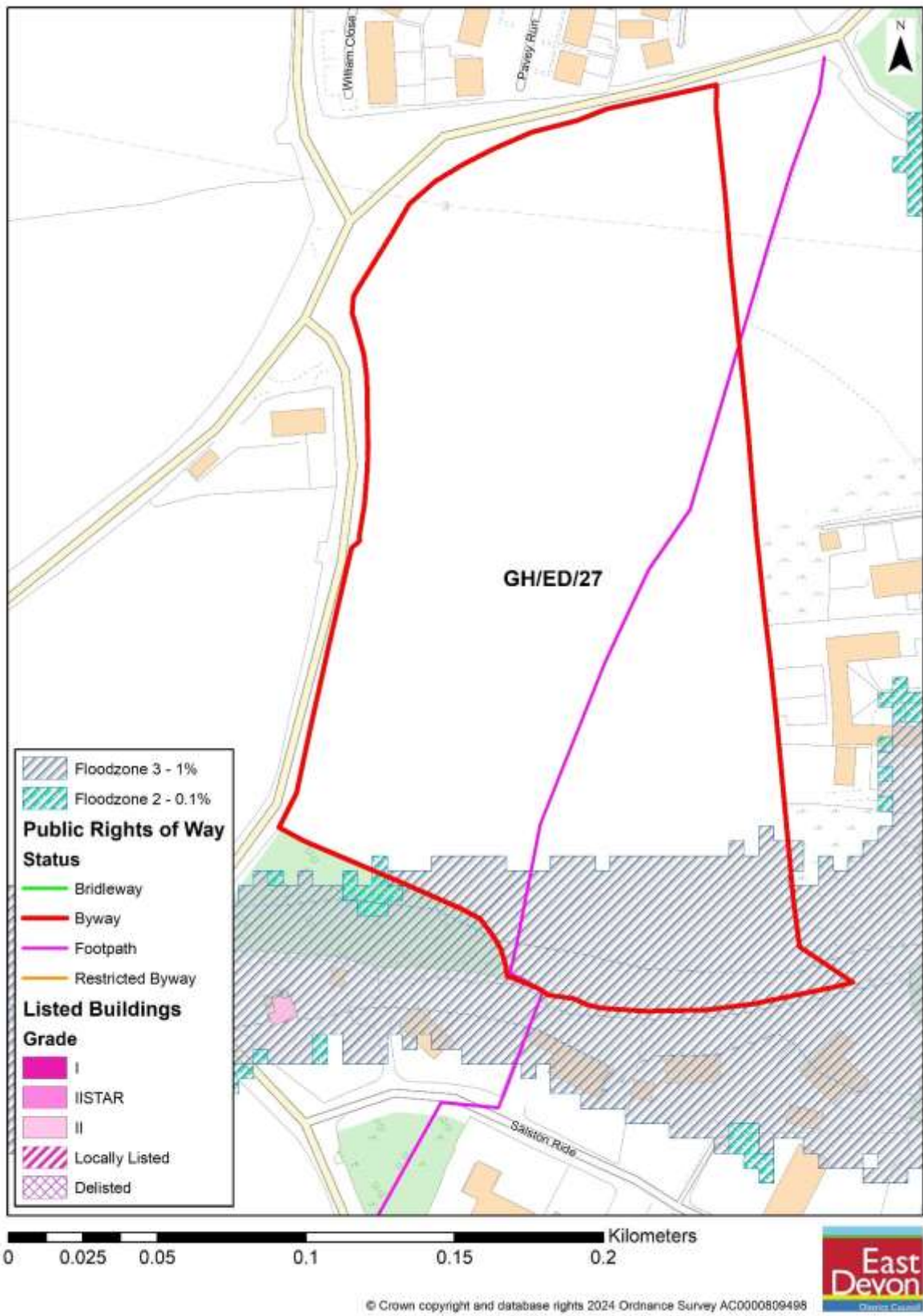
Reference number: GH/ED/27

Site area (ha): 3.87

Address: Land south of Strawberry Lane, Ottery St Mary

Proposed use: Residential housing

Site map



Photos



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



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



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

Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

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

Historic environment

Minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal. A number of prehistoric enclosures and ditches exist in the vicinity of this site. Archaeological surveys at the nearby Island Farm housing site uncovered numerous finds and historic land uses in the vicinity. However this is not expected to be a significant constraint. Conservation: The historic (though not Listed and now converted) Salston Barton lies immediately to the east of the site, on a lower level of land. The site is also approximately 160m north of the Grade II Listed Salston Manor Hotel, 50m north-east of the Grade II Listed Salston Lodge and 195m north of another Grade II Listed Lodge at the entrance to the hotel. Intervisibility is limited due to existing development and woodland, but development of the site may impact upon the setting and significance of these assets.

Ecology

Minor adverse effect predicted (not significant)

Accessibility

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

Other constraints

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

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

No

Opportunities

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

Yield (number of dwellings or hectares of employment land)

60

Contribution to spatial strategy

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

Should the site be allocated?

Yes, However, this part of the site is subject to flooding and further work will be required to understand the extent and nature of the flood risk (through a Level 2 Strategic Flood Risk Assessment).

Reasons for allocating or not allocating

The site is on the periphery of the settlement and has a semi-rural character but it would not protrude into open countryside and does have clusters of existing housing on three sides. Development could be laid out so that it avoids the floodzone and the potential density has been reduced to allow for this and other constraints such as overhead wires. Tree planting is required to reduce visual impact

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

No the site is a self contained single plot

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

For sites within National Landscape, applicable special qualities

Other relevant biodiversity, historic environment and/or geological designations

The site is located approximately 825m from Cadhay Bog CWS and Ancient Woodland site.

Agricultural land Grade 3

Landscape Character Type and relevant key characteristics

3B. Lower rolling farmed and settled valley slopes • Gently rolling lower valley slopes

- Gently rolling lower valley slopes
- Pastoral farmland, with a wooded appearance
- Variable field patterns and sizes with either wide, low boundaries and irregular patterns or small fields

with medium to tall boundaries and a regular pattern.

- Many hedgerow trees, copses and streamside tree rows

- Settled, with varied settlement size, building ages and styles, sometimes with unity of materials in

places through use of stone.

- Presence of leisure-related development often associated with coast
- Winding, often narrow sunken lanes with very tall earth banks. Main roads may dominate locally.
- Streams and ditches
- Some parts tranquil and intimate all year round, except near main transport routes.
- Enclosed and sheltered landscape and wider views often restricted by vegetation

Local landscape character of site and immediate surrounds

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

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
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- major alteration/ new access provision required
- Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss
- Loss of trees/ hedgerow

- Impact on boundaries –tree and hedgerow root protection areas,
- Offsite access to services – eg need for extended footways/ cycleways/ bus stops
- Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.

Analysis

Physical and natural characteristics	
Medium-high	The site generally slopes east but there is some south-easterly sloping. The site is located well outside of the East Devon National Landscape but there would be significant intervisibility with the East Hill Strips part of the National Landscape, due to the site's location on the slopes of a prominent ridge on the opposite side of the valley. The site may also be visible from Belbury Castle hillfort. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PRowS in the wider landscape context, which may offer views of the site.
Cultural and historic associations	
Medium	A number of prehistoric enclosures and ditches exist in the vicinity of this site. Archaeological surveys at the nearby Island Farm housing site uncovered numerous finds and historic land uses in the vicinity.
Relationship to existing settlement edge	
Medium-high	Rural site, with loosely grouped housing to the north, south and south east.
Experiential landscape character	
Medium-high	Rural site, generally quiet but noisier adjacent to housing.
Views	
Medium	The site is visible in long range views from the south western approach to the town but it is seen against a backdrop of development which reduces the sensitivity. As it slopes upwards, it will not

	be possible to fully screen new development
Overall landscape susceptibility	
Medium	Housing will be seen in the context of loose existing development on two sides, the site slopes upwards so new development will be visible in long range views. The presence of mature hedgerows and trees means there will be some screening but the site also has a close relationship with surrounding countryside.
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	
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	

Historic Environment Site Assessment

Notes on history of area

OSM is a Saxon market town referred to in the Domesday book set around a staggered crossroads. Retains a medieval street pattern and some buildings, mostly cottages rendered under slate, as much of the centre was lost to a 17thc fire. Very fine Church, manor house and associated buildings to the north of the town centre. Remnants of industrial heritage and woollen mill buildings to south west with workers cottages lining all roads off the town centre. Considerable Georgian architecture around town centre, typified by local brick under slate roofs. Extensive conservation area including landscape setting. John Coleridge, Sir Walter Raleigh and William Thackeray are all associated with the town, with Coleridge having taught at the school.

Overall conclusion

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

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Archaeological assessment would be required at planning application stage Numerous prehistoric enclosures and ditches exist in the vicinity of this site. Archaeological surveys at the nearby Island Farm housing site uncovered numerous finds and historic land uses in the vicinity. The historic (though not Listed and now converted) Salston Barton lies immediately to the east of the site, on a lower level of land. Strategic scale development of this site would likely detract from the character of this complex of buildings and be a little overbearing. Non-designated Salston Barton farmstead, dating from 1243, is located outside but adjacent to the site. This farmstead is likely to have been the original settlement on this site. The site is approximately 160m north of the Grade II Listed Salston Manor Hotel, 50m north-east of the Grade II Listed Salston Lodge and 195m north of another Grade II Listed Lodge at the entrance to the hotel. Intervisibility is limited due to existing development and woodland, but development of the site may impact upon the setting and significance of these assets. Further assessment is required.
List any heritage assets potentially affected.	1- Salston Barton Mill

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Evidence of a mill associated with Salston Barton Very limited information. Description is 'salston barton' mill on a tributary of the river otter'
Significance of asset and setting	Unknown
Relationship of site with heritage asset	Unknown as location is unclear
Level of contribution (site to heritage asset)	
Further assessment required?	Archaeological assessment as part of any planning application

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	8000	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	3400	Minor adverse effect predicted (not significant)
Ramsar site	International	13000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	11000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	3400	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	17000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	3800	Minor adverse effect predicted (not significant)

Ancient Woodland Inventory Site (AWSI)	Regional	900	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	800	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	400	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	25	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	250	Minor adverse effect predicted (not significant)

Comments

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: 0

On site assessment

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

No . The majority of the site is improved grassland, with unimproved grassland at the margins and around a tree within the site

Presence of veteran or ancient trees

Yes. Numerous mature and/or veteran trees in the hedgerows around the site and one large tree within the site

Large numbers of mature trees within hedgerows or otherwise

Yes.

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)

See notes. A significant length of roadside hedgerow would need to be removed to facilitate access

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

No.

Is there any evidence which contradicts the desk study results?

No.

Conclusion

Minor adverse effect predicted (not significant)

11 Site Reference GH/ED/29

Site details

Settlement: Ottery St Mary

Reference number: GH/ED/29

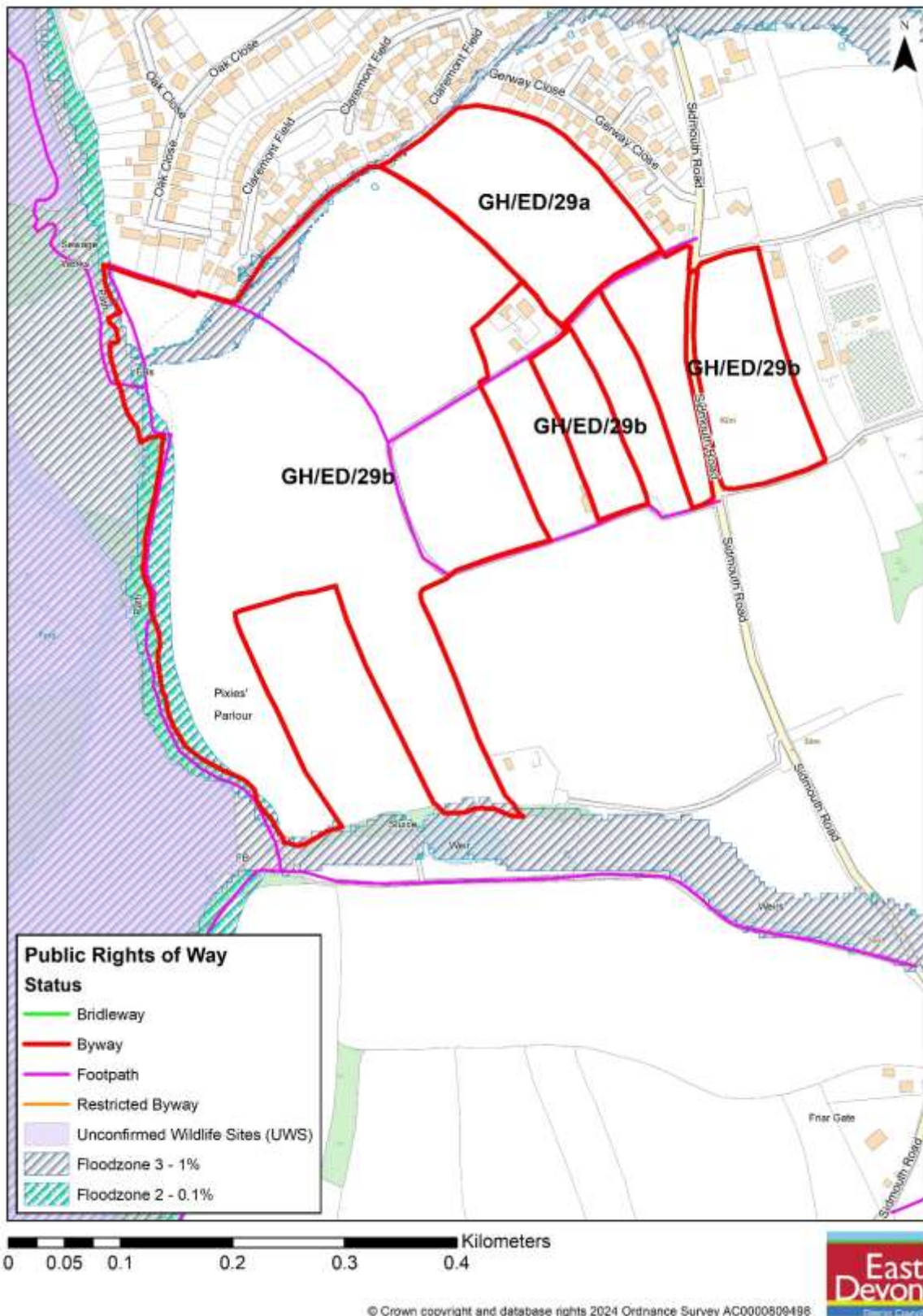
Site area (ha): 19.32

Address: Gerway Farm, Ottery St Mary

Proposed use: Mixed Use

Note- this site was originally submitted as GH/ED/29. Following assessment, part of the site (GH/ED/29b) was rejected for development and the remaining 2.37ha was proposed for allocation (GH/ED/29a). The site formerly known as GH/ED/29a was resubmitted in the 2022 Call for Sites and renumbered as Otry_21. This assessment should therefore be read in conjunction with the Otry_21 assessment.

Site map



Photos



Looking across the south west part of the site beyond the houses in Claremont Field



Looking south from the open space in the centre of Claremont Fields across the site beyond



Taken from Claremont Field looking west at a potential pedestrian access between existing houses



Potential vehicle access into Claremont Field from the central north of the site



Looking towards Ottery from Sidmouth Road. The site is on the left of the photo



Looking south along Sidmouth Road, the northeastern corner of the site is visible through the gateway adjoining the fence in the new development

Infrastructure

Lack of secondary or primary education provision. Current access is via Sidmouth Road. The site could potentially also be accessed via Claremount Field to the north subject to construction of a short bridge or other means of crossing the flood plain and overcoming the levels difference. Sidmouth Road at this point is a reasonably wide C-class road, potentially capable of accommodating additional development and associated movements in itself. However, the road narrows significantly towards Sidmouth to the south and access into and through Ottery is constrained by narrow roads and a single route through the town centre. Further investigation may be required to determine if more significant highways improvements (bypass/distributor road) might be necessary. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 4.6km

from Feniton train station (though not easily accessible from this location). The site itself is served by a once-weekly bus service linking Sidmouth-Ottery-Feniton-Honiton-Taunton. Ottery St Mary is well connected by bus. Regular services run to Axminster, Honiton, Sidmouth, Cranbrook, Exeter Airport and Exeter amongst other places, with buses stopping in the town centre (approx. 640m from the centre of the site). Pedestrian/cycle movement into Ottery St Mary would need to be greatly improved.

Landscape

The site is located outside but reasonably near (approx. 1.6km) to the East Devon National Landscape. It is a large, irregularly shaped and sloping site, so landscape sensitivity varies across it. There would be significant intervisibility with the National Landscape. As the site is located on the valley floor it would be visible from prominent ridges on each side of the valley. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PRowS crossing the site and in the wider landscape area, which may offer views of the site.

Historic environment

A number of neolithic and Roman pits have been identified within the site, as well as medieval and post-medieval artefact finds. In addition to this, the site is within a large area to the south of Ottery St Mary known to contain historic field systems. Requires further evaluation.

Ecology

Minor adverse effect predicted (not significant)

Accessibility

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

Other constraints

The site is irregularly shaped and comprises grade 2 and 3 agricultural land. 0.71ha is within floodzone 3, around 1.12 ha of the site (a relatively small corridor towards the north, west and south edges) is within floodzone 2 or divided from the rest of the site by effective floodplain. A small area of surface water flood risk also crosses the site. Potential access to Claremont Field would need to cross a band of floodplain. The HSE major hazard pipeline runs through the southern edge of the site and the consultation zone extends to cover approximately 4.2ha of the site (approx. 0.35ha of which is also floodplain). Electricity wires cross the site and would need to be undergrounded.

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

No

Opportunities

Opportunity to link Gerway Close and Claremont Field by footpath/cyclepath and to plant a band of trees to lessen visual impact of new and existig housing when viewed from the south

Yield (number of dwellings or hectares of employment land)

In total the site could accommodate 200 dwellings, however it is recommended that only part of the site be allocated, to accommodate 70 dwellings.

Contribution to spatial strategy

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

Should the site be allocated?

Yes- part (referred to as 'A' on the map above and separately assessed as Otry_21, part 'B' has been rejected and should not be allocated as it forms an unacceptable extension into open countryside, has inadequate access arrangements and is of an unacceptable large scale)

Reasons for allocating or not allocating

Site is a significant greenfield site, parts of which are very constrained. It is very sensitive in heritage terms and visible in long range views. Part of the site, surrounded on two sides by existing development, is less sensitive and it may be possible to develop it, subject to a satisfactory highway access, without diminishing the historic field enclosure pattern. Highway and archaeological assessment is required. Opportunity to introduce tree planting to screen this and existing development

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

Yes- 2.37 hectares to the east, adjoining Claremont Field and Gerway Close could be allocated for 70 dwellings, subject to further satisfactory highways and archaeological assessment as part of any planning application.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

For sites within National Landscape, applicable special qualities

Other relevant biodiversity, historic environment and/or geological designations

Landscape Character Type and relevant key characteristics

3E. Lowland plains- Historic small parks and gardens, containing a high proportion of mature and veteran trees.

The range of settlements and building styles, from sleepy coastal villages to Cranbrook new town.

Its unassuming but still attractive rural feel, particularly away from larger settlements and roads.

Its strong visual relationship with surrounding higher landscapes – the Lowland Plains LCT is often seen from above, and is also visually influenced by surrounding LCTs. A tiny section to the west of the site is type 3C Sparsely settled valley floors, but this is also largely within the floodplain

Local landscape character of site and immediate surrounds

The site is located outside but reasonably near (approx. 1.6km) to the East Devon National Landscape. There would be significant intervisibility with the National Landscape, Conservation Area and also Belbury Castle hillfort on the opposite side of the valley. As the site is located on the valley floor it would be visible from prominent ridges on each side of the valley. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PRowS crossing the site and in the wider landscape area, which may offer views of the site. Requires further visual assessment.

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

Yes

General and site-specific affects that could arise from development

- Introduction of built form and associated infrastructure
- Impact of light spill from street lighting or windows
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- major alteration/ new access provision required

- Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss
- Loss of trees/ hedgerow
- Impact on boundaries –tree and hedgerow root protection areas,
- Offsite access to services – eg need for extended footways/ cycleways/ bus stops
- Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.

Analysis

Physical and natural characteristics	
Medium-high	The site contributes to local landscape character through hedgerow boundaries and a sense of openness, contributing to the setting of adjoining development and a farmhouse. It is a mix of Grade 2 and Grade 3 agricultural land.
Cultural and historic associations	
Medium	Historic boundary hedgerows, present on 1890 OS map. Subterranean evidence of historic (medieval) field boundaries
Relationship to existing settlement edge	
Medium	The site adjoins the town on two sides. It adjoins modern housing estates with no historic interest.
Experiential landscape character	
Low-medium	The site feels semi-rural but there is regular traffic and background noise from the road and nearby houses
Views	
Medium	The site is visible in long range views from the approach to the town but it is seen against a backdrop of development which reduces the sensitivity. As it slopes upwards, it will not be possible to fully screen new development
Overall landscape susceptibility	
Medium	Housing will be seen in the context of existing development on two sides, the site slopes upwards so new development will be visible in long range views but the

	view/skyline is already dominated by roofs.
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	

Historic Environment Site Assessment

Notes on history of area

OSM is a Saxon market town referred to in the Domesday book set around a staggered crossroads. Retains a medieval street pattern and some buildings, mostly cottages rendered under slate, as much of the centre was lost to a 17thc fire. Very fine Church, manor house and associated buildings to the north of the town centre. Remnants of industrial heritage and woollen mill buildings to south west with workers cottages lining all roads off the town centre. Considerable Georgian architecture around town centre, typified by local brick under slate roofs. Extensive conservation area including landscape setting. John Coleridge, Sir Walter Raleigh and William Thackeray are all associated with the town, with Coleridge having taught at the school.

Overall conclusion

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

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	No

Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Archaeological assessment would be required at planning application stage A number of neolithic and Roman pits have been identified within the site, as well as medieval and post-medieval artefact finds. In addition to this, the site is within a large area to the south of Ottery St Mary known to contain historic field systems. Requires further evaluation.
List any heritage assets potentially affected.	An extensive former field system is recorded on the 19th century Tithe Map comprising series of long narrow fields. A number of these are still extant.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Parts of the site reflect the original historic field system layout An extensive former field system comprising series of long narrow fields. A number of these are still extant.
Significance of asset and setting	Lesser
Relationship of site with heritage asset	The heritage asset is located across the site so there is a direct relationship between the two. The existing field pattern is significant and this would need to be reflected in development design
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	Yes

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Moderate If development destroys the historic field pattern then the impact will be significant. It is inevitable that some field boundaries will be removed to facilitate access
Could the site be developed in a way that minimised potential impact?	Yes, layout could accommodate the field layout although the historic pattern is likely to be hard to discern amongst built form
Would the development affect the heritage asset in other ways?	Unknown

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	See notes
Could the amount of development be reduced to avoid harm?	See notes
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	See notes
Notes	Developing a smaller section of the site and laying it out to reflect existing field boundaries could reduce harm. Archaeological assessment is required as there could be subterranean remains

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	8000	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	3400	Minor adverse effect predicted (not significant)
Ramsar site	International	13000	Minor adverse effect predicted

			(not significant)
Marine Conservation Zone (MCZ)	National	20000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	3400	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	17000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	3800	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1200	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1200	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County		
Draft Nature Recovery Network areas (NRN)	County	10	Significant moderate adverse

			effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	25	Significant moderate adverse effect predicted

Comments

To the west of the site lies a habitat of principle importance, including a stream, rier, unimproved grassland

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: 0

On site assessment

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

No .

Presence of veteran or ancient trees

Yes. Numerous mature and/or veteran trees in the hedgerows around and within the site. There is a band of protected trees along the western boundary of the site

Large numbers of mature trees within hedgerows or otherwise

Yes.

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. The extant historic field layout is likely to be lost if the whole site is developed. This is less critical to the north of the site where historic boundaries have already been removed.

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

No.

Is there any evidence which contradicts the desk study results?

No.

Conclusion

Minor adverse effect predicted (not significant)

12 Site Reference GH/ED/31

Site details

Settlement: Ottery St Mary

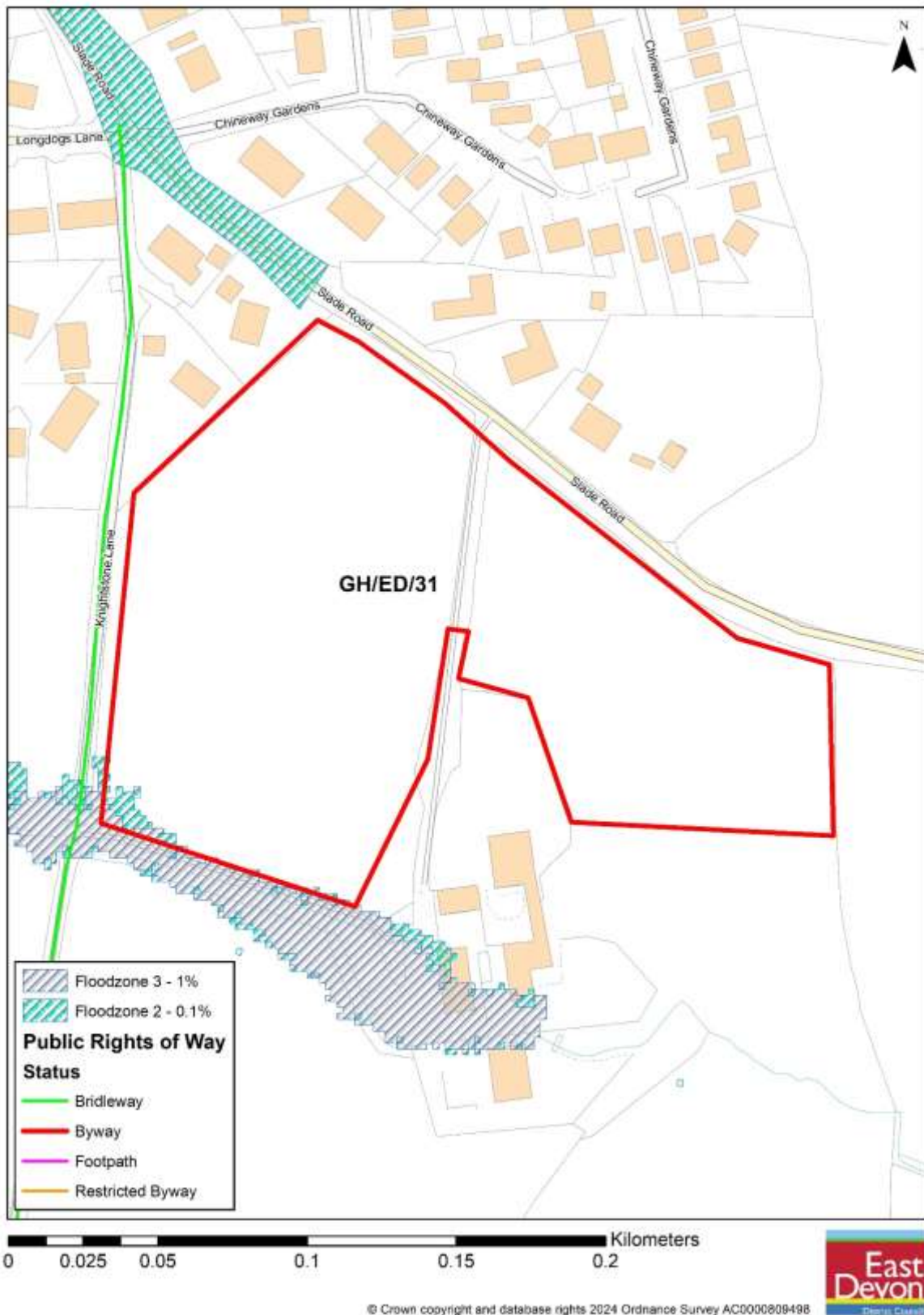
Reference number: GH/ED/31

Site area (ha): 2.7

Address: Slade Farm, Ottery St Mary

Proposed use: Residential housing

Site map



Photos



Taken from the private drive leading to Slade Farm looking north west over the western part of the site, back towards the town.



Taken from private drive looking north west towards the access to Slade Road



Taken from Slade Road looking west back towards the town. The western part of the site is immediately on the left

Site Assessment Summary and Conclusion

Infrastructure

Lack of secondary or primary education provision. Current access is via Slade Road which is a narrow lane not suitable for accommodating additional development and

associated movements. In addition to this, access into and through the town is constrained by narrow roads and a single route through the town centre. Further investigation may be required as to whether more significant highways improvements (bypass/distributor road) are necessary. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 4.4km from Feniton train station (though not easily accessible from this location). The site itself is not currently served by any bus routes, but Ottery St Mary is well connected with regular routes to Axminster, Honiton, Sidmouth, Cranbrook, Exeter Airport and Exeter amongst other places. The majority of these locations are accessible from buses stopping on North Street (approx. 860m from the centre of the site). Pedestrian/cycle movement into Ottery St Mary from this location is poor and would need to be greatly improved. However, the width of roads on this side of town would make it very difficult to achieve safe pedestrian access.

Landscape

The site is located outside but reasonably near (approx. 1.1km) to the East Devon National Landscape. There would be significant intervisibility with the National Landscape, Conservation Area and also Belbury Castle hillfort on the opposite side of the valley. The site is bound by multiple hedgerows and trees, some of which may be of landscape importance. There is some potential for the site to be seen in the context of the town and due to its westerly slope away from the National Landscape and intervening vegetation. There are various PRoWs in the wider landscape, which may offer views of the site.

Historic environment

Archaeological surveys carried out for the nearby Butts Road site identified pits associated with activity dating back to the Neolithic period, tree throws, linear ditch field boundaries and medieval and post-medieval artefacts. It is likely that surveys of this site would return similar finds. The site is adjacent to a large area to the south of Ottery St Mary known to contain historic field systems, though this site is not thought to have been part of this.

Ecology

Minor adverse effect predicted (not significant)

Accessibility

The site is within 1600m of all facilities except a train station, the secondary school and hospital.

Other constraints

Site is a sloping agricultural field, grade 2 and 3 agricultural land. Electricity cables will need to be undergrounded. Site has a history of previously refused major development planning applications and an appeal decision which cites, inter alia, landscape, loss of high quality agricultural land, impact on character.

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

No

Opportunities

Opportunity to upgrade the adjoining bridleway and provide footpath/cyclepath link

Yield (number of dwellings or hectares of employment land)

48

Contribution to spatial strategy

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

Should the site be allocated?

No

Reasons for allocating or not allocating

Site is a greenfield site which would extend into open countryside. Development would be visible from a considerable distance. Concerns regarding insufficient highway capacity

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

For sites within National Landscape, applicable special qualities

Other relevant biodiversity, historic environment and/or geological designations

Landscape Character Type and relevant key characteristics

3E. Lowland plains- Historic small parks and gardens, containing a high proportion of mature and veteran trees.

The range of settlements and building styles, from sleepy coastal villages to Cranbrook new town.

Its unassuming but still attractive rural feel, particularly away from larger settlements and roads.

Its strong visual relationship with surrounding higher landscapes – the Lowland Plains LCT is often seen from above, and is also visually influenced by surrounding LCTs.

Local landscape character of site and immediate surrounds

Landscape sensitivity: high. The site is located outside but reasonably near (approx. 1.1km) to the East Devon National Landscape. There would be significant intervisibility with the National Landscape, Conservation Area and also Belbury Castle hillfort on the opposite side of the valley. The site is bound by multiple hedgerows and trees, some of which may be of landscape importance. There is some potential for the site to be seen in the context of the town and due to its westerly slope away from the National Landscape and intervening vegetation. There are various PRoWs in the wider landscape, which may offer views of the site. Requires further visual assessment.

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

Yes

General and site-specific affects that could arise from development

- Introduction of built form and associated infrastructure
- Impact of light spill from street lighting or windows
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- major alteration/ new access provision required
- Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss
- Loss of trees/ hedgerow
- Impact on boundaries –tree and hedgerow root protection areas,

- Offsite access to services – eg need for extended footways/ cycleways/ bus stops
- Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.

Analysis

Physical and natural characteristics	
Medium-high	The site contributes to local landscape character through hedgerow boundaries and a sense of openness, contributing to the setting of adjoining development. The site is visible in the wider landscape. It is a mix of Grade 2 and Grade 3 agricultural land.
Cultural and historic associations	
Medium	Historic boundary hedgerows, present on 1890 OS map. Subterranean evidence of historic (medieval) field boundaries
Relationship to existing settlement edge	
Medium	The site adjoins the town on one side and a farmhouse and access track on the other.
Experiential landscape character	
Medium	The site is quiet and feels rural. The adjoining road is not heavily used and noise is minimal.
Views	
Medium	The site is visible from the approach road but development would be seen in the context of nearby houses.
Overall landscape susceptibility	
Medium	Nearby development provides some context of built form, but this is softened by the intervening boundary treatments, the open character of the fields that make up the site and the presence of mature hedgerows and trees meaning the site also has a close relationship with surrounding countryside.
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
None	

If outside designated landscape, factors which may raise or lower value from moderate
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

Historic Environment Site Assessment

Notes on history of area

OSM is a Saxon market town referred to in the Domesday book set around a staggered crossroads. Retains a medieval street pattern and some buildings, mostly cottages rendered under slate, as much of the centre was lost to a 17thc fire. Very fine Church, manor house and associated buildings to the north of the town centre. Remnants of industrial heritage and woollen mill buildings to south west with workers cottages lining all roads off the town centre. Considerable Georgian architecture around town centre, typified by local brick under slate roofs. Extensive conservation area including landscape setting. John Coleridge, Sir Walter Raleigh and William Thackeray are all associated with the town, with Coleridge having taught at the school.

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?	Archaeological assessment would be required at planning application stage Archaeological surveys carried out for the nearby Butts Road site identified pits associated with activity dating back to the Neolithic period, tree throws, linear ditch field boundaries and medieval and post-medieval artefacts. It is likely that surveys of this site would return similar finds. The site is adjacent to a large area to the south of Ottery St Mary known to contain historic field systems, though this site is not thought to have been part of this.

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	8000	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	3400	Minor adverse effect predicted (not significant)
Ramsar site	International	13000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	20000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	3400	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	17000	Minor adverse effect predicted (not significant)

Local Nature Reserve (LNR)	Regional	3800	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1400	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1400	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County		
Draft Nature Recovery Network areas (NRN)	County	377	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	250	Minor adverse effect predicted (not significant)

Comments

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: 0

On site assessment

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

No .

Presence of veteran or ancient trees

Yes. Numerous mature and/or veteran trees in the hedgerows around the site.

Large numbers of mature trees within hedgerows or otherwise

Yes.

Presence of ponds not identified on aerial imagery

No.

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

No.

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

No.

Is there any evidence which contradicts the desk study results?

No.

Conclusion

Minor adverse effect predicted (not significant)

13 Site Reference GH/ED/32

Site details

Settlement: Ottery St Mary

Reference number: GH/ED/32

Site area (ha): 3.38

Address: Church Path Field, land east of Chineway Gardens

Proposed use: Residential housing

Site map



Photos



Taken from field gate to Slade Road to the south east of site looking north and west. Distant views beyond site towards existing housing and boundary screening.



Taken from Slade Road looking north west into the site, over the access.



Within site looking east.



Taken from Slade Road looking west back towards the town. The site is on the right

Site Assessment Summary and Conclusion

Infrastructure

Lack of secondary or primary education provision. Current access is via Slade Road which is a narrow lane not suitable for accommodating additional development and associated movements. In addition to this, access into and through the town is constrained by narrow roads and a single route through the town centre. Further investigation may be required as to whether more significant highways improvements (bypass/distributor road) are necessary. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 4.3km from Feniton train station (though not easily

accessible from this location). The site itself is not currently served by any bus routes, but Ottery St Mary is well connected by regular services to Axminster, Honiton, Sidmouth, Cranbrook, Exeter Airport and Exeter amongst other places. The majority of these locations are accessible from buses stopping on North Street (approximately 1km from the centre of the site). Pedestrian/cycle movement into Ottery St Mary from this location is poor and would need to be greatly improved. However, the width of roads on this side of the town would make it very difficult to achieve safe pedestrian access.

Landscape

The site is located outside but reasonably near (approximately 1.0km) to the East Devon National Landscape. There would be significant intervisibility with the National Landscape, Conservation Area and also Belbury Castle hillfort on the opposite side of the valley. The site is bounded by multiple hedgerows and trees, some of which may be of landscape importance. There is some potential for the site to be seen in the context of the town and due to its westerly slope away from the National Landscape and intervening vegetation. There are various PRowS in the wider area, which may offer views of the site.

Historic environment

Archaeological surveys carried out for the nearby Butts Road site identified pits associated with activity dating back to the Neolithic period, tree throws, linear ditch field boundaries and medieval and post-medieval artefacts. It is likely that surveys of this site would return similar finds.

Ecology

Minor adverse effect predicted (not significant)

Accessibility

The site is within 1600m of all facilities except a train station, the secondary school and hospital.

Other constraints

Site is a sloping agricultural field with no known constraints although the safeguarding area for the high pressure gas pipeline touches the southeast corner of the field. Grade 2 and 3 agricultural land.

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

No

Opportunities

There is an opportunity to provide a footpath along the front of the site and, if it were developed with the adjoining field, a chance to link Chineway Road and Slade Road by footpath and cycleway

Yield (number of dwellings or hectares of employment land)

61

Contribution to spatial strategy

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

Should the site be allocated?

No

Reasons for allocating or not allocating

Site is a greenfield site which would extend into open countryside. Development would be visible from a considerable distance. Concerns regarding insufficient highway capacity

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

For sites within National Landscape, applicable special qualities

Other relevant biodiversity, historic environment and/or geological designations

TPO on oak tree on western boundary. Agricultural land grades 2 and 3

Landscape Character Type and relevant key characteristics

3A. Upper farmed and wooded valley slopes • Undulating or rolling upper valley slopes

- Pastoral farmland, with a wooded appearance, and arable cultivation on lower slopes
 - Small to medium size fields with irregular boundaries
 - Deciduous woods and copses, especially on hilltops and upper slopes
 - Very wide, usually low, species-rich hedges with many hedgerow trees
 - Dispersed settlement pattern of isolated farms and small villages
 - Very winding narrow lanes
 - An intimate and intricate landscape with wider views often restricted by vegetation
 - Frequently remote and tranquil with little modern development
- 3E. Lowland plains-
Historic small parks and gardens, containing a high proportion of mature and veteran trees.

The range of settlements and building styles, from sleepy coastal villages to Cranbrook new town.

Its unassuming but still attractive rural feel, particularly away from larger settlements and roads.

Its strong visual relationship with surrounding higher landscapes – the Lowland Plains LCT is often seen from above, and is also visually influenced by surrounding LCTs.

Local landscape character of site and immediate surrounds

The site is located outside but reasonably near (approximately 1.0km) to the East Devon National Landscape. There would be significant intervisibility with the National Landscape, Conservation Area and also Belbury Castle hillfort on the opposite side of the valley. The site is bounded by multiple hedgerows and trees, some of which may be of landscape importance. There is some potential for the site to be seen in the context of the town and due to its westerly slope away from the National Landscape and intervening vegetation. There are various PRoWs in the wider area, which may offer views of the site. Requires further visual assessment.

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

Yes

General and site-specific affects that could arise from development

- Introduction of built form and associated infrastructure
- Impact of light spill from street lighting or windows
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- major alteration/ new access provision required
- Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss
- Loss of trees/ hedgerow
- Impact on boundaries –tree and hedgerow root protection areas,
- Offsite access to services – eg need for extended footways/ cycleways/ bus stops
- Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.

Analysis

Physical and natural characteristics	
Medium-high	The site contributes to local landscape character through hedgerow boundaries and a sense of openness, contributing to the setting of adjoining development. The site is gently sloping. It is a mix of Grade 2 and Grade 3 agricultural land.
Cultural and historic associations	
Medium	Historic boundary hedgerows, present on 1890 OS map. Subterranean evidence of historic (medieval) field boundaries
Relationship to existing settlement edge	
Medium	The site adjoins the town on one side and open countryside on the others.
Experiential landscape character	
Medium	The site is quiet and feels rural. The adjoining road is not heavily used and noise is minimal.
Views	
Medium	The site is visible from the approach road but development of the lower, western

	end, would be seen in the context of nearby houses. It relates closely to the wider agricultural landscape rather than the town
Overall landscape susceptibility	
Medium	Nearby development provides some context of built form, but this is softened by the intervening boundary treatments, the open character of the fields that make up the site and the presence of mature hedgerows and trees meaning the site also has a close relationship with surrounding countryside.
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	
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	

Historic Environment Site Assessment

Notes on history of area

OSM is a Saxon market town referred to in the Domesday book set around a staggered crossroads. Retains a medieval street pattern and some buildings, mostly cottages rendered under slate, as much of the centre was lost to a 17thc fire. Very fine Church, manor house and associated buildings to the north of the town centre. Remnants of industrial heritage and woollen mill buildings to south west with workers cottages lining all roads off the town centre. Considerable Georgian architecture around town centre, typified by local brick under slate roofs. Extensive conservation area including landscape setting. John Coleridge, Sir Walter Raleigh and William Thackeray are all associated with the town, with Coleridge having taught at the school.

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?	Archaeological assessment would be required at planning application stage Archaeological surveys carried out for the nearby Butts Road site identified pits associated with activity dating back to the Neolithic period, tree throws, linear ditch field boundaries and medieval and post-medieval artefacts. It is likely that surveys of this site would return similar finds.
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	8000	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	3400	Minor adverse effect predicted (not significant)
Ramsar site	International	13000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	20000	Minor adverse effect predicted

			(not significant)
Site of Special Scientific Interest (SSSI)	National	3400	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	17000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	3800	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1400	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1400	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County		
Draft Nature Recovery Network areas (NRN)	County	400	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle	County	250	Minor adverse effect

Importance (including rivers and streams, excluding hedgerow)			predicted (not significant)
---	--	--	-----------------------------

Comments

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: 0

On site assessment

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

No .

Presence of veteran or ancient trees

Yes. Numerous mature and/or veteran trees in the hedgerows around the site.

Large numbers of mature trees within hedgerows or otherwise

Yes. Oak and Elm

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 GH/ED/33

Site details

Settlement: Ottery St Mary

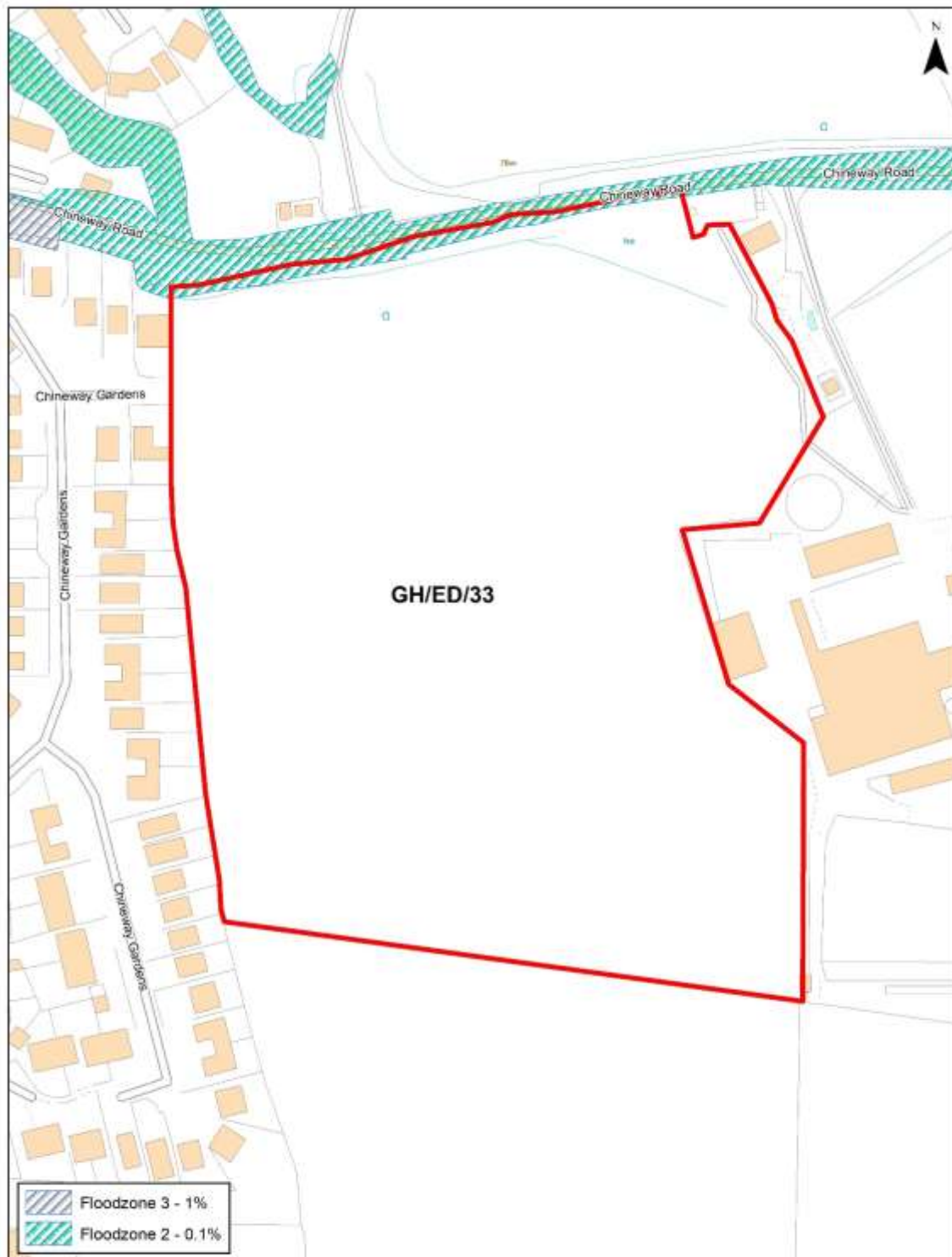
Reference number: GH/ED/33

Site area (ha): 4.43

Address: Land adjacent Great Well Farm, Ottery St Mary

Proposed use: Residential housing

Site map



Photos



Photos above taken from Chineway Road to north east of site looking south and west towards existing housing.



Taken from Chineway Road looking south east across the site towards the farm buildings.

Site Assessment Summary and Conclusion

Infrastructure

Lack of secondary or primary education provision. Current access is via Chineway Road, which is relatively narrow for the traffic already using it and not suitable for accommodating strategic levels of development and associated movements. In addition to this, access into and through the town is constrained by narrow roads and a single route through the town centre. Further investigation may be required as to whether more significant highways improvements (bypass/distributor road) are necessary. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 4.1km from Feniton train station (though not easily accessible from this location). The site itself is not currently served by any bus routes, but Ottery St Mary is well connected with regular services to Axminster, Honiton, Sidmouth, Cranbrook, Exeter Airport and Exeter amongst other places. The majority of these locations are accessible from buses stopping on North Street (c.1km from the centre of the site). Pedestrian/cycle movement into Ottery St Mary from this location is poor and would need to be greatly improved. However, the width of roads on this side of the town would make it very difficult to achieve safe pedestrian access.

Landscape

The site is located outside but reasonably near (approximately 1.1km) to the East Devon National Landscape. There would be significant intervisibility with the National Landscape, Conservation Area and also Belbury Castle hillfort on the opposite side of the valley. The site is bound by multiple hedgerows and trees, some of which may be of landscape importance. There is some potential for the site to be seen in the context of the town and due to its westerly slope away from the National Landscape and intervening vegetation. There are various PRoWs in the wider area which may offer views of the site.

Historic environment

Archaeological surveys carried out for the nearby Butts Road site identified pits associated with activity dating back to the Neolithic period, tree throws, linear ditch field boundaries and medieval and post-medieval artefacts. It is likely that surveys of this site would return similar finds.

Ecology

Minor adverse effect predicted (not significant)

Accessibility

The site is within 1600m of all facilities except a train station, the secondary school and hospital.

Other constraints

Site is a sloping agricultural field with no known constraints. Grade 2 agricultural land. Chineway Road is subject to surface water flooding and that may affect a very small area of the north of the site

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

No

Opportunities

There is an opportunity to provide a footpath along the front of the site and, if it were developed with the adjoining field, a chance to link Chineway Road and Slade Road by footpath and cycleway

Yield (number of dwellings or hectares of employment land)

80

Contribution to spatial strategy

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

Should the site be allocated?

No

Reasons for allocating or not allocating

Site is a greenfield site which would extend into open countryside, however it lies between existing residential development and agricultural buildings which already detract from long range views. Concerns regarding insufficient highway capacity which DCC do not believe can be satisfactorily overcome.

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

For sites within National Landscape, applicable special qualities

Other relevant biodiversity, historic environment and/or geological designations

Agricultural land grades 2 and 3

Landscape Character Type and relevant key characteristics

3A. Upper farmed and wooded valley slopes • Undulating or rolling upper valley slopes

- Pastoral farmland, with a wooded appearance, and arable cultivation on lower slopes
 - Small to medium size fields with irregular boundaries
 - Deciduous woods and copses, especially on hilltops and upper slopes
 - Very wide, usually low, species-rich hedges with many hedgerow trees
 - Dispersed settlement pattern of isolated farms and small villages
 - Very winding narrow lanes
 - An intimate and intricate landscape with wider views often restricted by vegetation
 - Frequently remote and tranquil with little modern development
- 3E. Lowland plains- Historic small parks and gardens, containing a high proportion of mature and veteran trees.

The range of settlements and building styles, from sleepy coastal villages to Cranbrook new town.

Its unassuming but still attractive rural feel, particularly away from larger settlements and roads.

Its strong visual relationship with surrounding higher landscapes – the Lowland Plains LCT is often seen from above, and is also visually influenced by surrounding LCTs.

Local landscape character of site and immediate surrounds

The site is located outside but reasonably near (approximately 1.1km) to the East Devon National Landscape. There would be significant intervisibility with the National Landscape, Conservation Area and also Belbury Castle hillfort on the opposite side of the valley. The site is bound by multiple hedgerows and trees, some of which may be of landscape importance. There is some potential for the site to be seen in the context of the town and due to its westerly slope away from the National Landscape and intervening vegetation. There are various PRowS in the wider area which may offer views of the site. Requires further visual assessment.

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

Yes

General and site-specific affects that could arise from development

- Introduction of built form and associated infrastructure
- Impact of light spill from street lighting or windows

- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- major alteration/ new access provision required
- Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss
- Loss of trees/ hedgerow
- Impact on boundaries –tree and hedgerow root protection areas,
- Offsite access to services – eg need for extended footways/ cycleways/ bus stops
- Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.

Analysis

Physical and natural characteristics	
Medium-high	The site contributes to local landscape character through hedgerow boundaries and a sense of openness, contributing to the setting of adjoining development. The site is gently sloping. It is a mix of Grade 2 and Grade 3 agricultural land.
Cultural and historic associations	
Medium	Historic boundary hedgerows, present on 1890 OS map. Subterranean evidence of historic (medieval) field boundaries
Relationship to existing settlement edge	
Medium	The site adjoins the town on one side and a farmhouse and access track on the other.
Experiential landscape character	
Medium	The site is quiet and feels rural. The adjoining road is not heavily used and noise is minimal.
Views	
Medium	The site is visible from the approach road but development of the lower, western end, would be seen in the context of nearby houses. Whilst the site does closely relate to the wider agricultural landscape it is also seen in the context of existing large agricultural/infrastructure buildings to the east.

Overall landscape susceptibility	
Low-medium	The site sits between large agricultural buildings and existing built form so, whilst it is clearly agricultural and undeveloped, it is semi-rural
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	
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	

Historic Environment Site Assessment

Notes on history of area

OSM is a Saxon market town referred to in the Domesday book set around a staggered crossroads. Retains a medieval street pattern and some buildings, mostly cottages rendered under slate, as much of the centre was lost to a 17thc fire. Very fine Church, manor house and associated buildings to the north of the town centre. Remnants of industrial heritage and woollen mill buildings to south west with workers cottages lining all roads off the town centre. Considerable Georgian architecture around town centre, typified by local brick under slate roofs. Extensive conservation area including landscape setting. John Coleridge, Sir Walter Raleigh and William Thackeray are all associated with the town, with Coleridge having taught at the school.

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?	Archaeological assessment would be required at planning application stage Archaeological surveys carried out for the nearby Butts Road site identified pits associated with activity dating back to the Neolithic period, tree throws, linear ditch field boundaries and

	medieval and post-medieval artefacts. It is likely that surveys of this site would return similar finds.
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	8000	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	3400	Minor adverse effect predicted (not significant)
Ramsar site	International	13000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	20000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	3400	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	17000	Minor adverse effect predicted

			(not significant)
Local Nature Reserve (LNR)	Regional	3800	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1400	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1400	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County		
Draft Nature Recovery Network areas (NRN)	County		
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County		

Comments

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: 0

On site assessment

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

No .

Presence of veteran or ancient trees

Yes. Numerous mature and/or veteran trees in the hedgerows around the site.

Large numbers of mature trees within hedgerows or otherwise

Yes.

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)

15 Site Reference GH/ED/34

Site details

Settlement: Ottery St Mary

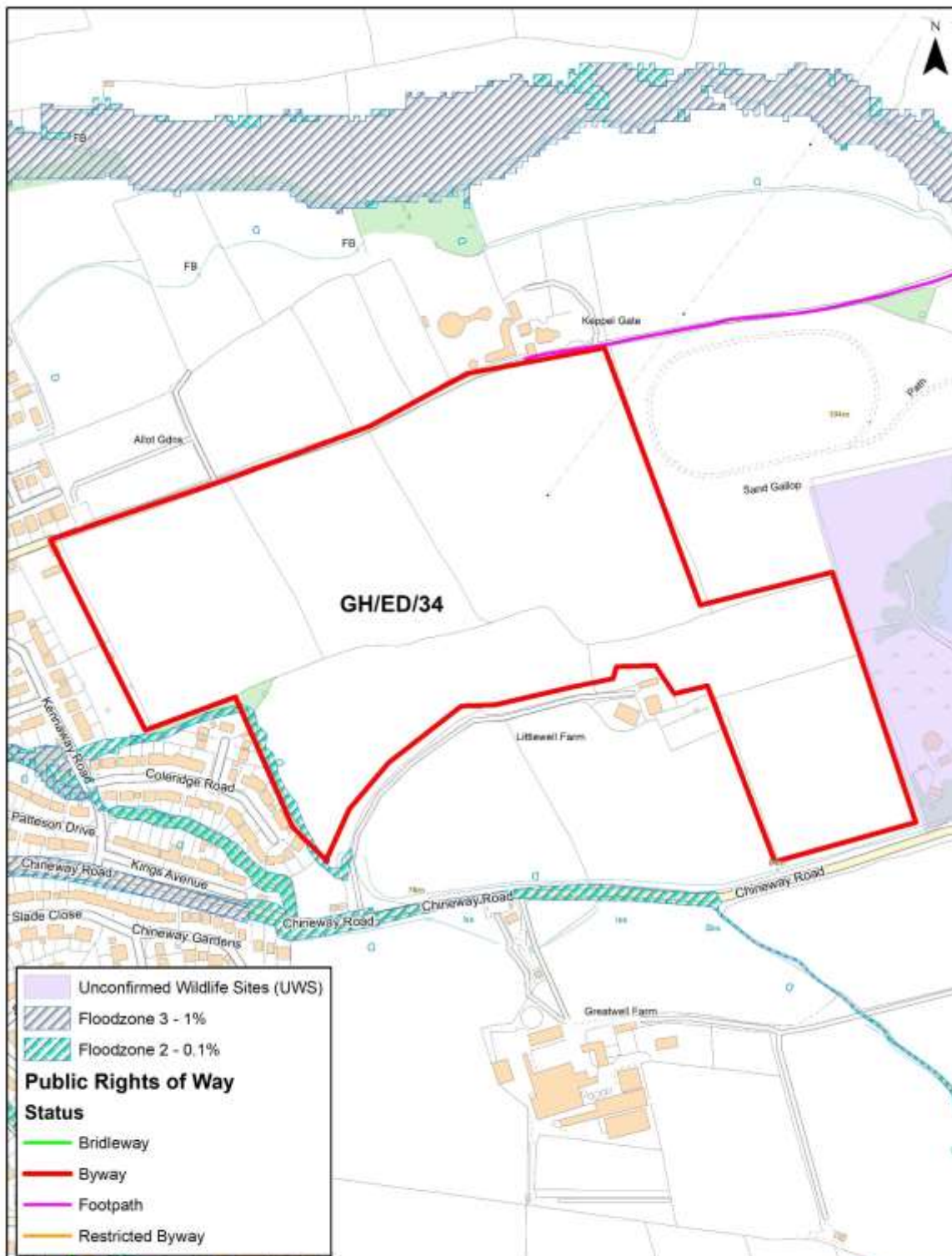
Reference number: GH/ED/34

Site area (ha): 16.04

Address: Land at Littlewell, Ottery St Mary

Proposed use: Mixed Use

Site map



0 0.05 0.1 0.2 0.3 0.4 Kilometers

Photos



Taken from Higher Ridgeway looking west over and towards the site which is on the left of the picture.



Taken from Chineway Road looking east towards the town. The southern section of the site is on the right of the picture.



Taken from within site looking south west.

Site Assessment Summary and Conclusion

Infrastructure

Lack of secondary or primary education provision. Current access is via an unsuitable dirt track extending beyond the surfaced road of Higher Ridgeway. The site could only be developed if the road were extended and widened along this track (which is unlikely to be possible), or if access were taken via Chineway Road to the south of the site. However, access onto Chineway Road would require removal of a species-rich hedgebank and mature trees. In either case, access into and through the town is constrained by narrow roads and a single route through the town centre. Further investigation may be required as to whether more significant highways improvements (bypass/distributor road) might be necessary. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 3.8km from Feniton train station (though not easily accessible from this location). The site is not currently served by any bus routes, but Ottery St Mary as a town is well connected by regular services to Axminster, Honiton, Sidmouth, Cranbrook, Exeter Airport and Exeter amongst other places. The majority of these locations are accessible from buses stopping on North Street (approximately 915m from the centre of the site). Pedestrian/cycle movement into Ottery St Mary is poor and particularly constrained and would need to be greatly improved.

Landscape

Site is outside but reasonably near (c.920m) to the East Devon National Landscape. There would be significant intervisibility with the National Landscape. The site would also likely be visible from Belbury Castle hillfort on the opposite side of the valley. Development of the land closer to the edge of Ottery St Mary would have Medium-High sensitivity, as it may be seen in the context of the town and, due to its westerly slope away from the National Landscape and intervening vegetation, visibility may be more limited than the higher eastern slopes or sites on the opposite side of the valley. Site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PRowS in the wider landscape context which may offer views of the site.

Historic environment

Minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal. Archaeological surveys carried out for the nearby Butts Road site identified pits associated with activity dating back to the Neolithic period, tree throws, linear ditch field boundaries and medieval and post-medieval artefacts. Some potential for surveys of this site to return similar finds.

Ecology

Minor adverse effect predicted (not significant)

Accessibility

The site is within 1600m of all facilities except a train station, the secondary school and hospital.

Other constraints

Overhead power lines running north to south. Grade 2 and 3 agricultural land. Adjoins former waste tip.

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

No

Opportunities

There is an opportunity to link Higher Ridgeway to Chineway Road by pedestrian and cycle paths.

Yield (number of dwellings or hectares of employment land)

289

Contribution to spatial strategy

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

Should the site be allocated?

No

Reasons for allocating or not allocating

Site is a greenfield site which would extend into open countryside. Development would be visible from a considerable distance. Concerns regarding insufficient highway capacity, distance between access and the town and inability to provide a safe pavement

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

For sites within National Landscape, applicable special qualities

Other relevant biodiversity, historic environment and/or geological designations

Landscape Character Type and relevant key characteristics

- 3A. Upper farmed and wooded valley slopes
- Undulating or rolling upper valley slopes
 - Pastoral farmland, with a wooded appearance, and arable cultivation on lower slopes
 - Small to medium size fields with irregular boundaries
 - Deciduous woods and copses, especially on hilltops and upper slopes
 - Very wide, usually low, species-rich hedges with many hedgerow trees
 - Dispersed settlement pattern of isolated farms and small villages
 - Very winding narrow lanes
 - An intimate and intricate landscape with wider views often restricted by vegetation
 - Frequently remote and tranquil with little modern development
- 3E. Lowland plains- Historic small parks and gardens, containing a high proportion of mature and veteran trees.

The range of settlements and building styles, from sleepy coastal villages to Cranbrook new town.

Its unassuming but still attractive rural feel, particularly away from larger settlements and roads.

Its strong visual relationship with surrounding higher landscapes – the Lowland Plains LCT is often seen from above, and is also visually influenced by surrounding LCTs.

Local landscape character of site and immediate surrounds

Site is outside but reasonably near (c.920m) to the East Devon National Landscape. There would be significant intervisibility with the National Landscape. The site would also likely be

visible from Belbury Castle hillfort on the opposite side of the valley. Development of the land closer to the edge of Ottery St Mary would have Medium-High sensitivity, as it may be seen in the context of the town and, due to its westerly slope away from the National Landscape and intervening vegetation, visibility may be more limited than the higher eastern slopes or sites on the opposite side of the valley. Site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PRowS in the wider landscape context which may offer views of the site. Requires further visual assessment.

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
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- major alteration/ new access provision required
- Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss
- Loss of trees/ hedgerow
- Impact on boundaries –tree and hedgerow root protection areas,
- Offsite access to services – eg need for extended footways/ cycleways/ bus stops
- Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.

Analysis

Physical and natural characteristics	
Medium-high	Large site made up of several adjoining agricultural fields in arable use. The fields front onto two lanes- Chineway Road (with no road access, currently a mature hedgerow boundary) to the south, and Higher Ridgeway, an unmade track, with several gateways, to the north. The western section of the site adjoins a house and garden (with development beyond), the remainder is located in, and adjoins,

	<p>open countryside of a similar agricultural character to the site.</p> <p>Despite the backdrop of development, the field and its approach have a predominantly rural character and development would be visible in the wider landscape, particularly on the south and east sections of the site.</p> <p>The site is located outside but reasonably near (approximately 1.0km) to the East Devon National Landscape and there is potentially intervisibility with the National Landscape and also Belbury Castle hillfort on the opposite side of the valley. The site is bounded by multiple hedgerows and trees, some of which may be of landscape importance. The slope and intervening vegetation reduce the impact on the wider landscape.</p>
Cultural and historic associations	
Medium	Archaeological surveys carried out for the nearby Butts Road site identified pits associated with activity dating back to the Neolithic period, tree throws, linear ditch field boundaries and medieval and post-medieval artefacts. Some potential for surveys of this site to return similar finds.
Relationship to existing settlement edge	
Medium	The site relates reasonably well to the settlement as it forms an extension to the eastern boundary. It does have a rural character however.
Experiential landscape character	
Medium	Rural site, generally quiet but noisier adjacent to housing and pedestrians using Higher Ridgeway.
Views	
Medium	Despite the backdrop of development, the fields and their approach have a strongly rural character and development would be visible in the wider landscape, particularly on the north, south and east sections of the site which are particularly exposed to distant views.
Overall landscape susceptibility	
Medium	Nearby development provides some context of built form, but this is softened by the intervening boundary treatments,

	the open character of the fields that make up the site and the presence of mature hedgerows and trees meaning the site also has a close relationship with surrounding countryside.
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	
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	

Historic Environment Site Assessment

Notes on history of area

OSM is a Saxon market town referred to in the Domesday book set around a staggered crossroads. Retains a medieval street pattern and some buildings, mostly cottages rendered under slate, as much of the centre was lost to a 17thc fire. Very fine Church, manor house and associated buildings to the north of the town centre. Remnants of industrial heritage and woollen mill buildings to south west with workers cottages lining all roads off the town centre. Considerable Georgian architecture around town centre, typified by local brick under slate roofs. Extensive conservation area including landscape setting. John Coleridge, Sir Walter Raleigh and William Thackeray are all associated with the town, with Coleridge having taught at the school.

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?	Archaeological assessment would be required at planning application stage Archaeological surveys carried out for the nearby Butts Road site identified pits associated with activity dating back to the Neolithic period, tree throws, linear ditch field boundaries and

	medieval and post-medieval artefacts. Some potential for surveys of this site to return similar finds. Requires further evaluation. The Grade I Listed Cadhay House is approximately 1.7km west of the site on the opposite side of the Otter Valley. There may be some limited intervisibility with this asset needing consideration of its setting.
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	8000	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	3400	Minor adverse effect predicted (not significant)
Ramsar site	International	13000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	20000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	3400	Minor adverse effect predicted

			(not significant)
National Nature Reserve (NNR)	National	17000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	3800	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1400	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1400	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County		
Draft Nature Recovery Network areas (NRN)	County		
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County		

Comments

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: 0

On site assessment

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

Yes . There is a section of unimproved grassland in the centre of the site and several clusters of trees

Presence of veteran or ancient trees

Yes. Numerous mature and/or veteran trees in the hedgerows around the site and in clusters within the site/in the corners of the site.

Large numbers of mature trees within hedgerows or otherwise

Yes.

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. The site is made up of several small-medium fields and the intervening hedgerows would need to be removed to facilitate access between them

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)

16 Site Reference GH/ED/35

Site details

Settlement: Ottery St Mary

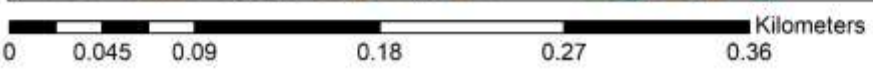
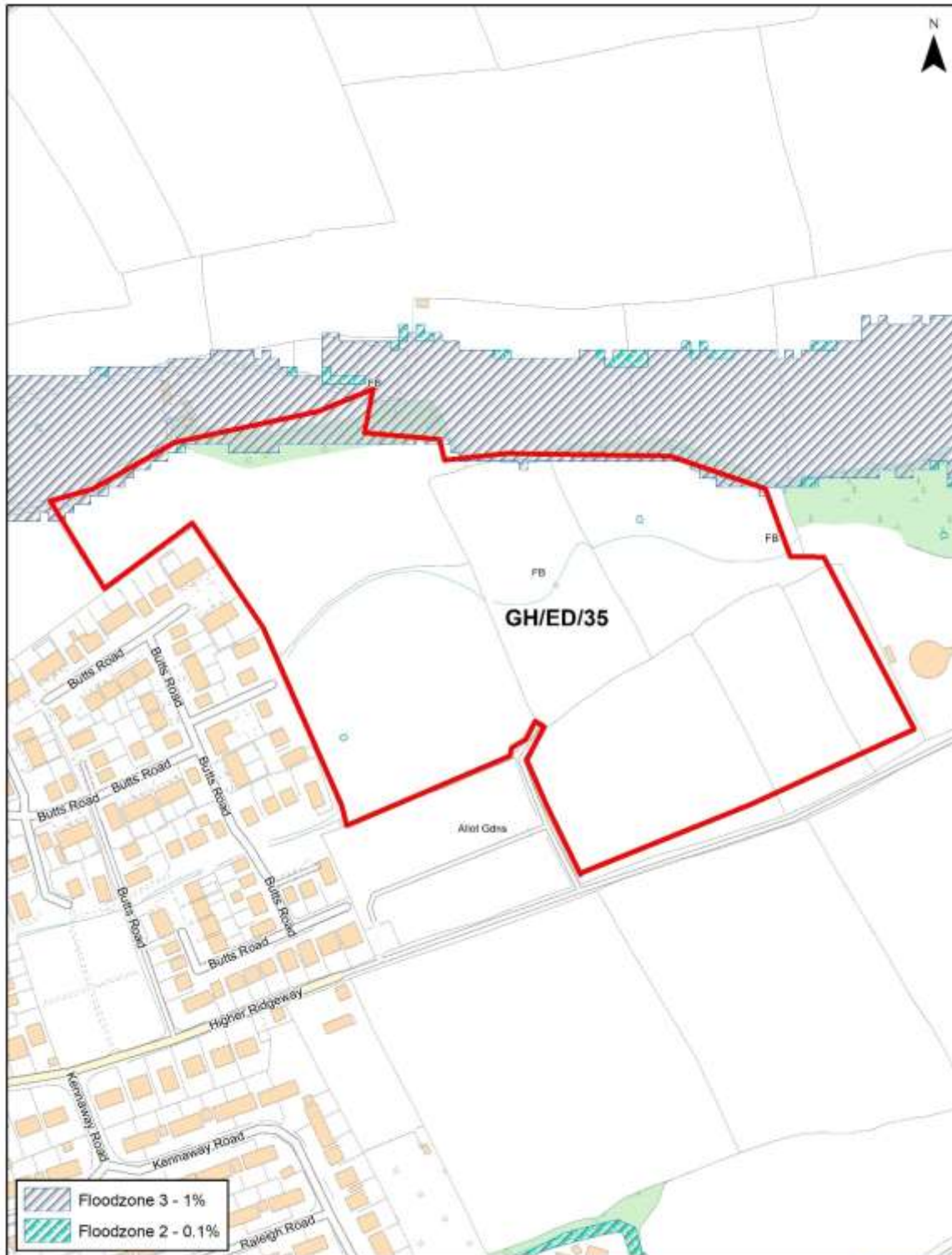
Reference number: GH/ED/35

Site area (ha): 7.56

Address: Land at Ridgeway, Ottery St Mary

Proposed use: Mixed Use

Site map



Photos



Taken from field gate to Higher Ridgeway to the south west of site looking north along the public footpath which bounds the site.



Looking north west across the site towards the new development on the former allotments.



Taken from Higher Ridgeway looking north over the site.

Site Assessment Summary and Conclusion

Infrastructure

Lack of secondary or primary education provision. Current access is via an unsuitable dirt track extending beyond the surfaced road of Higher Ridgeway. The site could only be developed if the road were extended and widened along this track (which is unlikely to be possible), or if access were taken via the "Butts Road" development which adjoins the site to the west. However, in either case, access into and through the town is constrained by narrow roads and a single route through the town centre. Further investigation may be required as to whether more significant highways improvements (bypass/distributor road) are necessary. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 3.5km from Feniton train station (though not easily accessible from this location). The site is not currently served by any bus routes, but Ottery St Mary is well connected with regular services to Axminster, Honiton, Sidmouth, Cranbrook, Exeter Airport and Exeter amongst other places. The majority of these locations are accessible from buses stopping on North Street (approximately 800m from the centre of the site). Pedestrian/cycle movement into Ottery St Mary is poor and particularly constrained and would need to be greatly improved.

Landscape

Medium-High sensitivity. The site is located outside but reasonably near (approximately 1.5km) to the East Devon National Landscape. There would be intervisibility with the National Landscape. However, the site may be seen in the context of the town and, due to its westerly slope away from the National Landscape and intervening vegetation, visibility may be more limited than sites on the opposite side of the valley. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PRoWs in the wider landscape context which offer views of the site.

Historic environment

Archaeological surveys carried out for the adjacent Butts Road site identified pits associated with activity dating back to the Neolithic period, tree throws, linear ditch field boundaries and medieval and post-medieval artefacts. It is likely that surveys of this site would return similar finds.

Ecology

Minor adverse effect predicted (not significant)

Accessibility

The site is within 1600m of all facilities except a train station, the secondary school and hospital.

Other constraints

A small section of the site is liable to flood. Site is Grade 2 agricultural land. Access, which appears to be via an unmade public right of way, is a very significant constraint

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

No

Opportunities

Yield (number of dwellings or hectares of employment land)

Contribution to spatial strategy

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

Should the site be allocated?

No

Reasons for allocating or not allocating

Site is accessed over an unmade public right of way

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

For sites within National Landscape, applicable special qualities

Other relevant biodiversity, historic environment and/or geological designations

The site is bound by/includes hedgerows/trees which may be of some ecological merit.
Agricultural land Grade 2

Landscape Character Type and relevant key characteristics

3E. Lowland plains- Historic small parks and gardens, containing a high proportion of mature and veteran trees.

The range of settlements and building styles, from sleepy coastal villages to Cranbrook new town.

Its unassuming but still attractive rural feel, particularly away from larger settlements and roads.

Its strong visual relationship with surrounding higher landscapes – the Lowland Plains LCT is often seen from above, and is also visually influenced by surrounding LCTs.

Local landscape character of site and immediate surrounds

The site is located outside but reasonably near (approximately 1.5km) to the East Devon National Landscape. There would be intervisibility with the National Landscape. However, the site may be seen in the context of the town and, due to its westerly slope away from the National Landscape and intervening vegetation, visibility may be more limited than sites on the opposite side of the valley. The site may also be visible from Belbury Castle hillfort on the opposite side of the valley. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PRowS in the wider landscape context which may offer views of the site. Requires further visual assessment.

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
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads

- Site access requirements- major alteration/ new access provision required
- Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss
- Loss of trees/ hedgerow
- Impact on boundaries –tree and hedgerow root protection areas,
- Offsite access to services – eg need for extended footways/ cycleways/ bus stops
- Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.

Analysis

Physical and natural characteristics	
Medium-high	<p>Large site made up of several adjoining agricultural fields in arable use which slope slightly off to the north west. The fields front onto Higher Ridgeway, an unmade track, with several gateways, to the south and a footpath/track to the west. The western section of the site adjoins development and, to the south west, allotments, the remainder is located in, and adjoins, open countryside of a similar agricultural character to the site.</p> <p>Despite the backdrop of development, the fields and their approach have a strongly rural character and development would be visible in the wider landscape, particularly on the north, south and east sections of the site which are particularly exposed to distant views. Higher Ridgeway is heavily used by pedestrians for informal recreation, despite being unmade and any development would impact upon their enjoyment of the environment.</p> <p>The site is located outside but reasonably near (approximately 1.0km) to the East Devon National Landscape and there is potentially intervisibility with the National Landscape and also Belbury Castle hillfort on the opposite side of the valley. The site is bounded by multiple hedgerows and trees, some of which may be of landscape importance.</p>
Cultural and historic associations	

Medium	Archaeological surveys carried out for the nearby Butts Road site identified pits associated with activity dating back to the Neolithic period, tree throws, linear ditch field boundaries and medieval and post-medieval artefacts. Some potential for surveys of this site to return similar finds.
Relationship to existing settlement edge	
Medium	The site relates reasonably well to the settlement as it forms an extension to the eastern boundary. It does have a rural character however.
Experiential landscape character	
Medium	Rural site, generally quiet but noisier adjacent to housing and pedestrians using Higher Ridgeway.
Views	
Medium	Despite the backdrop of development, the fields and their approach have a strongly rural character and development would be visible in the wider landscape, particularly on the north, south and east sections of the site which are particularly exposed to distant views.
Overall landscape susceptibility	
Medium	Nearby development provides some context of built form, but this is softened by the intervening boundary treatments, the open character of the fields that make up the site and the presence of mature hedgerows and trees meaning the site also has a close relationship with surrounding countryside.
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	
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	

Historic Environment Site Assessment

Notes on history of area

OSM is a Saxon market town referred to in the Domesday book set around a staggered crossroads. Retains a medieval street pattern and some buildings, mostly cottages rendered under slate, as much of the centre was lost to a 17thc fire. Very fine Church, manor house and associated buildings to the north of the town centre. Remnants of industrial heritage and woollen mill buildings to south west with workers cottages lining all roads off the town centre. Considerable Georgian architecture around town centre, typified by local brick under slate roofs. Extensive conservation area including landscape setting. John Coleridge, Sir Walter Raleigh and William Thackeray are all associated with the town, with Coleridge having taught at the school.

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?	Archaeological assessment would be required at planning application stage Archaeological surveys carried out for the adjacent Butts Road site identified pits associated with activity dating back to the Neolithic period, tree throws, linear ditch field boundaries and medieval and post-medieval artefacts. It is likely that surveys of this site would return similar finds.
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	8000	Minor adverse effect predicted

			(not significant)
Special Protection Area (SPA)	International	3400	Minor adverse effect predicted (not significant)
Ramsar site	International	13000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	11000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	3400	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	17000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	3800	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1400	Minor adverse effect predicted (not significant)

County Wildlife Site (CWS)	County	1400	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County		
Draft Nature Recovery Network areas (NRN)	County		
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County		

Comments

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: 0

On site assessment

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

No .

Presence of veteran or ancient trees

Yes. Numerous mature and/or veteran trees in the hedgerows around the site and within the site/in the corners of the site.

Large numbers of mature trees within hedgerows or otherwise

Yes.

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.

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

Yes. The site is bisected by a stream

Is there any evidence which contradicts the desk study results?

No.

Conclusion

Minor adverse effect predicted (not significant)