

**East Devon Local Plan 2020-2042**

# **Site Selection report**

## **Sidmouth (including Sidford)**



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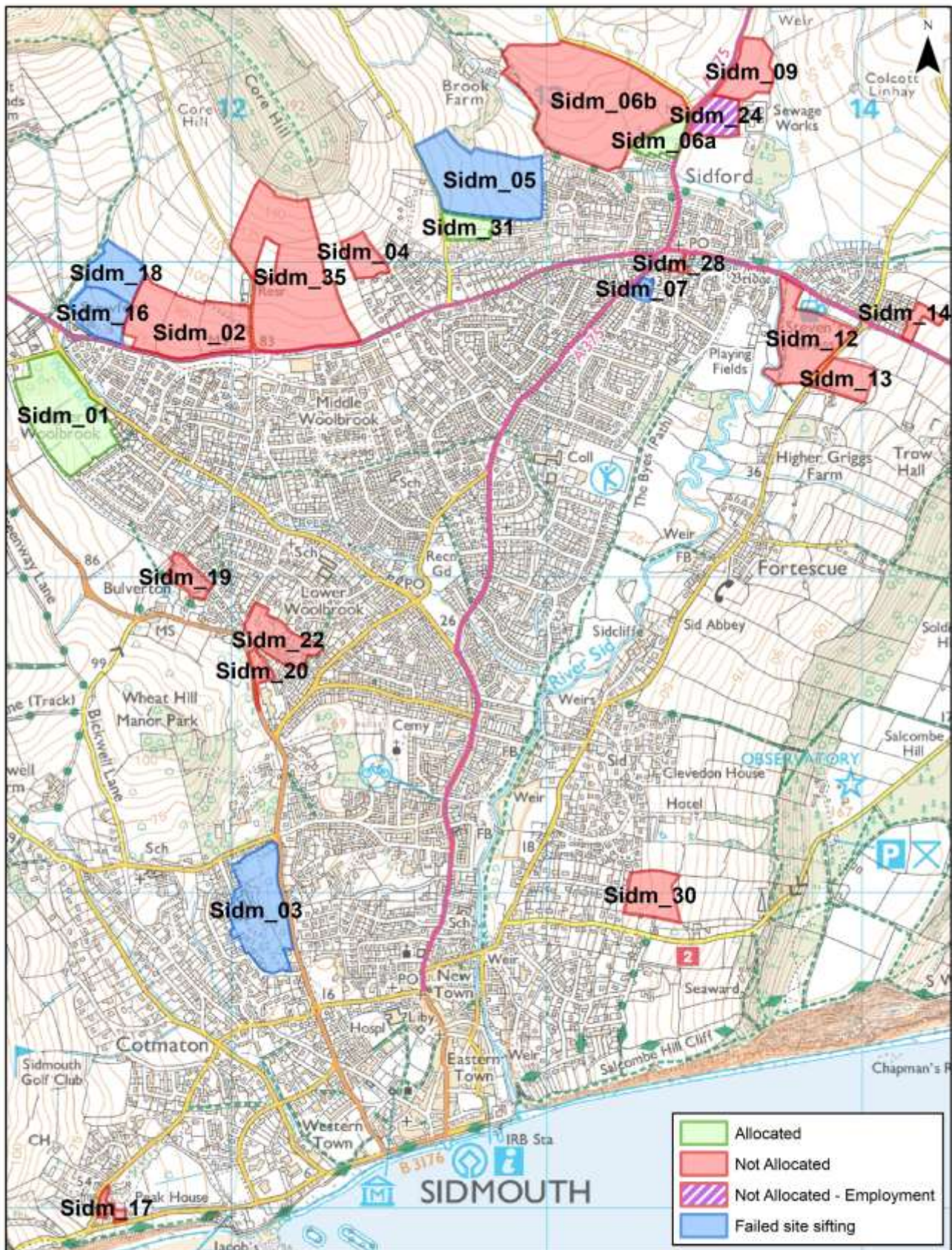
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## 1. Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2042 that will allocate sites for development. The site selection 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 recommended to be allocated, alongside those that are not recommended.
- 1.3 This report contains a summary of the assessment and selection of sites in Sidmouth, Sidford and Sidbury.

## 2 Full picture of sites considered

- 2.1 As part of the overall work there have been a number of calls for sites. Submitted sites are recorded on the map over the page. Noting that the picture is complicated by the fact that – in some cases – overlapping sites, and variations with for example differing boundaries, have been submitted at different points in time.
- 2.2 Initial work undertaken involved sifted out sites that failed to meet certain specified considerations, particularly as highlighted by the work of the Housing and Employment Land Availability Assessment Panel and in their assessment, where they concluded that sites were unacceptable for development.
- 2.3 Non-developable conclusions were based on technical assessment, not policy judgement, and included sites where for example it was concluded that safe highway access could not be achieved. Also through this sifting work, sites were sifted out where they were assessed as remote from settlements falling in the local plan hierarchy.
- 2.4 Sites sifted out of the process at this stage were:
- Sidm\_03 – Extant planning permission;
  - Sidm\_05 – HELAA panel marked as unachievable;
  - Sidm\_08 – Extant planning permission;
  - Sidm\_09 – Remaining area of original larger site (would not pass Stage 2 sifting as a stand-alone site);
  - Sidm\_16 – HELAA panel marked as unachievable;
  - Sidm\_18 – HELAA panel marked as unachievable.



### 3. Sites subject to detailed assessment

3.1 This section of the report provides information on sites that passed the sifting stage and draws conclusions on assessment results (noting that site assessment follows on in separate report sections – though in this report we provide summary details on fuller assessment that has been undertaken).

#### Overview

Site reference	Number of dwellings / hectares of employment land	Allocate?
<b>SIDMOUTH TOWN WARD</b>		
Sidm_17	8 dwellings (but not recommended for allocation)	No
<b>SIDMOUTH RURAL WARD</b>		
Sidm_12	62 dwellings (but not recommended for allocation)	No
Sidm_13	43 dwellings (+ hotel) (but not recommended for allocation)	No
Sidm_14	12 dwellings (but not recommended for allocation)	No
Sidm_24 (a/k/a Sidm_29)	1.63ha of employment land (but not recommended for allocation)	No
Sidm_30	30 dwellings (but not recommended for allocation)	No
<b>SIDMOUTH / SIDFORD WARD</b>		
Sidm_01 (a/k/a Sidm_32)	127 dwellings	Yes, in part
Sidm_02	124 dwellings (but not recommended for allocation)	No

<b>Site reference</b>	<b>Number of dwellings / hectares of employment land</b>	<b>Allocate?</b>
Sidm_04	10 dwellings (but not recommended for allocation)	No
Sidm_06	Sidm_06a – 30 dwellings Sidm_06b – 238 dwellings (but not recommended for allocation)	Sidm_06a – Yes Sidm_06b – No
Sidm_19	8 dwellings (but not recommended for allocation)	No
Sidm_20	11 dwellings (but not recommended for allocation)	No
Sidm_22	43 dwellings (but not recommended for allocation)	No
Sidm_28	4 dwellings (but not recommended for allocation)	No
Sidm_31	15 dwellings	Yes
Sidm_35	80 dwellings (but not recommended for allocation)	No

## 4. Site Reference: Sidm\_17

### Site details

**Settlement:** Sidmouth

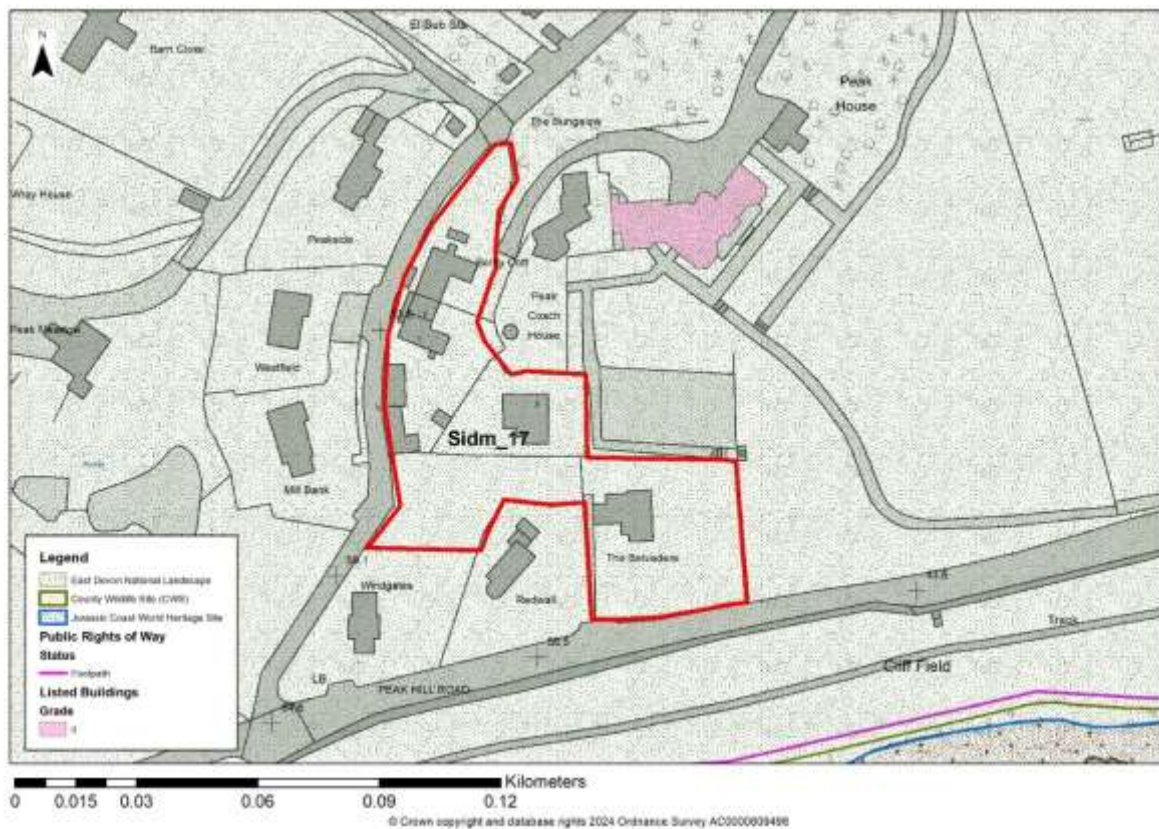
**Reference number:** Sidm\_17

**Site area (ha):** 0.45

**Address:** Peak Coach House (Numbers 1-3 Belfry Cottages), Cotmaton Road, Sidmouth, EX10 8SY and The Belvedere, Peak Hill Road, Sidmouth, EX10 0NW

**Proposed use:** Residential

### Site map



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## Photos





## Site Assessment Summary and Conclusion

### Infrastructure

**Devon County Council (DCC) Highways:** Access via Cotmaton Road is possible but is very narrow with no footway. Only available for limited infill. **DCC Education:** 85 ha+ sites proposed, mainly to north and north-eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.

### Landscape

Site is located entirely within National Landscape, although land adjacent to west is not. Prominent valley side locations with wide, open views from across the valley available, including from elsewhere in the National Landscape. Short distance views available from Stevens Cross Close to west but limited from south due to mature hedgerow along southern edge. Adjacent dwellings to west provide a context of some built form. Highly sensitive and exposed site within the National Landscape. Overall, the site has a high landscape sensitivity to new development.

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## **Historic environment**

Assets Present: 1 - Grade II listed Peak House. Potential for adverse impact upon Grade II listed Peak House 24m to east, which has open views into site. The site features residential dwellings and, subject to detail of the final scheme, could accommodate appropriate residential development. Overall, Minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.

## **Ecology**

Lightly developed residential site with area of meadow, areas of lawns, some mature trees. Site is 38m from a County Wildlife Site, 30m from a nature recovery network area, 17m from a habitat of principle importance. Site is within both the Beer Quarry and Caves Special Area of Conservation (SAC) bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

## **Accessibility**

Nine out of 12 facilities within 1,600m of site; 800m to Sidmouth town centre.

## **Other constraints**

Slither of high surface water flood risk runs through site. Coastal Preservation Area to south / west of site.

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

No

## **Opportunities**

Opportunity to utilise previously developed land.

## **Yield (number of dwellings or hectares of employment land)**

Eight dwellings

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### **Contribution to spatial strategy**

As a Main Centre, the emerging LP proposes significant development at Sidmouth to serve its own needs and that of wider surrounding areas. Sidmouth currently has an employment density of 1.03 (>1 job per economically active individual), however lacks some strategic facilities (train station), and is located in a less accessible location compared to some other Main Centres.

### **Should the site be allocated?**

No

### **Reasons for allocating or not allocating**

Although this site provides an opportunity to build new housing on previously developed land, the combination of the relatively low yield on offer and the constraints listed above would suggest a recommendation that this site should not be allocated.

## **Landscape Sensitivity Assessment**

### **Context**

#### **Landscape designation context**

East Devon

#### **For sites within NL, applicable special qualities**

Located entirely within East Devon NL, on rising land in the west of Sidmouth. Short distance views of site from Peak Hill Road. The site is visible from across the Sid Valley, although landscape impact is lessened due to relatively small site size, and presence of sporadic dwellings in vicinity which provide context of limited built form.

#### **Other relevant biodiversity, historic environment and/or geological designations**

n/a

Pebblebed Heaths mitigation zone.

Potential for adverse impact upon Grade II listed Peak House 24m to east, which has open views into site.

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## Landscape Character Type and relevant key characteristics

7. Main cities and towns.

### Local landscape character of site and immediate surrounds

Irregular shaped sloping site (gradient 1:10 to 1:3) within built up area in western edge of Sidmouth. Three detached residential buildings set in large gardens currently on the site.

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

Yes

### General and site-specific affects that could arise from development

Located entirely within East Devon NL, on rising land in the west of Sidmouth. Short distance views of site from Peak Hill Road. The site is visible from across the Sid Valley, although landscape impact is lessened due to relatively small site size, and presence of sporadic dwellings in vicinity which provide context of limited built form.

- Impact on designated assets adjacent to site
- Construction phase impacts could be managed through southern boundary

## Analysis

<b>Physical and natural characteristics</b>	
Low-medium	The site is very characteristic of this part of the NL, as captured in the landscape character assessment.
<b>Cultural and historic associations</b>	
Medium-high	Settlement: Historic town periphery estate with adjacent Grade II Listed Peak House being highly exposed to site.
<b>Relationship to existing settlement edge</b>	

Low	Pre C20th development area Screened / Contained
<b>Experiential landscape character</b>	
Low	Experiential landscape character prompts Active / Busy Coastal Intimate / Enclosed Colourful Settled Buildings: Grouped / Historic / Dwellings / Medium scale / Large scale
<b>Views</b>	
Medium	Visual sensitivities and intervisibility prompts Enclosure / Openness: Part enclosed Skylines: Open / Wooded / Lightly settled Skyline Structures: Telecom masts / Pylons / Modern buildings / Historic buildings Views: Distant / Expansive / Panoramic / Framed / Filtered / Interrupted / Short / Coastal / Seascape Intervisibility: NL / Existing settlement Degree of Intervisibility: Partial Visible from: Publically accessible land / Long distance trails (SW Coast Path) / Cycle routes (this coast road is a very popular road cycling destination / climb) / Roads / Public rights of way (SW Coast Path) Visual receptors: NL visitors / Visitors to public access land / Users of PROW and permissive access routes / Walkers and cyclists on minor roads / Motorists
<b>Overall landscape susceptibility</b>	
Low-medium	Site is currently residential, same use is proposed. Limited susceptibility subject to final detail.
<b>Within nationally designated landscape?</b>	
Site is within a designated landscape and has very high landscape value.	
<b>Degree of intervisibility with nationally designated landscape</b>	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
<b>Landscape value</b>	

Very High – Nationally or internationally designated for landscape value (NL/ WHS)
<b>Overall landscape sensitivity</b>
Medium
<b>Landscape guidance: opportunities in relation to development</b>
Established residential site where susceptibility to residential development is limited in landscape terms. Heritage impact would need careful consideration. This site may provide an opportunity for a residential development well aligned to existing development. Opportunity for screening.

## Historic Environment Site Assessment

### Notes on history of area

Sidmouth is a coastal resort of exceptional architectural and historic interest, much of which has been carefully preserved. The settlement appears in the Domesday Book (1086) as a fishing village under the name of Sedemuda which translates as Mouth of the Sid. Later developed as a fashionable coastal resort from C18th to date. A high number of both listed and undesignated heritage buildings remain including Georgian, Regency, and Victorian buildings. Grand cottages and villas with fine boundary walls, Regency and Victorian terraces, serve to define much of the built heritage of the town and vale beyond. Sidmouth Town Centre features many fine shop fronts, mainly 19th to mid 20th Century. The settlement features four conservation areas, including The Town Centre and Seafront, Sid Vale, Elysian Fields, and Bickwell Valley, all with quite separate identities. High prominence of open formal and natural green spaces that serve to define heritage assets and provide the setting of the conservation areas. These include promenade to front, extensive mature lawns, gardens, sports areas, parks, mature trees, and open natural landscape features.

### 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.

<b>Step 1. Identify any heritage assets potentially affected</b>	
Is the site within 100 metres of a designated heritage asset?	Yes Potential for adverse impact upon Grade II listed Peak House 24m to east, which has open views into site.

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Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes Designated assets outside of site / no non-designated implications
List any heritage assets potentially affected.	1 - Grade II listed Peak House HER checked - no additional features.

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 1	
Description of asset	<p>Peak House  COTMATON ROAD 1. 1633 Peak House SY 1187 8/352 II 2. 1904. Built to the designs of Evelyn Hellica for Sir Thomas Dewey. A finely built, substantial house in a very competent early Georgian style, with affinities to Cornish, or perhaps Lowland Scots, country houses of the early C18. 2 storeys ashlar with steep hipped slate roofs and tall ashlar corniced chimney stacks. The south east front symmetrical with 2 storey hipped roof canted bays of 3 windows flanking the main range of 2 narrow window bays each side of broader, slightly advanced entrance bay. The latter has muted pediment and a muted eaves cornice extends around the range and breaks forward over the canted bays. Rusticated quoins to angles and centre break. Windows: glazing bar sashes in architrave surrounds, eased with keystones flanking centre and with spaced voussoir keys on canted bays. Central round headed French window doorway in surround of coupled Doric columns, entablature with bracketed broken segmented pediment with central cartouche. Angled north west wing with simplified but similar details to fenestration and quoins. To rear access angle of splayed wing is an Ionic column openpedimented porch, round headed window above in Gibbs surround. Interior richly decorated with early C18 style panelling, chimney-pieces and with columnar screen to hall. Door furnishings, cornices, mouldings etc all in keeping and of fine crafts- manship.</p>
Significance of asset and setting	Medium
Relationship of site with heritage asset	The site borders the listed asset and listed curtilage from the north west to the south. The site is intervisible at all points with little in the way of screening. The site contains older built form and large detached properties appropriate to the character of the area and the character and setting of the listed asset.
Level of contribution (site to heritage asset)	Highly significant
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Major
Could the site be developed in a way that minimised potential impact?	Yes, through considered design and layout appropriate to the listed asset.
Would the development affect the heritage asset in other ways?	No, the site already contains residential dwellings.

<b>Step 4. How to maximise enhancements and avoid harm</b>	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	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	1296	Minor adverse effect predicted (not significant)

Special Protection Area (SPA)	International	5006	Minor adverse effect predicted (not significant)
Ramsar site	International	11880	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	5029	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	363	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	13958	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	3591	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	3003	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	38	Significant moderate adverse

			effect predicted
Unconfirmed Wildlife Site (UWS)	County	1000	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	30	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	1	Significant moderate adverse effect predicted

### Comments

CWS - Windgate Cliffs / S41 - FID 68777

**Within River Axe SAC Nutrient catchment zone? No**

**Within Beer Quarry and Caves SAC bat consultation zone? Yes**

**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: 2**

### On site assessment

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

No.

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**Presence of veteran or ancient trees**

No.

**Large numbers of mature trees within hedgerows or otherwise**

No.

**Presence of ponds not identified on aerial imagery**

No.

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

No.

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

No.

**Is there any evidence which contradicts the desk study results?**

No.

**Conclusion**

Significant moderate adverse effect predicted.



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## Photos



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## Site Assessment Summary and Conclusion

### Infrastructure

**DCC Highways:** Edge of Sidmouth site highway access possible via adjacent roads – needs ped/cycle link to town centre. **DCC Education:** 85 ha+ sites proposed, mainly to north and north eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.

### Landscape

National Landscape runs along eastern boundary of site. Set lower down the valley but still widely viewed from surrounding areas, including from the National Landscape. Located in 'The Byes'. Much tree cover around the River Sid adding to landscape character. Highly sensitive and exposed site within The Byes, adjacent to heritage assets, River Sid and public right of way. Overall, the site has a high landscape sensitivity to new development.

### Historic environment

Assets Present: 1 - Sidford Bridge is Grade II listed and a Scheduled Monument, 2 - Sidford Conservation Area, 3 - Sidbury Castle Scheduled Monument. Sidford Bridge is Grade II listed and a Scheduled Monument, located on north west edge of site. Sidford Conservation Area adjoins north-west edge of site. These heritage assets all have open views into site, so potential impact upon their setting. Views to site are available from Sidbury Castle Scheduled Monument to north-west. Overall, Major – Considerable change affecting the special character of assets including their setting, where the significance of those elements is substantially harmed or lost.

### Ecology

Arable field surrounded by mature hedgerow, River Sid to west. Site is 20m from a nature recovery network area, 22m from a habitat of principle importance. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

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**Accessibility**

Ten out of 12 facilities within 1,600m of site; 480m to Sidford via footpaths to north of site; 3,000m to Sidmouth town centre.

**Other constraints**

Grade 3 agricultural land. Flood Zone 3 along western part of site associated with River Sid, reducing yield as a result. High surface water flood risk in west part too.

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

No

**Opportunities**

None identified

**Yield (number of dwellings or hectares of employment land)**

Sixty-two dwellings

**Contribution to spatial strategy**

As a Main Centre (counting Sidford as part of Sidmouth), the emerging LP proposes significant development at Sidmouth to serve its own needs and that of wider surrounding areas. Sidmouth currently has an employment density of 1.03 (>1 job per economically active individual), however lacks some strategic facilities (train station), and is located in a less accessible location compared to some other Main Centres.

**Should the site be allocated?**

No

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## **Reasons for allocating or not allocating**

Development of this site would have a high landscape impact (site is within The Byes and adjacent to a public footpath and the River Sid), major heritage impact and a significant moderate adverse effect on ecology.

## **Landscape Sensitivity Assessment**

### **Context**

#### **Landscape designation context**

Outside of NL

#### **For sites within NL, applicable special qualities**

NL runs along eastern boundary of site. Set lower down the valley but still is widely viewed from surrounding areas, including from the NL. Located in "The Byes". Much tree cover around the River Sid adding to landscape character.

#### **Other relevant biodiversity, historic environment and/or geological designations**

The Byes

Pebblebed Heaths mitigation zone.

Sidford Bridge is Grade II listed and a Scheduled Monument, located on north-west edge of site (11m Sidford Packhorse Bridge). Sidford Conservation Area adjoins north west edge of site. These heritage assets all have open views into site, so potential impact upon their setting. Views to site are available from Sidbury Castle Scheduled Monument to north west.

#### **Landscape Character Type and relevant key characteristics**

3C: Sparsely Settled Farmed Valley Floors / Note: Bold text indicates a Devon-wide characteristic. Not bold indicates a local characteristic

- Open, flat landform, often with distinct vegetated floodplain edge. Winding river courses with main channels and smaller tributaries. Active river processes.
- Willows and other riverside trees along river banks and floodplain edges. Occasional patches of wet woodland.
- Pastoral land use with wet meadows and some arable, with variable field sizes. Hedges, not banks, on the boundaries with rising land.

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- Watercourses are valuable semi-natural habitats, providing a range of aquatic and riparian habitats. Watermeadows may also be species-rich.
  - Historic bridges (including examples of medieval packhorse bridges) and mills. • Very sparsely settled, with farms sited adjacent to the LCT above the flood plain.
  - Network of narrow winding lanes in some valleys, but generally access is limited to bridging points and occasional riverside paths. Main roads cross some valleys. In-use and former railway lines (one now a tramway) utilising flat valley floors.
  - Open internally, with views out screened by boundary vegetation. Long views along valleys, especially from bridges, framed by valley sides.
  - Strong sense of tranquillity, particularly away from roads. Strong seasonal changes, particularly during times of flood.
  - Simple landscape pattern, particularly distinctive seen in views from higher land.

### **Local landscape character of site and immediate surrounds**

Agricultural field located on the north east edge of Sidmouth. Slopes down westwards from Fortescue Road to the River Sid. Designated as "The Byes" in the Local Plan which restricts development.

### **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**

NL runs along eastern boundary of site. Set lower down the valley but still is widely viewed from surrounding areas, including from the NL. Located in "The Byes". Much tree cover around the River Sid adding to landscape character.

- Introduction of built form and associated infrastructure to this part of the NL
- Impact of light spill from street lighting or windows on areas noted for dark skies
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Challenging access through to pinchpoint adjacent to bridge over River Sid to the north or onto narrow lane to the east.
- Access works may require improved visibility splay and tree/ hedgerow loss
- Loss of trees/ hedgerow/ other noteworthy habitats

- Impact on watercourses/ waterbodies - River Sid
- Impact on boundaries –tree and hedgerow root protection areas
- Impact on designated assets including ancient monument Sidford Packhorse Bridge 11m to north west and adjacent conservation area.
- Construction phase access reasonable

## Analysis

<b>Physical and natural characteristics</b>	
High	The site is very characteristic of this part of the NL, as captured in the landscape character assessment.
<b>Cultural and historic associations</b>	
High	Historic hedgerows / Hedgebanks / Ancient woodland Medieval field patterns Historic Earthworks: Hill forts Settlement: Hamlet / Nucleated village / Dispersed village / Market town / Centred on river crossing / Crossroads Vernacular: Limestone / Sandstone / Chert / Slate / Thatch/ Indigenous brick / Timberframe / Cob / Later and modern brick / Render / Colour wash
<b>Relationship to existing settlement edge</b>	
Medium-high	Settlement Edge Type: Pre C20th / Modern / Fringing development / Disparate Edge Form: Indented / Irregular / Screened (N-S) / Vegetated / Open / Exposed Settlement Setting: Valley bottom / Low lying / Open / Wooded
<b>Experiential landscape character</b>	
Medium-high	Experiential landscape character prompts Wild / Tranquil / Active Sheltered Intimate / Enclosed Colourful / Light Angular Lightly settled

	<p>Buildings: Scattered / Grouped / Modern / Historic (bridge / pub) / Dwellings / Small scale</p> <p>Transport corridors: Straight roads / A Road</p> <p>Infrastructure: Telegraph wires / Masts / Pylons</p> <p>Condition: Undeveloped / Well managed</p> <p>Simple / Balanced / Harmonious</p> <p>Scenic Quality: High</p>
<b>Views</b>	
High	<p>Visual sensitivities and intervisibility prompts</p> <p>Enclosure / Openness: Open</p> <p>Skylines: Open / Wooded / Undeveloped / Lightly settled</p> <p>Skyline Structures: Modern buildings</p> <p>Views: Distant / Interrupted</p> <p>Intervisibility: NL / intervisible - Northern Hill, Buckton Hill, Salcombe Hill / Existing settlement</p> <p>Degree of Intervisibility: Partial</p> <p>Visible from: Publically accessible land / Long distance trails / Cycle routes / Roads/ Public rights of way / Permissive access routes (public footpath adjacent to western edge, bridleway to north east)</p> <p>Visual receptors: NL visitors / Visitors to public access land (the Byes) / Users of PROW and permissive access routes / Walkers and cyclists on minor roads / Motorists on A375</p>
<b>Overall landscape susceptibility</b>	
High	<p>Impact on Byes and the valued local landscape character with site intervisibility from multiple viewpoints within the NL.</p> <p>The need to protect this valued landscape and the site which is representative of the local landscape designation / landscape character assessment.</p>
<b>Within nationally designated landscape?</b>	
Site is not within a designated landscape.	
<b>Degree of intervisibility with nationally designated landscape</b>	
Major	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
Site wholly within the Byes and exposed to NL. Locally valued landscape adjacent to PROW.	

<b>Landscape value</b>
High – Locally or regionally designated landscape. Also areas which documentary evidence and /or site observations indicate as being more valued than surrounding areas.
<b>Overall landscape sensitivity</b>
High
<b>Landscape guidance: opportunities in relation to development</b>
Highly sensitive and exposed site within the Byes, adjacent to heritage assets, River Sid and PROW.

## Historic Environment Site Assessment

### Notes on history of area

Sidmouth is a coastal resort of exceptional architectural and historic interest, much of which has been carefully preserved. The settlement appears in the Domesday Book (1086) as a fishing village under the name of Sedemuda which translates as Mouth of the Sid. Later developed as a fashionable coastal resort from C18th to date. A high number of both listed and undesignated heritage buildings remain including Georgian, Regency, and Victorian buildings. Grand cottages and villas with fine boundary walls, Regency and Victorian terraces, serve to define much of the built heritage of the town and vale beyond. Sidmouth Town Centre features many fine shop fronts, mainly 19th to mid 20th Century. The settlement features four conservation areas, including The Town Centre and Seafront, Sid Vale, Elysian Fields, and Bickwell Valley, all with quite separate identities. High prominence of open formal and natural green spaces that serve to define heritage assets and provide the setting of the conservation areas. These include promenade to front, extensive mature lawns, gardens, sports areas, parks, mature trees, and open natural landscape features.

### Overall conclusion

High: significant effect predicted. Mitigation unlikely to be possible. An impact that would 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 and compromised. This would involve a loss of significance that could not be resolved through mitigation.

<b>Step 1. Identify any heritage assets potentially affected</b>	
Is the site within 100 metres of a designated heritage asset?	Yes Sidford Bridge is Grade II listed and a Scheduled Monument, located on north west edge of site. Sidford Conservation Area adjoins north west

	edge of site. These heritage assets all have open views into site, so potential impact upon their setting. Views to site are available from Sidbury Castle Scheduled Monument to north west.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes Designated assets outside of site / no non-designated implications
List any heritage assets potentially affected.	1 - Sidford Bridge is Grade II listed and a Scheduled Monument, 2 - Sidford Conservation Area, 3 - Sidbury Castle Scheduled Monument HER: A cluster of pit forms was recorded here by geophysical survey together with associated magnetic material which may be industrial in origin.

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<b>Step 2. Existing contribution of site to significance of heritage asset</b>
Heritage asset 1

<p>Description of asset</p>	<p>Sidford Packhorse Bridge</p> <p>The monument includes Sidford packhorse bridge, a narrow double-arched bridge situated at the point where the Snod Brook joins the River Sid on the eastern side of the village of Sidford. It is Listed Grade II. In earlier times the bridge would have carried packhorse traffic over the river as part of the coastal routeway between Exeter and Lyme Regis; carted traffic would have crossed at the ford which has given Sidford its name. The fabric of the bridge is considered to be medieval although it has had some repair in the form of reinforced banking at the base of the arches in 1930; this was carried out at the same time as the widening of the adjacent roadbridge which lies immediately alongside the packhorse bridge on its southern side. The packhorse bridge is rubble built, largely of local stone but with triangular shaped coping stones of Dartmoor granite topping the parapet walls and ashlar blocks for the arches. It comprises two segmental arches, a higher and wider arch bridging the River Sid which has a span of about 6.3m and a height of about 3.2m above the river level, and a smaller arch across the Snod Brook which has a span of about 4.7m and a height of 2.55m. The two arches are connected by masonry across the 6m wide spit of land where the two waterways come together. Short additional causeways at either end of the bridge account for its maximum length being approximately 30m. The parapets have a maximum height of 1.45m, whilst the actual carriageway over the bridge is no more than about 1.25m wide within a maximum bridge width of about 2m. Located on the south side of the bridge, more or less centrally, is a brass plaque which asserts that the bridge dates from c.1100, and that it was preserved in its original shape and condition during the bridge widening works in 1930. The dating to c.1100 may be fanciful and too early for the packhorse bridge but it does confirm that it has been considered to be of great antiquity in past times. The modern tarmac surfacing of the carriageway across the packhorse bridge is excluded from the</p>
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	scheduling, although the bridge fabric below this is included.
Significance of asset and setting	High
Relationship of site with heritage asset	The site is around 35m from the eastern edge of the packhorse bridge. The site is south of the A3052 and road bridge (packhorse bridge and road bridge are separate). The site is however part of the natural / agricultural mix landscape to the north end of the Byes and provides part of the approach setting to both the packhorse bridge and conservation area.
Level of contribution (site to heritage asset)	Little
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Minor Development would be set away from the asset. The asset and setting is already dominated by the road bridge and adjacent development.
Could the site be developed in a way that minimised potential impact?	n/a
Would the development affect the heritage asset in other ways?	Increased traffic / noise

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

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 2	
Description of asset	Sidford Conservation Area The conservation area includes most of the early pre 20th century settlement which is now virtually enclosed by post 1945 development. Sidford Conservation Area contains 39 statutorily listed buildings and a further 11 buildings on the non-statutory local list. The conservation area is adversely affected by traffic congestion, particularly during the summer months.
Significance of asset and setting	Medium
Relationship of site with heritage asset	The site is around 10m from the eastern edge of the conservation area. The site is south of the A3052 and road bridge. The site is part of the natural / agricultural mix landscape to the north end of the Byes and provides part of the approach setting to both the packhorse bridge and conservation area.
Level of contribution (site to heritage asset)	Significant
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 2	
What impact would development have on the heritage asset and its setting?	Major
Could the site be developed in a way that minimised potential impact?	No
Would the development affect the heritage asset in other ways?	Increased traffic movements, urbanisation, increased noise and footfall.

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

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 3	
Description of asset	<p>Sidbury Castle Scheduled Monument - The monument includes a prehistoric large univallate hillfort known as Sidbury Castle occupying a high elevated position on a steep-sided hill at the end of a Greensand spur just west of the River Sid. It has a defended area of about 4ha with a single elongated passageway entrance to the north west. The hillfort is aligned approximately north west to south east and takes the form of a long narrow pear-shaped enclosure with the wider part at the south east. It is about 500m long with a maximum width of 100m. The defences include a single rampart, ditch, and counterscarp bank enclosing a flat interior which falls away only when in proximity to the rampart where a soil quarry seems likely to have existed. The earth rampart, which is 1.2m high and nearly vertical on the inside, follows the contours of the hill and utilises the steep break of slope on all sides; it varies in height between 4.4m and 9.6m on its outer slope. The rampart is fronted by a ditch which is on average 2.9m wide and 1m deep. This ditch is in turn fronted by a counterscarp bank of about 1m in height which merges with the natural hill-side on its outer slope. The narrow elongated entrance is formed by a twin extension of the ramparts at the north western end producing a bottleneck passageway some 100m long which has a sunken appearance. A scarped platform which overlooks the hill-slope to the west would appear to have provided additional cover for the western approaches to the passageway. At least one hoard of sling stones has been recovered from the monument in the 19th century.</p> <p>Some banking which forms an enclosure within the monument in its south eastern corner is almost certainly post-medieval in origin and occasional breaks in the rampart on the eastern and southern sides are considered to be of comparatively recent date. The depressions caused by two ponds located in the interior may still be seen; neither pond is thought to be contemporary with the use of the site as a hillfort and both may be of post-medieval date. All fencing, fence posts, gates and gate posts are excluded from the scheduling, although the ground beneath these features is included.</p>
Significance of asset and setting	High
Relationship of site with heritage asset	Some 1.5km distant, no significant relationship.
Level of contribution (site to heritage asset)	Little

Further assessment required?	No
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<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 3	
What impact would development have on the heritage asset and its setting?	No Change Potential distant views, these would be set in the context of Sidford developed area closer to the asset.
Could the site be developed in a way that minimised potential impact?	n/a
Would the development affect the heritage asset in other ways?	no

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

## Ecological Assessment

### Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of	International	1916	Minor adverse

Conservation (SAC)			effect predicted (not significant)
Special Protection Area (SPA)	International	6193	Minor adverse effect predicted (not significant)
Ramsar site	International	15224	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	8382	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1916	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	11686	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	2247	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1742	Minor adverse effect predicted

			(not significant)
County Wildlife Site (CWS)	County	1104	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	180	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	20	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	22	Significant moderate adverse effect predicted

### Comments

S41 - FID 69376

**Within River Axe SAC Nutrient catchment zone? No**

**Within Beer Quarry and Caves SAC bat consultation zone? Yes**

**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: 2**

### On site assessment

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**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**

No.

**Large numbers of mature trees within hedgerows or otherwise**

Yes. Part of S, W, and N borders contain mature trees.

**Presence of ponds not identified on aerial imagery**

No.

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

No.

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

No.

**Is there any evidence which contradicts the desk study results?**

No.

## **Conclusion**

Significant moderate adverse effect predicted

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## 6. Site Reference: Sidm\_13

### Site details

**Settlement:** Sidford

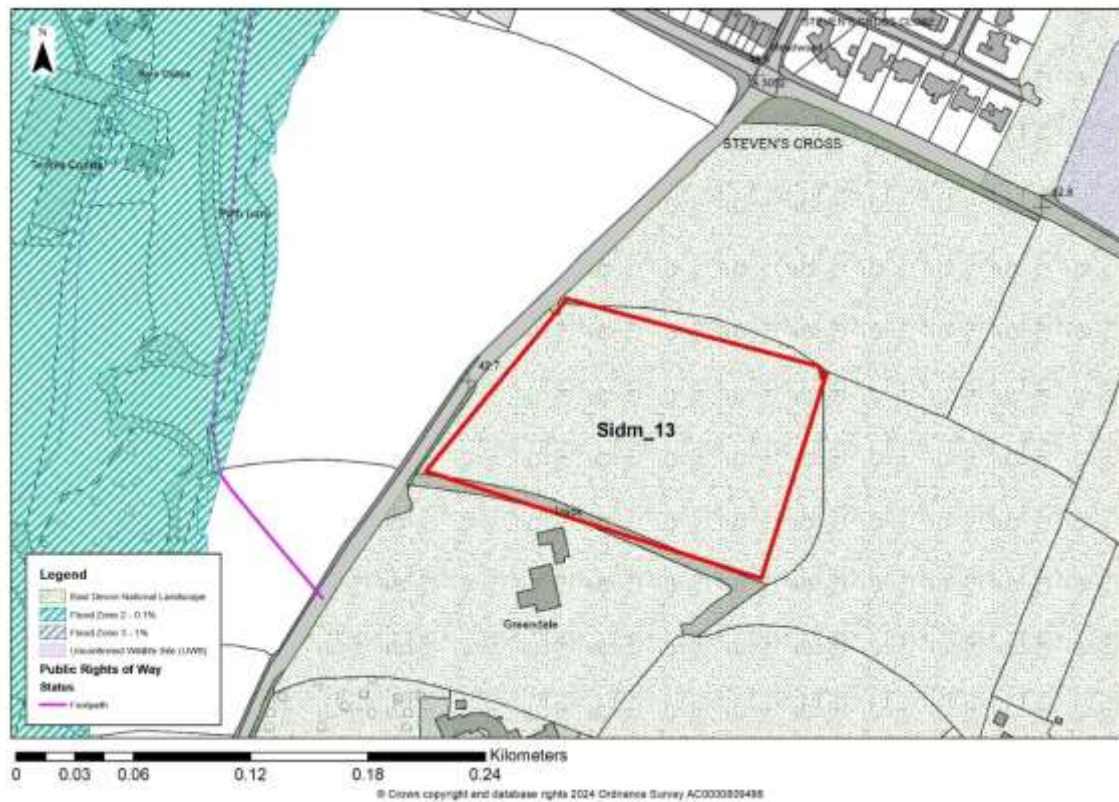
**Reference number:** Sidm\_13

**Site area (ha):** 1.73

**Address:** Land adjoining Fortescue Road, Sidford / Sidmouth

**Proposed use:** Residential / Hotel

### Site map



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## Photos





## Site Assessment Summary and Conclusion

### Infrastructure

**DCC Highways:** Edge of Sidmouth site highway access possible via adjacent roads – needs ped/cycle link to town centre. **DCC Education:** 85 ha+ sites proposed, mainly to north and north-eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth Primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.

### Landscape

Site falls within the National Landscape, on land that sweeps upwards to the east and is visually prominent from a range of public viewpoints. This area is very sensitive in landscape terms.

### Historic environment

Grade II listed Higher Griggs Farm 231m to south, trees and hedgerow in between but some views are likely. To the north, Sidford Bridge (Scheduled Monument and Grade II

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listed) is 314m away, whilst Sidford Conservation is 288m – of which views of site are likely from.

### **Ecology**

A Core Nature Area / Priority Habitat Inventory is directly to the south the of the site. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

### **Accessibility**

The site is clearly in Open Countryside. It is within 1,600 metres of four or more different local facilities and a bus route with an hourly or better service.

### **Other constraints**

Grade 3 agricultural land.

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

No

### **Opportunities**

Please see 'Reasons for allocating or not allocating'.

### **Yield (number of dwellings or hectares of employment land)**

Forty-three dwellings and a hotel.

### **Contribution to spatial strategy**

As a Main Centre (counting Sidford as part of Sidmouth), the emerging LP proposes significant development at Sidmouth to serve its own needs and that of wider surrounding areas. Sidmouth currently has an employment density of 1.03 (>1 job per

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economically active individual), however lacks some strategic facilities (train station), and is located in a less accessible location compared to some other Main Centres.

### **Should the site be allocated?**

No

### **Reasons for allocating or not allocating**

This site has a complicated background; it was originally submitted as part of a proposal for 43 dwellings and a hotel, with additional land to the west being offered for a range of amenity and public access uses with new paths and cycle links, including a bridge over the River Sid, allotments, tree planting, a nature reserve and new lake. However, this site is very sensitive in landscape terms, being in the National Landscape on rising land that is visually prominent from a wide range of public viewpoints and in open countryside.

## **Landscape Sensitivity Assessment**

### **Context**

#### **Landscape designation context**

East Devon NL

#### **For sites within NL, applicable special qualities**

In the NL and prominent valley side location with wide, open views in short and long distance. Surrounded by fields with little context of existing built form.

#### **Other relevant biodiversity, historic environment and/or geological designations**

Coastal Preservation Area

Pebblebed Heaths mitigation zone.

Sidford Bridge is Grade II listed and a Scheduled Monument, located approx. 310m from north-west of site; Sidford Conservation Area is a similar distance. Views to site are available from Sidbury Castle Scheduled Monument, also to north-west.

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### **Landscape Character Type and relevant key characteristics**

Approx. two-thirds of the site is 3A: Upper Farmed and Wooded Valley Slopes and one-third is 3C: Sparsely Settled Farmed Valley Floors.

### **Local landscape character of site and immediate surrounds**

Agricultural field located on the north east edge of Sidmouth. Slopes down westwards towards Fortescue 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**

- Site falls within NL.
- Introduction of built form and associated infrastructure to this part of the NL.
- Impact of light spill from street lighting or windows on areas noted for dark skies.
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads.
- Challenging access through to pinchpoint adjacent to bridge over River Sid to the north or onto narrow lane to the east.
- Access works may require improved visibility splay and tree / hedgerow loss.
- Loss of trees / hedgerow / other noteworthy habitats.
- Impact on boundaries – tree and hedgerow root protection areas.
- Impact on designated assets including ancient monument Sidford Packhorse Bridge to north west and adjacent conservation area.
- Construction phase access reasonable.

### **Analysis**

<b>Physical and natural characteristics</b>	
High	The site is very characteristic of this part of the NL, as captured in the landscape character assessment.

<b>Cultural and historic associations</b>	
High	Historic hedgerows / Hedgebanks / Ancient woodland Medieval field patterns Historic Earthworks: Hill forts Settlement: Hamlet / Nucleated village / Dispersed village / Market town / Centred on river crossing / Crossroads Vernacular: Limestone / Sandstone / Chert / Slate / Thatch/ Indigenous brick / Timberframe / Cob / Later and modern brick / Render / Colour wash
<b>Relationship to existing settlement edge</b>	
Medium-high	Settlement Edge Type: Pre C20th / Modern / Fringing development / Disparate Edge Form: Indented / Irregular / Screened (N-S) / Vegetated / Open / Exposed Settlement Setting: Valley bottom / Low lying / Open / Wooded
<b>Experiential landscape character</b>	
Medium-high	This site on Fortescue Road is far enough away from Sidmouth and Sidford to feel like countryside despite traffic.
<b>Views</b>	
High	Views from the rest of the NL into this site are possible. Dense hedges and mature trees enhance the rural feel.
<b>Overall landscape susceptibility</b>	
High	Impact on the valued local landscape character with site intervisibility from multiple viewpoints within the NL. The need to protect this valued landscape and the site which is representative of the local landscape designation / landscape character assessment.
<b>Within nationally designated landscape?</b>	
Site is within a designated landscape and has very high landscape value.	
<b>Degree of intervisibility with nationally designated landscape</b>	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
<b>Landscape value</b>	
Very High – Nationally or internationally designated for landscape value (NL/ WHS)	

<b>Overall landscape sensitivity</b>
High
<b>Landscape guidance: opportunities in relation to development</b>
Highly sensitive and exposed site within the NL, CPA and next to The Byes.

## Historic Environment Site Assessment

### Notes on history of area

Sidmouth is a coastal resort of exceptional architectural and historic interest, much of which has been carefully preserved. The settlement appears in the Domesday Book (1086) as a fishing village under the name of Sedemuda which translates as Mouth of the Sid. Later developed as a fashionable coastal resort from C18th to date. A high number of both listed and undesignated heritage buildings remain including Georgian, Regency, and Victorian buildings. Grand cottages and villas with fine boundary walls, Regency and Victorian terraces, serve to define much of the built heritage of the town and vale beyond. Sidmouth Town Centre features many fine shop fronts, mainly 19th to mid 20th Century. The settlement features four conservation areas, including The Town Centre and Seafront, Sid Vale, Elysian Fields, and Bickwell Valley, all with quite separate identities. High prominence of open formal and natural green spaces that serve to define heritage assets and provide the setting of the conservation areas. These include promenade to front, extensive mature lawns, gardens, sports areas, parks, mature trees, and open natural landscape features.

### 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.

<b>Step 1. Identify any heritage assets potentially affected</b>	
Is the site within 100 metres of a designated heritage asset?	No Sidford Bridge is Grade II listed and a Scheduled Monument, located 300m north west of the site.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No Designated assets outside of site / no non-designated implications
List any heritage assets potentially affected.	No heritage assets are affected HER checked - no additional features.

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## Ecological Assessment

### Context – Sites and features (desk study)

<b>Site / feature name</b>	<b>Geographic value</b>	<b>Distance from site / feature (metres)</b>	<b>Predicted impact</b>
Special Area of Conservation (SAC)	International	1792	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	6345	Minor adverse effect predicted (not significant)
Ramsar site	International	15312	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	8058	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1792	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	11627	Minor adverse effect predicted (not significant)

Local Nature Reserve (LNR)	Regional	2467	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1726	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1041	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	147	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	1	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	1	Significant moderate adverse effect predicted

### Comments

Priority Habitat - woodland;

**Within River Axe SAC Nutrient catchment zone? No**

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**Within Beer Quarry and Caves SAC bat consultation zone? Yes**

**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: 2**

### **On site assessment**

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

No.

**Presence of veteran or ancient trees**

No. TPOs in place

**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**

Significant moderate adverse effect predicted

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## 7. Site Reference: Sidm\_14

### Site details

**Settlement:** Sidford

**Reference number:** Sidm\_14

**Site area (ha):** 0.61

**Address:** Land adjacent to Stevens Cross Close (east side), Sidford, EX10 9QJ

**Proposed use:** Residential

### Site map



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## Photos



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## Site Assessment Summary and Conclusion

### Infrastructure

**DCC Highways:** Edge of Sidmouth site highway access possible via adjacent roads – needs ped/cycle link to town centre. **DCC Education:** 85 ha+ sites proposed, mainly to north and north-eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.

### Landscape

Site is located entirely within the National Landscape, although land adjacent to west is not. Prominent valley side locations with wide, open views from across the valley available, including from elsewhere in the National Landscape. Short distance views available from Stevens Cross Close to west but limited from south due to mature hedgerow along southern edge. Adjacent dwellings to west provide a context of some built form. Highly sensitive and exposed site within the National Landscape. Overall, the site has a high landscape sensitivity to new development.

### Historic environment

Assets Present: None. Views of site are available from Sidbury Castle Scheduled Monument to north-west, but distance and small scale of site mean limited impact. Overall, No Change - No change to assets or their settings.

### Ecology

Meadow surrounded by hedgerow to east of residential estate. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Site is 1m from an unconfirmed wildlife site. Overall, significant moderate adverse effect predicted.

### Accessibility

Nine out of 12 facilities within 1,600m of site; 800m to Sidford via footpaths to west of site; 3,300m to Sidmouth town centre.

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**Other constraints**

Grade 3 agricultural land.

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

No

**Opportunities**

None identified

**Yield (number of dwellings or hectares of employment land)**

Twelve dwellings

**Contribution to spatial strategy**

As a Main Centre (counting Sidford as part of Sidmouth), the emerging LP proposes significant development at Sidmouth to serve its own needs and that of wider surrounding areas. Sidmouth currently has an employment density of 1.03 (>1 job per economically active individual), however lacks some strategic facilities (train station), and is located in a less accessible location compared to some other Main Centres.

**Should the site be allocated?**

No

**Reasons for allocating or not allocating**

Development of this site would have a high landscape impact (site within National Landscape with high intervisibility). A valued view in the Neighbourhood Plan would also be impacted.

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## Landscape Sensitivity Assessment

### Context

#### Landscape designation context

East Devon NL

#### For sites within NL, applicable special qualities

Site is located entirely within NL, although land adjacent to west is not. Prominent valley side locations with wide, open views from across the valley available, including from elsewhere in the NL. Short distance views available from Stevens Cross Close to west, but limited from south due to mature hedgerow along southern edge. Adjacent dwellings to west provide a context of some built form.

#### Other relevant biodiversity, historic environment and/or geological designations

n/a

Pebblebed Heaths mitigation zone.

Views of site are available from Sidbury Castle Scheduled Monument to north west, but distance and small scale of site mean limited impact.

#### Landscape Character Type and relevant key characteristics

3A: Upper Farmed and Wooded Valley Slopes

Note: Bold text indicates a Devon-wide characteristic. Not bold indicates a local characteristic.

- Undulating upper valley slopes on Greensand, below the scarp slopes or plateaux. Small V-shaped valleys on upper slopes.
- Deciduous woodland and copses, especially on upper slopes. Hedgerow trees (mostly oak and ash) and some parkland trees add to the green and lush appearance.
- Well-treed pastoral farmland, with some arable cultivation on lower slopes. Small to medium-size fields with irregular boundaries. Associated with traditional Devon smallholdings.
- Rich concentration of archaeological sites from all periods, but with many surviving medieval features including field patterns, churches, farms, villages and lanes.

- Wide, species-rich hedges with many hedgerow trees. Grassland, stream and woodland habitats add to rich biodiversity.
- A dispersed settlement pattern of isolated farms and small villages. Villages are often nucleated around a church, and contain local stone (chert) and cob buildings. Some are estate villages.
- Very winding narrow lanes, many sunken with high banks and flower-rich verges.
- An intimate and intricate landscape with wider views often confined by vegetation. Where views occur, they contain distinctive patchwork patterns of fields.
- Relatively remote and tranquil with little obvious modern development.
- Association with the early C.20th Camden Town school of artists in Blackdown Hills.

**Local landscape character of site and immediate surrounds**

L' shaped field adjacent to the north eastern edge of Sidmouth. Sloping site, mostly of gradient 1:10 to 1:3 but some 1:20 to 1:10.

**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**

- Potential affects:
  - Introduction of built form and associated infrastructure to this part of the NL
  - Impact on topography – steep slopes likely to require significant earthworks/ retaining structures
  - Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
  - Loss of mixed grassland

**Analysis**

<b>Physical and natural characteristics</b>	
Medium-high	The site is very characteristic of this part of the NL, as captured in the landscape character assessment.
<b>Cultural and historic associations</b>	

Low-medium	<p>Historic hedgerows / Hedgebanks / Ancient woodland          Medieval field patterns          Historic Earthworks: Hill forts          Settlement: Hamlet / Nucleated village / Dispersed village / Market town / Centred on river crossing / Crossroads          Vernacular: Limestone / Sandstone / Chert / Slate / Thatch / Indigenous brick / Timberframe / Cob / Later and modern brick / Render / Colour wash</p>
<b>Relationship to existing settlement edge</b>	
Medium-high	<p>Settlement Edge Type: Modern / Conspicuous rear boundaries / Uniform          Edge Form: Indented/ Irregular / Open / Exposed          Settlement Setting: Valley side / Open</p>
<b>Experiential landscape character</b>	
Medium	<p>Experiential landscape character prompts          Tranquil / Active          Exposed          Open / Intimate          Complex / Intricate / Light          Rough          Lightly settled          Buildings: Grouped / Modern dwellings / Small scale          Transport corridors: Straight roads / B Roads / A Road          Infrastructure: Telegraph wires / Masts / Pylons          Condition: Neglected / Undeveloped          Simple / Balanced / Harmonious          Scenic Quality: Low</p>
<b>Views</b>	
Medium-high	<p>Visual sensitivities and intervisibility prompts          Enclosure / Openness: Open          Skylines: Open / Wooded/ Undeveloped / Lightly settled          Skyline Structures: Modern buildings          Views: Distant / Expansive / Panoramic / Interrupted          Intervisibility: NL / Intervisible - Core Hill, Bulverton Hill, Peak Hill, Northern Hill,</p>

	Buckton Hill, Salcombe Hill / Existing settlement Degree of Intervisibility: Extensive Visible from: Publically accessible land / Long distance trails / Cycle routes / Roads / Public rights of way / Permissive access routes (public footpath to south west, bridleway to north) Visual Receptors: NL visitors / Visitors to public access land (the Byes) / Users of PROW and permissive access routes / Walkers and cyclists on minor roads / Motorists on A375
<b>Overall landscape susceptibility</b>	
Medium-high	Impact on NL and site intervisibility from multiple viewpoints within the NL. The need to protect this valued landscape and the site which is representative of the landscape designation / landscape character assessment.
<b>Within nationally designated landscape?</b>	
Site is within a designated landscape and has very high landscape value.	
<b>Degree of intervisibility with nationally designated landscape</b>	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
<b>Landscape value</b>	
Very High – Nationally or internationally designated for landscape value (NL/ WHS)	
<b>Overall landscape sensitivity</b>	
High	
<b>Landscape guidance: opportunities in relation to development</b>	
Highly sensitive and exposed site within the NL.	

## Historic Environment Site Assessment

### Notes on history of area

Sidmouth is a coastal resort of exceptional architectural and historic interest, much of which has been carefully preserved. The settlement appears in the Domesday Book (1086) as a fishing village under the name of Sedemuda which translates as Mouth of the Sid. Later developed as a fashionable coastal resort from C18th to date. A high number of both listed and undesignated heritage buildings remain including Georgian, Regency, and Victorian buildings. Grand cottages and villas with fine boundary walls, Regency and Victorian terraces, serve to define much of the built heritage of the town and vale beyond. Sidmouth Town Centre features many fine shop fronts, mainly 19th to mid 20th Century. The settlement features four

conservation areas, including The Town Centre and Seafront, Sid Vale, Elysian Fields, and Bickwell Valley, all with quite separate identities. High prominence of open formal and natural green spaces that serve to define heritage assets and provide the setting of the conservation areas. These include promenade to front, extensive mature lawns, gardens, sports areas, parks, mature trees, and open natural landscape features.

### 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.

<b>Step 1. Identify any heritage assets potentially affected</b>	
Is the site within 100 metres of a designated heritage asset?	No Views of site are available from Sidbury Castle Scheduled Monument to north west, but distance and small scale of site mean limited impact.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No No designated or non-designated impact
List any heritage assets potentially affected.	No heritage assets are affected HER checked - no additional features.

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 1	
Description of asset	
Significance of asset and setting	
Relationship of site with heritage asset	
Level of contribution (site to heritage asset)	
Further assessment required?	

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	
Could the site be developed in a way that minimised potential impact?	
Would the development affect the heritage asset in other ways?	

<b>Step 4. How to maximise enhancements and avoid harm</b>	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	
Would development enable further research and recording of the heritage asset?	
Would development enable better revealing of the significance of the heritage asset?	
Would development enable the asset to be removed from the at risk register?	
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	
Could the site boundary be changed to avoid harm?	
Could the amount of development be reduced to avoid harm?	
Would a different type of development (use) avoid harm?	
Could design avoid harm?	
Notes	
Could the site be developed in a way that minimised potential impact?	
Would the development affect the heritage asset in other ways?	
Could the amount of development be reduced to avoid harm?	
Would a different type of development (use) avoid harm?	
Could design avoid harm?	
Notes	

## Ecological Assessment

### Context – Sites and features (desk study)

<b>Site / feature name</b>	<b>Geographic value</b>	<b>Distance from site / feature (metres)</b>	<b>Predicted impact</b>
Special Area of Conservation (SAC)	International	1933	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	6625	Minor adverse effect

			predicted (not significant)
Ramsar site	International	15630	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	8780	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1933	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	11412	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	2668	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1468	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	837	Minor adverse effect predicted (not significant)

Unconfirmed Wildlife Site (UWS)	County	1	Significant moderate adverse effect predicted
Draft Nature Recovery Network areas (NRN)	County	250	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	251	Minor adverse effect predicted (not significant)

### Comments

UWS - Boswell Farm Fields

**Within River Axe SAC Nutrient catchment zone? No**

**Within Beer Quarry and Caves SAC bat consultation zone? Yes**

**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: 2**

### On site assessment

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

Yes. Meadow with mixed grasses at 0.5-1m and thistles.

**Presence of veteran or ancient trees**

No.

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**Large numbers of mature trees within hedgerows or otherwise**

No.

**Presence of ponds not identified on aerial imagery**

No.

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

No.

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

No.

**Is there any evidence which contradicts the desk study results?**

No.

## **Conclusion**

Significant moderate adverse effect predicted

## 8. Site Reference: Sidm\_24 (a/k/a Sidm\_29)

### Site details

**Settlement:** Sidford

**Reference number:** Sidm\_29 (previously submitted as Sidm\_24)

**Site area (ha):** 1.63

**Address:** Land at Two Bridges, Sidford, EX10 9PL

**Proposed use:** Residential or Employment

### Site map



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## Photos



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## **Site Assessment Summary and Conclusion**

### **Infrastructure**

Access via the lane to the Sewage Works and Water Pumping Station, off the A375.  
n.b. This site was submitted as part of the 2022 Call For Sites, so has not been through the Housing and Economic Land Availability (HELAA) process; therefore, we do not have comments from DCC Highways or DCC Education.

### **Landscape**

Arable field with mature trees and hedgerow, off the A375, north of Sidford. Site is relatively flat with a slight easterly aspect. Site is located entirely within the National Landscape. Open, short distance views into site from A375 adjacent to western edge of site. Wide, open views into site available from the National Landscape, particularly from higher ground across the Sid Valley to east, north, and west. Limited context of built form including industrial water treatment to the east. Overall, the site has a high-medium landscape sensitivity to new development.

### **Historic environment**

Assets present: 1 - Grade II listed buildings; 2 – Sidford Conservation Area, 3 – Sidbury Castle Scheduled Monument. Grade II listed building and Sidford Conservation Area just over 200m to south-west, both having views into site so potential impact upon their setting. Views to site are available from Sidbury Castle to north-west. Site forms part of the surrounding low ground around Sidbury Castle, key to the assets setting. Overall, Medium: no significant effects which cannot be mitigated.

### **Ecology**

Arable field with mature trees and hedgerow. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Site is 87.59m from an unconfirmed wildlife site, 35m from a nature recovery network area, 30m from a habitat of principle importance. Overall, significant moderate adverse effect predicted.

### **Accessibility**

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Ten out of 12 facilities within 1,600m of site. The site is approximately 480m to Sidford and 3,040m to Sidmouth town centre. There are no footpaths in the immediate vicinity.

### **Other constraints**

Grade 3 agricultural land. Flood Zone 3 near southern boundary of site. Also, high surface water flood risk on adjacent A375 and access road.

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

No

### **Opportunities**

None identified

### **Yield (number of dwellings or hectares of employment land)**

1.63ha of employment land

### **Contribution to spatial strategy**

As a Main Centre (counting Sidford as part of Sidmouth), the emerging LP proposes significant development at Sidmouth to serve its own needs and that of wider surrounding areas. Sidmouth currently has an employment density of 1.03 (>1 job per economically active individual), however lacks some strategic facilities (train station), and is located in a less accessible location compared to some other Main Centres.

### **Should the site be allocated?**

No

### **Reasons for allocating or not allocating**

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This site is an existing Local Plan allocation (041A), as part of a larger site including the portion to the south that now has planning permission (041B), for employment. However, the southern portion has not been brought forward for employment and is being promoted for housing. Site is located entirely within the National Landscape and, overall, the site has a high-medium landscape sensitivity to new development, medium heritage impact and significant moderate adverse effect predicted on ecology.

## **Landscape Sensitivity Assessment**

### **Context**

#### **Landscape designation context**

East Devon NL

#### **For sites within NL, applicable special qualities**

Site is located entirely within NL. Open, short distance views into site from A375 adjacent to western edge of site and from the lane to the sewage works running along southern boundary. Wide, open views into site available from NL, particularly from across the Sid Valley to east and north east.

#### **Other relevant biodiversity, historic environment and/or geological designations**

n/a

Pebblebed Heaths mitigation zone.

Sidford Conservation Area is 210m to the south, with a row of Grade II listed buildings along School Street. Views to site are available from Sidbury Castle Scheduled Monument to north-west.

#### **Landscape Character Type and relevant key characteristics**

3C: Sparsely Settled Farmed Valley Floors

#### **Local landscape character of site and immediate surrounds**

Field at the northern edge of Sidmouth and the A375. Relatively flat.

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

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Yes

### General and site-specific affects that could arise from development

Affects:

- Introduction of built form and associated infrastructure to this part of the NL
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements - consider if existing arrangements are satisfactory or can be improved by minor modification or if major alteration / new access provision required
- Typical access works - grading to accommodate level differences, visibility splays, highway infrastructure, tree / hedgerow loss
- Loss of trees / hedgerow / other noteworthy habitats
- Impact on watercourses / waterbodies
- Impact on boundaries – tree and hedgerow root protection areas
- Impact on designated assets within and in vicinity of site
- Offsite access to services – e.g. 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

<b>Physical and natural characteristics</b>	
High	The site is very characteristic of this part of the NL, as captured in the landscape character assessment.
<b>Cultural and historic associations</b>	
Medium-high	Historic hedgerows / Hedgebanks Vernacular: Flint / Chert / Later and modern brick / Render / Colour wash
<b>Relationship to existing settlement edge</b>	

High	Settlement Edge Type: Pre C20th / Modern / Fringing development Edge Form: Screened (S) / Vegetated / Open (N, E, W) / Exposed Settlement Setting: Valley bottom
<b>Experiential landscape character</b>	
Medium-high	Experiential landscape character prompts Tranquil / Active Exposed Open / Enclosed Light Buildings: Scattered historic / Grouped modern / Dwellings / Medium scale Transport Corridors: Winding rural lanes / Straight roads Condition: Undeveloped/ Well managed Scenic Quality: High
<b>Views</b>	
High	Visual sensitivities and intervisibility prompts Enclosure / Openness: Open Skylines: Open / Wooded / Undeveloped / Lightly settled Views: Distant / Expansive / Panoramic Intervisibility: NL / Intervisibility - Beacon Hill, Sidbury Castle, Core Hill, Buckton Hill, Salcombe Hill / Existing settlement / Other proposed HELLA sites around settlement - Sidm_06a Degree of intervisibility: Extensive Visible from: Publically accessible land / Long distance trails / Cycle routes / Roads / Public rights of way / Permissive access routes (East Devon Way, public footpath adjacent to site and to north-west) Visual receptors: NL visitors / Visitors to public access land / Users of PROW and permissive access routes / Walkers and cyclists on minor roads / Motorists on A375
<b>Overall landscape susceptibility</b>	
High	Impact on NL and site intervisibility from multiple viewpoints within the NL. The need to protect this valued landscape and the site which is representative of the landscape designation / landscape character assessment.
<b>Within nationally designated landscape?</b>	

Site is within a designated landscape and has very high landscape value.
<b>Degree of intervisibility with nationally designated landscape</b>
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>
<b>Landscape value</b>
Very High – Nationally or internationally designated for landscape value (NL/ WHS)
<b>Overall landscape sensitivity</b>
High / Medium
<b>Landscape guidance: opportunities in relation to development</b>
Site is located entirely within NL. Open, short distance views into site from A375 adjacent to western edge of site. Wide, open views into site available from NL, particularly from higher ground across the Sid Valley to east, north, and west. Limited context of built form including industrial water treatment units to the east. Highly sensitive and exposed site within the NL. Adjacent industrial development to east, extant economic development permission on adjacent site to south, and employment allocation of this site in the current Local Plan need to be considered. Overall, the site has a high / medium landscape sensitivity to new development.

## **Historic Environment Site Assessment**

### **Notes on history of area**

Sidmouth is a coastal resort of exceptional architectural and historic interest, much of which has been carefully preserved. The settlement appears in the Domesday Book (1086) as a fishing village under the name of Sedemuda which translates as Mouth of the Sid. Later developed as a fashionable coastal resort from C18th to date. A high number of both listed and undesignated heritage buildings remain including Georgian, Regency, and Victorian buildings. Grand cottages and villas with fine boundary walls, Regency and Victorian terraces, serve to define much of the built heritage of the town and vale beyond. Sidmouth Town Centre features many fine shop fronts, mainly 19th to mid 20th Century. The settlement features four conservation areas, including The Town Centre and Seafront, Sid Vale, Elysian Fields, and Bickwell Valley, all with quite separate identities. High prominence of open formal and natural green spaces that serve to define heritage assets and provide the setting of the conservation areas. These include promenade to front, extensive mature lawns, gardens, sports areas, parks, mature trees, and open natural landscape features.

### **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.

<b>Step 1. Identify any heritage assets potentially affected</b>	
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 Designated impact and HER refs MDV39001 - 1930s allotments, MDV37758 - Prehistoric enclosure to the Southeast of Brook Farm, Sidmouth, MDV117731 - Field boundaries visible on aerial photograph, one circular, possibly around a quarry pit.
List any heritage assets potentially affected.	1 - Grade II listed Brook Farm, 2 - Sidford Conservation Area, 3 - Sidbury Castle Scheduled Monument, 4 - HER MDV39001 - 1930s allotments, 5 - HER MDV37758 - Prehistoric enclosure to the Southeast of Brook Farm, Sidmouth, 6 - HER MDV117731 - Field boundaries visible on aerial photograph, one circular, possibly around a quarry pit.

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 1	
Description of asset	<p>Brook Farmhouse and Outbuilding (separately listed)            1/2 BROOK LANE, SIDFORD 1. 1633 Brook Farmhouse SY 1290 4/343 II 2. 1609 date tablet on chimney. 2 storeyed plastered cob, stone rubble west end wall. Long low thatched building. External stone chimney with offsets at east end, brick stack. West end ridge has stone stack with coping. Canted brick stack with date tablet, 5 C19 wood casements. C19 door partly glazed with 3 vertical flush panels.</p> <p>2/2 BROOK LANE, SIDFORD 1. 1633 Outbuilding of Brook Farmhouse to West SY 1290 4/343A II 2. L plan outbuilding of stone rubble and flint, thatched. Probably C18. Some weather boarding. Red brick dressings.</p>
Significance of asset and setting	Medium
Relationship of site with heritage asset	Views to the site may be possible from the heritage asset.
Level of contribution (site to heritage asset)	Little
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	<p>Minor</p> <p>The asset is of medium significance and development would result in minor harm to its setting, through increased urbanisation and traffic movements.</p>
Could the site be developed in a way that minimised potential impact?	Development could be positioned to limit visibility. Opportunities for screening.
Would the development affect the heritage asset in other ways?	No

<b>Step 4. How to maximise enhancements and avoid harm</b>	
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?	No
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	

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 2	
Description of asset	Sidford Conservation Area The conservation area includes most of the early pre 20th century settlement which is now virtually enclosed by post 1945 development. Sidford Conservation Area contains 39 statutorily listed buildings and a further 11 buildings on the non-statutory local list. The conservation area is adversely affected by traffic congestion, particularly during the summer months.
Significance of asset and setting	Medium
Relationship of site with heritage asset	Views to the site may be possible from the conservation area.
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	NoNo

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 2	
What impact would development have on the heritage asset and its setting?	Minor The asset is of medium significance and development would result in minor harm to its setting, through increased urbanisation and traffic movements.
Could the site be developed in a way that minimised potential impact?	Development could be positioned to limit visibility. Opportunities for screening.
Would the development affect the heritage asset in other ways?	No

<b>Step 4. How to maximise enhancements and avoid harm</b>	
Heritage asset 2 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 2 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	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	

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 3	
Description of asset	<p>Sidbury Castle Scheduled Monument - The monument includes a prehistoric large univallate hillfort known as Sidbury Castle occupying a high elevated position on a steep-sided hill at the end of a Greensand spur just west of the River Sid. It has a defended area of about 4ha with a single elongated passageway entrance to the north west. The hillfort is aligned approximately north west to south east and takes the form of a long narrow pear-shaped enclosure with the wider part at the south east. It is about 500m long with a maximum width of 100m. The defences include a single rampart, ditch, and counterscarp bank enclosing a flat interior which falls away only when in proximity to the rampart where a soil quarry seems likely to have existed. The earth rampart, which is 1.2m high and nearly vertical on the inside, follows the contours of the hill and utilises the steep break of slope on all sides; it varies in height between 4.4m and 9.6m on its outer slope. The rampart is fronted by a ditch which is on average 2.9m wide and 1m deep. This ditch is in turn fronted by a counterscarp bank of about 1m in height which merges with the natural hill-side on its outer slope. The narrow elongated entrance is formed by a twin extension of the ramparts at the north western end producing a bottleneck passageway some 100m long which has a sunken appearance. A scarped platform which overlooks the hill-slope to the west would appear to have provided additional cover for the western approaches to the passageway. At least one hoard of sling stones has been recovered from the monument in the 19th century.</p> <p>Some banking which forms an enclosure within the monument in its south eastern corner is almost certainly post-medieval in origin and occasional breaks in the rampart on the eastern and southern sides are considered to be of comparatively recent date. The depressions caused by two ponds located in the interior may still be seen; neither pond is thought to be contemporary with the use of the site as a hillfort and both may be of post-medieval date. All fencing, fence posts, gates and gate posts are excluded from the scheduling, although the ground beneath these features is included.</p>
Significance of asset and setting	High
Relationship of site with heritage asset	The site is part of a natural sweeping landscape in the lower valley areas directly to the south / south east of the scheduled monument. The site is key to the setting of the prehistoric hill fort, being part of the low ground that surrounds the asset.

Level of contribution (site to heritage asset)	Highly significant
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 3	
What impact would development have on the heritage asset and its setting?	Major Development would change the natural setting of the scheduled monument with significant harm.
Could the site be developed in a way that minimised potential impact?	No
Would the development affect the heritage asset in other ways?	Increased urbanisation, light pollution, traffic

<b>Step 4. How to maximise enhancements and avoid harm</b>	
Heritage asset 3 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 3 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	No
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	2747	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	6007	Minor adverse effect predicted (not significant)
Ramsar site	International	15874	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	8818	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	2747	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	3270	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	1879	Minor adverse effect predicted (not significant)
Ancient Woodland	Regional	2070	Minor adverse effect

Inventory Site (AWSI)			predicted (not significant)
County Wildlife Site (CWS)	County	1514	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	77	Significant moderate adverse effect predicted
Draft Nature Recovery Network areas (NRN)	County	29	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	29	Significant moderate adverse effect predicted

### Comments

Minor adverse effect predicted (not significant)

**Within River Axe SAC Nutrient catchment zone? No**

**Within Beer Quarry and Caves SAC bat consultation zone? Yes**

**Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes**

**Within Exe Estuary SPA HRA mitigation zone? No**

**Within East Devon Pebblebed Heaths 400m exclusion zone? No**

**Number of European sites potentially impacted by site: 1**

### On site assessment

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**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**

No.

**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**

Significant moderate adverse effect predicted

## 9. Site Reference: Sidm\_30

### Site details

**Settlement:** Sidmouth

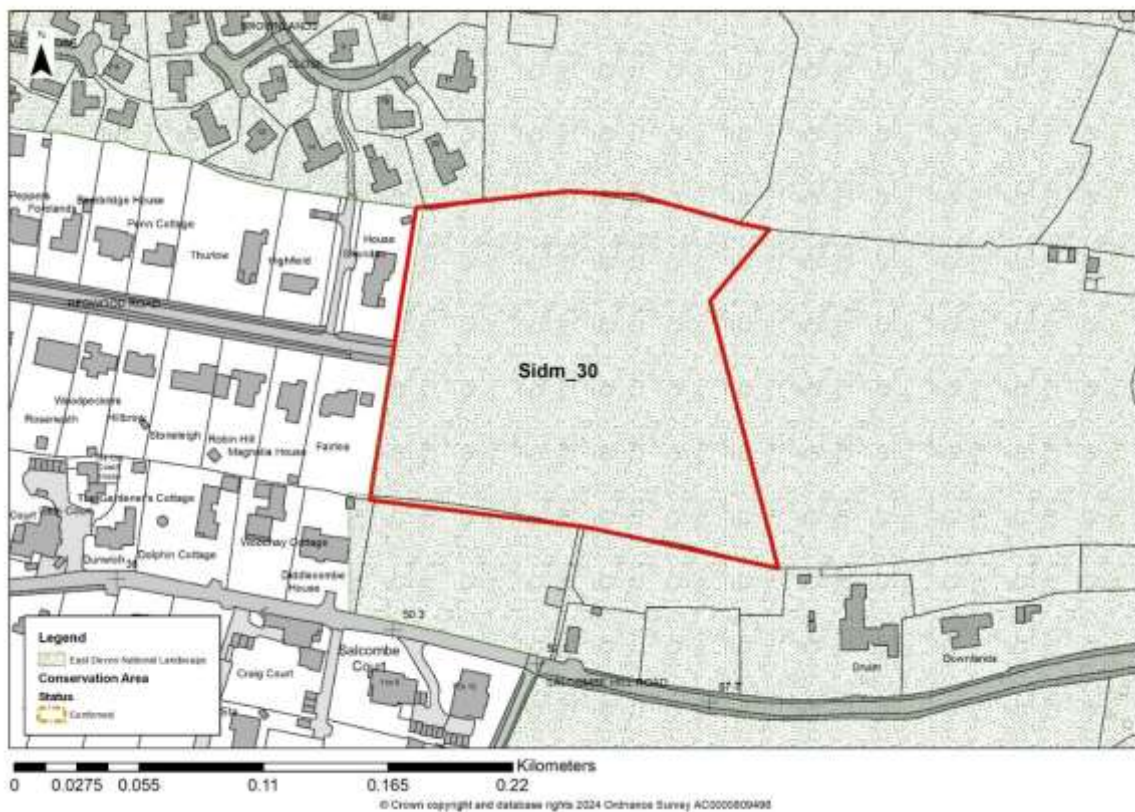
**Reference number:** Sidm\_30

**Site area (ha):** 2.23

**Address:** Redwood Road, Sidmouth, EX10 9AB

**Proposed use:** Residential

### Site map



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## Photos



## Site Assessment Summary and Conclusion

### Infrastructure

Access to the site would be from the eastern end of Redwood Road, extending the road into the site.

n.b. This site was submitted as part of the 2022 Call For Sites, so has not been through the Housing and Economic Land Availability (HELAA) process; therefore, we do not have comments from DCC Highways or DCC Education.

### Landscape

Site is located entirely within National Landscape and Coastal Preservation Area, although land adjacent to the west is not. Gently sloping, roughly square greenfield site; part of a larger field adjoining the eastern end of Redwood Road on the edge of the built-up area of south-east Sidmouth. Salcombe Hill Road is to the south, separated from the site by one small field. Hedgerow at the southern and northern boundaries of the site. Adjacent dwellings to west provide a context of some built form. Highly sensitive and exposed site within the National Landscape. Tree Protection Orders (TPOs) are in place on the southern boundary. Overall, the site has a high landscape sensitivity to new development.

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### **Historic environment**

There are no heritage assets present within 100m of the site. The site is approximately 200m from the Sid Vale Conservation Area, which contains several listed building; there is substantial existing development in between, so no intervening views.

### **Ecology**

Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

### **Accessibility**

Eleven out of 12 facilities within 1,600m of site; 650m to Sidmouth Town Centre.

### **Other constraints**

None identified

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

No

### **Opportunities**

None identified

### **Yield (number of dwellings or hectares of employment land)**

Thirty dwellings

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### **Contribution to spatial strategy**

As a Main Centre, the emerging LP proposes significant development at Sidmouth to serve its own needs and that of wider surrounding areas. Sidmouth currently has an employment density of 1.03 (>1 job per economically active individual), however lacks some strategic facilities (train station), and is located in a less accessible location compared to some other Main Centres.

### **Should the site be allocated?**

No

### **Reasons for allocating or not allocating**

Development of the site would have an unacceptable landscape impact, being within the National Landscape on rising ground with high intervisibility.

## **Landscape Sensitivity Assessment**

### **Context**

#### **Landscape designation context**

East Devon NL

#### **For sites within NL, applicable special qualities**

Field at the end of Redwood Road but outside the built-up area boundary and within both the NL and CPA

#### **Other relevant biodiversity, historic environment and/or geological designations**

Coastal Preservation Area

Pebblebed Heaths mitigation zone.

Eastern boundary of the Sidmouth Conservation Area approx. 285m to the west of the site; nearest listed building is the Grade II listed 1 The Hills (approx. 300m from the north-east corner of the site)

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## **Landscape Character Type and relevant key characteristics**

### **3A: Upper Farmed and Wooded Valley Slopes**

- Undulating upper valley slopes on Greensand, below the scarp slopes or plateaux. Small V-shaped valleys on upper slopes.
- Deciduous woodland and copses, especially on upper slopes. Hedgerow trees (mostly oak and ash) and some parkland trees add to the green and lush appearance.
- Well-treed pastoral farmland, with some arable cultivation on lower slopes. Small to medium-size fields with irregular boundaries. Associated with traditional Devon smallholdings.
- Rich concentration of archaeological sites from all periods, but with many surviving medieval features including field patterns, churches, farms, villages and lanes.
- Wide, species-rich hedges with many hedgerow trees. Grassland, stream and woodland habitats add to rich biodiversity.
- A dispersed settlement pattern of isolated farms and small villages. Villages are often nucleated around a church, and contain local stone (chert) and cob buildings. Some are estate villages.
- Very winding narrow lanes, many sunken with high banks and flower-rich verges.
- An intimate and intricate landscape with wider views often confined by vegetation. Where views occur, they contain distinctive patchwork patterns of fields.
- Relatively remote and tranquil with little obvious modern development.

### **Local landscape character of site and immediate surrounds**

A roughly square site (with the exception of an indentation on the eastern boundary) gently slopes down towards a gate at the end of Redwood 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**

Located entirely within East Devon NL, although land adjoining western boundary is not. There is housing to the west but open land to the N, S and E. TPOs on the southern boundary.

- Introduction of built form and associated infrastructure to this part of the NL
- Typical access works - likely tree / hedgerow loss
- Loss of trees / hedgerow / other noteworthy habitats
- Impact on boundaries – tree and hedgerow root protection areas

## Analysis

<b>Physical and natural characteristics</b>	
Medium-high	The site is very characteristic of this part of the NL, as captured in the landscape character assessment.
<b>Cultural and historic associations</b>	
Medium-high	Site used to contain considerably more trees with a path (running from west to east) in the northern portion of the site.
<b>Relationship to existing settlement edge</b>	
Low-medium	The site adjoins a road of large, detached mid-20th C. housing (Redwood Road).
<b>Experiential landscape character</b>	
Medium	Experiential landscape character prompts Tranquil Exposed Open Light Settled Buildings: Dwellings / Buildings / Large scale Transport corridors: Straight roads / B Roads Infrastructure: Telegraph wires / Pylons / Lighting Condition: Undeveloped / Well managed Scenic Quality: Medium
<b>Views</b>	
Low-medium	Visual sensitivities and intervisibility prompts Enclosure / Openness: Open Skylines: Wooded / Settled Skyline Structures: Modern buildings (mid-20th C.)

	Views: Framed / Filtered / Interrupted / Short Intervisibility: NL / Existing settlement Degree of Intervisibility: Partial Visual receptors: NL visitors
<b>Overall landscape susceptibility</b>	
High	Site is within NL. Development would be evident in passing along roads near to the site but would be seen in the context of existing houses.
<b>Within nationally designated landscape?</b>	
Site is within a designated landscape and has very high landscape value.	
<b>Degree of intervisibility with nationally designated landscape</b>	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
<b>Landscape value</b>	
Very High – Nationally or internationally designated for landscape value (NL/ WHS)	
<b>Overall landscape sensitivity</b>	
High / Medium	
<b>Landscape guidance: opportunities in relation to development</b>	
Good access to facilities and employment, high/medium landscape sensitivity (located entirely within East Devon NL however set in the context of modern residential development), and minor heritage impact.	

## Historic Environment Site Assessment

### Notes on history of area

Sidmouth is a coastal resort of exceptional architectural and historic interest, much of which has been carefully preserved. The settlement appears in the Domesday Book (1086) as a fishing village under the name of Sedemuda which translates as Mouth of the Sid. Later developed as a fashionable coastal resort from C18th to date. A high number of both listed and undesignated heritage buildings remain including Georgian, Regency, and Victorian buildings. Grand cottages and villas with fine boundary walls, Regency and Victorian terraces, serve to define much of the built heritage of the town and vale beyond. Sidmouth Town Centre features many fine shop fronts, mainly 19th to mid 20th Century. The settlement features four conservation areas, including The Town Centre and Seafront, Sid Vale, Elysian Fields, and Bickwell Valley, all with quite separate identities. High prominence of open formal and natural green spaces that serve to define heritage assets and provide the setting of the conservation areas. These include promenade to front, extensive mature lawns, gardens, sports areas, parks, mature trees, and open natural landscape features.

### 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.

<b>Step 1. Identify any heritage assets potentially affected</b>	
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.	No heritage assets are affected

## **Ecological Assessment**

### **Context – Sites and features (desk study)**

<b>Site / feature name</b>	<b>Geographic value</b>	<b>Distance from site / feature (metres)</b>	<b>Predicted impact</b>
Special Area of Conservation (SAC)	International	426	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	6137	Minor adverse effect predicted (not significant)
Ramsar site	International	14546	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	7137	Minor adverse effect predicted (not significant)
Site of Special Scientific	National	426	Minor adverse effect

Interest (SSSI)			predicted (not significant)
National Nature Reserve (NNR)	National	2323	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	3120	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	2708	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	536	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	253	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	195	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including	County	195	Minor adverse effect predicted

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rivers and streams, excluding hedgerow)			(not significant)
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### Comments

Minor adverse effect predicted (not significant)

**Within River Axe SAC Nutrient catchment zone? No**

**Within Beer Quarry and Caves SAC bat consultation zone? Yes**

**Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes**

**Within Exe Estuary SPA HRA mitigation zone? No**

**Within East Devon Pebblebed Heaths 400m exclusion zone? No**

**Number of European sites potentially impacted by site: 1**

### On site assessment

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

No.

**Presence of veteran or ancient trees**

No.

**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)**

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No.

**Is there any evidence which contradicts the desk study results?**

No.

**Conclusion**

Significant moderate adverse effect predicted.

## 10. Site Reference: Sidm\_01 (a/k/a Sidm\_32)

### Site details

**Settlement:** Sidmouth

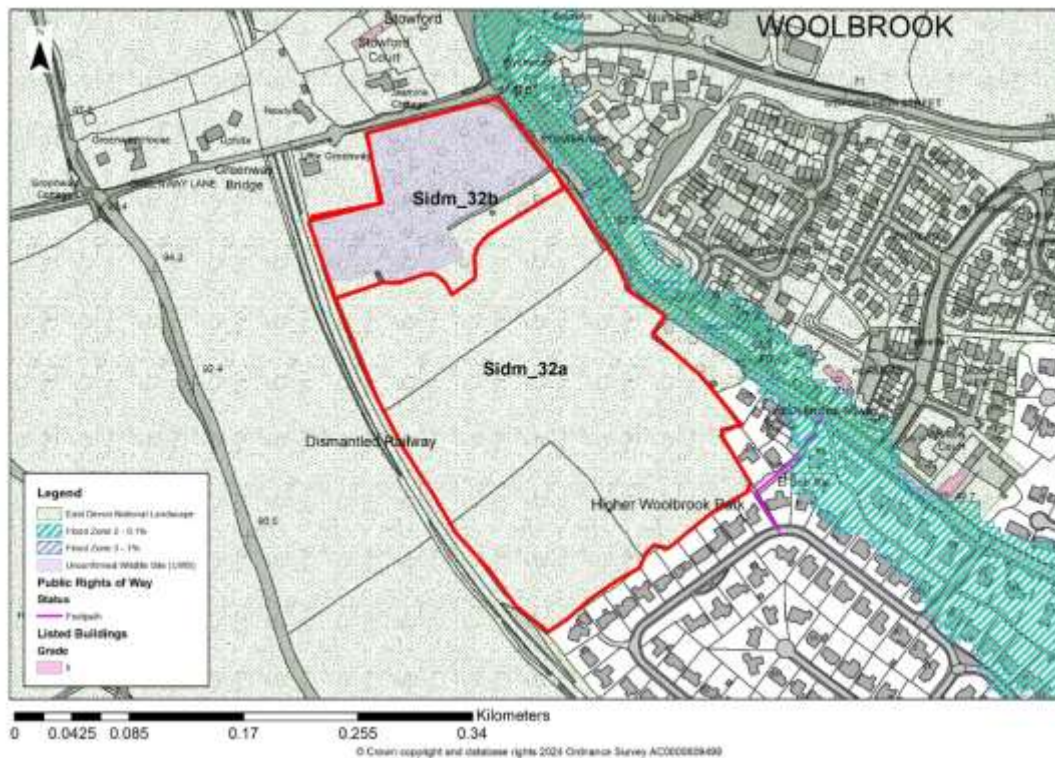
**Reference number:** Sidm\_32a & Sidm\_32b (previously submitted as Sidm\_01)

**Site area (ha):** 7.06 (Sidm\_32a – 5.48ha & Sidm\_32b – 1.58ha)

**Address:** Land west of Woolbrook Road, Sidmouth, EX10 9UU

**Proposed use:** Mixed use

### Site map



a.

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**Photos**



*Photo Area 1*



*Photo Area 2*



*Photo Area 3*



*Diagram of photo areas*

## Site Assessment Summary and Conclusion

### Infrastructure

n.b. This site was submitted as part of the 2022 Call For Sites, so has not been through the Housing and Economic Land Availability (HELAA) process; therefore, we do not have comments from DCC Highways or DCC Education. However, we do have comments on an earlier submitted site (Sidm\_01) which is identical to Sidm\_32. **DCC Highways:** Access off Woolbrook Road. Needs provision of continuous footway and improved pedestrian crossing facility of A3052. **DCC Education:** 85 ha+ sites proposed, mainly to north and north-eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.

### Landscape

Series of three fields within the National Landscape with woodland to the north, Coastal Preservation Area to the west and housing to the east. Relatively level greenfield site on the edge of built-up area (north-west). The site is in agricultural use, adjacent to agricultural land and the existing settlement. The area of woodland to the north (Sidm\_32b) has been discounted and only the remaining area of the site (Sidm\_32a) remains a potential site for allocation.

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## **Historic environment**

No significant issues. Nearest designated heritage asset is the Grade II listed building Stowford Court, 62m to north. There is existing development in between, so little or no intervening views.

## **Ecology**

Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Sidm\_32b comprises Little Greenway (an unconfirmed wildlife site), part of which is also a Core Nature Area and Priority Habitat Inventory. Overall, significant moderate adverse effect predicted.

## **Accessibility**

Eight out of 12 facilities within 1,600m of site; 1,900m to Sidmouth Town Centre.

## **Other constraints**

Small part of eastern portion of site falls within Flood Zone 2 & 3. Small area of site is at low-medium risk of surface water flooding. Grade 3 agricultural land.

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

No

## **Opportunities**

None identified

## **Yield (number of dwellings or hectares of employment land)**

One-hundred-and-twenty-seven dwellings (excluding the Sidm\_32b portion of land).

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### **Contribution to spatial strategy**

As a Main Centre, the emerging LP proposes significant development at Sidmouth to serve its own needs and that of wider surrounding areas. Sidmouth currently has an employment density of 1.03 (>1 job per economically active individual), however lacks some strategic facilities (train station), and is located in a less accessible location compared to some other Main Centres.

### **Should the site be allocated?**

Yes, in part.

### **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. There is good access to facilities and employment, high-medium landscape sensitivity (site is located entirely within National Landscape however set in the context of modern residential development), and medium heritage impact. The northern portion of the site is not recommended for development as it is currently woodland (Sidm\_32b; with the remainder of the site being Sidm\_32a). Ecological impacts relating to the unconfirmed wildlife site (Sidm\_32b), nature recovery network area (Sidm\_32b), and the site's location within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone would need to be addressed in bringing the site forward, which may reduce the number of units that can be delivered on this site.

## **Landscape Sensitivity Assessment**

### **Context**

#### **Landscape designation context**

East Devon NL

#### **For sites within NL, applicable special qualities**

Series of three fields within the NL with woodland to the north, CPA to the west and housing to the east.

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## **Other relevant biodiversity, historic environment and/or geological designations**

n/a

Pebblebed Heaths mitigation zone.

Over 100m from any listed building or conservation area.

## **Landscape Character Type and relevant key characteristics**

3A: Upper Farmed and Wooded Valley Slopes

- Undulating upper valley slopes on Greensand, below the scarp slopes or plateaux. Small V-shaped valleys on upper slopes.
- Deciduous woodland and copses, especially on upper slopes. Hedgerow trees (mostly oak and ash) and some parkland trees add to the green and lush appearance.
- Well-treed pastoral farmland, with some arable cultivation on lower slopes. Small to medium-size fields with irregular boundaries. Associated with traditional Devon smallholdings.
- Rich concentration of archaeological sites from all periods, but with many surviving medieval features including field patterns, churches, farms, villages and lanes.
- Wide, species-rich hedges with many hedgerow trees. Grassland, stream and woodland habitats add to rich biodiversity.
- A dispersed settlement pattern of isolated farms and small villages. Villages are often nucleated around a church, and contain local stone (chert) and cob buildings. Some are estate villages.
- Very winding narrow lanes, many sunken with high banks and flower-rich verges.
- An intimate and intricate landscape with wider views often confined by vegetation. Where views occur, they contain distinctive patchwork patterns of fields.
- Relatively remote and tranquil with little obvious modern development.

## **Local landscape character of site and immediate surrounds**

Undulating site NL in agricultural use. Old railway line runs along western boundary, with the B3176 further to the west. Woolbrook housing to the east and the south.

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

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Yes

### General and site-specific affects that could arise from development

Located entirely within East Devon NL, this undulating site - currently in agricultural use - is well related to nearby housing and has good access.

### Analysis

<b>Physical and natural characteristics</b>	
Medium-high	The site is very characteristic of this part of the NL, as captured in the landscape character assessment.
<b>Cultural and historic associations</b>	
Medium-high	HER: The site of a possible former structure is indicated by a field name within the 19th century Tithe Apportionment / Flint and chert / Deep series of soil deposits comprising buried soil layers sealed by thick colluvium and ploughsoil / Pre post-medieval ditch exposed in evaluation trenches / Four sherds of earlier Bronze Age pottery were recovered / Small pit or posthole exposed in evaluation trench / Ditch, probably dated to the medieval period or earlier, exposed in an evaluation trench on land at Higher Woolbrook
<b>Relationship to existing settlement edge</b>	
Low-medium	This site borders 20th C housing to the east and south.
<b>Experiential landscape character</b>	
Medium	The site runs along Woolbrook Road, the first entry point from Exeter on the A3052 into Sidmouth. Despite this, the site feels pastoral and rural.
<b>Views</b>	
Low-medium	Views from the B3176, to the west, into the site. Hedgerow shields housing in Woolbrook from seeing into the site.
<b>Overall landscape susceptibility</b>	
High	Site is within NL. Development would be evident in passing along roads near to the site but would be seen in the context of existing houses.

<b>Within nationally designated landscape?</b>
Site is within a designated landscape and has very high landscape value.
<b>Degree of intervisibility with nationally designated landscape</b>
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>
<b>Landscape value</b>
Very High – Nationally or internationally designated for landscape value (NL/ WHS)
<b>Overall landscape sensitivity</b>
High / Medium
<b>Landscape guidance: opportunities in relation to development</b>
Good access to facilities and employment, high/medium landscape sensitivity (located entirely within East Devon NL however set in the context of modern residential development), and minor heritage impact.

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## Historic Environment Site Assessment

### Notes on history of area

Sidmouth is a coastal resort of exceptional architectural and historic interest, much of which has been carefully preserved. The settlement appears in the Domesday Book (1086) as a fishing village under the name of Sedemuda which translates as Mouth of the Sid. Later developed as a fashionable coastal resort from C18th to date. A high number of both listed and undesignated heritage buildings remain including Georgian, Regency, and Victorian buildings. Grand cottages and villas with fine boundary walls, Regency and Victorian terraces, serve to define much of the built heritage of the town and vale beyond. Sidmouth Town Centre features many fine shop fronts, mainly 19th to mid 20th Century. The settlement features four conservation areas, including The Town Centre and Seafront, Sid Vale, Elysian Fields, and Bickwell Valley, all with quite separate identities. High prominence of open formal and natural green spaces that serve to define heritage assets and provide the setting of the conservation areas. These include promenade to front, extensive mature lawns, gardens, sports areas, parks, mature trees, and open natural landscape features.

### 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.

<b>Step 1. Identify any heritage assets potentially affected</b>	
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 HER: The site of a possible former structure is indicated by a field name within the 19th century Tithe Apportionment / Flint and chert / Deep series of soil deposits comprising buried soil layers sealed by thick colluvium and ploughsoil / Pre post-medieval ditch exposed in evaluation trenches / Four sherds of earlier Bronze Age pottery were recovered / Small pit or posthole exposed in evaluation trench / Ditch, probably dated to the medieval period or earlier, exposed in an evaluation trench on land at Higher Woolbrook

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List any heritage assets potentially affected.	
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## Ecological Assessment

### Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	2448	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	3852	Minor adverse effect predicted (not significant)
Ramsar site	International	13559	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	6723	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	2448	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	998	Minor adverse effect predicted (not significant)

Local Nature Reserve (LNR)	Regional	945	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	945	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	977	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	0	Significant moderate adverse effect predicted
Draft Nature Recovery Network areas (NRN)	County	0	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	0	Significant moderate adverse effect predicted

### Comments

Minor adverse effect predicted (not significant)

**Within River Axe SAC Nutrient catchment zone? No**

---

**Within Beer Quarry and Caves SAC bat consultation zone? Yes**

**Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes**

**Within Exe Estuary SPA HRA mitigation zone? No**

**Within East Devon Pebblebed Heaths 400m exclusion zone? No**

**Number of European sites potentially impacted by site: 1**

### **On site assessment**

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

Yes. Area of woodland, UWS, Core Nature Area and Priority Habitat

**Presence of veteran or ancient trees**

See notes. Needs more comprehensive survey - but any such trees would be in area excluded from any proposed development

**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 spread over three large fields and an area of woodland. Development could potentially destroy some sections of hedgerow.

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

No.

**Is there any evidence which contradicts the desk study results?**

No.

### **Conclusion**

Significant moderate adverse effect predicted

# 11. Site Reference: Sidm\_02

## Site details

**Settlement:** Sidford

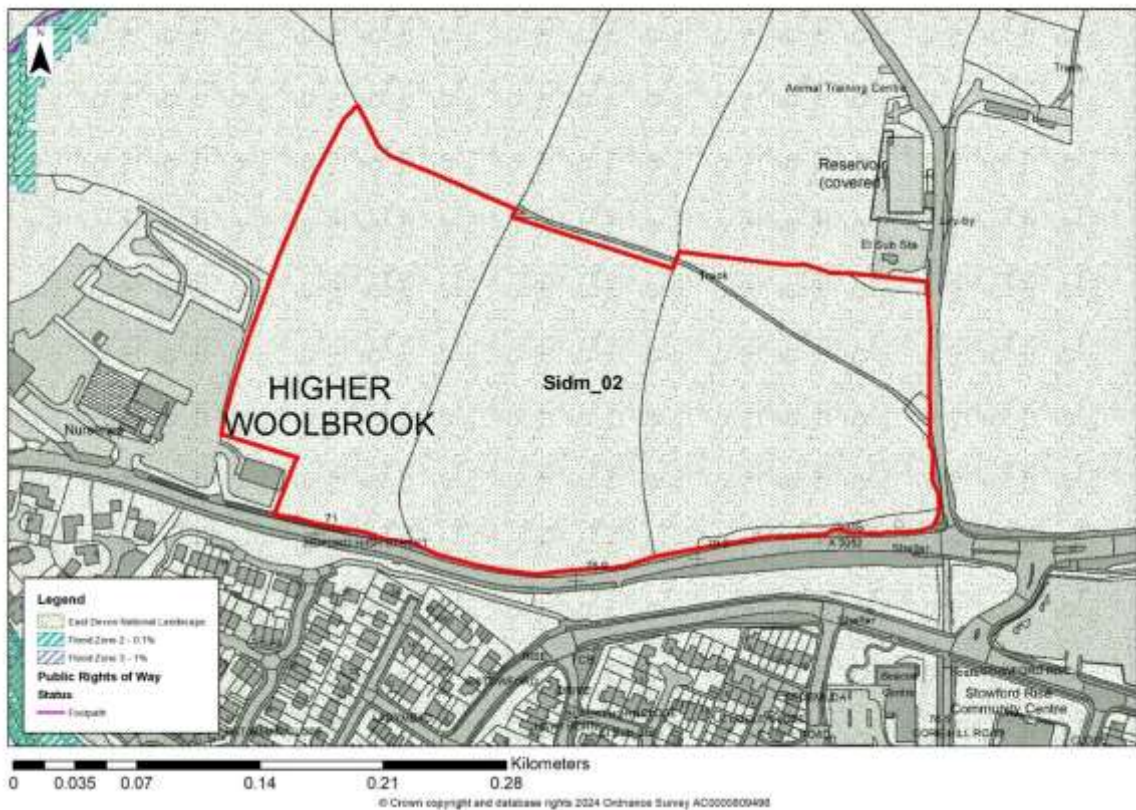
**Reference number:** Sidm\_02

**Site area (ha):** 6.92

**Address:** Land at Sidford High Street, Sidford

**Proposed use:** Residential

## Site map



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## Photos



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## Site Assessment Summary and Conclusion

### Infrastructure

**DCC Highways:** Edge of Sidmouth site; highway access possible via adjacent roads – needs ped/cycle link to town centre and crossing on A3052. **DCC Education:** 85 ha+ sites proposed, mainly to north and north-eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth Primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.

### Landscape

Located entirely within East Devon National Landscape, on rising land north of Sidmouth. Comprised of three fields with mature hedgerow. Mature trees along southern boundary limit short-distance views into site from adjacent A3052, but many medium-long distance views into site, including from elsewhere in the National Landscape. The edge of Sidmouth adjacent to south provides some context of built form when viewing the site. Highly sensitive and exposed site within the National Landscape. Overall, the site has a high landscape sensitivity to new development.

### Historic environment

Assets Present: None within 100m. Two Grade II listed buildings around 200-250m to south, but numerous existing buildings mean no intervening views. Overall, No Change - No change to assets or their settings.

### Ecology

Greenfield arable site with mature trees and hedgerows dividing and bordering. The site is 64m from a nature recovery network area. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

### Accessibility

Ten out of 12 facilities within 1,600m of site; footpaths to local shops on opposite side of A3052; 1,500m to Sidford facilities; 2,500m to Sidmouth Town Centre.

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**Other constraints**

Grade 3 agricultural land. A small area of low surface water flood risk in the south-east of the site.

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

No

**Opportunities**

None identified

**Yield (number of dwellings or hectares of employment land)**

One-hundred-and-twenty-four dwellings

**Contribution to spatial strategy**

As a Main Centre (counting Sidford as part of Sidmouth), the emerging LP proposes significant development at Sidmouth to serve its own needs and that of wider surrounding areas. Sidmouth currently has an employment density of 1.03 (>1 job per economically active individual), however lacks some strategic facilities (train station), and is located in a less accessible location compared to some other Main Centres.

**Should the site be allocated? No****Reasons for allocating or not allocating**

Development of this site would have a high landscape impact (site within National Landscape with high intervisibility), no heritage impact but a significant adverse effect on ecology. There is good access to facilities and employment but poor existing access via a narrow lane onto the A3052. Development would require an improved access to A3052 and appropriate ecological mitigation; the impact on the National Landscape is a significant concern.

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## Landscape Sensitivity Assessment

### Context

#### Landscape designation context

East Devon NL

#### For sites within NL, applicable special qualities

Located entirely within East Devon NL, on rising land north of Sidmouth. Comprised of three fields with mature hedgerow. Mature trees along southern boundary limit short-distance views into site from adjacent A3052, but many medium-long distance views into site, including from elsewhere in the NL. The edge of Sidmouth adjacent to south provides some context of built form when viewing the site.

#### Other relevant biodiversity, historic environment and/or geological designations

n/a

Pebblebed Heaths mitigation zone.

Two Grade II listed buildings around 200-250m to south, but numerous existing buildings mean no intervening views.

#### Landscape Character Type and relevant key characteristics

3A: Upper Farmed and Wooded Valley Slopes

Note: Bold text indicates a Devon-wide characteristic. Not bold indicates a local characteristic.

- Undulating upper valley slopes on Greensand, below the scarp slopes or plateaux. Small V-shaped valleys on upper slopes.
- Deciduous woodland and copses, especially on upper slopes. Hedgerow trees (mostly oak and ash) and some parkland trees add to the green and lush appearance.
- Well-treed pastoral farmland, with some arable cultivation on lower slopes. Small to medium-size fields with irregular boundaries. Associated with traditional Devon smallholdings.
- Rich concentration of archaeological sites from all periods, but with many surviving medieval features including field patterns, churches, farms, villages and lanes.

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- Wide, species-rich hedges with many hedgerow trees. Grassland, stream and woodland habitats add to rich biodiversity.
  - A dispersed settlement pattern of isolated farms and small villages. Villages are often nucleated around a church, and contain local stone (chert) and cob buildings. Some are estate villages.
  - Very winding narrow lanes, many sunken with high banks and flower-rich verges.
  - An intimate and intricate landscape with wider views often confined by vegetation. Where views occur, they contain distinctive patchwork patterns of fields.
  - Relatively remote and tranquil with little obvious modern development.
  - Association with the early C.20th Camden Town school of artists in Blackdown Hills.

### **Local landscape character of site and immediate surrounds**

Site is comprised of three agricultural fields on the northern edge of Sidmouth, directly north of A3052 and east of garden centre. Sloping site, quite steeply (1:10 to 1:3) in places.

### **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**

Located entirely within East Devon NL, on rising land north of Sidmouth. Comprised of three fields with mature hedgerow. Mature trees along southern boundary limit short-distance views into site from adjacent A3052, but many medium-long distance views into site, including from elsewhere in the NL. The edge of Sidmouth adjacent to south provides some context of built form when viewing the site but this is distinct from site.

- Introduction of built form and associated infrastructure to this part of the NL
- Impact on topography – steep slopes likely to require significant earthworks/ retaining structures
- Impact of light spill from street lighting or windows on areas noted for dark skies
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Long term site access for future residents is poor, narrow lane to east to A3052

- Potential loss of trees/ hedgerow
- Potential impact on boundaries –tree and hedgerow root protection areas
- Construction phase impacts could be minimal due to proximity of A-road to south.

## Analysis

<b>Physical and natural characteristics</b>	
High	The area is very characteristic of this part of the NL, as captured in the landscape character assessment. Valley side / Unimproved pasture / Hedgerows with trees / Large fields with hedgerow divides / Mature trees throughout borders and hedgerows. Areas of woodland to ridgeline. Road along southern border, nursery to west. Residential estates to south/south-east. Fields to east, north and west beyond nursery, largely undeveloped. Highly prominent site from NL to surround.
<b>Cultural and historic associations</b>	
Low-medium	Historic hedgerows / Hedgebanks Medieval field patterns Vernacular: Flint / Chert / Later and modern brick / Render / Colour wash
<b>Relationship to existing settlement edge</b>	
High	Settlement Edge Type: Modern / Fringing development / Uniform Edge Form: Irregular / Exposed / Screened (to low level south) / Vegetated / Open (to N, E, W) / Exposed (from surrounding NL) Settlement Setting: Valley side
<b>Experiential landscape character</b>	
Medium	Experiential landscape character prompts Isolated / Active Exposed Open / Expansive Colourful / Simple / Light Lightly settled Buildings: Grouped/ Modern / Industrial buildings / Dwellings / Large scale Transport corridors: Straight roads / A Road Infrastructure: Pylons (small wooden)

	Condition: Well managed Simple / Balanced / Harmonious Scenic Quality: Medium
<b>Views</b>	
Medium-high	Visual sensitivities and intervisibility prompts Enclosure / Openness: Part enclosed Skylines: Open / Wooded / Undeveloped / Settled Skyline Structures: Occasional dwellings to west Views: Distant / Expansive / Panoramic / Interrupted Intervisibility: NL / Intervisible - Bulverton Hill, Harpford Wood, Harpford Common, Core Hill / Existing settlement / Other proposed HELLA sites around settlement - Sidm_01 and Sidm_04 Degree of Intervisibility: Extensive Visible from viewpoints identified on the 1:25,000 scale Ordnance Survey map and intervisible - Bulverton Hill, Harpford Wood, Harpford Common Visible from: Publically accessible land / Cycle routes / Roads / Public rights of way / Permissive access routes (Four Elms, Greenway Lane, Higher Greenway Lane) Visual Receptors: NL visitors / Visitors to public access land / Users of PROW and permissive access routes / Walkers and cyclists on minor roads / Motorists on A3052 / B3176 roads
<b>Overall landscape susceptibility</b>	
High	Impact on NL and site intervisibility from multiple viewpoints within the NL. The need to protect this valued landscape and the site which is representative of the landscape designation / landscape character assessment.
<b>Within nationally designated landscape?</b>	
Site is within a designated landscape and has very high landscape value.	
<b>Degree of intervisibility with nationally designated landscape</b>	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
<b>Landscape value</b>	
Very High – Nationally or internationally designated for landscape value (NL/ WHS)	
<b>Overall landscape sensitivity</b>	
High	

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<b>Landscape guidance: opportunities in relation to development</b>
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Highly sensitive and exposed site within the NL.
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## Historic Environment Site Assessment

### Notes on history of area

Sidmouth is a coastal resort of exceptional architectural and historic interest, much of which has been carefully preserved. The settlement appears in the Domesday Book (1086) as a fishing village under the name of Sedemuda which translates as Mouth of the Sid. Later developed as a fashionable coastal resort from C18th to date. A high number of both listed and undesignated heritage buildings remain including Georgian, Regency, and Victorian buildings. Grand cottages and villas with fine boundary walls, Regency and Victorian terraces, serve to define much of the built heritage of the town and vale beyond. Sidmouth Town Centre features many fine shop fronts, mainly 19th to mid 20th Century. The settlement features four conservation areas, including The Town Centre and Seafront, Sid Vale, Elysian Fields, and Bickwell Valley, all with quite separate identities. High prominence of open formal and natural green spaces that serve to define heritage assets and provide the setting of the conservation areas. These include promenade to front, extensive mature lawns, gardens, sports areas, parks, mature trees, and open natural landscape features.

### 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.

<b>Step 1. Identify any heritage assets potentially affected</b>	
Is the site within 100 metres of a designated heritage asset?	No Two Grade II listed buildings around 200-250m to south, but numerous existing buildings mean no intervening views.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No No designated or non-designated impact
List any heritage assets potentially affected.	No heritage assets are affected HER checked - no additional features.

## Ecological Assessment

### Context – Sites and features (desk study)

<b>Site / feature name</b>	<b>Geographic value</b>	<b>Distance from site / feature (metres)</b>	<b>Predicted impact</b>
Special Area of Conservation (SAC)	International	2528	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	4158	Minor adverse effect predicted (not significant)
Ramsar site	International	13845	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	7120	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	2528	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	13606	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	723	Minor adverse effect predicted (not significant)

Ancient Woodland Inventory Site (AWSI)	Regional	1181	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	676	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	378	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	64	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	160	Minor adverse effect predicted (not significant)

### Comments

Minor adverse effect predicted (not significant)

**Within River Axe SAC Nutrient catchment zone? No**

**Within Beer Quarry and Caves SAC bat consultation zone? Yes**

**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**

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**Number of European sites potentially impacted by site: 2**

**On site assessment**

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

No.

**Presence of veteran or ancient trees**

No.

**Large numbers of mature trees within hedgerows or otherwise**

Yes. Mature Oak, Ash, Field Maple, Willow, Hawthorn, Blackthorn around perimeter and in dividing hedgerows.

**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. Two significant dividing hedgerows could be integrated to future scheme.

**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



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## Photos



## Site Assessment Summary and Conclusion

### Infrastructure

**DCC Highways:** Access off Coreway – needs footway the length of Coreway and pedestrian crossing of A3052. **DCC Education:** 85 ha+ sites proposed, mainly to north and north-eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.

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## **Landscape**

Located entirely within East Devon National Landscape, whilst land adjacent to south and south-east is not. Short distance views into site are limited those from corner of Elm Way and Coteway, due existing dwellings to south and east, long distance views available from across the valley, but seen in context of adjacent dwellings. Highly sensitive and exposed site within the NL. National Landscape, the site has a high landscape sensitivity to new development.

## **Historic environment**

Assets Present: 1 - Sidbury Castle Scheduled Monument. Site has little relationship or intervisibility with Sidbury Castle. Nearest designated heritage asset is Grade II\* listed Manstone Manor 561m to south, but topography and numerous existing dwellings mean there is no intervisibility. Overall, Minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.

## **Ecology**

Meadow with mixed grasses at 0.5-1.5m, thistles and occasional young saplings and shrubs, hedgerow to surround. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, minor adverse effect predicted (not significant).

## **Accessibility**

Ten out of 12 facilities within 1,600m of site; 960m to Sidford; 2,500m to Sidmouth Town Centre.

## **Other constraints**

Grade 3 agricultural land. Previous application for residential refused / dismissed at appeal (12/1276/FUL).

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

No

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## **Opportunities**

None identified

## **Yield (number of dwellings or hectares of employment land)**

Ten dwellings

## **Contribution to spatial strategy**

As a Main Centre (counting Sidford as part of Sidmouth), the emerging LP proposes significant development at Sidmouth to serve its own needs and that of wider surrounding areas. Sidmouth currently has an employment density of 1.03 (>1 job per economically active individual), however lacks some strategic facilities (train station), and is located in a less accessible location compared to some other Main Centres.

## **Should the site be allocated?**

No

## **Reasons for allocating or not allocating**

Development of the site would have an unacceptable landscape impact, being within the National Landscape on rising ground with high intervisibility.

# **Landscape Sensitivity Assessment**

## **Context**

### **Landscape designation context**

East Devon NL

### **For sites within NL, applicable special qualities**

Located entirely within East Devon NL, whilst land adjacent to south and south east is not. Short distance views into site are limited those from corner of Elm Way and

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Coteway, due existing dwellings to south and east, long distance views available from across the valley, but seen in context of adjacent dwellings.

### **Other relevant biodiversity, historic environment and/or geological designations**

n/a

Pebblebed Heaths mitigation zone.

Nearest designated heritage asset is Grade II\* listed Manstone Manor 561m to south, but topography and numerous existing dwellings mean there is no intervisibility. Glimpsed views to site are available from Sidbury Castle Scheduled Monument to north.

### **Landscape Character Type and relevant key characteristics**

3A: Upper Farmed and Wooded Valley Slopes

Note: Bold text indicates a Devon-wide characteristic. Not bold indicates a local characteristic.

- Undulating upper valley slopes on Greensand, below the scarp slopes or plateaux. Small V-shaped valleys on upper slopes.
- Deciduous woodland and copses, especially on upper slopes. Hedgerow trees (mostly oak and ash) and some parkland trees add to the green and lush appearance.
- Well-treed pastoral farmland, with some arable cultivation on lower slopes. Small to medium-size fields with irregular boundaries. Associated with traditional Devon smallholdings.
- Rich concentration of archaeological sites from all periods, but with many surviving medieval features including field patterns, churches, farms, villages and lanes.
- Wide, species-rich hedges with many hedgerow trees. Grassland, stream and woodland habitats add to rich biodiversity.
- A dispersed settlement pattern of isolated farms and small villages. Villages are often nucleated around a church, and contain local stone (chert) and cob buildings. Some are estate villages.
- Very winding narrow lanes, many sunken with high banks and flower-rich verges.
- An intimate and intricate landscape with wider views often confined by vegetation. Where views occur, they contain distinctive patchwork patterns of fields.

- Relatively remote and tranquil with little obvious modern development.
- Association with the early C.20th Camden Town school of artists in Blackdown Hills.

**Local landscape character of site and immediate surrounds**

Agricultural field adjacent to northern edge of existing Sidmouth built up area with low density housing to south and east. Relatively steep slope north to south, gradient of 1:10 to 1:3 across the entire site.

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

Yes

**General and site-specific affects that could arise from development**

Located entirely within East Devon NL, on rising land north of Sidmouth. Comprised of a single small meadow with low level hedgerow. Many medium-long distance views into site, including from elsewhere in the NL. Small residential development to east / south east provides some context of built form when viewing but site is otherwise bordered by agricultural fields.

- Introduction of built form and associated infrastructure to this part of the NL
- Impact on topography – steep slopes likely to require significant earthworks/ retaining structures
- Impact of light spill from street lighting or windows on areas noted for dark skies
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Long term site access for future residents is poor, narrow lane to east to A3052
- Potential loss of trees/ hedgerow
- Potential impact on boundaries –tree and hedgerow root protection areas
- Construction phase impacts could be minimal due to proximity of A-road to south.

**Analysis**

<b>Physical and natural characteristics</b>	
High	The area is very characteristic of this part of the NL, as captured in the landscape

	<p>character assessment. Valley side / Grassland with thistle / Low level hedgerows to site / Large fields surround with hedgerow divides / Mature trees to borders and hedgerows away from site. Areas of woodland to ridgeline. Small residential estate to south east. Fields to north east, north and west.</p>
<b>Cultural and historic associations</b>	
Low-medium	<p>Historic hedgerows / Hedgebanks          Medieval field patterns          Historic Earthworks: Hill forts          Vernacular: Flint / Chert / Later and modern brick / Render / Colour wash</p>
<b>Relationship to existing settlement edge</b>	
Medium-high	<p>Settlement Edge Type: Modern / Fringing development / Conspicuous rear boundaries          Edge Form: Indented / Vegetated / Open / Exposed (from surrounding NL and adjacent residences)          Settlement Setting: Valley side / Open</p>
<b>Experiential landscape character</b>	
Low-medium	<p>Experiential landscape character prompts          Tranquil / Active          Exposed          Open / Intimate          Muted / Simple / Light          Rough          Lightly settled          Buildings: Grouped / Modern / Dwellings / Buildings / Small scale          Transport Corridors: B Roads / A Road          Infrastructure: Telegraph wires / Masts / Pylons (small wooden)          Condition: Neglected / Undeveloped          Complex / Balanced / Harmonious          Scenic quality: High</p>
<b>Views</b>	
Medium-high	<p>Visual sensitivities and intervisibility prompts          Enclosure / Openness: Part enclosed          Skylines: Open / Wooded / Undeveloped / Settled</p>

	<p>Skyline Structures: Occasional dwellings to west</p> <p>Views: Distant / Expansive / Panoramic / Interrupted / Seascape</p> <p>Intervisibility: NL / Intervisible - Bulverton Hill, Harpford Wood, Harpford Common, Core Hill, Salcombe Hill / Existing settlement / Oother proposed HELLA sites around settlement - Sidm_01 and Sidm_02</p> <p>Degree of intervisibility: Extensive</p> <p>Visible from viewpoints identified on the 1:25,000 scale Ordnance Survey map and intervisible - Bulverton Hill, Harpford Wood, Harpford Common, Salcombe Hill</p> <p>Visible from: publically accessible land/ cycle routes/ roads/ public rights of way/ permissive access routes (Four Elms, Greenway Lane, Higher Greenway Lane).</p> <p>Visual receptors: NL visitors/ visitors to public access land/ Users of PROW and permissive access routes/ Walkers and cyclists on minor roads/ Motorists on A3052/ B3176 roads</p>
<b>Overall landscape susceptibility</b>	
Medium-high	Impact on NL and site intervisibility from multiple viewpoints within the NL. The need to protect this valued landscape and the site which is representative of the landscape designation / landscape character assessment.
<b>Within nationally designated landscape?</b>	
Site is within a designated landscape and has very high landscape value.	
<b>Degree of intervisibility with nationally designated landscape</b>	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
<b>Landscape value</b>	
Very High – Nationally or internationally designated for landscape value (NL/ WHS)	
<b>Overall landscape sensitivity</b>	
High	
<b>Landscape guidance: opportunities in relation to development</b>	
Highly sensitive and exposed site within the NL.	

## Historic Environment Site Assessment

### Notes on history of area

Sidmouth is a coastal resort of exceptional architectural and historic interest, much of which has been carefully preserved. The settlement appears in the Domesday Book (1086) as a fishing village under the name of Sedemuda which translates as Mouth of the Sid. Later developed as a fashionable coastal resort from C18th to date. A high number of both listed and undesignated heritage buildings remain including Georgian, Regency, and Victorian buildings. Grand cottages and villas with fine boundary walls, Regency and Victorian terraces, serve to define much of the built heritage of the town and vale beyond. Sidmouth Town Centre features many fine shop fronts, mainly 19th to mid 20th Century. The settlement features four conservation areas, including The Town Centre and Seafront, Sid Vale, Elysian Fields, and Bickwell Valley, all with quite separate identities. High prominence of open formal and natural green spaces that serve to define heritage assets and provide the setting of the conservation areas. These include promenade to front, extensive mature lawns, gardens, sports areas, parks, mature trees, and open natural landscape features.

### 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.

<b>Step 1. Identify any heritage assets potentially affected</b>	
Is the site within 100 metres of a designated heritage asset?	No Nearest designated heritage asset is Grade II* listed Manstone Old House 561m to south, but topography and numerous existing dwellings mean there is no intervisibility.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes No designated or non-designated impact
List any heritage assets potentially affected.	1 - Sidbury Castle Scheduled Monument HER checked - no additional features.

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<b>Step 2. Existing contribution of site to significance of heritage asset</b>
Heritage asset 1

Description of asset	<p>Sidbury Castle Scheduled Monument - The monument includes a prehistoric large univallate hillfort known as Sidbury Castle occupying a high elevated position on a steep-sided hill at the end of a Greensand spur just west of the River Sid. It has a defended area of about 4ha with a single elongated passageway entrance to the north west. The hillfort is aligned approximately north west to south east and takes the form of a long narrow pear-shaped enclosure with the wider part at the south east. It is about 500m long with a maximum width of 100m. The defences include a single rampart, ditch, and counterscarp bank enclosing a flat interior which falls away only when in proximity to the rampart where a soil quarry seems likely to have existed. The earth rampart, which is 1.2m high and nearly vertical on the inside, follows the contours of the hill and utilises the steep break of slope on all sides; it varies in height between 4.4m and 9.6m on its outer slope. The rampart is fronted by a ditch which is on average 2.9m wide and 1m deep. This ditch is in turn fronted by a counterscarp bank of about 1m in height which merges with the natural hill-side on its outer slope. The narrow elongated entrance is formed by a twin extension of the ramparts at the north western end producing a bottleneck passageway some 100m long which has a sunken appearance. A scarped platform which overlooks the hill-slope to the west would appear to have provided additional cover for the western approaches to the passageway. At least one hoard of sling stones has been recovered from the monument in the 19th century. Some banking which forms an enclosure within the monument in its south eastern corner is almost certainly post-medieval in origin and occasional breaks in the rampart on the eastern and southern sides are considered to be of comparatively recent date. The depressions caused by two ponds located in the interior may still be seen; neither pond is thought to be contemporary with the use of the site as a hillfort and both may be of post-medieval date.</p>
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	All fencing, fence posts, gates and gate posts are excluded from the scheduling, although the ground beneath these features is included.
Significance of asset and setting	High
Relationship of site with heritage asset	Glimpsed views to site are available from Sidbury Castle Scheduled Monument to north. Impact on setting is limited by distance.
Level of contribution (site to heritage asset)	Little
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Minor The asset is of high significance however being over 1km distant, and in the context of the adjacent residential estate, development would result in minor harm to its setting through increased urbanisation.
Could the site be developed in a way that minimised potential impact?	Potential screening.
Would the development affect the heritage asset in other ways?	No

<b>Step 4. How to maximise enhancements and avoid harm</b>	
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?	No
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	No
Notes	

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 2	
Description of asset	
Significance of asset and setting	
Relationship of site with heritage asset	
Level of contribution (site to heritage asset)	
Further assessment required?	

## Ecological Assessment

### Context – Sites and features (desk study)

<b>Site / feature name</b>	<b>Geographic value</b>	<b>Distance from site / feature (metres)</b>	<b>Predicted impact</b>
Special Area of Conservation (SAC)	International	2652	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	4847	Minor adverse effect predicted (not significant)
Ramsar site	International	14490	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	7719	Minor adverse effect predicted (not significant)

Site of Special Scientific Interest (SSSI)	National	2652	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	13172	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	965	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1818	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	733	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	142	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	136	Minor adverse effect predicted (not significant)
Section 41 Habitat of	County	147	Minor adverse

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Principle Importance (including rivers and streams, excluding hedgerow)			effect predicted (not significant)
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### Comments

Minor adverse effect predicted (not significant)

**Within River Axe SAC Nutrient catchment zone? No**

**Within Beer Quarry and Caves SAC bat consultation zone? Yes**

**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: 2**

### On site assessment

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

Yes. Meadow with mixed grasses at 0.5-1.5m, thistles and occasional young saplings and shrubs.

**Presence of veteran or ancient trees**

No.

**Large numbers of mature trees within hedgerows or otherwise**

No.

**Presence of ponds not identified on aerial imagery**

No.

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

No.

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**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: Sidm\_06

### Site details

**Settlement:** Sidford

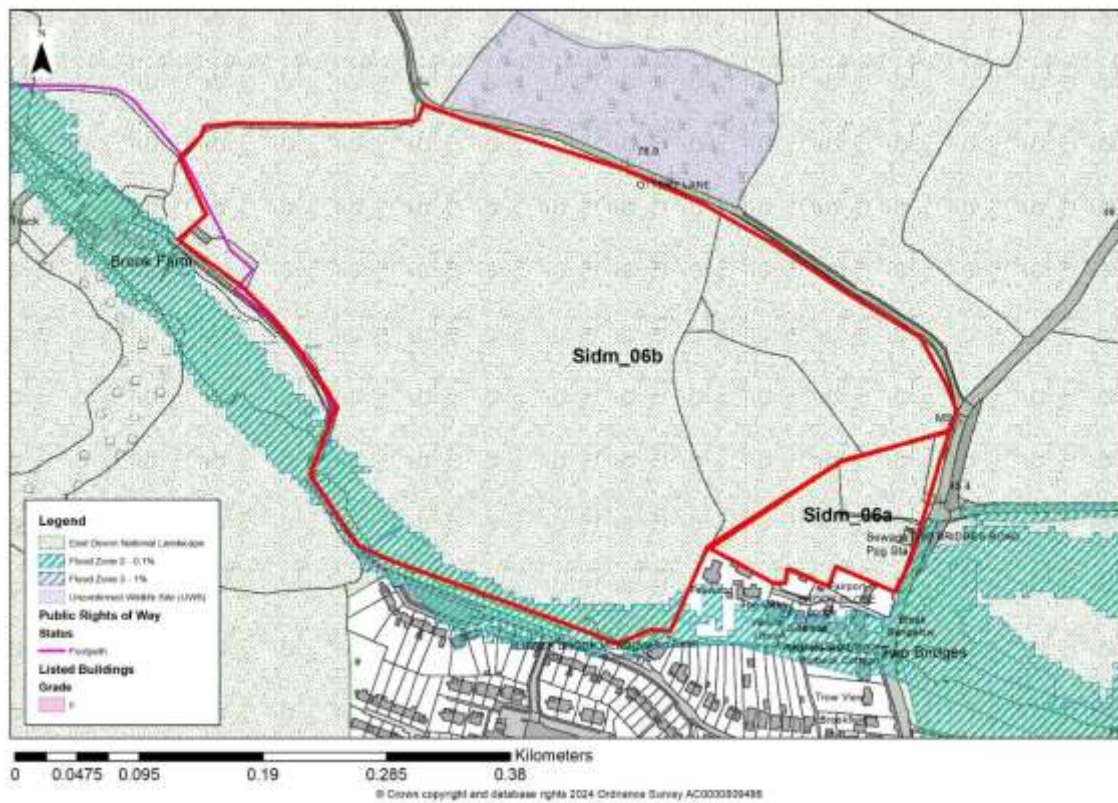
**Reference number:** Sidm\_06a & Sidm\_06b

**Site area (ha):** 15.52 (Sidm\_06a – 1.17ha & Sidm\_06b – 14.35ha)

**Address:** Land west of Two Bridges Road, Sidford

**Proposed use:** Residential

### Site map



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## Photos





## Site Assessment Summary and Conclusion

### Infrastructure

**DCC Highways:** Access off the A375 accompanied by a comprehensive series of ped/cycle improvements include the Sidbury to Sidford all-purpose trail. **DCC Education:** 85 ha+ sites proposed, mainly to north and north-eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.

### Landscape

Site is located entirely within the National Landscape, whilst adjoining land to south is not. Open, short distance views into site from A375 adjacent to eastern edge of site and from Lower Brook Mead running along southern boundary. Wide, open views into site available from National Landscape, particularly from across the Sid Valley to east and north-east. Many views are seen with context of adjacent built form, but scale and prominence of site mean landscape harm is likely. Rising land in western part of site is particularly prominent, less so in eastern part. Highly sensitive and exposed site within the National Landscape. The majority of the site (Sidm\_06b) has been discounted and only the remaining area of the site (Sidm\_06a) remains a potential site for allocation. Overall, the site has a high landscape sensitivity to new development.

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## Historic environment

Assets Present: 1 - Grade II listed Brook Farm, 2 - Sidford Conservation Area, 3 - Sidbury Castle Scheduled Monument, 4 – Historic Environment Record (HER) MDV39001 - 1930s allotments, 5 - HER MDV37758 - Prehistoric enclosure to the Southeast of Brook Farm, Sidmouth, 6 - HER MDV117731 - Field boundaries visible on aerial photograph, one circular, possibly around a quarry pit. Grade II listed Brook Farm 18m to west has views into site, so impact on its setting. Sidford Conservation Area 129m away has views into the eastern edge of site, so potential impact on the setting of this heritage asset. Views to site are available from Sidbury Castle Scheduled Monument to north-west. The site is key to the setting of Sidbury Castle. Overall, Major - Considerable change affecting the special character of assets including their setting, where the significance of those elements is substantially harmed or lost.

## Ecology

Site made up of large arable fields and some smaller fields divided by mature hedgerow. Brook to south and south-west of site with wide boundary including mature trees and scrub. Site is 7m from an unconfirmed wildlife site, 5m from a nature recovery network area, 7m from a habitat of principle importance. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted

## Accessibility

Ten out of 12 facilities within 1,600m of site; 480m to Sidford via footpaths to south of site; 3,040m to Sidmouth town centre.

## Other constraints

Grade 3 agricultural land. Southern part of site is in Flood Zone 3, with high surface water flood risk in south and eastern edge of site. Within the proposed Green Wedge (currently within the 'Sidbury-Sidford Non-Coalescence Area' in the 'made' Sid Valley Neighbourhood Plan).

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

Yes

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## **Opportunities**

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

## **Yield (number of dwellings or hectares of employment land)**

Thirty dwellings (excluding the rejected Sidm\_06b portion of land).

## **Contribution to spatial strategy**

As a Main Centre (counting Sidford as part of Sidmouth), the emerging LP proposes significant development at Sidmouth to serve its own needs and that of wider surrounding areas. Sidmouth currently has an employment density of 1.03 (>1 job per economically active individual), however lacks some strategic facilities (train station), and is located in a less accessible location compared to some other Main Centres.

## **Should the site be allocated?**

Yes, in part – Sidm\_06a.

## **Reasons for allocating or not allocating**

The originally proposed site covered a much larger area (max. yield 268) but it is considered that only a small portion on the eastern side of the site (specifically Sidm\_06a; the rest of the site is Sidm\_06b) could make a reasonable development option, though at a much lower capacity than the site promoter suggested. Development of the site, taken as whole with Sidm\_06b, would have a high landscape impact (site within the National Landscape with high intervisibility), major heritage impact and significant moderate adverse effect on ecology.

# **Landscape Sensitivity Assessment**

## **Context**

### **Landscape designation context**

East Devon NL

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### **For sites within NL, applicable special qualities**

Site is located entirely within NL, whilst adjoining land to south is not. Open, short distance views into site from A375 adjacent to eastern edge of site and from Lower Brook Mead running along southern boundary. Wide, open views into site available from NL, particularly from across the Sid Valley to east and north east. Many views are seen with context of adjacent built form, but scale and prominence of site mean landscape harm is likely. Rising land in western part of site is particularly prominent, less so in eastern part.

### **Other relevant biodiversity, historic environment and/or geological designations**

n/a

Pebblebed Heaths mitigation zone.

Grade II listed Brook Farm is 18m to west, impact on its setting is partially limited by mature trees screening the site along the west to south west border. Sidford Conservation Area 129m away has views into the eastern edge of site, so potential impact on the setting of this heritage asset. Views to site are available from Sidbury Castle Scheduled Monument to north west.

### **Landscape Character Type and relevant key characteristics**

3A: Upper Farmed and Wooded Valley Slopes

Note: Bold text indicates a Devon-wide characteristic. Not bold indicates a local characteristic.

- Undulating upper valley slopes on Greensand, below the scarp slopes or plateaux. Small V-shaped valleys on upper slopes.
- Deciduous woodland and copses, especially on upper slopes. Hedgerow trees (mostly oak and ash) and some parkland trees add to the green and lush appearance.
- Well-treed pastoral farmland, with some arable cultivation on lower slopes. Small to medium-size fields with irregular boundaries. Associated with traditional Devon smallholdings.
- Rich concentration of archaeological sites from all periods, but with many surviving medieval features including field patterns, churches, farms, villages and lanes.
- Wide, species-rich hedges with many hedgerow trees. Grassland, stream and woodland habitats add to rich biodiversity.

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- A dispersed settlement pattern of isolated farms and small villages. Villages are often nucleated around a church, and contain local stone (chert) and cob buildings. Some are estate villages.
  - Very winding narrow lanes, many sunken with high banks and flower-rich verges.
  - An intimate and intricate landscape with wider views often confined by vegetation. Where views occur, they contain distinctive patchwork patterns of fields.
  - Relatively remote and tranquil with little obvious modern development.
  - Association with the early C.20th Camden Town school of artists in Blackdown Hills.

### **Local landscape character of site and immediate surrounds**

A series of agricultural fields adjacent to the northern edge of Sidmouth and the A375. Undulating site with relatively flat land on its east, but steeper in central and western parts (gradient 1:10 to 1:3).

### **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**

Affects:

- Introduction of built form and associated infrastructure to this part of the NL
- Impact on topography – steep slopes likely to require significant earthworks/ retaining structures
- Impact of light spill from street lighting or windows on areas noted for dark skies
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- consider if existing arrangements are satisfactory or can be improved by minor modification or if major alteration/ new access provision required
- Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss
- Loss of trees/ hedgerow/ other noteworthy habitats
- Impact on watercourses/ waterbodies

- Impact on boundaries –tree and hedgerow root protection areas,
- Impact on designated assets within and in vicinity of site
- 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

<b>Physical and natural characteristics</b>	
High	The site is very characteristic of this part of the NL, as captured in the landscape character assessment.
<b>Cultural and historic associations</b>	
Medium-high	Historic hedgerows / Hedgebanks Medieval field patterns Historic Earthworks: Hill forts Vernacular: Flint / Chert / Later and modern brick / Render / Colour wash
<b>Relationship to existing settlement edge</b>	
High	Settlement Edge Type: Pre C20th / Modern / Fringing development / Disparate Edge Form: Indented / Irregular / Screened (S) / Vegetated / Open (N, E, W) / Exposed Settlement Setting: Valley side / Valley ridge / Open
<b>Experiential landscape character</b>	
Medium-high	Experiential landscape character prompts Tranquil / Active Exposed Open / Expansive Colourful / Complex / Light Angular Lightly settled Buildings: Scattered historic / Grouped modern / Farm buildings / Dwellings / Medium scale Transport Corridors: Winding rural lanes / Sunken lanes / Straight roads / B Roads / A Road

	<p>Infrastructure: Telegraph wires / Masts / Pylons (small wooden)  Condition: Undeveloped/ Well managed  Complex / Balanced / Harmonious  Scenic Quality: High</p>
<b>Views</b>	
High	<p>Visual sensitivities and intervisibility prompts  Enclosure / Openness: Open  Skylines: Open / Wooded / Undeveloped / Lightly settled  Skyline Structures: Telecom masts / Pylons  Views: Distant / Expansive / Panoramic / Interrupted  Intervisibility: NL / Intervisibility - Beacon Hill, Sidbury Castle, Core Hill, Buckton Hill, Salcombe Hill / Existing settlement / Other proposed HELLA sites around settlement - Sidm_24  Degree of intervisibility: Extensive  Visible from: publically accessible land/ long distance trails/ cycle routes/ roads/ public rights of way/ permissive access routes (East Devon Way, public footpath adjacent to site and to north west ).  Visual receptors: NL visitors/ visitors to public access land/ Users of PROW and permissive access routes/ Walkers and cyclists on minor roads/ Motorists on A375</p>
<b>Overall landscape susceptibility</b>	
High	<p>Impact on NL and site intervisibility from multiple viewpoints within the NL. The need to protect this valued landscape and the site which is representative of the landscape designation / landscape character assessment.</p>
<b>Within nationally designated landscape?</b>	
Site is within a designated landscape and has very high landscape value.	
<b>Degree of intervisibility with nationally designated landscape</b>	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
<b>Landscape value</b>	
Very High – Nationally or internationally designated for landscape value (NL/ WHS)	

<b>Overall landscape sensitivity</b>
High
<b>Landscape guidance: opportunities in relation to development</b>
Highly sensitive and exposed site within the NL.

## Historic Environment Site Assessment

### Notes on history of area

Sidmouth is a coastal resort of exceptional architectural and historic interest, much of which has been carefully preserved. The settlement appears in the Domesday Book (1086) as a fishing village under the name of Sedemuda which translates as Mouth of the Sid. Later developed as a fashionable coastal resort from C18th to date. A high number of both listed and undesignated heritage buildings remain including Georgian, Regency, and Victorian buildings. Grand cottages and villas with fine boundary walls, Regency and Victorian terraces, serve to define much of the built heritage of the town and vale beyond. Sidmouth Town Centre features many fine shop fronts, mainly 19th to mid 20th Century. The settlement features four conservation areas, including The Town Centre and Seafront, Sid Vale, Elysian Fields, and Bickwell Valley, all with quite separate identities. High prominence of open formal and natural green spaces that serve to define heritage assets and provide the setting of the conservation areas. These include promenade to front, extensive mature lawns, gardens, sports areas, parks, mature trees, and open natural landscape features.

### Overall conclusion

High: significant effect predicted. Mitigation unlikely to be possible. An impact that would 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 and compromised. This would involve a loss of significance that could not be resolved through mitigation.

<b>Step 1. Identify any heritage assets potentially affected</b>	
Is the site within 100 metres of a designated heritage asset?	Yes Assume that Grade II listed Brook Farm 18m to west has open views into site, so impact on its setting. Sidford Conservation Area 129m away has views into the eastern edge of site, so potential impact on the setting of this heritage asset. Views to site are available from Sidbury Castle Scheduled Monument to north west.

Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes Designated impact and HER refs MDV39001 - 1930s allotments, MDV37758 - Prehistoric enclosure to the Southeast of Brook Farm, Sidmouth, MDV117731 - Field boundaries visible on aerial photograph, one circular, possibly around a quarry pit.
List any heritage assets potentially affected.	1 - Grade II listed Brook Farm, 2 - Sidford Conservation Area, 3 - Sidbury Castle Scheduled Monument, 4 - HER MDV39001 - 1930s allotments, 5 - HER MDV37758 - Prehistoric enclosure to the Southeast of Brook Farm, Sidmouth, 6 - HER MDV117731 - Field boundaries visible on aerial photograph, one circular, possibly around a quarry pit. HER checked - no additional features.

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 1	
Description of asset	Brook Farmhouse and Outbuilding (separately listed) 1/2 BROOK LANE, SIDFORD 1. 1633 Brook Farmhouse SY 1290 4/343 II 2. 1609 date tablet on chimney. 2 storeyed plastered cob, stone rubble west end wall. Long low thatched building. External stone chimney with offsets at east end, brick stack. West end ridge has stone stack with coping. Canted brick stack with date tablet, 5 C19 wood casements. C19 door partly glazed with 3 vertical flush panels. 2/2 BROOK LANE, SIDFORD 1. 1633 Outbuilding of Brook Farmhouse to West SY 1290 4/343A II 2. L plan outbuilding of stone rubble and flint, thatched. Probably C18. Some weather boarding. Red brick dressings.
Significance of asset and setting	Medium
Relationship of site with heritage asset	Views to the site may be possible from the heritage asset.
Level of contribution (site to heritage asset)	Little
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Minor The asset is of medium significance and development would result in minor harm to its setting, through increased urbanisation and traffic movements.
Could the site be developed in a way that minimised potential impact?	Development could be positioned to limit visibility. Opportunities for screening.
Would the development affect the heritage asset in other ways?	No

<b>Step 4. How to maximise enhancements and avoid harm</b>	
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?	No
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	

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 2	
Description of asset	Sidford Conservation Area The conservation area includes most of the early pre 20th century settlement which is now virtually enclosed by post 1945 development. Sidford Conservation Area contains 39 statutorily listed buildings and a further 11 buildings on the non-statutory local list. The conservation area is adversely affected by traffic congestion, particularly during the summer months.
Significance of asset and setting	Medium
Relationship of site with heritage asset	Views to the site may be possible from the conservation area.
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	NoNo

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 2	
What impact would development have on the heritage asset and its setting?	Minor The asset is of medium significance and development would result in minor harm to its setting, through increased urbanisation and traffic movements.
Could the site be developed in a way that minimised potential impact?	Development could be positioned to limit visibility. Opportunities for screening.
Would the development affect the heritage asset in other ways?	No

<b>Step 4. How to maximise enhancements and avoid harm</b>	
Heritage asset 2 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 2 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	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	

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 3	
Description of asset	<p>Sidbury Castle Scheduled Monument - The monument includes a prehistoric large univallate hillfort known as Sidbury Castle occupying a high elevated position on a steep-sided hill at the end of a Greensand spur just west of the River Sid. It has a defended area of about 4ha with a single elongated passageway entrance to the north west. The hillfort is aligned approximately north west to south east and takes the form of a long narrow pear-shaped enclosure with the wider part at the south east. It is about 500m long with a maximum width of 100m. The defences include a single rampart, ditch, and counterscarp bank enclosing a flat interior which falls away only when in proximity to the rampart where a soil quarry seems likely to have existed. The earth rampart, which is 1.2m high and nearly vertical on the inside, follows the contours of the hill and utilises the steep break of slope on all sides; it varies in height between 4.4m and 9.6m on its outer slope. The rampart is fronted by a ditch which is on average 2.9m wide and 1m deep. This ditch is in turn fronted by a counterscarp bank of about 1m in height which merges with the natural hill-side on its outer slope. The narrow elongated entrance is formed by a twin extension of the ramparts at the north western end producing a bottleneck passageway some 100m long which has a sunken appearance. A scarped platform which overlooks the hill-slope to the west would appear to have provided additional cover for the western approaches to the passageway. At least one hoard of sling stones has been recovered from the monument in the 19th century.</p> <p>Some banking which forms an enclosure within the monument in its south eastern corner is almost certainly post-medieval in origin and occasional breaks in the rampart on the eastern and southern sides are considered to be of comparatively recent date. The depressions caused by two ponds located in the interior may still be seen; neither pond is thought to be contemporary with the use of the site as a hillfort and both may be of post-medieval date. All fencing, fence posts, gates and gate posts are excluded from the scheduling, although the ground beneath these features is included.</p>
Significance of asset and setting	High
Relationship of site with heritage asset	The site is part of a natural sweeping landscape in the lower valley areas directly to the south / south east of the scheduled monument. The site is key to the setting of the prehistoric hill fort, being part of the low ground that surrounds the asset.

Level of contribution (site to heritage asset)	Highly significant
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 3	
What impact would development have on the heritage asset and its setting?	Major Development would change the natural setting of the scheduled monument with significant harm.
Could the site be developed in a way that minimised potential impact?	No
Would the development affect the heritage asset in other ways?	Increased urbanisation, light pollution, traffic

<b>Step 4. How to maximise enhancements and avoid harm</b>	
Heritage asset 3 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 3 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	No
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	2693	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	5388	Minor adverse effect predicted (not significant)
Ramsar site	International	15213	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	8425	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	2693	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	12244	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	1235	Minor adverse effect predicted (not significant)
Ancient Woodland	Regional	2213	Minor adverse effect

Inventory Site (AWSI)			predicted (not significant)
County Wildlife Site (CWS)	County	870	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	7	Significant moderate adverse effect predicted
Draft Nature Recovery Network areas (NRN)	County	5	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	7	Significant moderate adverse effect predicted

### Comments

UWS - Ebdon / S41 - FID 522560

**Within River Axe SAC Nutrient catchment zone? No**

**Within Beer Quarry and Caves SAC bat consultation zone? Yes**

**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: 2**

### On site assessment

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

Yes. Brook to S / SW of site with wide boundary including mature trees and scrub.

**Presence of veteran or ancient trees**

No.

**Large numbers of mature trees within hedgerows or otherwise**

Yes. Mature Oak, Poplar along S / SW borders.

**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. East of site made up of 3 field parcels with low hedges in the main / mature trees to southern site border.

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

No.

**Is there any evidence which contradicts the desk study results?**

No.

**Conclusion**

Significant moderate adverse effect predicted

## 14. Site Reference: Sidm\_19

### Site details

**Settlement:** Sidmouth

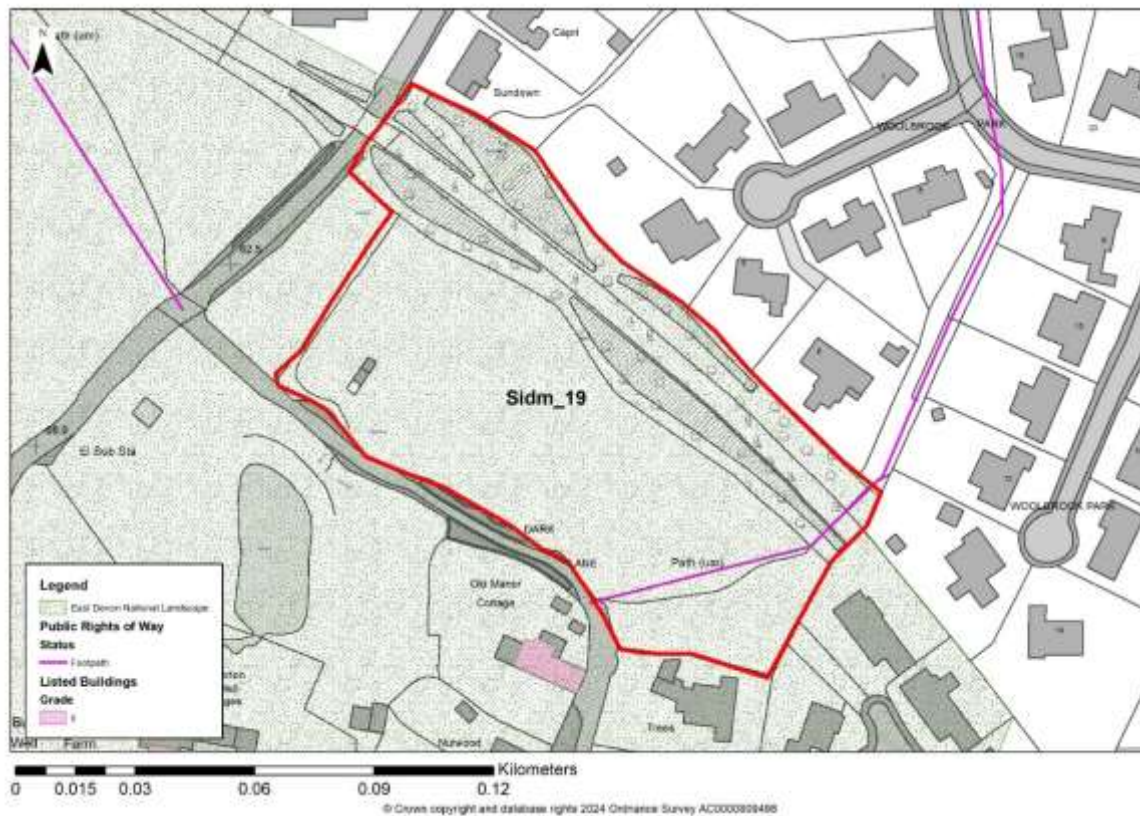
**Reference number:** Sidm\_19

**Site area (ha):** 1.07

**Address:** Land at Dark Lane, Sidmouth, EX10 9DR

**Proposed use:** Residential

### Site map



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## Photos





## Site Assessment Summary and Conclusion

### Infrastructure

**DCC Highways:** Access roads are very narrow, suitable for very limited development. Ideal access from Bulveton Park. **DCC Education:** 85 ha+ sites proposed, mainly to north and north-eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.

### Landscape

Located entirely within East Devon National Landscape, although land adjoining northern boundary is not. The site is enclosed by existing dwellings to north, east, and south, although these are detached dwellings in relatively large plots so some rural character remains. The presence of mature hedgerows and vegetation and numerous trees on site add to the rural character. Limited external views of site due to high mature hedgerow around perimeter. Overall, the site has a high landscape sensitivity to new development.

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## **Historic environment**

Assets Present: 1 – Grade II listed Old Manor Cottage, 2 – Grade II listed Bulverton Cottage, 3 – Grade II listed Bulverton House, 4 – Grade II listed Bulverton Well Farm Buildings (QTY 2), 5 – Grade II listed Bulverton Barn (south of road). Six Grade II listed buildings within around 100m, the closest of which is just across the road (Dark Lane) and overlooks the site. Therefore, potential for adverse effect on setting of heritage assets. Overall, Major – Considerable change affecting the special character of assets including their setting, where the significance of those elements is substantially harmed or lost.

## **Ecology**

Unmanaged habitat rich meadow, bramble and nettle site with mature trees and hedgerow to surround. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Site is 86.2m from an unconfirmed wildlife site. Overall, significant moderate adverse effect predicted.

## **Accessibility**

Eleven out of 12 facilities within 1,600m of site; 1,400m to Sidmouth Town Centre.

## **Other constraints**

Grade 3 agricultural land in strategic assessment. Small areas in west are high surface water flood risk. Coastal Preservation Area to west of site.

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

No

## **Opportunities**

None identified

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**Yield (number of dwellings or hectares of employment land)**

Eight dwellings

**Contribution to spatial strategy**

As a Main Centre, the emerging LP proposes significant development at Sidmouth to serve its own needs and that of wider surrounding areas. Sidmouth currently has an employment density of 1.03 (>1 job per economically active individual), however lacks some strategic facilities (train station), and is located in a less accessible location compared to some other Main Centres.

**Should the site be allocated?**

No

**Reasons for allocating or not allocating**

Development of this site would have a high landscape impact (site within National Landscape with high intervisibility), major heritage impact, significant moderate adverse effect on ecology (the site consists of a mosaic of scrub, ruderal species and semi-mature woodland). There is poor access with narrow lanes, adjacent to heritage.

## **Landscape Sensitivity Assessment**

**Context****Landscape designation context**

East Devon NL

**For sites within NL, applicable special qualities**

Located entirely within East Devon NL, although land adjoining northern boundary is not. The site is enclosed by existing dwellings to north, east, and south, although these are detached dwellings in relatively large plots so some rural character remains. The presence of mature and vegetation and numerous trees on site add to the rural character. Limited external views of site due to high mature hedgerow around perimeter.

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## **Other relevant biodiversity, historic environment and/or geological designations**

n/a

Pebblebed Heaths mitigation zone.

Six Grade II listed buildings within around 100m, the closest of which is just across the road (Dark Lane) and overlooks the site. Therefore, potential for adverse effect on setting of heritage assets.

## **Landscape Character Type and relevant key characteristics**

3A: Upper Farmed and Wooded Valley Slopes

- Undulating upper valley slopes on Greensand, below the scarp slopes or plateaux. Small V-shaped valleys on upper slopes.
- Deciduous woodland and copses, especially on upper slopes. Hedgerow trees (mostly oak and ash) and some parkland trees add to the green and lush appearance.
- Well-treed pastoral farmland, with some arable cultivation on lower slopes. Small to medium-size fields with irregular boundaries. Associated with traditional Devon smallholdings.
- Rich concentration of archaeological sites from all periods, but with many surviving medieval features including field patterns, churches, farms, villages and lanes.
- Wide, species-rich hedges with many hedgerow trees. Grassland, stream and woodland habitats add to rich biodiversity.
- A dispersed settlement pattern of isolated farms and small villages. Villages are often nucleated around a church, and contain local stone (chert) and cob buildings. Some are estate villages.
- Very winding narrow lanes, many sunken with high banks and flower-rich verges.
- An intimate and intricate landscape with wider views often confined by vegetation. Where views occur, they contain distinctive patchwork patterns of fields.
- Relatively remote and tranquil with little obvious modern development.

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### **Local landscape character of site and immediate surrounds**

Undulating site, adjacent to western edge of Sidmouth. Currently an overgrown field with vegetation and numerous trees on site, set in an area of detached dwellings in relatively large plots.

### **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**

- Located entirely within East Devon NL, although land adjoining northern boundary is not. The site is enclosed by existing dwellings to north, east, and south, although these are detached dwellings in relatively large plots so some rural character remains. The presence of mature vegetation and numerous trees on site add to the rural character. Limited external views of site due to high mature hedgerow around perimeter.
- Introduction of built form and associated infrastructure to this part of the NL
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access is problematic, very narrow single lanes to surround.
- Typical access works - likely tree/ hedgerow loss
- Loss of trees / hedgerow / other noteworthy habitats
- Impact on watercourses / waterbodies with brook running through site
- Impact on boundaries – tree and hedgerow root protection areas
- Impact on designated assets within and in vicinity of site
- Construction phase impacts would be significant - large delivery vehicles / construction plant accessing narrow winding lanes with heritage assets.

### **Analysis**

<b>Physical and natural characteristics</b>	
Medium-high	The site is very characteristic of this part of the NL, as captured in the landscape character assessment.

<b>Cultural and historic associations</b>	
Medium-high	Historic hedgerows / Hedgebanks Grade II listed properties adjacent in Dark Lane on approach and on land to south-west.
<b>Relationship to existing settlement edge</b>	
Low	Settlement Edge Type: Pre C20th / Modern / Indented / Fringing development Edge Form: Irregular/ Screened/ Contained / Vegetated Settlement Setting: Valley side / Wooded
<b>Experiential landscape character</b>	
High	Experiential landscape character prompts Remote / Isolated / Wild / Tranquil Sheltered Intimate / Enclosed Colourful / Complex Rough Settled surrounds Buildings: Modern / Historic / Farm buildings / Dwellings/ Small scale Transport Corridors: Winding rural lanes / Sunken lanes Infrastructure: Telegraph wires / Pylons Condition: Undeveloped/ Unmanaged Balanced / Harmonious Scenic Quality: Medium
<b>Views</b>	
Medium	Visual sensitivities and intervisibility prompts Enclosure / Openness: Enclosed Skylines: Wooded/ Undeveloped Skyline Structures: Modern buildings / Historic buildings Views: Framed / Filtered / Interrupted / Short Intervisibility: NL / Existing settlement Degree of Intervisibility: Partial Visible from: Publically accessible land / Roads / Public rights of way Visual receptors: NL visitors / Visitors to public access land / Users of PROW and permissive access routes / Walkers and cyclists on minor roads

<b>Overall landscape susceptibility</b>	
Medium-high	Undeveloped land within the NL, adjacent heritage, poor access with very narrow lanes, habitat rich
<b>Within nationally designated landscape?</b>	
Site is within a designated landscape and has very high landscape value.	
<b>Degree of intervisibility with nationally designated landscape</b>	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
<b>Landscape value</b>	
Very High – Nationally or internationally designated for landscape value (NL/ WHS)	
<b>Overall landscape sensitivity</b>	
High	
<b>Landscape guidance: opportunities in relation to development</b>	
Little hope value for development.	

## Historic Environment Site Assessment

### Notes on history of area

Sidmouth is a coastal resort of exceptional architectural and historic interest, much of which has been carefully preserved. The settlement appears in the Domesday Book (1086) as a fishing village under the name of Sedemuda which translates as Mouth of the Sid. Later developed as a fashionable coastal resort from C18th to date. A high number of both listed and undesignated heritage buildings remain including Georgian, Regency, and Victorian buildings. Grand cottages and villas with fine boundary walls, Regency and Victorian terraces, serve to define much of the built heritage of the town and vale beyond. Sidmouth Town Centre features many fine shop fronts, mainly 19th to mid 20th Century. The settlement features four conservation areas, including The Town Centre and Seafront, Sid Vale, Elysian Fields, and Bickwell Valley, all with quite separate identities. High prominence of open formal and natural green spaces that serve to define heritage assets and provide the setting of the conservation areas. These include promenade to front, extensive mature lawns, gardens, sports areas, parks, mature trees, and open natural landscape features.

### Overall conclusion

High: significant effect predicted. Mitigation unlikely to be possible. An impact that would 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 and compromised. This would involve a loss of significance that could not be resolved through mitigation.

<b>Step 1. Identify any heritage assets potentially affected</b>	
Is the site within 100 metres of a designated heritage asset?	Yes Six Grade II listed buildings within around 100m, the closest of which is just across the road (Dark Lane) and overlooks the site. Therefore, potential for adverse effect on setting of heritage assets.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes Designated assets outside of site / no non-designated implications
List any heritage assets potentially affected.	1 - Grade II listed Old Manor Cottage, 2 - Grade II listed Bulverton Cottage, 3 - Grade II listed Bulverton House, 4 - Grade II listed Bulverton Well Farm Buildings (QTY 2), 5 - Grade II listed Bulverton Barn (south of road) HER checked - no additional features.

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 1	
Description of asset	Old Manor Cottage / 'Bulverton' DARK LANE 1. 1633 Nos 3 and 4 Bulverton Cottages. ("Old Manor Cottage" and "Bulverton") SY 18 NW 14/148 II 2. 2 storey pair of cottages at right angles to lane. Painted stone rubble with slate weathering below and cob above. Thatched roof. One stone chimney in ashlar masonry, probably C17. 3 windows, half dormers on 1st floor with thatch "eyebrowed" over. C19 three light casements. To rear oak door frame with 4 centred arch. Part of small rural development just north of Sidmouth proper around junction of Dark Lane with Bulverton Road.
Significance of asset and setting	Medium
Relationship of site with heritage asset	Site is on land immediately to the north to north east of the listed asset. Single lane divides curtilage from site only. Natural unmanaged site provides part of the setting for the asset and provides a landscape break from the more recent twentieth century residential estate to the north.
Level of contribution (site to heritage asset)	Significant
Further assessment required?	No
<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Major
Could the site be developed in a way that minimised potential impact?	No, site is closely related to the asset and small in scale.
Would the development affect the heritage asset in other ways?	Increased traffic / noise

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

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 2	
Description of asset	1 Bulverton Cottages DARK LANE 1. 1633 No 1 Bulverton Cottages SY 18 NW 14/147 II 2. Old 2 storey cob cottage with thatched roof (new brick, thatched cottage adjoining). Much restored, modern casements and door on ground floor. C19 casements remain on 1st floor. In wall by door is date of 1537. Part of small rural development just north of Sidmouth proper around junction of Dark Lane with Bulverton Road.
Significance of asset and setting	Medium
Relationship of site with heritage asset	Site is on land 40m to the north to north east of the listed asset. Natural unmanaged site provides part of the setting for the asset and provides a landscape break from the more recent twentieth century residential estate to the north.
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	NoNo

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 2	
What impact would development have on the heritage asset and its setting?	Moderate
Could the site be developed in a way that minimised potential impact?	No, site is closely related to the asset and small in scale.
Would the development affect the heritage asset in other ways?	Increased traffic / noise

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

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 3	
Description of asset	Bulverton Farmhouse BULVERTON ROAD 1. 1633 Bulverton Farmhouse (Formerly listed under Bulverton) SY 18 NW 14/146 12.10.51 II GV 2. C18 or possibly earlier origin. Low 2 storeyed cob and stone rubble plastered building. Front at right angles to road. Formerly thatched, now has pantile gable end roof. 5 windows 2 end 3 light C19 casements. Gabled porch. To rear an external chimney of red brick with offsets. A thatched barn and cob out-building along road have been demolished. The farmhouse is part of a small rural development just north of Sidmouth proper around the Junction of Bulverton Road end Dark Lane. Bulverton Farmhouse and the outbuildings on opposite side of road form a rural group.
Significance of asset and setting	Medium
Relationship of site with heritage asset	Site is on land 70m to the north west of the listed asset. Intervening properties and location of asset lead to no significant relationship.
Level of contribution (site to heritage asset)	None
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 3	
What impact would development have on the heritage asset and its setting?	No Change Asset is located on busy road, neutral impact from traffic movements.
Could the site be developed in a way that minimised potential impact?	No
Would the development affect the heritage asset in other ways?	Asset is located off a busy road, impact of increased traffic would be neutral.

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

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 4	
Description of asset	<p>Bulverton Well Farmhouse and barn (3) 60 ft to south west 1 BULVERTON ROAD 1633 Bulverton Well SY 18 NW 14/149 GV Farmhouse II. C17/C18 storeyed cob building. Gable end roof, formerly thatched now pantile. Later brick addition at north end. 4 windows, one and 2 light C19 casements. Lean-to addition. Part of small rural development just north of Sidmouth proper, near junction of Bulverton Road with Dark Lane.</p> <p>BULVERTON ROAD 1. 1633 Barn approximately 60 ft south west of Bulverton Well Farmhouse. SY 18 NV 14/150 II 2. Old cob building set at angle to road. Well repaired with brickwork. Semi-circular projection on road front. Thatched roof with undulating eaves line. Hatches and large double stable doors. Raised doorway with curved flight of stone steps. Part of a small rural development just north of Sidmouth proper, near junction of Bulverton Road with Dark Lane.</p>
Significance of asset and setting	Medium
Relationship of site with heritage asset	Site is on land to the north east of the listed asset. Location of asset lead to minor relationship depending on listed curtilage limits to north of asset.
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	No The site provides a continuation of undeveloped land to the north of the asset.

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 4	
What impact would development have on the heritage asset and its setting?	Minor
Could the site be developed in a way that minimised potential impact?	No
Would the development affect the heritage asset in other ways?	Asset is located off a busy road, impact of increased traffic would be limited to lane to west.

<b>Step 4. How to maximise enhancements and avoid harm</b>	
Heritage asset 4 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 4 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	No
Notes	

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 5	
Description of asset	Outbuildings of Bulverton Farmhouse on opposite side of road. BULVERTON ROAD 1. 1633 Outbuildings of Bulverton Farmhouse on opposite side of road (Formerly listed under Bulverton) SY 18 NW 14/146A 12.10.51. II GV 20 Quadrangle of cob and atone rubble outbuildings. Corrugated iron roofs, some formerly thatched. Part of small rural development just north of Sidmouth proper, around the junction of Bulverton Road and Dark Lane. Bulverton Farmhouse and the outbuildings on opposite side of road form a rural group.
Significance of asset and setting	Medium
Relationship of site with heritage asset	Site is on land 80m to the north west of the listed asset. Intervening road, properties, and location of asset lead to no significant relationship.
Level of contribution (site to heritage asset)	None
Further assessment required?	No The site provides a continuation of undeveloped land to the north of the asset.

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 5	
What impact would development have on the heritage asset and its setting?	Minor
Could the site be developed in a way that minimised potential impact?	No
Would the development affect the heritage asset in other ways?	Asset is located off a busy road, impact of increased traffic would be neutral.

<b>Step 4. How to maximise enhancements and avoid harm</b>	
Heritage asset 5 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 5 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	No
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	1877	Minor adverse effect predicted (not significant)

Special Protection Area (SPA)	International	4391	Minor adverse effect predicted (not significant)
Ramsar site	International	13397	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	6614	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1877	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	13743	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	1607	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1669	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1171	Minor adverse effect

			predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	86.200000000000003	Significant moderate adverse effect predicted
Draft Nature Recovery Network areas (NRN)	County	178	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	200	Minor adverse effect predicted (not significant)

### Comments

UWS - Manor Park, Sidmouth

**Within River Axe SAC Nutrient catchment zone? No**

**Within Beer Quarry and Caves SAC bat consultation zone? Yes**

**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: 2**

### On site assessment

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

Yes. Lush natural unmanaged area. High potential for multiple habitats.

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**Presence of veteran or ancient trees**

No.

**Large numbers of mature trees within hedgerows or otherwise**

Yes. Inaccessible site, wooded areas within.

**Presence of ponds not identified on aerial imagery**

No.

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

No.

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

No.

**Is there any evidence which contradicts the desk study results?**

No.

**Conclusion**

Significant moderate adverse effect predicted

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## 15. Site Reference: Sidm\_20

### Site details

**Settlement:** Sidmouth

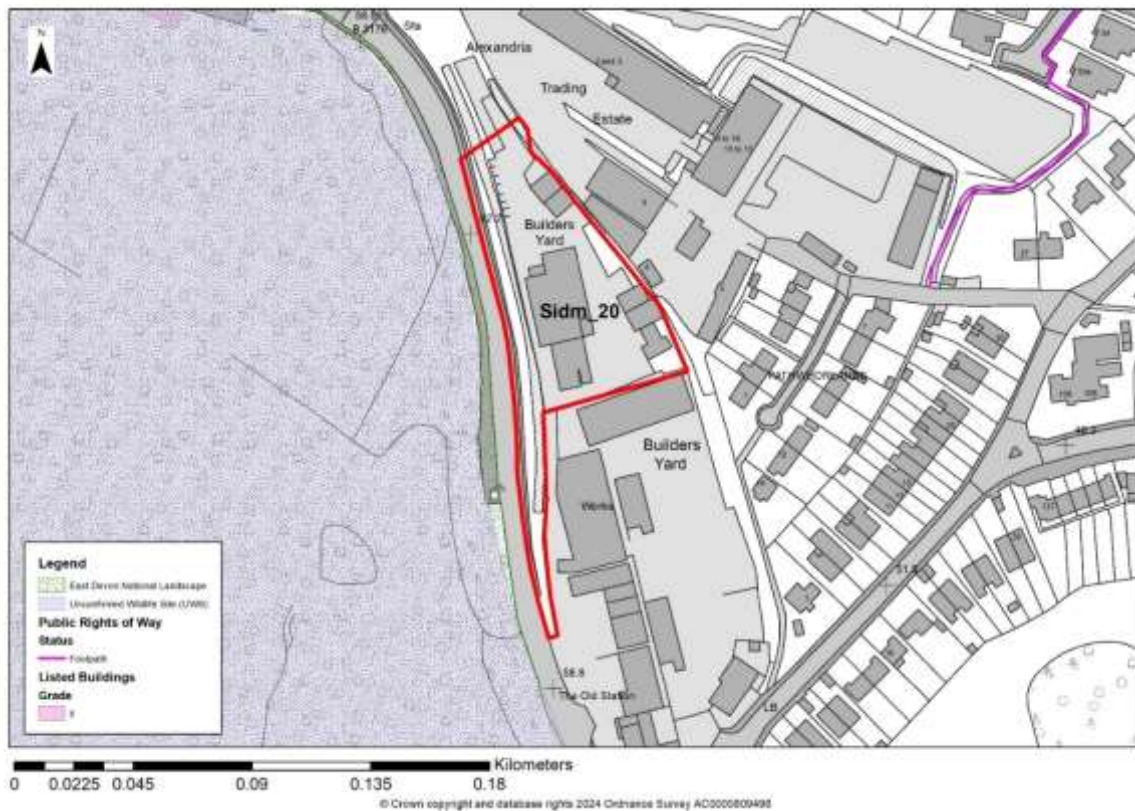
**Reference number:** Sidm\_20

**Site area (ha):** 0.56

**Address:** Station Yard, Station Road, Sidmouth, EX10 8NN

**Proposed use:** Residential

### Site map



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## Photos



## Site Assessment Summary and Conclusion

### Infrastructure

**DCC Highways:** Access off the B3178 is potentially possible, a roundabout is preferred, depending on levels. Would need to contribute to improved ped/cycle facilities. **DCC Education:** 85 ha+ sites proposed, mainly to north and north-eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.

### Landscape

Within built-up area boundary and currently part of trading estate, so principle of built development is accepted. Housing to north and other parts of trading estate to east and south provide surrounding context of built form, although impact upon National Landscape across the road (B3176) to west is a constraint. In landscape terms, redevelopment of the site could provide an improvement to the landscape character. Loss of the active economic use would be key in assessment of suitability. Overall, the site has a medium-low landscape sensitivity to new development.

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## **Historic environment**

Assets Present: 1 - Grade II listed Old Manor Cottage, 2 - Grade II listed Bulverton Cottage, 3 - Grade II listed Bulverton House, 4 - Grade II listed Bulverton Well Farm Buildings (QTY 2), 5 - Grade II listed Bulverton Barn (south of road). Cluster of six Grade II listed buildings to north-west, closest of which is 118m away. Views from this asset to the site are likely, but intervening vegetation obscures views to some degree. Overall, Beneficial - Elements which contribute to the significance of assets, including their setting, are enhanced or better revealed.

## **Ecology**

Industrial estate with mature trees to border. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Site is 12m from an unconfirmed wildlife site, 98m from a nature recovery network area, 98m from a habitat of principle importance. Overall, significant moderate adverse effect predicted.

## **Accessibility**

Eleven out of 12 facilities within 1,600m of site; 1,600m to Sidmouth Town Centre.

## **Other constraints**

Medium surface water flood risk adjoins south-east part of site. Coastal Preservation Area to west of site. Loss of active employment site a significant constraint.

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

No

## **Opportunities**

Opportunity to develop previously developed land. Improved access for local residents / improved cycling and pedestrian permeability.

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**Yield (number of dwellings or hectares of employment land)**

Eleven dwellings

**Contribution to spatial strategy**

As a Main Centre, the emerging LP proposes significant development at Sidmouth to serve its own needs and that of wider surrounding areas. Sidmouth currently has an employment density of 1.03 (>1 job per economically active individual), however lacks some strategic facilities (train station), and is located in a less accessible location compared to some other Main Centres.

**Should the site be allocated?**

No

**Reasons for allocating or not allocating**

Development of this site would have a medium-low landscape impact (the National Landscape across the road to the west is a constraint), there could be beneficial heritage impact (through reduced industrial traffic to local area / reduced noise) and a significant moderate adverse effect on ecology. There is also good access to facilities and employment, but the loss of an active employment site is a significant constraint on development and why this site should be rejected as a potential allocation.

## **Landscape Sensitivity Assessment**

**Context****Landscape designation context**

Outside of NL

**For sites within NL, applicable special qualities**

Within built-up area boundary and currently part of trading estate, so principle of built development is accepted. Housing to north and other parts of trading estate to east and south provide surrounding context of built form, although impact upon NL across the road (B3176) to west is a constraint.

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## **Other relevant biodiversity, historic environment and/or geological designations**

n/a

Pebblebed Heaths mitigation zone.

Cluster of six Grade II listed buildings to north west, closest of which is 118m away. Views from this asset to the site are likely, but intervening vegetation obscures views to some degree.

## **Landscape Character Type and relevant key characteristics**

7. Main cities and towns.

## **Local landscape character of site and immediate surrounds**

Flat site, part of Alexandria Trading Estate in western Sidmouth. B3176 adjoins to west. Site comprises several industrial units and associated hardstanding.

## **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**

Within built-up area boundary and currently part of trading estate, so principle of built development is accepted. Housing to north and other parts of trading estate to east and south provide surrounding context of built form, although impact upon NL across the road (B3176) to west is a constraint.

- Introduction of built form and associated infrastructure to this part of the NL
- Impact on topography – steep slopes likely to require significant earthworks/ retaining structures
- Impact of light spill from street lighting or windows on areas noted for dark skies
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- consider if existing arrangements are satisfactory or can be improved by minor modification or if major alteration/ new access provision required
- Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss
- Loss of trees/ hedgerow/ other noteworthy habitats

- Impact on watercourses/ waterbodies
- Impact on boundaries –tree and hedgerow root protection areas,
- Impact on other notable site features
- Impact on designated assets within and in vicinity of site
- 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

<b>Physical and natural characteristics</b>	
Low	Industrial estate
<b>Cultural and historic associations</b>	
Medium	Settlement: Church / Market town Vernacular: Sandstone / Chert / Slate / Indigenous brick / Cob / Later and modern brick / Render / Colour wash
<b>Relationship to existing settlement edge</b>	
Low	Settlement Edge Type: Modern / Uniform Edge Form: Indented / Linear / Smooth / Irregular / Screened / Contained / Vegetated / Open / Exposed Settlement Setting: Valley bottom / Valley side / Ridge / Plateau top / Plateau edge / Low lying / Open / Wooded
<b>Experiential landscape character</b>	
Low	Experiential landscape character prompts Active / Busy Exposed Open Colourful / light Settled Buildings: Grouped / Modern/ Industrial buildings / Dwellings / Buildings / Large scale Transport corridors: Straight roads / B Roads Infrastructure: Telegraph wires / Pylons / Lighting

	Condition: Active industrial site / Intensively managed Complex / Busy Scenic Quality: Low
<b>Views</b>	
Low-medium	Visual sensitivities and intervisibility prompts Enclosure / Openness: Open Skylines: Wooded / Settled Skyline Structures: Pylons / Modern buildings Views: Framed / Filtered / Interrupted / Short Intervisibility: NL / Existing settlement / Other proposed HELLA sites around settlement - Sidm_21 Degree of intervisibility: Partial Visual receptors: NL visitors / Walkers and cyclists on minor roads / Motorists on B3176
<b>Overall landscape susceptibility</b>	
Low-medium	NL immediately to west is key factor in the site being higher susceptibility than low.
<b>Within nationally designated landscape?</b>	
Site is not within a designated landscape.	
<b>Degree of intervisibility with nationally designated landscape</b>	
Slight	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
Industrial estate surrounded by residential development.	
<b>Landscape value</b>	
Low – Despoiled or degraded landscape with little or no evidence of being valued by the local community	
<b>Overall landscape sensitivity</b>	
Medium / Low	
<b>Landscape guidance: opportunities in relation to development</b>	
In landscape terms, redevelopment of the site could provide an improvement to the landscape character. Loss of the active economic use would be key in assessment of suitability.	

## Historic Environment Site Assessment

### Notes on history of area

Sidmouth is a coastal resort of exceptional architectural and historic interest, much of which has been carefully preserved. The settlement appears in the Domesday Book (1086) as a fishing village under the name of Sedemuda which translates as Mouth of the Sid. Later developed as a fashionable coastal resort from C18th to date. A high number of both listed and undesignated heritage buildings remain including

Georgian, Regency, and Victorian buildings. Grand cottages and villas with fine boundary walls, Regency and Victorian terraces, serve to define much of the built heritage of the town and vale beyond. Sidmouth Town Centre features many fine shop fronts, mainly 19th to mid 20th Century. The settlement features four conservation areas, including The Town Centre and Seafront, Sid Vale, Elysian Fields, and Bickwell Valley, all with quite separate identities. High prominence of open formal and natural green spaces that serve to define heritage assets and provide the setting of the conservation areas. These include promenade to front, extensive mature lawns, gardens, sports areas, parks, mature trees, and open natural landscape features.

### 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.

<b>Step 1. Identify any heritage assets potentially affected</b>	
Is the site within 100 metres of a designated heritage asset?	Yes Cluster of six Grade II listed buildings to north west, closest of which is 118m away. Views from this asset to the site are likely, but intervening vegetation obscures views to some degree.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes Designated assets outside of site / HER presence - MDV22514 - Historic line of Sidmouth Railway runs the length of the site
List any heritage assets potentially affected.	1 - Grade II listed Old Manor Cottage, 2 - Grade II listed Bulverton Cottage, 3 - Grade II listed Bulverton House, 4 - Grade II listed Bulverton Well Farm Buildings (QTY 2), 5 - Grade II listed Bulverton Barn (south of road) HER checked - no additional features.
<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 1	
Description of asset	Old Manor Cottage / 'Bulverton' DARK LANE 1. 1633 Nos 3 and 4 Bulverton Cottages. ("Old Manor Cottage" and "Bulverton") SY 18 NW 14/148 II 2. 2 storey pair of cottages at right angles to lane. Painted stone rubble with slate weathering below and cob above. Thatched roof. One stone chimney in ashlar masonry, probably C17. 3 windows, half dormers on 1st floor

	with thatch "eyebrowed" over. C19 three light casements. To rear oak door frame with 4 centred arch. Part of small rural development just north of Sidmouth proper around junction of Dark Lane with Bulverton Road.
Significance of asset and setting	Medium
Relationship of site with heritage asset	Site is on land 250m to the south east of the listed asset. Significant screening separation through existing development and natural breaks with limited relationship.
Level of contribution (site to heritage asset)	None
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	No Change
Could the site be developed in a way that minimised potential impact?	n/a
Would the development affect the heritage asset in other ways?	Beneficial through reduced industrial traffic to local area / reduced noise

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

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 2	
Description of asset	1 Bulverton Cottages DARK LANE 1. 1633 No 1 Bulverton Cottages SY 18 NW 14/147 II 2. Old 2 storey cob cottage with thatched roof (new brick, thatched cottage adjoining). Much restored, modern casements and door on ground floor. C19 casements remain on 1st floor. In wall by door is date of 1537. Part of small rural development just north of Sidmouth proper around junction of Dark Lane with Bulverton Road.
Significance of asset and setting	Medium
Relationship of site with heritage asset	Site is on land 250m to the south east of the listed asset. Significant screening separation through existing development and natural breaks with limited relationship.
Level of contribution (site to heritage asset)	None
Further assessment required?	NoNo

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 2	
What impact would development have on the heritage asset and its setting?	No Change
Could the site be developed in a way that minimised potential impact?	n/a
Would the development affect the heritage asset in other ways?	Beneficial through reduced industrial traffic

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

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 3	
Description of asset	Bulverton Farmhouse BULVERTON ROAD 1. 1633 Bulverton Farmhouse (Formerly listed under Bulverton) SY 18 NW 14/146 12.10.51 II GV 2. C18 or possibly earlier origin. Low 2 storeyed cob and stone rubble plastered building. Front at right angles to road. Formerly thatched, now has pantile gable end roof. 5 windows 2 end 3 light C19 casements. Gabled porch. To rear an external chimney of red brick with offsets. A thatched barn and cob out-building along road have been demolished. The farmhouse is part of a small rural development just north of Sidmouth proper around the Junction of Bulverton Road end Dark Lane. Bulverton Farmhouse and the outbuildings on opposite side of road form a rural group.
Significance of asset and setting	Medium
Relationship of site with heritage asset	Site is on land 160m to the south east of the listed asset. Significant screening through natural breaks with limited relationship.
Level of contribution (site to heritage asset)	Little
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 3	
What impact would development have on the heritage asset and its setting?	Beneficial Removal of industrial estate and traffic, reduction in vehicular and operational noise, change to residential scale development could be managed.
Could the site be developed in a way that minimised potential impact?	No
Would the development affect the heritage asset in other ways?	Beneficial through reduced industrial traffic

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

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 4	
Description of asset	<p>Bulverton Well Farmhouse and barn (3) 1 BULVERTON ROAD 1633 Bulverton Well SY 18 NW 14/149 GV Farmhouse II. C17/C18 storeyed cob building. Gable end roof, formerly thatched now pantile. Later brick addition at north end. 4 windows, one and 2 light C19 casements. Lean-to addition. Part of small rural development just north of Sidmouth proper, near junction of Bulverton Road with Dark Lane.</p> <p>BULVERTON ROAD 1. 1633 Barn approximately 60 ft south west of Bulverton Well Farmhouse. SY 18 NV 14/150 II 2. Old cob building set at angle to road. Well repaired with brickwork. Semi-circular projection on road front. Thatched roof with undulating eaves line. Hatches and large double stable doors. Raised doorway with curved flight of stone steps. Part of a small rural development just north of Sidmouth proper, near junction of Bulverton Road with Dark Lane.</p>
Significance of asset and setting	Medium
Relationship of site with heritage asset	Site is on land to the south east of the listed asset. Location of asset provides minor relationship only.
Level of contribution (site to heritage asset)	Little
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 4	
What impact would development have on the heritage asset and its setting?	Beneficial
Could the site be developed in a way that minimised potential impact?	No
Would the development affect the heritage asset in other ways?	Reduced industrial traffic / noise.

<b>Step 4. How to maximise enhancements and avoid harm</b>	
Heritage asset 4 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 4 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	No
Notes	

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 5	
Description of asset	Outbuildings of Bulverton Farmhouse on opposite side of road. BULVERTON ROAD 1. 1633 Outbuildings of Bulverton Farmhouse on opposite side of road (Formerly listed under Bulverton) SY 18 NW 14/146A 12.10.51. II GV 20 Quadrangle of cob and atone rubble outbuildings. Corrugated iron roofs, some formerly thatched. Part of small rural development just north of Sidmouth proper, around the junction of Bulverton Road and Dark Lane. Bulverton Farmhouse and the outbuildings on opposite side of road form a rural group.
Significance of asset and setting	Medium
Relationship of site with heritage asset	Site is on land 120m to the south east of the listed asset. Intervening topography and trees lead to no significant relationship.
Level of contribution (site to heritage asset)	None
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 5	
What impact would development have on the heritage asset and its setting?	Beneficial
Could the site be developed in a way that minimised potential impact?	No
Would the development affect the heritage asset in other ways?	Reduction of industrial traffic and noise.

<b>Step 4. How to maximise enhancements and avoid harm</b>	
Heritage asset 5 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 5 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	

## 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	1487	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	4706	Minor adverse effect

			predicted (not significant)
Ramsar site	International	13320	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	6503	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1487	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	13563	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	1955	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	2034	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1414	Minor adverse effect predicted (not significant)

Unconfirmed Wildlife Site (UWS)	County	12	Significant moderate adverse effect predicted
Draft Nature Recovery Network areas (NRN)	County	98	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	98	Significant moderate adverse effect predicted

### Comments

UWS - Manor Park, Sidmouth / S41 - FID 148419

**Within River Axe SAC Nutrient catchment zone? No**

**Within Beer Quarry and Caves SAC bat consultation zone? Yes**

**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: 2**

### On site assessment

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

No.

**Presence of veteran or ancient trees**

No.

**Large numbers of mature trees within hedgerows or otherwise**

---

Yes. Tree protection orders on bordering pine and hawthorn

**Presence of ponds not identified on aerial imagery**

No.

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

No.

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

No.

**Is there any evidence which contradicts the desk study results?**

No.

**Conclusion**

Significant moderate adverse effect predicted.

## 16. Site Reference: Sidm\_22

### Site details

**Settlement:** Sidmouth

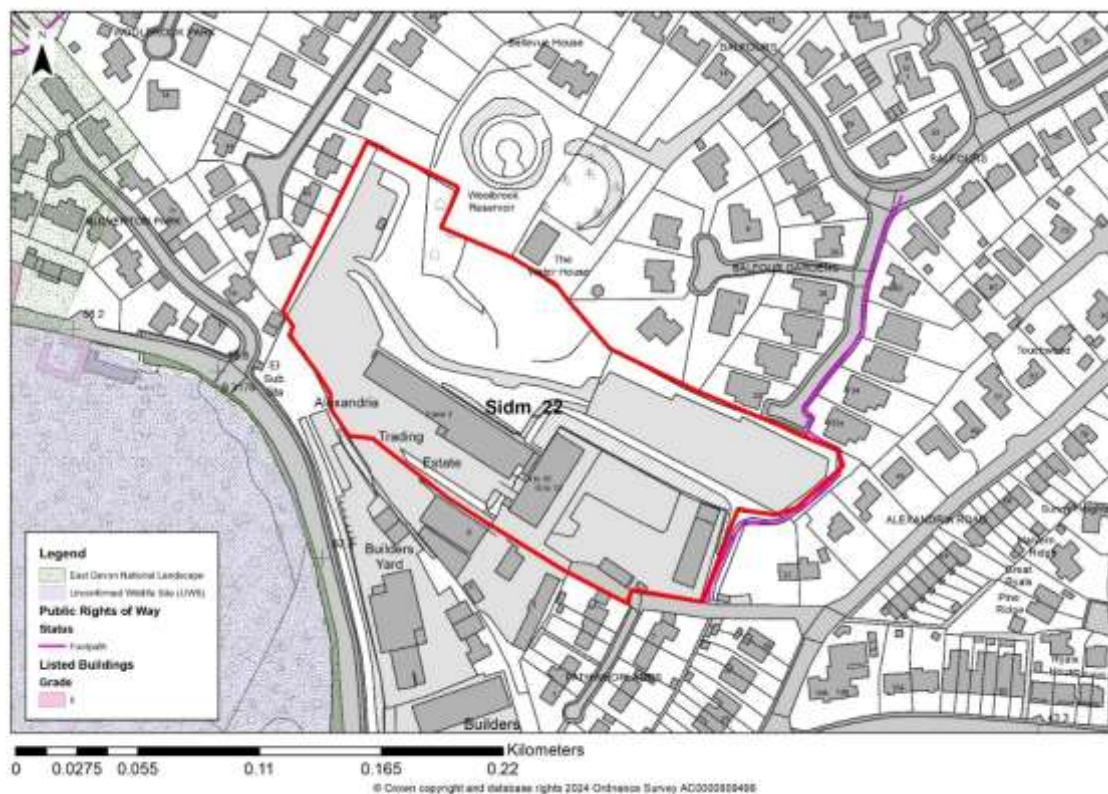
**Reference number:** Sidm\_22

**Site area (ha):** 2.37

**Address:** Alexandria Industrial Estate, Alexandria Road, Sidmouth, EX10 9HG

**Proposed use:** Residential

### Site map



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## Photos



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## Site Assessment Summary and Conclusion

### Infrastructure

**DCC Highways:** Access off the B3178 is potentially possible, a roundabout is preferred, depending on levels. Would need to contribute to improved ped/cycle facilities. **DCC Education:** 85 ha+ sites proposed, mainly to north and north-eastern outskirts and west. One large site within the town proposed at Knowle. Sidmouth primary has some capacity to support some development but nothing like on this scale. Large development would require a new primary school site. Sidbury primary has no capacity to support development and no ability to expand the existing school. Additional secondary capacity required. Need for safe walking routes.

### Landscape

Within built-up area boundary and currently part of trading estate, so principle of built development is accepted. Context of built form provided by surrounding housing and other parts of the trading estate, although impact upon National Landscape 33m to west is a constraint. Northern part of site is open grass land and tree-topped, so more sensitive than rest of site. In landscape terms, redevelopment of the site could provide an improvement to the landscape character. Loss of the active economic use would be key in assessment of suitability. Overall, the site has a medium-low landscape sensitivity to new development.

### Historic environment

Assets Present: 1 - Grade II listed Old Manor Cottage, 2 - Grade II listed Bulverton Cottage, 3 - Grade II listed Bulverton House, 4 - Grade II listed Bulverton Well Farm Buildings (QTY 2), 5 - Grade II listed Bulverton Barn (south of road). Cluster of six Grade II listed buildings to west, closest of which is 87m away. Views from this asset to the site, but intervening vegetation obscures views to some degree. Overall, Beneficial - Elements which contribute to the significance of assets, including their setting, are enhanced or better revealed.

### Ecology

Industrial estate with area of meadow and mature trees. Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Site is 30m from an unconfirmed wildlife site, 0m from a nature recovery network area, 1m from a habitat of principle importance. Overall, significant moderate adverse effect predicted.

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**Accessibility**

Eleven out of 12 facilities within 1,600m of site. 1,600m to Sidmouth Town Centre.

**Other constraints**

Small part in west of site has medium risk of surface water flooding. Coastal Preservation Area to west of site. Loss of active employment site a significant constraint.

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

No

**Opportunities**

Opportunity to develop previously developed land. Improved access for local residents / improved cycling and pedestrian permeability.

**Yield (number of dwellings or hectares of employment land)**

Forty-three dwellings

**Contribution to spatial strategy**

As a Main Centre, the emerging LP proposes significant development at Sidmouth to serve its own needs and that of wider surrounding areas. Sidmouth currently has an employment density of 1.03 (>1 job per economically active individual), however lacks some strategic facilities (train station), and is located in a less accessible location compared to some other Main Centres.

**Should the site be allocated?**

No

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## **Reasons for allocating or not allocating**

Development of this site would have a medium-low landscape impact (the National Landscape across the road to the west is a constraint), there could be beneficial heritage impact (through reduced industrial traffic to local area / reduced noise) and a significant moderate adverse effect on ecology. There is also good access to facilities and employment, but the loss of an active employment site is a significant constraint on development and why this site should be rejected as a potential allocation.

## **Landscape Sensitivity Assessment**

### **Context**

#### **Landscape designation context**

Outside of NL

#### **For sites within NL, applicable special qualities**

Within built-up area boundary and currently part of trading estate, so principle of built development is accepted. Context of built form provided by surrounding housing and other parts of the trading estate, although impact upon NL 33m to west is a constraint. Northern part of site is open grass land and tree-topped, so more sensitive than rest of site.

#### **Other relevant biodiversity, historic environment and/or geological designations**

n/a

Pebblebed Heaths mitigation zone.

Cluster of six Grade II listed buildings to west, closest of which is 87m away. Views from this asset to the site, but intervening vegetation obscures views to some degree.

#### **Landscape Character Type and relevant key characteristics**

7. Main cities and towns.

#### **Local landscape character of site and immediate surrounds**

Comprises a large part of Alexandria Trading Estate. Comprised of several industrial buildings and hard standing across southern part, and rising, open land topped by trees across northern part.

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**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**

Within built-up area boundary and currently part of trading estate, so principle of built development is accepted. Context of built form provided by surrounding housing and other parts of the trading estate, although impact upon NL 33m to west is a constraint. Northern part of site is open grass land and tree-topped, so more sensitive than rest of site.

- Introduction of built form and associated infrastructure to this part of the NL
- Impact on topography – steep slopes likely to require significant earthworks/ retaining structures
- Impact of light spill from street lighting or windows on areas noted for dark skies
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- consider if existing arrangements are satisfactory or can be improved by minor modification or if major alteration/ new access provision required
- Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss
- Loss of trees/ hedgerow/ other noteworthy habitats
- Impact on watercourses/ waterbodies
- Impact on boundaries –tree and hedgerow root protection areas,
- Impact on other notable site features
- Impact on designated assets within and in vicinity of site
- 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**

<b>Physical and natural characteristics</b>	
Low	Industrial estate

<b>Cultural and historic associations</b>	
Medium	Settlement: Church / Market town Vernacular: Sandstone / Chert / Slate / Indigenous brick / Cob / Later and modern brick / Render / Colour wash
<b>Relationship to existing settlement edge</b>	
Low	Settlement Edge Type: Modern / Uniform Edge Form: Indented / Linear / Smooth / Irregular / Screened / Contained / Vegetated / Open / Exposed Settlement Setting: Valley bottom / Valley side / Ridge / Plateau top / Plateau edge / Low lying / Open / Wooded
<b>Experiential landscape character</b>	
Low	Experiential landscape character prompts Active / Busy Exposed Open Colourful / Light Settled Buildings: Grouped / Modern / Industrial buildings / Dwellings / Buildings / Large scale Transport Corridors: Straight roads / B Roads Infrastructure: Telegraph wires / Pylons / Lighting Condition: Active industrial site / Intensively managed Complex / Busy Scenic Quality: Low
<b>Views</b>	
Low-medium	Visual sensitivities and intervisibility prompts Enclosure / Openness: Open Skylines: Wooded / Settled Skyline Structures: Pylons / Modern buildings Views: Framed / Filtered / Interrupted / Short Intervisibility: NL / Existing settlement / Other proposed HELLA sites around settlement - Sidm_21 Degree of Intervisibility: Partial

	Visual receptors: NL visitors / Walkers and cyclists on minor roads / Motorists on B3176
<b>Overall landscape susceptibility</b>	
Low-medium	NL immediately to west is key factor in the site being higher susceptibility than low.
<b>Within nationally designated landscape?</b>	
Site is not within a designated landscape.	
<b>Degree of intervisibility with nationally designated landscape</b>	
Slight	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
Industrial estate surrounded by residential development.	
<b>Landscape value</b>	
Low – Despoiled or degraded landscape with little or no evidence of being valued by the local community	
<b>Overall landscape sensitivity</b>	
Medium / Low	
<b>Landscape guidance: opportunities in relation to development</b>	
In landscape terms, redevelopment of the site could provide an improvement to the landscape character. Loss of the active economic use would be key in assessment of suitability.	

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## Historic Environment Site Assessment

### Notes on history of area

Sidmouth is a coastal resort of exceptional architectural and historic interest, much of which has been carefully preserved. The settlement appears in the Domesday Book (1086) as a fishing village under the name of Sedemuda which translates as Mouth of the Sid. Later developed as a fashionable coastal resort from C18th to date. A high number of both listed and undesignated heritage buildings remain including Georgian, Regency, and Victorian buildings. Grand cottages and villas with fine boundary walls, Regency and Victorian terraces, serve to define much of the built heritage of the town and vale beyond. Sidmouth Town Centre features many fine shop fronts, mainly 19th to mid 20th Century. The settlement features four conservation areas, including The Town Centre and Seafront, Sid Vale, Elysian Fields, and Bickwell Valley, all with quite separate identities. High prominence of open formal and natural green spaces that serve to define heritage assets and provide the setting of the conservation areas. These include promenade to front, extensive mature lawns, gardens, sports areas, parks, mature trees, and open natural landscape features.

### 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.

<b>Step 1. Identify any heritage assets potentially affected</b>	
Is the site within 100 metres of a designated heritage asset?	Yes Cluster of six Grade II listed buildings to west, closest of which is 87m away. Views from this asset to the site, but intervening vegetation obscures views to some degree.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes Designated assets outside of site / no non-designated implications
List any heritage assets potentially affected.	1 - Grade II listed Old Manor Cottage, 2 - Grade II listed Bulverton Cottage, 3 - Grade II listed Bulverton House, 4 - Grade II listed Bulverton Well Farm Buildings (QTY 2), 5 - Grade II listed Bulverton Barn (south of road) HER checked - no additional features.

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 1	
Description of asset	Old Manor Cottage / 'Bulverton' DARK LANE 1. 1633 Nos 3 and 4 Bulverton Cottages. ("Old Manor Cottage" and "Bulverton") SY 18 NW 14/148 II 2. 2 storey pair of cottages at right angles to lane. Painted stone rubble with slate weathering below and cob above. Thatched roof. One stone chimney in ashlar masonry, probably C17. 3 windows, half dormers on 1st floor with thatch "eyebrowed" over. C19 three light casements. To rear oak door frame with 4 centred arch. Part of small rural development just north of Sidmouth proper around junction of Dark Lane with Bulverton Road.
Significance of asset and setting	Medium
Relationship of site with heritage asset	Site is on land 210m to the south east of the listed asset. Significant screening separation through existing development and natural breaks with limited relationship.
Level of contribution (site to heritage asset)	None
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Beneficial Residential scale of development may reduce local noise levels.
Could the site be developed in a way that minimised potential impact?	n/a
Would the development affect the heritage asset in other ways?	Beneficial through reduced industrial traffic to local area / reduced noise

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

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 2	
Description of asset	1 Bulverton Cottages DARK LANE 1. 1633 No 1 Bulverton Cottages SY 18 NW 14/147 II 2. Old 2 storey cob cottage with thatched roof (new brick, thatched cottage adjoining). Much restored, modern casements and door on ground floor. C19 casements remain on 1st floor. In wall by door is date of 1537. Part of small rural development just north of Sidmouth proper around junction of Dark Lane with Bulverton Road.
Significance of asset and setting	Medium
Relationship of site with heritage asset	Site is on land 210m to the south east of the listed asset. Significant screening separation through existing development and natural breaks with limited relationship.
Level of contribution (site to heritage asset)	None
Further assessment required?	NoNo

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 2	
What impact would development have on the heritage asset and its setting?	Beneficial
Could the site be developed in a way that minimised potential impact?	n/a
Would the development affect the heritage asset in other ways?	Beneficial through reduced industrial traffic / noise

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

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 3	
Description of asset	Bulverton Farmhouse BULVERTON ROAD 1. 1633 Bulverton Farmhouse (Formerly listed under Bulverton) SY 18 NW 14/146 12.10.51 II GV 2. C18 or possibly earlier origin. Low 2 storeyed cob and stone rubble plastered building. Front at right angles to road. Formerly thatched, now has pantile gable end roof. 5 windows 2 end 3 light C19 casements. Gabled porch. To rear an external chimney of red brick with offsets. A thatched barn and cob out-building along road have been demolished. The farmhouse is part of a small rural development just north of Sidmouth proper around the Junction of Bulverton Road end Dark Lane. Bulverton Farmhouse and the outbuildings on opposite side of road form a rural group.
Significance of asset and setting	Medium
Relationship of site with heritage asset	Site is on land 120m to the south east of the listed asset. Significant screening through natural breaks with limited relationship.
Level of contribution (site to heritage asset)	Little
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 3	
What impact would development have on the heritage asset and its setting?	Beneficial Removal of industrial estate and traffic, reduction in vehicular and operational noise, change to residential scale development could be managed.
Could the site be developed in a way that minimised potential impact?	No
Would the development affect the heritage asset in other ways?	Beneficial through reduced industrial traffic

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

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 4	
Description of asset	<p>Bulverton Well Farmhouse and barn (3)  1 BULVERTON ROAD 1633 Bulverton Well SY 18 NW 14/149 GV Farmhouse II. C17/C18 storeyed cob building. Gable end roof, formerly thatched now pantile. Later brick addition at north end. 4 windows, one and 2 light C19 casements. Lean-to addition. Part of small rural development just north of Sidmouth proper, near junction of Bulverton Road with Dark Lane.</p> <p>BULVERTON ROAD 1. 1633 Barn approximately 60 ft south west of Bulverton Well Farmhouse. SY 18 NV 14/150 II 2. Old cob building set at angle to road. Well repaired with brickwork. Semi-circular projection on road front. Thatched roof with undulating eaves line. Hatches and large double stable doors. Raised doorway with curved flight of stone steps. Part of a small rural development just north of Sidmouth proper, near junction of Bulverton Road with Dark Lane.</p>
Significance of asset and setting	Medium
Relationship of site with heritage asset	Site is on land to the south east of the listed asset. Location of asset provides minor relationship only.
Level of contribution (site to heritage asset)	Little
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 4	
What impact would development have on the heritage asset and its setting?	Beneficial
Could the site be developed in a way that minimised potential impact?	No
Would the development affect the heritage asset in other ways?	Reduced industrial traffic / noise.

<b>Step 4. How to maximise enhancements and avoid harm</b>	
Heritage asset 4 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 4 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	No
Notes	

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 5	
Description of asset	Outbuildings of Bulverton Farmhouse on opposite side of road. BULVERTON ROAD 1. 1633 Outbuildings of Bulverton Farmhouse on opposite side of road (Formerly listed under Bulverton) SY 18 NW 14/146A 12.10.51. II GV 20 Quadrangle of cob and atone rubble outbuildings. Corrugated iron roofs, some formerly thatched. Part of small rural development just north of Sidmouth proper, around the junction of Bulverton Road and Dark Lane. Bulverton Farmhouse and the outbuildings on opposite side of road form a rural group.
Significance of asset and setting	Medium
Relationship of site with heritage asset	Site is on land 85m to the east of the listed asset. Potential intervisibility, current site is an industrial estate being detrimental to the asset.
Level of contribution (site to heritage asset)	None
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 5	
What impact would development have on the heritage asset and its setting?	Beneficial
Could the site be developed in a way that minimised potential impact?	No
Would the development affect the heritage asset in other ways?	Reduction of industrial traffic and noise. Removal of industrial buildings.

<b>Step 4. How to maximise enhancements and avoid harm</b>	
Heritage asset 5 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 5 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	

## Ecological Assessment

### Context – Sites and features (desk study)

<b>Site / feature name</b>	<b>Geographic value</b>	<b>Distance from site / feature (metres)</b>	<b>Predicted impact</b>
Special Area of Conservation (SAC)	International	1532	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	4671	Minor adverse effect predicted (not significant)
Ramsar site	International	13448	Minor adverse effect predicted (not significant)

Marine Conservation Zone (MCZ)	National	6600	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1532	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	13404	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	1815	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1969	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1401	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	30	Significant moderate adverse effect predicted
Draft Nature Recovery Network areas (NRN)	County	0	Significant moderate adverse

			effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	1	Significant moderate adverse effect predicted

### Comments

UWS - Manor Park, Sidmouth / S41 - FID 69197

**Within River Axe SAC Nutrient catchment zone? No**

**Within Beer Quarry and Caves SAC bat consultation zone? Yes**

**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: 2**

### On site assessment

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

No.

**Presence of veteran or ancient trees**

No.

**Large numbers of mature trees within hedgerows or otherwise**

Yes. Tree protection orders active on site.

**Presence of ponds not identified on aerial imagery**

No.

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

No.

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

No.

**Is there any evidence which contradicts the desk study results?**

No.

## **Conclusion**

Significant moderate adverse effect predicted

## 17. Site Reference: Sidm\_28

### Site details

**Settlement:** Sidford

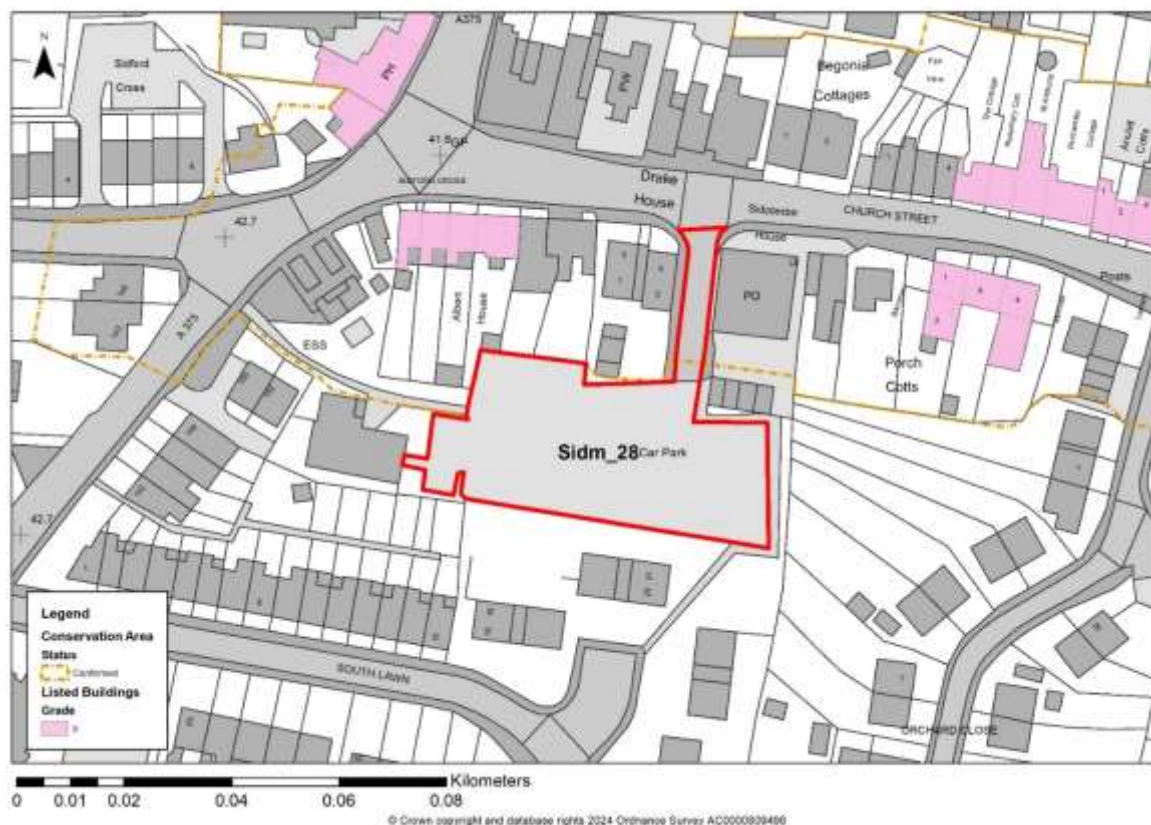
**Reference number:** Sidm\_28

**Site area (ha):** 0.17

**Address:** Church Street Car Park, Sidford, EX10 9RL

**Proposed use:** Residential

### Site map



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## Photos



## Site Assessment Summary and Conclusion

### Infrastructure

The main site access would be the existing entrance and access road from Church Street (A3052) between the Spar shop to the east and dwellings to the west.  
n.b. This site was submitted as part of the 2022 Call For Sites, so has not been through the Housing and Economic Land Availability (HELAA) process; therefore, we do not have comments from DCC Highways or DCC Education.

### Landscape

Site comprises an EDDC owned and operated public car park (57 spaces) which adjoins the commercial and historic core of Sidford. Outside National Landscape (220m away); there is substantial existing development in-between so no intervening views.

### Historic environment

No significant issues. Small part of the site fall within the Sidford Conservation Area, and close to a number of listed buildings in the area.

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## **Ecology**

Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, minor adverse effect predicted (not significant).

## **Accessibility**

Site is within 1,600 metres of four or more different local facilities and a bus route with an hourly or better service.

## **Other constraints**

Site is currently in use as a car park.

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

No

## **Opportunities**

None identified

## **Yield (number of dwellings or hectares of employment land)**

Four dwellings

## **Contribution to spatial strategy**

As a Main Centre (counting Sidford as part of Sidmouth), the emerging LP proposes significant development at Sidmouth to serve its own needs and that of wider surrounding areas. Sidmouth currently has an employment density of 1.03 (>1 job per economically active individual), however lacks some strategic facilities (train station), and is located in a less accessible location compared to some other Main Centres.

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**Should the site be allocated?**

No

**Reasons for allocating or not allocating**

This site should be rejected due to concerns about the loss of its existing use as a car park and the lack of a clear public benefit / contribution to housing delivery of site allocation, being a small site only 0.16ha (max. yield 4).

## **Landscape Sensitivity Assessment**

**Context****Landscape designation context**

Outside of NL

**For sites within NL, applicable special qualities**

Within the built-up area boundary in the heart of the Sidford village centre, currently in use as a car park.

**Other relevant biodiversity, historic environment and/or geological designations**

n/a

Pebblebed Heaths mitigation zone.

Entry point to site protrudes into the Sidford Conservation Area, with Grade II listed Albert House approx. 30m to the west and Grade II listed 1 Porch Cottages approx. 38m to the east.

**Landscape Character Type and relevant key characteristics**

7. Main cities and towns.

**Local landscape character of site and immediate surrounds**

Car park in the centre of historic East Devon village.

**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**

Within built-up area boundary and currently a car park, so principle of built development is accepted. Context of built form provided by vilage centre, although impact upon Sidford Conservation Area would be a constraint.

**Analysis**

<b>Physical and natural characteristics</b>	
Low	Car park
<b>Cultural and historic associations</b>	
Medium	Site is partially within Sidford Conservation Area.
<b>Relationship to existing settlement edge</b>	
High	Brownfield site
<b>Experiential landscape character</b>	
Low	Experiential landscape character prompts Buildings: Historic / Dwellings Transport corridors: A Road Condition: Brownfield Scenic quality : Low
<b>Views</b>	
Low-medium	Visual sensitivities and intervisibility prompts Enclosure / Openness: Enclosed Views: Short Degree of intervisibility: Partial Visible from: Roads / PROWs Visual receptors: Motorists on A roads
<b>Overall landscape susceptibility</b>	
Low-medium	Site is within village centre and Conservation Area; development already established around the site.
<b>Within nationally designated landscape?</b>	
Site is not within a designated landscape.	
<b>Degree of intervisibility with nationally designated landscape</b>	
Slight	

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<b>If outside designated landscape, factors which may raise or lower value from moderate</b>
Conservation Area
<b>Landscape value</b>
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value
<b>Overall landscape sensitivity</b>
Medium / Low
<b>Landscape guidance: opportunities in relation to development</b>
Good access to facilities and employment but within Sidford Conservation Area.

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## Historic Environment Site Assessment

### Notes on history of area

Sidmouth is a coastal resort of exceptional architectural and historic interest, much of which has been carefully preserved. The settlement appears in the Domesday Book (1086) as a fishing village under the name of Sedemuda which translates as Mouth of the Sid. Later developed as a fashionable coastal resort from C18th to date. A high number of both listed and undesignated heritage buildings remain including Georgian, Regency, and Victorian buildings. Grand cottages and villas with fine boundary walls, Regency and Victorian terraces, serve to define much of the built heritage of the town and vale beyond. Sidmouth Town Centre features many fine shop fronts, mainly 19th to mid 20th Century. The settlement features four conservation areas, including The Town Centre and Seafront, Sid Vale, Elysian Fields, and Bickwell Valley, all with quite separate identities. High prominence of open formal and natural green spaces that serve to define heritage assets and provide the setting of the conservation areas. These include promenade to front, extensive mature lawns, gardens, sports areas, parks, mature trees, and open natural landscape features.

### 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.

<b>Step 1. Identify any heritage assets potentially affected</b>	
Is the site within 100 metres of a designated heritage asset?	Yes Sidford Conservation Area with multiple listed buildings in close proximity
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes
List any heritage assets potentially affected.	1 -Sidford Conservation Area, 2 - Grade II Albert House, 3 - Grade II listed 1 Porch Cottages HER checked - no additional features.

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 1	
Description of asset	Sidford Conservation Area Sidford Conservation Area was first designated in January 1977 and contains 39 statutorily listed buildings covered by 18 separate list entries. There are also a further 11 buildings on the non-statutory local list. The village is characterised by the several good examples of cottage groups in Church Street and School Street. The former are mainly smooth rendered with thatch or slate roofs; the later mainly thatch, with prominent, partly external lateral stacks, constructed mostly of ashlar stone and flint, one of which is chequered, a feature only occasionally seen elsewhere in this part of Devon.
Significance of asset and setting	Medium
Relationship of site with heritage asset	Site is a carpark that sits adjacent to and partly within the conservation area.
Level of contribution (site to heritage asset)	None
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	No Change
Could the site be developed in a way that minimised potential impact?	Yes, through high quality design and landscaping.
Would the development affect the heritage asset in other ways?	Could lead to increased parking pressure in conservation area.

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

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 2	
Description of asset	Grade II Albert House CHURCH STREET, SIDFORD 1. 1633 (South Side) Nos 1 to 3 (consec) end No 4 (Albert House) Orchard Terrace SY 1390 4/344 II GV 2. Circa 1840-50 row of 2 storeyed stucco faced cottages. Gable end slate roof, shallow eaves cornice. The front of No 4 is flanked by pilasters strips and has 2 windows, others one each, recessed sashes, glazing bars intact. Ground floors of Nos 1, 2 and 3 have small canted hipped roof bays. No 3 has trellis porch. Modern door to No 2. Others have 6 panel doors, some partly glazed. Nos 1 to 4 (consec) Orchard Terrace and Nos 1 to 3 (consec) Laburnam Cottages form a group. Listing NGR: SY1339390022
Significance of asset and setting	Medium
Relationship of site with heritage asset	Site adjoins the curtilage of the asset. High levels of intervisibility.
Level of contribution (site to heritage asset)	None
Further assessment required?	NoNo

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 2	
What impact would development have on the heritage asset and its setting?	Beneficial Car park detracts from heritage value.
Could the site be developed in a way that minimised potential impact?	n/a
Would the development affect the heritage asset in other ways?	Increase in parking pressure in conservation area (asset contained within).

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

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 3	
Description of asset	Grade II listed 1 Porch Cottages CHURCH STREET, SIDFORD (South Side) Nos 1 to 5 (consec) Porch Cottages II 2. Originally Porch House. Dated 1574 but altered C18/C19. Unsubstantiated legend that Charles II slept here. 2 storey block. The front and sides plastered and whitewashed, rear has stone rubble walling. Date tablet, originally on chimney, has initials "NIE": Thatched roof. C19 wood casements. No 3 has 4-light wood mullioned casement. To the rear are 2 oak mullioned casements and very small window cut out of single stone. Plain ottage doors. Nos 1 and 2 entrances to side have small trellis porches. One ground floor room has a polygonal stone pier supporting the ceiling. Listing NGR: SY1348990011
Significance of asset and setting	Medium
Relationship of site with heritage asset	Site is 25-35m from asset curtilage and built form. Intervisible with asset.
Level of contribution (site to heritage asset)	None
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 3	
What impact would development have on the heritage asset and its setting?	Beneficial Car park detracts from heritage value.
Could the site be developed in a way that minimised potential impact?	n/a
Would the development affect the heritage asset in other ways?	Increase in parking pressure in conservation area (asset contained within).

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

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 4	
Description of asset	
Significance of asset and setting	
Relationship of site with heritage asset	
Level of contribution (site to heritage asset)	
Further assessment required?	

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 4	
What impact would development have on the heritage asset and its setting?	
Could the site be developed in a way that minimised potential impact?	
Would the development affect the heritage asset in other ways?	

<b>Step 4. How to maximise enhancements and avoid harm</b>	
Heritage asset 4 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?	
Would development enable better revealing of the significance of the heritage asset?	
Would development enable the asset to be removed from the at risk register?	
Heritage asset 4 avoiding harm	
Are there reasonable alternative sites?	
Could the site boundary be changed to avoid harm?	
Could the amount of development be reduced to avoid harm?	
Would a different type of development (use) avoid harm?	
Could design avoid harm?	
Notes	

## Ecological Assessment

### Context – Sites and features (desk study)

<b>Site / feature name</b>	<b>Geographic value</b>	<b>Distance from site / feature (metres)</b>	<b>Predicted impact</b>
Special Area of Conservation (SAC)	International	2400	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	5900	Minor adverse effect predicted (not significant)
Ramsar site	International	15547	Minor adverse effect predicted (not significant)

Marine Conservation Zone (MCZ)	National	8402	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	2400	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	3002	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	1926	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	2257	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1652	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	470	Minor adverse effect predicted (not significant)
Draft Nature Recovery	County	167	Minor adverse effect

Network areas (NRN)			predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	300	Minor adverse effect predicted (not significant)

### Comments

Minor adverse effect predicted (not significant)

**Within River Axe SAC Nutrient catchment zone? No**

**Within Beer Quarry and Caves SAC bat consultation zone? Yes**

**Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes**

**Within Exe Estuary SPA HRA mitigation zone? No**

**Within East Devon Pebblebed Heaths 400m exclusion zone? No**

**Number of European sites potentially impacted by site: 1**

### On site assessment

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

No.

**Presence of veteran or ancient trees**

No.

**Large numbers of mature trees within hedgerows or otherwise**

No.

**Presence of ponds not identified on aerial imagery**

No.

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**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)

## 18. Site Reference: Sidm\_31

### Site details

**Settlement:** Sidford

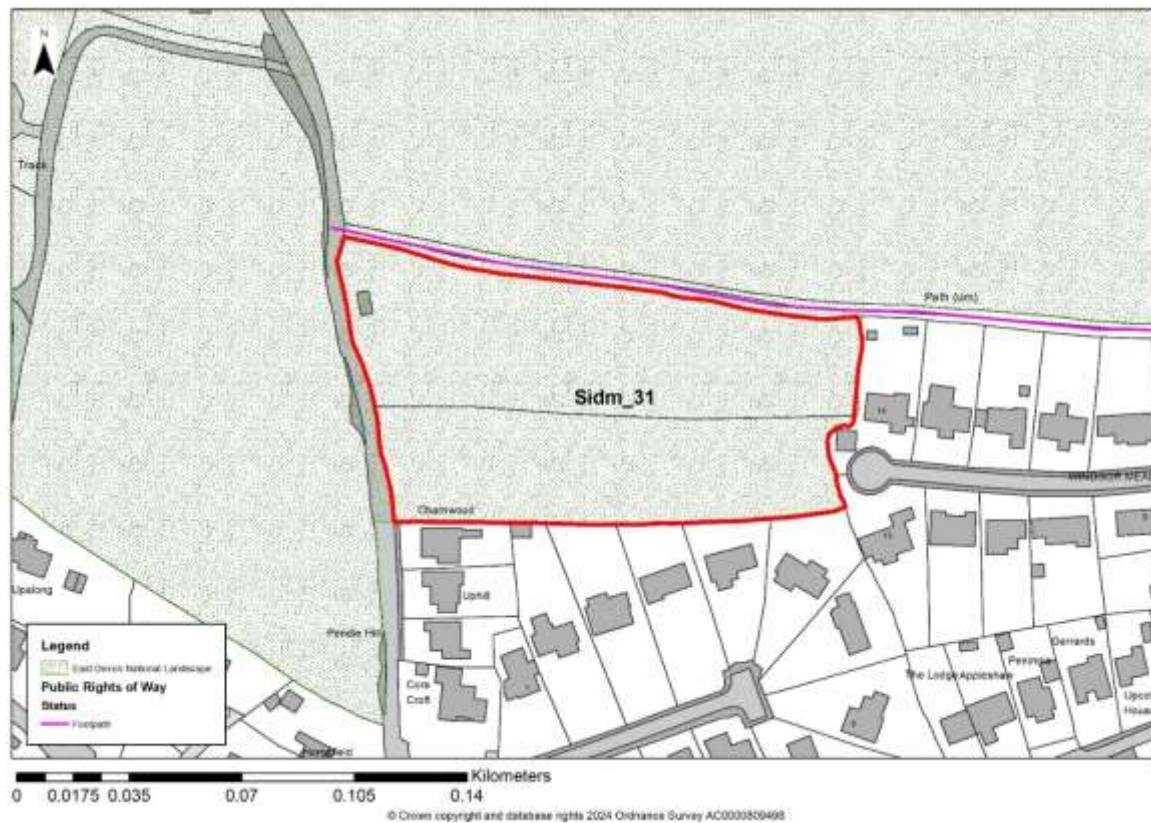
**Reference number:** Sidm\_31

**Site area (ha):** 1.10

**Address:** Land north of Cornfields, Sidford, EX10 9SG

**Proposed use:** Residential

### Site map



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## Photos



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## Site Assessment Summary and Conclusion

### Infrastructure

Burscombe Lane is on the western boundary, which narrows at the south-west corner of the site at the end of the current footway on the east side of the lane. Lane could provide direct access to the site. Possible second access is Windsor Mead.

n.b. This site was submitted as part of the 2022 Call For Sites, so has not been through the Housing and Economic Land Availability (HELAA) process; therefore, we do not have comments from DCC Highways or DCC Education.

### Landscape

Greenfield, roughly rectangular site, comprising a gently sloping field (sloping down west to east) in agricultural use on the northern edge of the built-up area of Sidford. Hedgerow boundaries, including hedge bank on western boundary, with mature trees (particularly on northern boundary). Post and wire fence bisects site. To the west and north is agricultural land; to the south and east is the existing settlement and residential development. Overall, the site has a high-medium landscape sensitivity to new development.

### Historic environment

No significant issues. Not in close proximity to any designated heritage assets; the nearest being the Grade II Listed Building Brook Farm (459m to the north). There is substantial existing development in between, so no intervening views.

### Ecology

Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

### Accessibility

The site is clearly in Open Countryside. It is within 1,600 metres of four or more different local facilities and a bus route with an hourly or better service.

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### **Other constraints**

Grade 3 agricultural land. Within the proposed Green Wedge (currently within the 'Sidbury-Sidford Non-Coalescence Area' in the 'made' Sid Valley Neighbourhood Plan).

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

Yes

### **Opportunities**

None identified

**Yield (number of dwellings or hectares of employment land)** Fifteen dwellings

### **Contribution to spatial strategy**

As a Main Centre (counting Sidford as part of Sidmouth), the emerging LP proposes significant development at Sidmouth to serve its own needs and that of wider surrounding areas. Sidmouth currently has an employment density of 1.03 (>1 job per economically active individual), however lacks some strategic facilities (train station), and is located in a less accessible location compared to some other Main Centres.

### **Should the site be allocated?**

Yes (previously rejected at the last consultation)

### **Reasons for allocating or not allocating**

Initially rejected on first assessment, this site *could* be brought forward if developed at a yield in keeping with adjoining densities. Although the site is within the National Landscape, there is existing housing directly to the east (Windsor Mead) and the south (Core Fields and along Bursombe Lane), which would help shield any development. Landscape impact would be high-medium, heritage impact low and a significant moderate adverse effect predicted on ecology.

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## Landscape Sensitivity Assessment

### Context

#### Landscape designation context

East Devon NL

#### For sites within NL, applicable special qualities

Field along Burscombe Lane which back onto the end of Windsor Mead, within the NL but land to the south and east is not and developed as residential

#### Other relevant biodiversity, historic environment and/or geological designations

n/a

Pebblebed Heaths mitigation zone.

No significant issues. Not in close proximity to any designated heritage assets; the nearest being the Grade II Listed Building Brook Farm (459m to the north). There is substantial existing development in between, so no intervening views.

#### Landscape Character Type and relevant key characteristics

3A: Upper Farmed and Wooded Valley Slopes

- Undulating upper valley slopes on Greensand, below the scarp slopes or plateaux. Small V-shaped valleys on upper slopes.
- Deciduous woodland and copses, especially on upper slopes. Hedgerow trees (mostly oak and ash) and some parkland trees add to the green and lush appearance.
- Well-treed pastoral farmland, with some arable cultivation on lower slopes. Small to medium-size fields with irregular boundaries. Associated with traditional Devon smallholdings.
- Rich concentration of archaeological sites from all periods, but with many surviving medieval features including field patterns, churches, farms, villages and lanes.
- Wide, species-rich hedges with many hedgerow trees. Grassland, stream and woodland habitats add to rich biodiversity.

- A dispersed settlement pattern of isolated farms and small villages. Villages are often nucleated around a church, and contain local stone (chert) and cob buildings. Some are estate villages.
- Very winding narrow lanes, many sunken with high banks and flower-rich verges.
- An intimate and intricate landscape with wider views often confined by vegetation. Where views occur, they contain distinctive patchwork patterns of fields.
- Relatively remote and tranquil with little obvious modern development.

### **Local landscape character of site and immediate surrounds**

Greenfield, roughly rectangular site, comprising a gently sloping field (sloping down west to east) in agricultural use on the northern edge of the built-up area of Sidford. Housing to the south and east, Burscombe Lane to the west and an open field to the north.

### **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**

Located entirely within East Devon NL, although land adjoining southern and eastern boundaries is not. There is housing to the south and east but open land to west and north.

- Introduction of built form and associated infrastructure to this part of the NL
- Typical access works - likely tree / hedgerow loss
- Loss of trees / hedgerow / other noteworthy habitats
- Impact on boundaries – tree and hedgerow root protection areas

### **Analysis**

<b>Physical and natural characteristics</b>	
Medium-high	The site is very characteristic of this part of the NL, as captured in the landscape character assessment.
<b>Cultural and historic associations</b>	
Low-medium	No significant issues. Not in close proximity to any designated heritage assets; the nearest being the Grade II

	Listed Building Brook Farm (459m to the north). There is substantial existing development in between, so no intervening views.
<b>Relationship to existing settlement edge</b>	
Low-medium	This site borders 20th C housing to the east and south.
<b>Experiential landscape character</b>	
Medium	Experiential landscape character prompts Tranquil Exposed Open Light Settled Buildings: Dwellings / Buildings Scenic Quality: Medium
<b>Views</b>	
Low-medium	Visual sensitivities and intervisibility prompts Enclosure / Openness: Open Skylines: Wooded / Settled Intervisibility: NL / Existing settlement Degree of Intervisibility: Partial Visual receptors: NL visitors
<b>Overall landscape susceptibility</b>	
High	Site is within NL. Development would be evident in passing along roads near to the site but would be seen in the context of existing houses.
<b>Within nationally designated landscape?</b>	
Site is within a designated landscape and has very high landscape value.	
<b>Degree of intervisibility with nationally designated landscape</b>	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
<b>Landscape value</b>	
Very High – Nationally or internationally designated for landscape value (NL/ WHS)	
<b>Overall landscape sensitivity</b>	
High / Medium	
<b>Landscape guidance: opportunities in relation to development</b>	
Good access to facilities and employment, high/medium landscape sensitivity (located entirely within East Devon NL however set in the context of modern residential development), and minor heritage impact.	

## Historic Environment Site Assessment

### Notes on history of area

Sidmouth is a coastal resort of exceptional architectural and historic interest, much of which has been carefully preserved. The settlement appears in the Domesday Book (1086) as a fishing village under the name of Sedemuda which translates as Mouth of the Sid. Later developed as a fashionable coastal resort from C18th to date. A high number of both listed and undesignated heritage buildings remain including Georgian, Regency, and Victorian buildings. Grand cottages and villas with fine boundary walls, Regency and Victorian terraces, serve to define much of the built heritage of the town and vale beyond. Sidmouth Town Centre features many fine shop fronts, mainly 19th to mid 20th Century. The settlement features four conservation areas, including The Town Centre and Seafront, Sid Vale, Elysian Fields, and Bickwell Valley, all with quite separate identities. High prominence of open formal and natural green spaces that serve to define heritage assets and provide the setting of the conservation areas. These include promenade to front, extensive mature lawns, gardens, sports areas, parks, mature trees, and open natural landscape features.

### 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.

<b>Step 1. Identify any heritage assets potentially affected</b>	
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.	No heritage assets are affected HER checked - no additional features.

## Ecological Assessment

### Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of	International	2655	Minor adverse effect

Conservation (SAC)			predicted (not significant)
Special Protection Area (SPA)	International	5186	Minor adverse effect predicted (not significant)
Ramsar site	International	14992	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	8217	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	2655	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	2441	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	1202	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	2148	Minor adverse effect predicted (not significant)

County Wildlife Site (CWS)	County	905	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	321	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	205	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	207	Minor adverse effect predicted (not significant)

### Comments

Minor adverse effect predicted (not significant)

**Within River Axe SAC Nutrient catchment zone? No**

**Within Beer Quarry and Caves SAC bat consultation zone? Yes**

**Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes**

**Within Exe Estuary SPA HRA mitigation zone? No**

**Within East Devon Pebblebed Heaths 400m exclusion zone? No**

**Number of European sites potentially impacted by site: 1**

### On site assessment

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**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**

No.

**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**

Significant moderate adverse effect predicted

## 19. Site Reference: Sidm\_35

### Site details

**Settlement:** Sidford

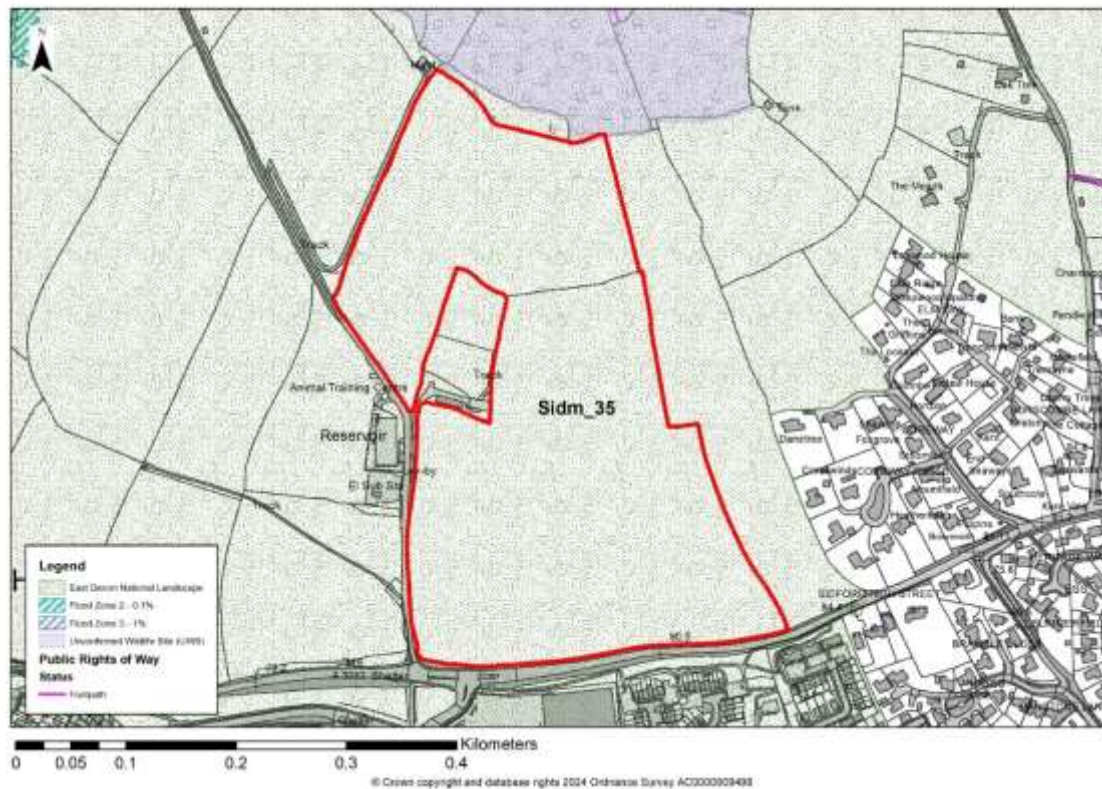
**Reference number:** Sidm\_35

**Site area (ha):** 12.22ha

**Address:** Land north of Sidford High Street, Sidford

**Proposed use:** Residential

### Site map



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## Photos



## Site Assessment Summary and Conclusion

### Infrastructure

n.b. This site was submitted as part of the 2022 Call For Sites, so has not been through the Housing and Economic Land Availability (HELAA) process; therefore, we do not have comments from DCC Highways or DCC Education.

### Landscape

Entire site falls within the National Landscape. Overall, the site has a high-medium landscape sensitivity to new development.

### Historic environment

No significant issues. Not in close proximity to designated heritage assets; nearest asset is Grade II\* listed building Manstone Manor (approximately 400m to the south-east). There is substantial existing development in between, so no intervening views.

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## **Ecology**

Site is within both the Beer Quarry and Caves SAC bat consultation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

## **Accessibility**

It is within 1,600 metres of four or more different local facilities and a bus route with an hourly or better service.

## **Other constraints**

Grade 3 agricultural land.

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

No

## **Opportunities**

None identified

## **Yield (number of dwellings or hectares of employment land)**

Eighty dwellings

## **Contribution to spatial strategy**

As a Main Centre (counting Sidford as part of Sidmouth), the emerging LP proposes significant development at Sidmouth to serve its own needs and that of wider surrounding areas. Sidmouth currently has an employment density of 1.03 (>1 job per economically active individual), however lacks some strategic facilities (train station), and is located in a less accessible location compared to some other Main Centres.

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**Should the site be allocated?**

No

**Reasons for allocating or not allocating**

Development of the site would have an unacceptable landscape impact, being within the National Landscape on rising ground with high intervisibility.

## Landscape Sensitivity Assessment

**Context****Landscape designation context**

East Devon NL

**For sites within NL, applicable special qualities**

Two irregular shaped fields (within - and surrounded by - the NL) to the north of Sidford High Street and the south of Core Hill, sloping from the north-east to the south-west.

**Other relevant biodiversity, historic environment and/or geological designations**

n/a

Pebblebed Heaths mitigation zone.

No significant issues. Not in close proximity to designated heritage assets; nearest asset is Grade II\* listed building Manstone Manor (approximately 400m to the south-east). There is substantial existing development in between, so no intervening views.

**Landscape Character Type and relevant key characteristics**

3A: Upper Farmed and Wooded Valley Slopes

- Undulating upper valley slopes on Greensand, below the scarp slopes or plateaux. Small V-shaped valleys on upper slopes.
- Deciduous woodland and copses, especially on upper slopes. Hedgerow trees (mostly oak and ash) and some parkland trees add to the green and lush appearance.

- Well-treed pastoral farmland, with some arable cultivation on lower slopes. Small to medium-size fields with irregular boundaries. Associated with traditional Devon smallholdings.
- Rich concentration of archaeological sites from all periods, but with many surviving medieval features including field patterns, churches, farms, villages and lanes.
- Wide, species-rich hedges with many hedgerow trees. Grassland, stream and woodland habitats add to rich biodiversity.
- A dispersed settlement pattern of isolated farms and small villages. Villages are often nucleated around a church, and contain local stone (chert) and cob buildings. Some are estate villages.
- Very winding narrow lanes, many sunken with high banks and flower-rich verges.
- An intimate and intricate landscape with wider views often confined by vegetation. Where views occur, they contain distinctive patchwork patterns of fields.
- Relatively remote and tranquil with little obvious modern development.

(Except northern most tip: 2A - Steep wooded scarp slopes)

### **Local landscape character of site and immediate surrounds**

Two irregular shaped fields to the north of Sidford High Street and the south of Core Hill, sloping from the north-east 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**

Located entirely within East Devon NL, this sloping site - currently in agricultural use - is well related to nearby housing and has good access.

### **Analysis**

<b>Physical and natural characteristics</b>	
Medium-high	The site is very characteristic of this part of the NL, as captured in the landscape character assessment.
<b>Cultural and historic associations</b>	
Low-medium	No significant issues. Not in close proximity to designated heritage assets;

	nearest asset is Grade II* listed building Manstone Manor (approximately 400m to the south-east). There is substantial existing development in between, so no intervening views.
<b>Relationship to existing settlement edge</b>	
Low-medium	This site borders 20th C housing to the south.
<b>Experiential landscape character</b>	
Medium	Experiential landscape character prompts Isolated / Active Exposed Open / Expansive Colourful / Simple / Light Lightly settled Buildings: Grouped/ Modern / Industrial buildings / Dwellings / Large scale Transport corridors: Straight roads / A Road Infrastructure: Pylons (small wooden) Condition: Well managed Simple / Balanced / Harmonious Scenic Quality: Medium
<b>Views</b>	
Medium-high	Visual sensitivities and intervisibility prompts Enclosure / Openness: Part enclosed Skylines: Open / Wooded / Undeveloped / Settled Skyline Structures: Occasional dwellings to west Views: Distant / Expansive / Panoramic / Interrupted Intervisibility: NL / Intervisible - Bulverton Hill, Harpford Wood, Harpford Common, Core Hill / Existing settlement / Other proposed HELLA sites around settlement - Sidm_01 and Sidm_04 Degree of Intervisibility: Extensive Visible from viewpoints identified on the 1:25,000 scale Ordnance Survey map and intervisible - Bulverton Hill, Harpford Wood, Harpford Common Visible from: Publically accessible land / Cycle routes / Roads / Public rights of way / Permissive access routes (Four Elms, Greenway Lane, Higher Greenway Lane)

	Visual Receptors: NL visitors / Visitors to public access land / Users of PROW and permissive access routes / Walkers and cyclists on minor roads / Motorists on A3052 / B3176 roads
<b>Overall landscape susceptibility</b>	
High	Impact on NL and site intervisibility from multiple viewpoints within the NL. The need to protect this valued landscape and the site which is representative of the landscape designation / landscape character assessment.
<b>Within nationally designated landscape?</b>	
Site is within a designated landscape and has very high landscape value.	
<b>Degree of intervisibility with nationally designated landscape</b>	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
<b>Landscape value</b>	
Very High – Nationally or internationally designated for landscape value (NL/ WHS)	
<b>Overall landscape sensitivity</b>	
High / Medium	
<b>Landscape guidance: opportunities in relation to development</b>	
High/medium landscape sensitivity (located entirely within East Devon NL however set in the context of modern residential development), and minor heritage impact.	

## Historic Environment Site Assessment

### Notes on history of area

Sidmouth is a coastal resort of exceptional architectural and historic interest, much of which has been carefully preserved. The settlement appears in the Domesday Book (1086) as a fishing village under the name of Sedemuda which translates as Mouth of the Sid. Later developed as a fashionable coastal resort from C18th to date. A high number of both listed and undesignated heritage buildings remain including Georgian, Regency, and Victorian buildings. Grand cottages and villas with fine boundary walls, Regency and Victorian terraces, serve to define much of the built heritage of the town and vale beyond. Sidmouth Town Centre features many fine shop fronts, mainly 19th to mid 20th Century. The settlement features four conservation areas, including The Town Centre and Seafront, Sid Vale, Elysian Fields, and Bickwell Valley, all with quite separate identities. High prominence of open formal and natural green spaces that serve to define heritage assets and provide the setting of the conservation areas. These include promenade to front, extensive mature lawns, gardens, sports areas, parks, mature trees, and open natural landscape features.

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## 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.

<b>Step 1. Identify any heritage assets potentially affected</b>	
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 HER: Site of a possible earthwork is indicated by two field names within the 19th century Tithe Apportionment
List any heritage assets potentially affected.	1. MDV117527 Name: Castles Field Names, Sidmouth

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 1	
Description of asset	MDV117527 Name: Castles Field Names, Sidmouth The site of a possible earthwork is indicated by two field names within the 19th century Tithe Apportionment.
Significance of asset and setting	Lesser
Relationship of site with heritage asset	Integral
Level of contribution (site to heritage asset)	Significant
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Minor
Could the site be developed in a way that minimised potential impact?	No
Would the development affect the heritage asset in other ways?	No

<b>Step 4. How to maximise enhancements and avoid harm</b>	
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?	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 1 avoiding harm	
Are there reasonable alternative sites?	No
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	No
Notes	

## Ecological Assessment

### Context – Sites and features (desk study)

<b>Site / feature name</b>	<b>Geographic value</b>	<b>Distance from site / feature (metres)</b>	<b>Predicted impact</b>
Special Area of Conservation (SAC)	International	2544	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	4498	Minor adverse effect predicted (not significant)
Ramsar site	International	14474	Minor adverse effect predicted (not significant)

Marine Conservation Zone (MCZ)	National	7421	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	2544	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	1733	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	655	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1479	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	435	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	0	Significant moderate adverse effect predicted
Draft Nature Recovery Network areas (NRN)	County	0	Significant moderate adverse

			effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	0	Significant moderate adverse effect predicted

### Comments

Minor adverse effect predicted (not significant)

**Within River Axe SAC Nutrient catchment zone? No**

**Within Beer Quarry and Caves SAC bat consultation zone? Yes**

**Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes**

**Within Exe Estuary SPA HRA mitigation zone? N**

**Within East Devon Pebblebed Heaths 400m exclusion zone? No**

**Number of European sites potentially impacted by site: 1**

### On site assessment

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

No.

**Presence of veteran or ancient trees**

No.

**Large numbers of mature trees within hedgerows or otherwise**

No.

**Presence of ponds not identified on aerial imagery**

No.

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

No.

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

No.

**Is there any evidence which contradicts the desk study results?**

No.

## **Conclusion**

Significant moderate adverse effect predicted

