



East Devon Local Plan 2020-2042

Site Selection report

Exmouth



February 2025

East Devon – an outstanding place

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1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2042 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not.¹ The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those allocated, alongside those not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites or not.²
- 1.3 For each site, the report contains identifying details and a map, followed by a summary of the site assessment and conclusion on whether allocated. This is followed by a more detailed assessment for most sites (specifically where allocated for development) of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of sites at Exmouth. A map of all the sites which have been assessed is below, followed by a table which highlights the site selection findings.
- 1.5 Exmouth is a substantial seaside town, the largest town in East Devon. From early port/fishing town origins, following the arrival of the railway, the town rapidly expanded in Victorian times to become an important tourist destination with a significant number of grand hotels in waterfront locations. Associated with tourism growth was more general expansion and development of the town through Victorian times and into the 20th century. The substantial historic core of the town, with many fine buildings around the town centre and at waterfront locations, is located in the south western edges of the Exmouth. This is also where the port of Exmouth, with a history in fishing and commercial activities, but now days dominated by recreational craft, is also located. Whilst there are many fine historic buildings in this core area they are interspersed with areas of more modern development. The further outward expansion of Exmouth, stretching up to three to four kilometres eastward and northward, has predominantly occurred in the later part of the 20th century and into the 21st century.

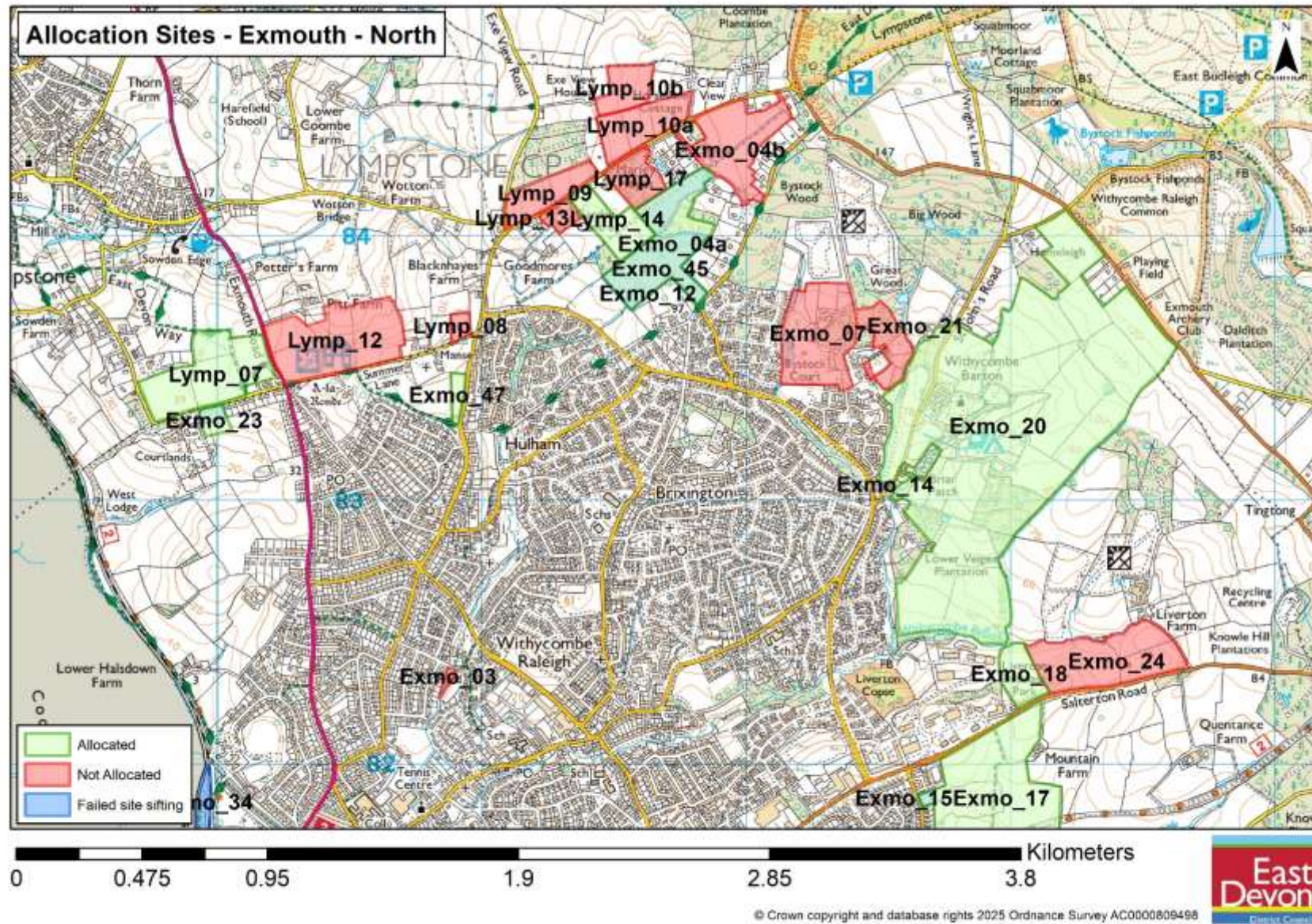
¹ Site Selection Methodology (2024): [sal-001-site-selection-methodology_v2-2020-2042.pdf](#); Landscape Assessment: [sal-002-landscape-sensitivity-assessment-methodology.pdf](#); HESA Methodology: [sal-003-historic-environment-site-assessment-methodology.pdf](#); Ecology Guidelines: [sal-004-ecology-guidelines-for-housing-allocation.pdf](#)

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

- 1.6 In addition to the sites which have been subject to assessment, other sites were not assessed because they did not pass 'site sifting'. This stage of the process rules out sites that are not 'reasonable alternatives' and therefore not considered as potential allocations in the Local Plan. In summary, to pass site sifting and therefore be considered as a potential allocation, the site should be identified as suitable, available, achievable in the HELAA; in a suitable location; not already allocated in a 'made' Neighbourhood Plan; and not already have planning permission. Typically overlapping sites will only be assessed once. Further detail is contained in the Site Selection methodology.
- 1.7 The following sites did not pass site sifting at Exmouth:
- Exmo_01 (Public car park, Royal Avenue) - is probably unachievable in the HELAA because of location within flood zone 3.
 - Exmo_02 (Queens Drive) - although assessed in HELAA as 'Potential achievable subject to passing Sequential and Exceptions test', fail site sifting as housing is a more vulnerable use and because only 0.2 Ha is not in Flood Zone 3 and that 0.2 Ha is wholly surrounded by a very wide area of Flood Zone 3.
 - Exmo_05 (Buildings and land at Maer Farm) - is not within or adjacent, or otherwise well-related, to Exmouth.
 - Exmo_09 (Land to east of Capel Lane) - overlaps with Exmo_17 (note that Exmo_09 is referenced in assessment of Exmo_17)
 - Exmo_10 (Land to north of Salterton Road) - overlaps with Exmo_24.
 - Exmo_11 (Land to south of Courtland Lane) - overlaps with Exmo_23.
 - Exmo_12 (Land off Marley Road) - overlaps with Exmo_45.
 - Exmo_13 (Green Farm Buildings) - overlaps with Exmo_05 – not within or adjacent, or otherwise well-related, to Exmouth.
 - Exmo_14 (Land at South Lodge St Johns Road) - not suitable in HELAA as below site size threshold.
 - Exmo_15 (Land off Capel Lane) - overlaps with Exmo_17 (note that Exmo_15 is referenced in assessment of Exmo_17).
 - Exmo_19 (Land adjacent to Upper Deck, Gore Lane, Sandy Bay) - is not within or adjacent, or otherwise well-related, to Exmouth.
 - Exmo_22 (Land adjacent to 14 Bampton Lane) - not suitable in HELAA as below site size threshold (although the site also overlaps Exmo_03 that was assessed).
 - Exmo_25 (family Amusements Queens Drive) - not suitable in HELAA as within Flood Zone 3 (this site falls within boundaries of Exmo_02).
 - Exmo_26 (Beach Gardens Car Park) - not suitable in HELAA as below site size threshold (this site falls close to and to the south west of site Exmo_31).
 - Exmo_27 (Harbour View Café) - not suitable in HELAA as within Flood Zone 3.
 - Exmo_28 (Foxholes Car Park) - not suitable in HELAA as submitter did not indicate use.

- Exmo_29 (Queens Drive Car Park) - not suitable in HELAA as within Flood Zone 3.
- Exmo_30 (The Octagon, The Pavilion) - not suitable in HELAA as within Flood Zone 3 and below site size threshold (this site falls close to and to the north of site Exmo_31).
- Exmo_31 (The Pavilion, The Esplanade) - not suitable in HELAA as below site size threshold.
- Exmo_32 (Camperdown Car Park) - not suitable in HELAA as within Flood Zone 3.
- Exmo_33 (Camperdown Depot) - not suitable in HELAA as within Flood Zone 3.
- Exmo_34 (Old Coal Depot, The Royal Avenue) - not suitable in HELAA as within Flood Zone 3.
- Exmo_35 (Estuary Car and Lorry Park) - not suitable in HELAA as within Flood Zone 3.
- Exmo_36 (Exmouth Sports Centre) - not suitable in HELAA as below site size threshold.
- Exmo_37 (GWRSA Social Club) - not suitable in HELAA as below site size threshold.
- Exmo_38 (Imperial Road Rec and Car Park) - not suitable in HELAA as within Flood Zone 3.
- Exmo_39 (Jarvis Close Car Park) - not suitable in HELAA as below site size threshold.
- Exmo_40 (London Inn Car Park) - not suitable in HELAA as submitter did not indicate use.
- Exmo_41 (Maer Road Car Park) - not suitable in HELAA as submitter did not indicate use.
- Exmo_42 (Marlpool Workshops) - not suitable in HELAA as below site size threshold.
- Exmo_43 (Phear Park Depot) - not suitable in HELAA as below site size threshold.
- Exmo_44 (Exmouth Station Public Convenience) - not suitable in HELAA as below site size threshold.
- Exmo_45 (land off Marley Road) - overlaps with Exmo_04
- Exmo_46 (Veiges Farm St Johns Road) - overlaps with Exmo_20.
- Exmo_48 (Camperdown Creek) - suggested by third party in Draft Local Plan consultation. Located within Flood Zone 3, overlap with Exmo_32, 33.
- Exmo_49 (Former Post Office) - suggested by third party in Draft Local Plan consultation, but no evidence of land availability. Appears to be in active use as Royal Mail delivery centre.
- Exmo_51 (Land east of Liverton Business Park) - overlaps with Exmo_18

- Exmo_52 (land at St Johns Road) - overlaps with Exmo_20.
- GH/ED/76 (land at St Johns Road) - overlaps with Exmo_20.



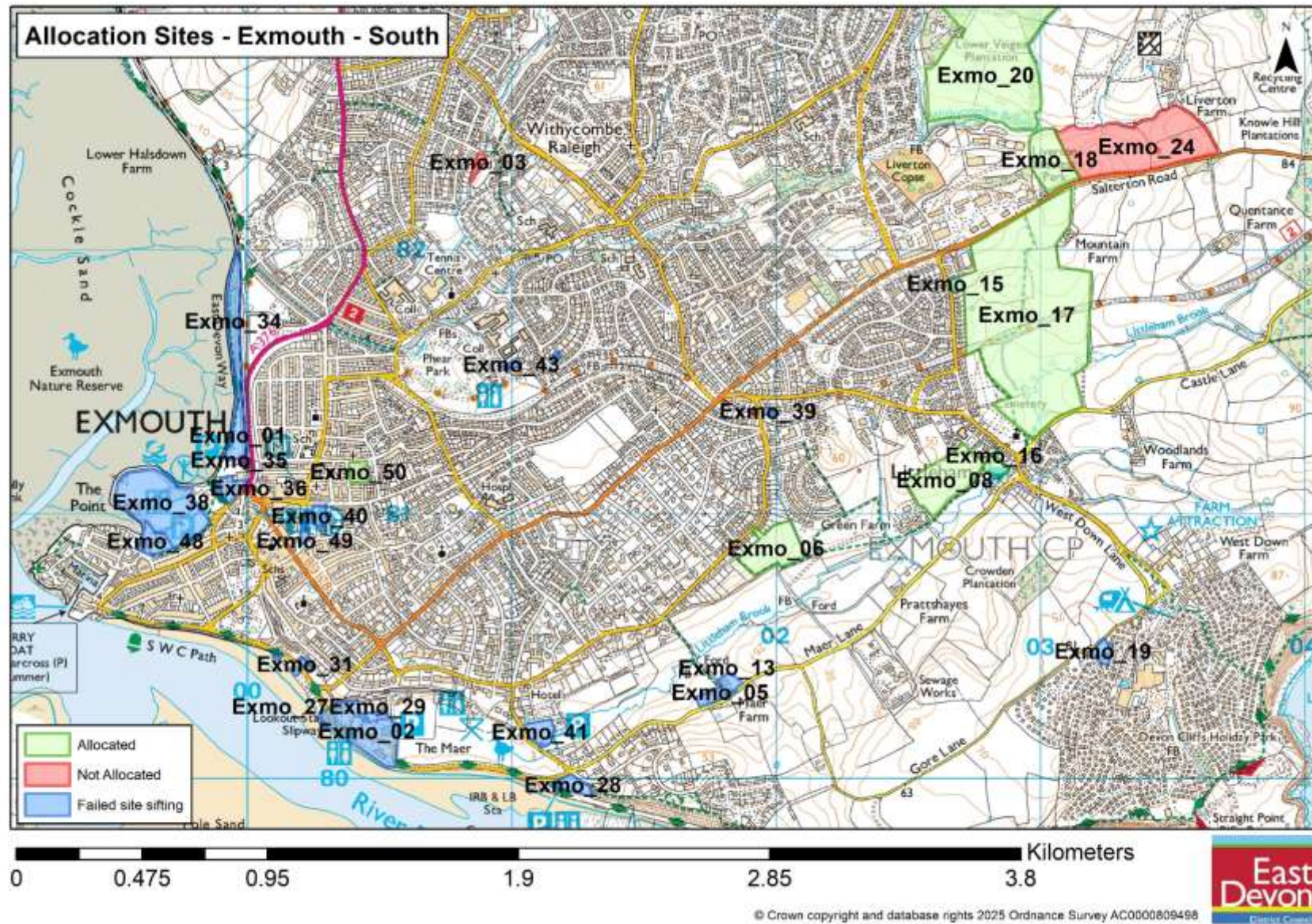


Figure 1.1: Overview of Site Selection at Exmouth

Site reference	Number of dwellings / hectares of employment land	Allocated?
Exmo_03 - Land at bottom of Bapton Lane	5 dwellings	No
Exmo_04 - Land at Marley Drive, Lympstone	50 dwellings	Yes (southern parts of the site only - area shown as 04a allocated but 04b not)
Exmo_06 - Douglas Gardens, Exmouth	44 dwellings	Yes
Exmo_07 - Bystock Court, Old Bystock Drive	40 dwellings	No
Exmo_08 - Littleham Fields, Exmouth	40 Dwellings	Yes
Exmo_16 - Land to the rear of Elm Lane	5 Dwellings	Yes
Exmo_17 - Land to the South of Littleham	410 dwellings and 0.4 hectares of employment land	Yes
Exmo_18 - Land directly to the east of Liverton Business Park	2.7 hectares of employment land	Yes
Exmo_20 - Land at St. John's, Exmouth	700 dwellings and 1.6 hectares of employment land plus other supporting uses	Yes
Exmo_23 - Courtlands Barn, Courtlands Lane	12 dwellings	Yes
Exmo_24 - Land to the north of Salterton Road	Potential range of uses – including employment and housing	No
Lymp_07 - Land at Courtland Cross, Exeter Road, Lympstone	100 dwellings and 0.4 hectares of employment land	Yes
Lymp_08 - Land off Summer Lane, Exmouth	14 dwellings	No

Site reference	Number of dwellings / hectares of employment land	Allocated?
Lymp_09 – Land fronting Hulham Road	54 Dwellings	No
Lymp_10 - Land off Hulham Road, Lympstone	100 dwellings	No
Lymp_12 – land fronting A376 and Summer Lane	174 dwellings	No
Lymp_13 - Kings Garden & Leisure, Higher Hulham Rd	25 dwellings	No
Lymp_14 - Coles Field, Hulham Road	59 dwellings	Yes
Lymp_17 – Land at Marley House	80 dwellings	No
Exmo_50 - Exmouth Police Station	20 dwellings	Yes
Exmo_21 – land east of Bystock court	40 dwellings	No
Exmo_47 - Land to the south west of Hulham Road	15 dwellings	Yes

2 Site Reference Exmo_03 - Land at bottom of Bapton Lane

Site details

Settlement: Exmouth

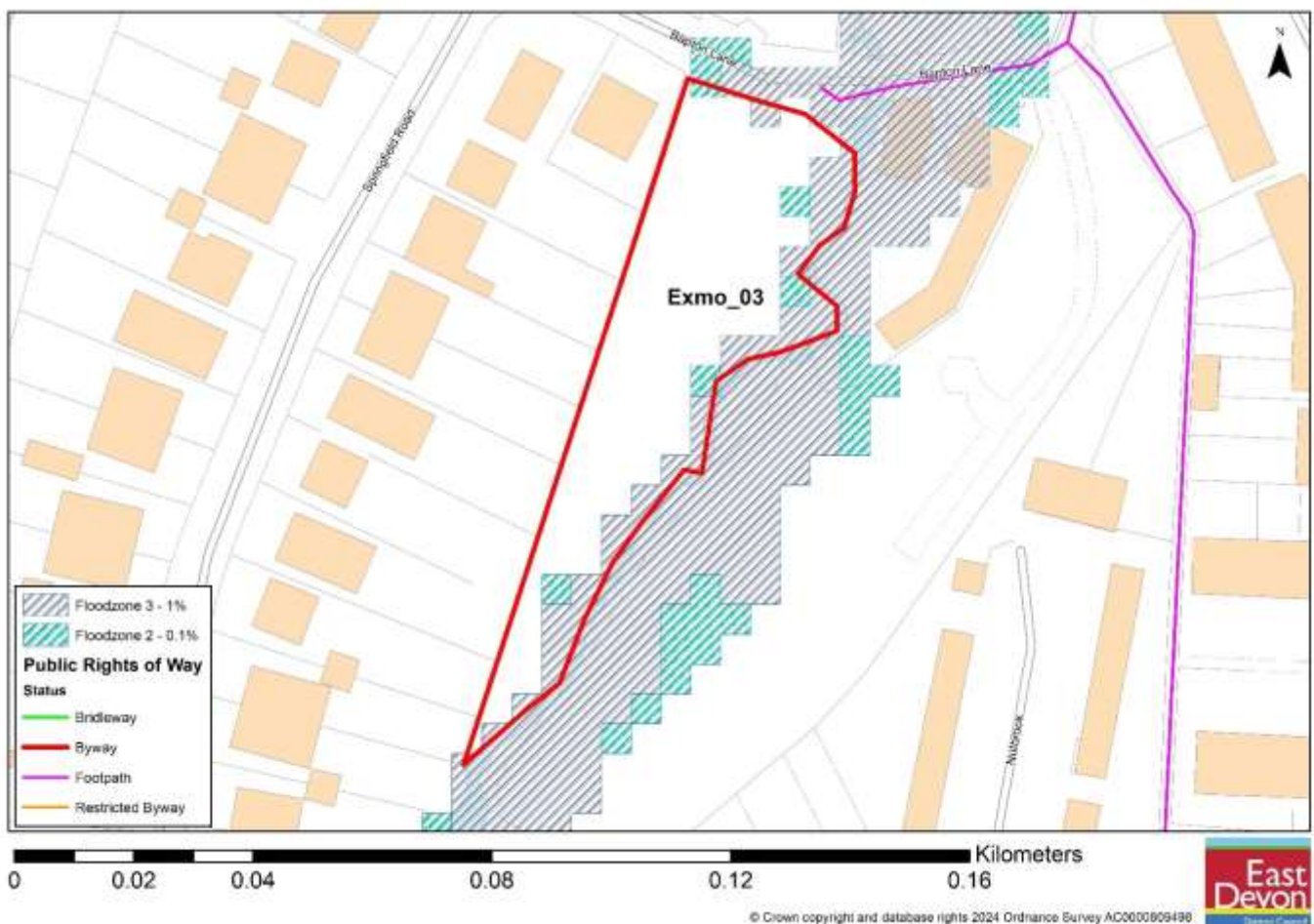
Reference number: Exmo_03

Site area (ha): 0.24

Address: Land at bottom of Bapton Lane, Exmouth between 14 Bapton Lane EX8 3JT and Cats Motel Bapton Farm EX8 3JT

Proposed use: Housing

Site map



Photos



The site frontage from Bapton Lane – the image shows one of the limited public viewpoint (through the double metal gates on the right-hand side – centre of the photograph) into the site.

Site Assessment Summary and Conclusion

Infrastructure

No infrastructure concerns are identified at this site.

Landscape

This is a green space site within the urban setting of Exmouth. The site is undeveloped, bar what would appear to be some sheds or lightweight structures within it, and it is or at least appears to be, a non publically accessible space. The green space of the site provides an attractive contrast with the largely 20th century housing development that surroiunds it. The site needs to be seen within a wider policy context where it is proposed as part of the Valley Parks in Exmouth and is specifically addressed by Policy EN2 of the adopted East Devon Local Plan and referenced in the Exmouth Neighbourhood Plan.

Historic environment

There are no designated heritage assets in close proximity of the site so no scope for adverse heritage impacts from development are identified.

Ecology

There are Mature trees within the site and the Bapton Brook runs along the eastern site boundary. So whilst the site is remote from designated wildlife sites there are features locally that could be expected to be of some wildlife importance.

Accessibility

The site is within 1,600 metres of a range of services and facilities.

Other constraints

No other constraints are identified or noted.

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

No

Opportunities

There are no specific identified opportunities that site development might help deliver.

Yield (number of dwellings or hectares of employment land)

5

Contribution to spatial strategy

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

Is the site be allocated?

No

Reasons for allocating or not allocating

The site is not regarded as appropriate for residential development as it is contrary to Valley Park aspirations, explicitly identified as a suggested area of Land of Local Amenity Importance that is proposed for protection from development. However, should Valley Park considerations change (should the land be deemed not appropriate to include in the park) then their could be grounds to revisit assessment of potential for housing development.

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

No.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of AONB

For sites within AONB, applicable special qualities

N/A

Other relevant biodiversity, historic environment and/or geological designations

None

Landscape Character Type and relevant key characteristics

This is an urban site surrounded by built development.

Local landscape character of site and immediate surrounds

This is an urban site surrounded by built development.

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

As an urban site – not a relevant consideration.

General and site-specific affects that could arise from development

No landscape concerns identified.

Analysis

Physical and natural characteristics	
Low	As an urban site, whilst providing some green assets with some but limited invisibility with close by public areas the site has some but limited (low) sensitivity.
Cultural and historic associations	
Low	No relevant cultural and historic associations were identified as applying to this site.

Relationship to existing settlement edge	
Low	The site is remote from settlement edges of Exmouth.
Experiential landscape character	
Low	Busy with human activity present and surrounded by development.
Views	
Low	Limited views
Overall landscape susceptibility	
Low	The site has no identified significance in landscape terms. There are though attractive green features within that should be sympathetically assessed and where relevant retained in development if the site were to be built.
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
None.	
If outside designated landscape, factors which may raise or lower value from moderate	
None identified	
Landscape value	
Low	
Overall landscape sensitivity	
Low	
Landscape guidance: opportunities in relation to development	
The site has no identified significance in landscape terms though there are attractive green features within that should be sympathetically assessed and where relevant retained in development if the site were to be built.	

Historic Environment Site Assessment

Notes on history of area

This site falls in a part of the town where surrounding built development is predominantly mid/late 20th century residential development, typically houses of a suburban character set in medium or larger sized gardens.

Overall conclusion

Low: no concerns identified on current evidence with no scope for impact on assets.

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes – Grade 2 listed Travershes, Pound Lane, Exmouth, EX8 4NP
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Limited potential for adverse impacts given intervening buildings between the site and the single listed building.
List any heritage assets potentially affected.	Travershes

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1 - Travershes	
Description of asset	Historic England records advise: POUND LANE 1. 5176 (South-West Side) Withycombe Raleigh Travershes SY 0182 5/88 II GV 2. Early C19 stuccoed house. Square plan. Hipped thatched roof. Gothic bell cupola. 2 storeys. 3 sashes with glazing bars. Listing NGR: SY0103482385
Significance of asset and setting	Limited visual connectivity to the site.
Relationship of site with heritage asset	Limited relationship, especially given intervening 20 th century housing and the lower location of the site.
Level of contribution (site to heritage asset)	Little
Further assessment required?	No

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	None identified.
Could the site be developed in a way that minimised potential impact?	Not applicable.
Would the development affect the heritage asset in other ways?	None identified.

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	Not applicable.
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	No significant concerns identified.

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	2500	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	898	Minor adverse effect predicted (not significant)
Ramsar site	International	898	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	6414	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	898	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	2500	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	898	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	3423	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	949	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	437	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	185	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

No potential for adverse impacts on designated features are identified. However, features on the site and adjacent to it will have local importance and adverse impacts may arise.

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes

Within Exe Estuary SPA HRA mitigation zone? Yes

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 2

On site assessment

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

Yes. The site is wooded on its eastern boundary, next to the stream, but trees and shrubs are found across the site which in parts is quite wild in appearance.

Presence of veteran or ancient trees

No. Nothing noted

Large numbers of mature trees within hedgerows or otherwise

Yes. The site is heavily wooded on its eastern boundary, next to the stream, but trees and shrubs are found across the site.

Presence of ponds not identified on aerial imagery

No. None identified

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. No fields present.

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

No. None noted.

Is there any evidence which contradicts the desk study results?

No. No further information recorded.

Conclusion

Minor adverse effect predicted (not significant)

3 Site Reference Exmo_04 - Land at Marley Drive, Lymptstone

Site details

Settlement: Exmouth

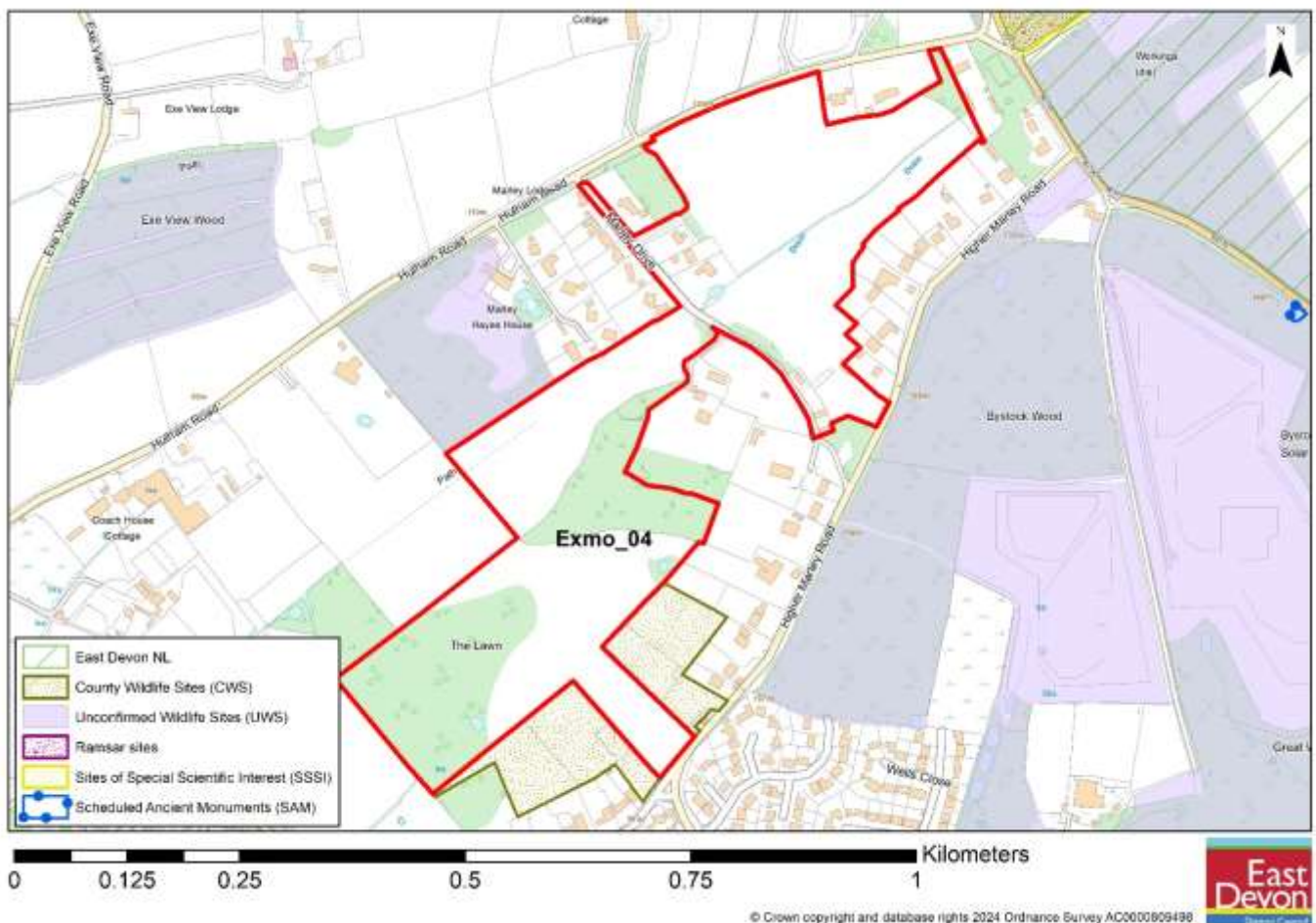
Reference number: Exmo_04

Site area (ha): 18.16

Address: Land at Marley Drive, Lymptstone, Exmouth,

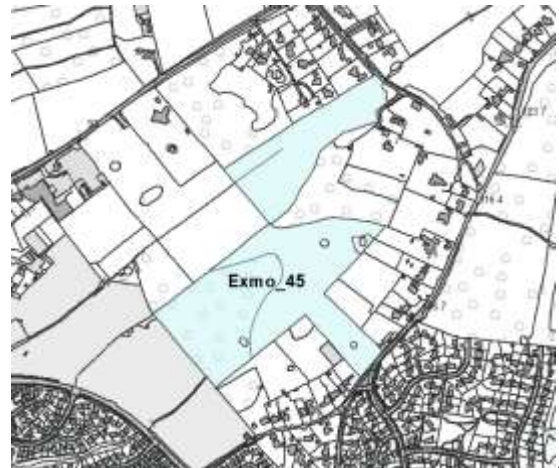
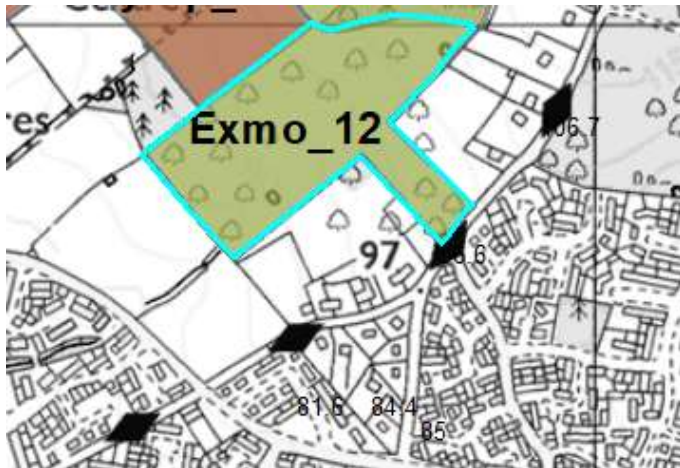
Proposed use: Housing

Site map



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

- Exmo_12; and
- Exmou_45



Photos



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

Site Assessment Summary and Conclusion

Infrastructure

No specific infrastructure constraints are identified.

Landscape

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

Historic environment

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

Ecology

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

Accessibility

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

Other constraints

No other significant constraints are noted.

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

No

Opportunities

No specific opportunities are identified.

Yield (number of dwellings or hectares of employment land)

As a large single site the capacity could potentially be large, up to 273 dwellings, but discounting northern parts of the site from development, and noting other constraints, a yield of around 50 dwellings is seen as appropriate.

Contribution to spatial strategy

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

Is the site allocated?

Yes

Reasons for allocating or not allocating

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

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

Yes - partial site development only should go ahead, as set out in commentary.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of AONB

For sites within AONB, applicable special qualities

Not applicable.

Other relevant biodiversity, historic environment and/or geological designations

The site lies close to land (to the east) designated in the highest tier of wildlifes sites.

There are no designated heritage assets at or in close proximity of the site. There was a large property, Marley House at the site and and planting and landform features at the site were associated with it.

Landscape Character Type and relevant key characteristics

The more northern and majority part of the site fall in LCT 1C Pebblebed haeths - this overall is characterised by being described as: An extra-ordinary and distinctive landscape, unique in Devon, and accessible for recreation. An extensive mosaic of heathland, woodland and wet mire habitats which are internationally designated for their nature conservation importance. Rich extant archaeology (including prehistoric sites) which have survived because the land has

not been enclosed or ploughed. A long history of use as common land, with associated features. Long panoramic views from and along the ridge. The ridge also forms a backdrop to views across a wide area and contributes to the setting of the Jurassic Coast World Heritage Site. However the site is on the fringes of this designation and these qualities are far less prevalent at the site than for land to the east of it. The smaller more southerly part is in 3B. Lower rolling farmed and settled valley slopes. An extensive LCT which forms the setting for many settlements, and also contributes to many expansive views from higher ground. A productive, working but still attractive landscape containing numerous historic and archaeological features. A diversity of settlements, with building materials and settlement pattern reflecting local geology.

Local landscape character of site and immediate surrounds

Whilst aspects of the site share some characteristics with the the 1C and 3B descriptions the site overall is not typical of either of these area descriptions. The site is generally well screened land with no public access or identified archeological interest.

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

No

General and site-specific affects that could arise from development

- Introduction of built form and associated infrastructure.
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads. New site access and potentially some grading.
- Risk of loss of trees/ hedgerow/ other noteworthy habitats.
- Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.

Analysis

Physical and natural characteristics	
Medium	Site comprises of a number of fields with hedgrows boundaries and also block of planting to some boundaries and abutting residential properties set in large gardens.
Cultural and historic associations	
Low-medium	The site lies in an area that was historically wooded though the fields making up the site have mostly been cleared of trees.
Relationship to existing settlement edge	

Low-medium	The site lies on the north-eastern edge of Exmouth in an urban fringing location with predominantly larger 20th century residential properties with large gardens to southern boundaries in particular. A relatively linear settlement edge pattern exists albeit one where large trees are quite dominant.
Experiential landscape character	
Low-medium	The site is well screened and as such is intimate in character and feels quite remote and tranquil. The screening, however, lessens susceptibility of site to adverse impacts when seen in a wider context.
Views	
Medium	Screening and existing dwellings to site boundaries limit inter-visibility with other areas.
Overall landscape susceptibility	
Low	The extensive screening at and around the site limits the susceptibility for adverse landscape impacts from development.
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
Moderate	
If outside designated landscape, factors which may raise or lower value from moderate	
The area closest to designated areas where views are present is to the northerly parts of the site. Southerly parts have less, limited or nil intervisibility.	
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Overall landscape sensitivity	
Medium	
Landscape guidance: opportunities in relation to development	

If the site were developed there would be particular need for account to be taken of protection of existing planting to site boundaries and mature trees within the site itself

Historic Environment Site Assessment

Notes on history of area

Mapping from the late 19th century show no development within the site and limited development beyond but close to the site. Devon County historic mapping shows a World War II Searchlight Battery location in the site.

Overall conclusion

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	No The nearest listed building is around 350 metres, at its nearest point, to the site and a Scheduled Ancient Monument is around 450 metres away.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No assets are identified. The enclosed setting of the site has been famed for some years, but there are no signs of important heritage interest at the site.
List any heritage assets potentially affected.	As there are no identified heritage assets the assessment work has not progressed on to Step 2

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

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

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	N/A
Would development enable further research and recording of the heritage asset?	N/A
Would development enable better revealing of the significance of the heritage asset?	N/A
Would development enable the asset to be removed from the at risk register?	N/A
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	N/A
Could the site boundary be changed to avoid harm?	N/A
Could the amount of development be reduced to avoid harm?	N/A
Would a different type of development (use) avoid harm?	N/A
Could design avoid harm?	N/A
Notes	Lack of proximity to significant heritage assets has ruled out potential for adverse impacts.

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	74	Significant major adverse effect predicted
Special Protection Area (SPA)	International	74	Significant major adverse effect predicted
Ramsar site	International	2128	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	5345	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	74	Significant major adverse effect predicted
National Nature Reserve (NNR)	National	74	Significant major adverse effect predicted
Local Nature Reserve (LNR)	Regional	2130	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	2017	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	0	Significant moderate adverse effect predicted
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

Land to the west of the site, and also covering a small western fringe section of the site, falls within Priority Habitat Inventory - deciduous woodland and Nature Recovery Network dataset areas. These assests largely coincide with nearby higher tier biodiversity designations.

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes

Within Exe Estuary SPA HRA mitigation zone? Yes

Within East Devon Pebblebed Heaths 400m exclusion zone? Yes

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. The site comprises of a number of fields of unimproved grassland. There are veteran trees to parts of site boundaries, including a number of Tree Preservation Orders to and beyond boundaries and within parts of the site.

Presence of veteran or ancient trees

Yes. There are significant numbers of veteran trees to the site boundaries and also within the southern part of the site.

Large numbers of mature trees within hedgerows or otherwise

Yes. There are mature trees at and around the site and in field boundaries.

Presence of ponds not identified on aerial imagery

No. There was no evidence of ponds at the site.

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. Field sizes are of a medium scale and there would be likely to be some hedgerow loss from development.

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

No. None noted.

Is there any evidence which contradicts the desk study results?

No. No further information recorded.

Conclusion

Significant major adverse effect predicted

4 Site Reference Exmo_06 - Douglas Gardens, Exmouth

Site details

Settlement: Exmouth

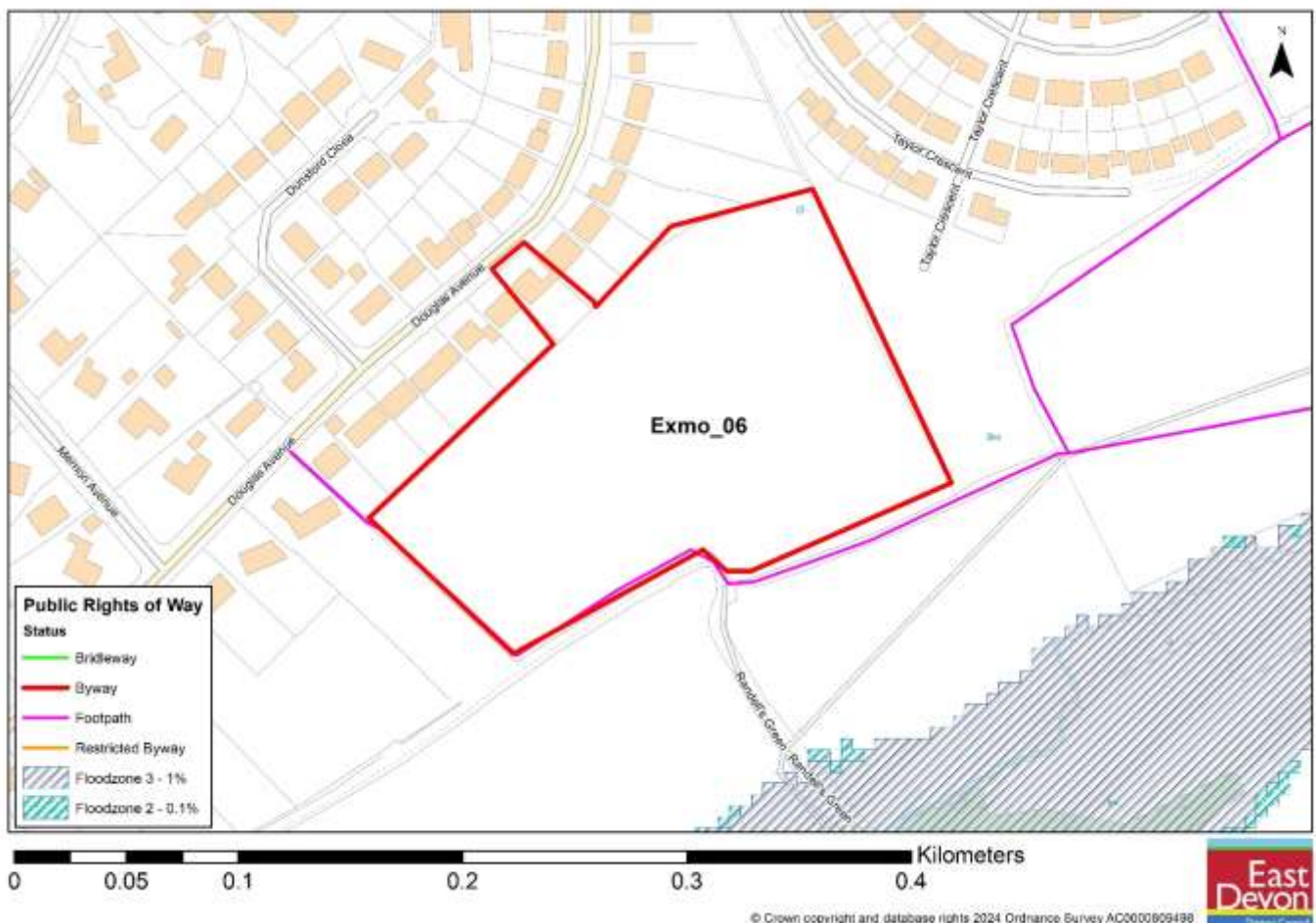
Reference number: Exmo_06

Site area (ha): 2.92

Address: Douglas Gardens, Exmouth

Proposed use: Housing development

Site map



Photos



Longer distance view, from Gore Lane and looking northwards, toward the site which occupies the green field (the central band of the photograph) below the row of houses on the ridgeline above.

Site Assessment Summary and Conclusion

Infrastructure

No direct infrastructure concerns are specifically noted for this site.

Landscape

The site is of some visual prominence when viewed from the south and there are views outward from the site (and in to it) from parts of the East Devon AONB. However, visibility concerns need to be seen in the context of the site abutting and sitting below built up parts of Exmouth.

Historic environment

There are very few assets of historic heritage importance in this part of Exmouth and no significant concerns are identified.

Ecology

The site is assumed to be of low ecological importance though hedgerows and tress around the site may be of more value and should be protected if development were to go ahead.

Accessibility

The site falls within 1,600 metres of a range of facilities and close to a frequent bus service.

Other constraints

There are no other known constraints at the site though the site was subject to a past planning application for residential development that was refused at appeal - 15/0753/MOUT. More recently, however, the site has been granted planning permission subject to a Section 106 agreement.

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

No

Opportunities

There are no particular extra opportunities that development at this site might be expected to deliver.

Yield (number of dwellings or hectares of employment land)

44

Contribution to spatial strategy

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

Is the site allocated?

Yes

Reasons for allocating or not allocating

The site provides a good opportunity for development. Some care will be needed to avoid and limit possible adverse landscape impacts and to protect boundary hedges. There are limited biodiversity or heritage concerns in respect of site development.

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

No - not applicable.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of AONB

For sites within AONB, applicable special qualities

Not applicable

Other relevant biodiversity, historic environment and/or geological designations

There are no designated landscapes within or abutting the site. However, the East Devon AONB lies to the south of the site at its closest point around 375 metres away from the south-easterly site boundary. A Tree Preservation Order covers a small area to the south west of the site.

There are no designated heritage assets at or in the immediate vicinity of the site.

There are no identified designated geological assets at or in the immediate vicinity of the site.

Landscape Character Type and relevant key characteristics

The site falls within and on the edge of LCT 1B: Open Coastal Plateau. This landscape character assessment includes aims to: Retain the Open Coastal Plateaux as a large-scale and predominantly undeveloped landscape which forms a positive setting and skyline to the coast, World Heritage Site, South West/ England Coast Path and several settlements. Incursion of development onto higher land should be avoided. Habitat diversity should be encouraged, particularly the establishment and linkage of coastal grassland. Archaeological sites and ancient coastal landscapes should be protected.

Local landscape character of site and immediate surrounds

The site abuts a southern urban edge of Exmouth and as such is influenced by the suburban built form of the adjoining part of the town to the north which sits above the site. The coast is not visible from the site but there are extensive views over the wide open Littleham valley to the south and thereafter rising land that forms part of the East Devon AONB.

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

The site comprises of a comparatively steep, south westerly sloping field, and as such earthworks of some significance to accommodate dwellings, roads and hard infrastructure could be envisaged. However, existing built development of a quite low density suburban form sits higher up above the site and this occupies the ridgeline. It is envisaged that a new access road to the site would come in from the north. and with a footpath along the western and southern site boundaries pedestrian links to this could be desirable. The southern site boundary is formed by a mature hedgerow.

Analysis

Physical and natural characteristics

Medium	The site occupies a medium sized single field which is characteristic of the countryside to the south of the site. There is no vegetation cover within the site itself but there are mature boundary hedges to site boundaries.
Cultural and historic associations	
Low	There are no designated heritage assets on or in the close vicinity of the site and the Devon County Council Environment Viewer does not identify any on-site historic assets. The site and the farmed landscape to the south is long established though 19th century mapping suggests the footpath outside of and to the west and south of the site is newer. Old mapping also shows an internal, now gone, north south hedgerow through the site, a track across it and also what appears to be a small group of buildings, now gone, beyond the southern site boundary. In contrast residential housing to the north of the site is suburban, 20th century and post second world war.
Relationship to existing settlement edge	
Low-medium	The site has modern abutting fringed development that is predominantly linear in form, notably to the north. It is a valley side sloping site.
Experiential landscape character	
Low-medium	The site is on the urban edge of Exmouth and is settled and not remote in character. The field that makes up the site is in agricultural use and quite simple in form. Its scenic quality is derived from its open nature.
Views	
Medium	This is an open site that maybe viewed from a wide surrounding area from the south, albeit it is a site that is seen against and dominated by an urban though well planted backdrop. There is clear inter visibility of the site with parts of the East Devon AONB. and from footpaths used for recreational activity.
Overall landscape susceptibility	
Medium	The open visible nature of the site forms the most critical landscape concern.
Within nationally designated landscape?	
Site is not within a designated landscape.	

Degree of intervisibility with nationally designated landscape
Moderate
If outside designated landscape, factors which may raise or lower value from moderate
The site is close to the AONB and there is clear inter visibiliy.
Landscape value
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value
Overall landscape sensitivity
Medium
Landscape guidance: opportunities in relation to development
Any development should sit within the context of the existing and in parts quite stark urban edge of this part of Exmouth. An emphasis in any development should rest on seek to soften the starkness through careful design and use of planting.

Historic Environment Site Assessment

Notes on history of area

Mapping from the 19 century indicates that the site existed as an agricultural field in open non-developed farmed countryside though with what might be assumed to be a farm buildings to the south of the site labelled as Sarltdown. There is now no obvious visual presence of buildings. The site itself forms part of a much larger area that is identified on the Devon County Council Environment viewer as Littleham Manor, Exmouth. Text for the larger area advises "The bounds of the Saxon manor of Littleham equate fairly well with the later ecclesiastical parish."

Overall conclusion

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

	The nearest listed buildings to the south east of and around 380 metres from the site boundary
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	None are identified. Whilst the site forms part of a landscape that has clearly been farmed for many years there are no identified heritage assets within the site or in close proximity of it.
List any heritage assets potentially affected.	As there are no identified heritage assets the assessment work has not progressed on to Step 2.

Step 2 work is not applicable at this site.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Not applicable
Significance of asset and setting	Not applicable
Relationship of site with heritage asset	Not applicable
Level of contribution (site to heritage asset)	Not applicable
Further assessment required?	No

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Not applicable
Could the site be developed in a way that minimised potential impact?	Not applicable
Would the development affect the heritage asset in other ways?	Not applicable

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	Not applicable
Would development enable further research and recording of the heritage asset?	Not applicable
Would development enable better revealing of the significance of the heritage asset?	Not applicable
Would development enable the asset to be removed from the at risk register?	Not applicable
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	
Could the site boundary be changed to avoid harm?	Not applicable
Could the amount of development be reduced to avoid harm?	Not applicable
Would a different type of development (use) avoid harm?	Not applicable
Could design avoid harm?	Not applicable
Notes	No matters need consideration

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	2800	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	970	Minor adverse effect predicted (not significant)
Ramsar site	International	970	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	5340	Minor adverse effect predicted (not significant)

Site of Special Scientific Interest (SSSI)	National	970	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	2800	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	1022	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	4305	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	912	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	900	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County		
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	0	Significant moderate adverse effect predicted

Comments

A small area of locally significant deciduous woodland lies to the west of the site, albeit a new dwelling sits between most of the trees and the site.

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes

Within Exe Estuary SPA HRA mitigation zone? Yes

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 2

On site assessment

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

No. Whilst the field is improved grassland there are trees and bushes to the site boundaries that can be expected to be of some nature conservation value.

Presence of veteran or ancient trees

No. Veteran trees are not identified.

Large numbers of mature trees within hedgerows or otherwise

No. No large trees are present.

Presence of ponds not identified on aerial imagery

No. None

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. None

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

No. None identified.

Is there any evidence which contradicts the desk study results?

No. None

Conclusion

Minor adverse effect predicted (not significant)

5 Site Reference Exmo_07 - Bystock Court, Old Bystock Drive

Site details

Settlement: Exmouth

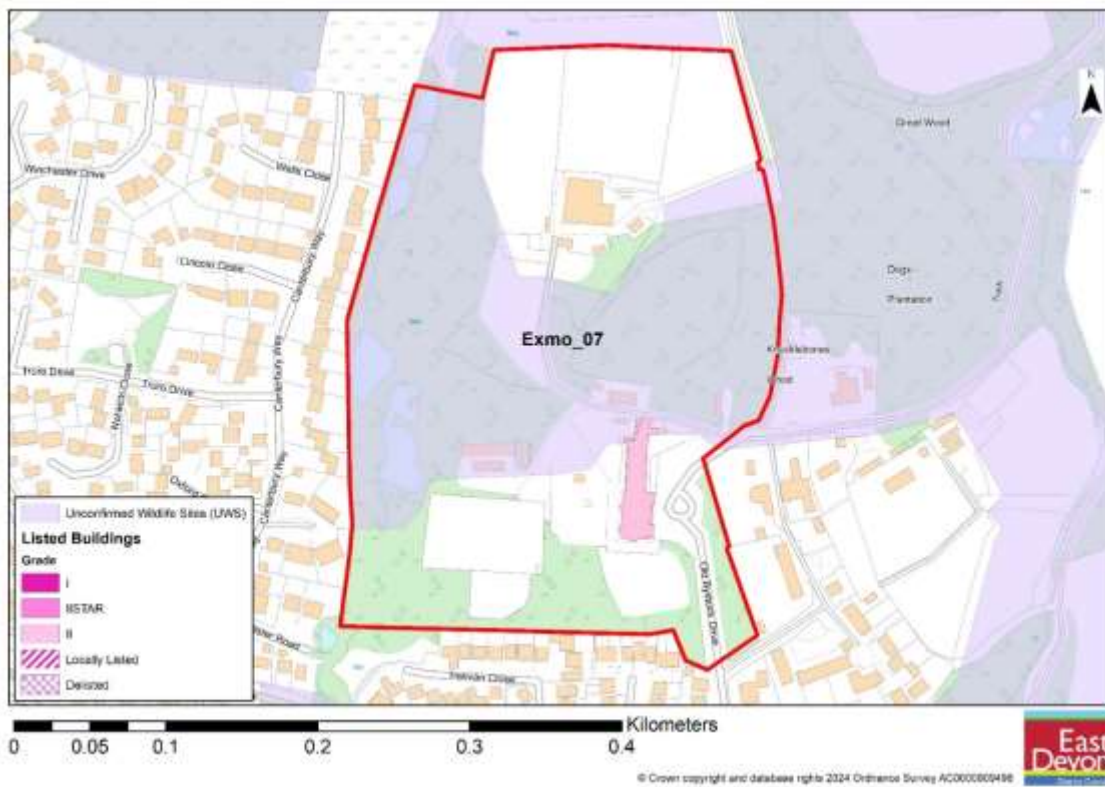
Reference number: Exmo_07

Site area (ha): 9.7

Address: Bystock Court, Old Bystock Drive, Exmouth, EX8 5EQ

Proposed use: Housing

Site map



Photos



Highway access into the site looking northward up Old Bystock Drive.

Site Assessment Summary and Conclusion

Infrastructure

No direct infrastructure concerns are specifically noted for this site, though it is accessed via a private road that is accessed through a residential housing area. The private drive could impact on (reduce) potential yield.

Landscape

The site contains a large number of mature trees and extensive vegetation cover. This planting and extensive blocks of tree cover at and beyond site boundaries ensures that there is very little inter-visibility between the site and surrounding areas. The planting at the site ensures that it has an intimate feel and for large parts of the site a sense of separation from physically close by urban edges of Exmouth. The only moderately substantial part of the site that is not mostly coverage by trees/tree canopies lies in the northern part of the site. On assumption that tree cover should remain this modest northern site part might (in theory at least) would have capacity for a small number of dwellings

Historic environment

The Grade II listed Bystock Court falls within the southern part of the site and it forms a significant heritage asset that has a direct impact on potential scope for accommodating residential development. The formal grounds and setting of the house are identified as ruling out potential for new development in the southern part of the site. Northern parts of the site perhaps offer more potential given that tree cover reduces inter-visibility between potentially developable land and open grassed areas of the site. However, any development of land to the north of the listed house would serve to intensify urban activity and vehicle movements which in its own right could adversely impact on heritage value as could other aspects of urbanisation.

Ecology

An Unconfirmed County Wildlife site covers most of the site and also extends to cover adjoining areas of land. Within the site and beyond this designation there is also further extensive tree coverage. Taken overall the site can be seen to be of wildlife importance and value. Some land in the northern part of the site is, however, open grassland that in its own right is likely to be of lesser wildlife value.

Accessibility

The site falls within 1,600 metres of a range of facilities and close to a frequent bus service.

Other constraints

No additional constraints are noted.

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

No

Opportunities

There are no particular extra opportunities that development at this site might be expected to deliver.

Yield (number of dwellings or hectares of employment land)

35

Contribution to spatial strategy

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

Is the site allocated?

No

Reasons for allocating or not allocating

The site is very sensitive in respect of heritage and nature conservation considerations and as such is not proposed as an allocation for development. The less sensitive part of the site is in a northern area though in this position it is somewhat divorced from built-up areas of the town and further from services and facilities. Significant concerns identified in respect of potential adverse heritage and nature conservation impacts.

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

Whilst there is a less sensitive northern part of the site, compared with very sensitive parts, it is not proposed to allocate for development.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of the AONB

For sites within AONB, applicable special qualities

N/A

Other relevant biodiversity, historic environment and/or geological designations

Within the site is the Grade II listed Bystock Court which sits in a formal landscaped garden. There are a large number of mature trees within the site with these including a block of planting covered by a Tree Preservation Area.

Landscape Character Type and relevant key characteristics

1B. Open coastal plateaux - • High, open plateaux, dissected or separated by combes and river valleys • Windblown vegetation • Regular medium to large field pattern • Stone boundary walls, dense low hedges (often elm) with occasional hedgerow oaks • Mixed land use, mainly pastoral or arable • Little woodland or limited deciduous woodland • Few roads but many rights of way • Very low or low settlement density • Influence of geology on landform and/or soil colour • Extensive views along coast

Local landscape character of site and immediate surrounds

The site is enclosed, largely surrounded by trees, with little intervisibility with nearby areas. Much of the site also includes trees within as well as formal garden areas associated with the listed Bystock Court. Northerly parts of the site consist of open grassland. The site is in an urban fringe location in Exmouth.

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

No

General and site-specific affects that could arise from development

• Introduction of built form and associated infrastructure. • Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads. • Risk of loss of trees/ hedgerow/ other noteworthy habitats. • Construction phase impacts including potential off site impacts e.g. large delivery vehicles/ construction plant.

Analysis

Physical and natural characteristics	
Medium	This is an attractive mature site with significant vegetation cover within and to boundaries. There is limited intervisibility, however, with surrounding areas.
Cultural and historic associations	
High	The historic listed Bystock Court is central in the site and is of historic importance.

Relationship to existing settlement edge	
Low-medium	The site abuts urban edges of Exmouth but these edges are well screen with mature tree planting.
Experiential landscape character	
Medium-high	The presence of the historic property and garden give the southern part of the site a sense of historic importance. This does not, however, apply to northerly parts of the site.
Views	
Low	Substantial planting results in limited views into or out of the site.
Overall landscape susceptibility	
Medium-high	Whilst the site itself is well screened intrinsic on-site qualities, especially in respect to southerly site parts, give it an inherent quality and sensitivity to development.
Within nationally designated landscape?	
No	
Degree of intervisibility with nationally designated landscape	
Minimal or nil.	
If outside designated landscape, factors which may raise or lower value from moderate	
Most of the site is enclosed though with intrinsic on-site qualities. Loss of these qualities would be a detrimental impact. There is seen to be little potential, especially in respect of the southern parts of the site to avoid negative impacts from development.	
Landscape value	
Medium	
Overall landscape sensitivity	
Medium-high	
Landscape guidance: opportunities in relation to development	

Constraints in the southern parts of the site, in particular, are of significance and as such positive 'opportunities' are not identified. If any development were to go ahead it would need to be at a lower density respecting existing built and natural features.

Historic Environment Site Assessment

Notes on history of area

The site and surrounds are of historic interest and importance.

Overall conclusion

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes On site is the Grade II Listed Bystock Court.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes - Bystock Court.
List any heritage assets potentially affected.	Bystock Court.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1 - Grade II Listed Bystock Court	
Description of asset	Historic England advise - A country house built in 1907 to a design by Wimperis and Best, with a multi-phase service wing, partly pre-dating the principal part of the building. The post-1914 additions to the north end are not of special interest.
Significance of asset and setting	Bystock Court is listed at Grade II for the following principal reasons: * Architectural interest: as a good example of a modest country house in Edwardian neo-Baroque style, with confident deviations, by a noted architectural practice; * Legibility of original plan: for its intact plan form, in which the original room uses can be identified, demonstrating the requirements and habits of the original owners; * Interior survival and quality: for its remarkably complete set of high-quality internal and external joinery and fittings, including original panelling, chimneypieces, chandeliers, wrought-ironwork and glazing; * Group Value: with the lodges to east and south, one of which is listed at Grade II.
Relationship of site with heritage asset	The southern part of the site comprises of the listed property and its garden which form much of the site curtilage. Northerly site parts, with lesser development potential are less sensitive and are visually screened from the listed property.
Level of contribution (site to heritage asset)	Highly significant
Further assessment required?	No

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Major
Could the site be developed in a way that minimised potential impact?	No for southerly site parts given the historic value of large parts of the site. There may be some potential for northerly site parts for limited development.
Would the development affect the heritage asset in other ways?	Yes – some adverse landscape impacts and potential adverse biodiversity impacts.

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	No
Notes	The negative conclusion reached most readily apply to the southern parts of the site. There could, in avoiding or limiting heritage impact terms, be some possible scope for limited development in more northerly site parts. However, these northerly parts are away from the built urban form parts of Exmouth.

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	723	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	723	Minor adverse effect predicted (not significant)
Ramsar site	International	2544	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	5036	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	723	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	723	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	2544	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	2317	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	282	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

Features on/at the site and in close proximity are of wildlife importance.

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes

Within Exe Estuary SPA HRA mitigation zone? Yes

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 2

On site assessment

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

Yes. Features on and at the site are noted of wildlife value.

Presence of veteran or ancient trees

Yes. Veteran trees exist at the site

Large numbers of mature trees within hedgerows or otherwise

Yes. Large trees and extensive cover are noted at the site

Presence of ponds not identified on aerial imagery

No. Non identified

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. Significant tree and woodland cover - a number of mature trees.

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

No. No specifics identified.

Is there any evidence which contradicts the desk study results?

No. No further notes taken.

Conclusion

Significant moderate adverse effect predicted. The presence of an unconfirmed County Wildlife Site, covering much of the site, is noted.

6 Site Reference Exmo_08 - Littleham Fields, Exmouth

Site details

Settlement: Exmouth

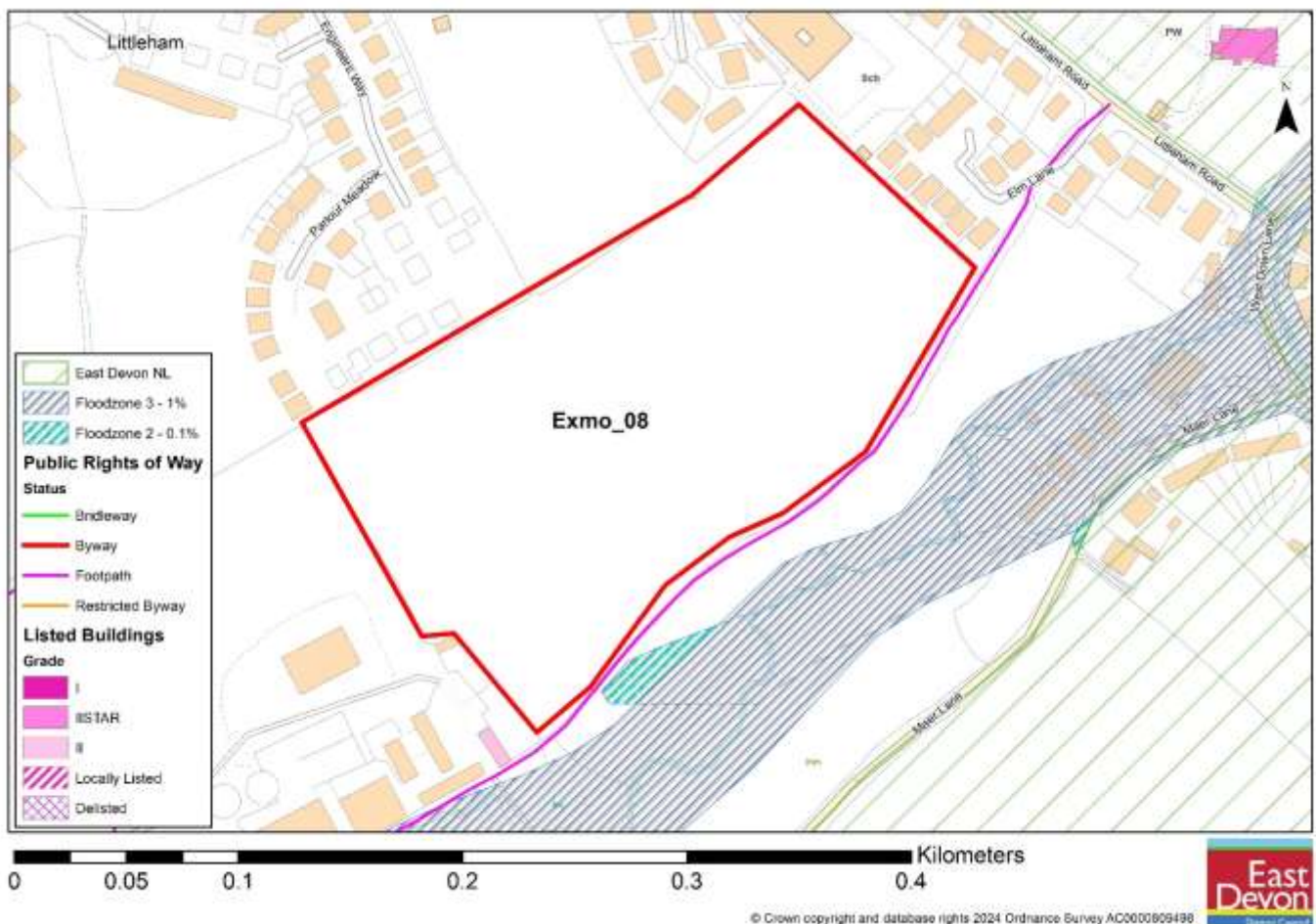
Reference number: Exmo_08

Site area (ha): 3.99

Address: Littleham Fields, Exmouth,

Proposed use: Housing development

Site map



Photos



Photograph of the site, looking in a northerly direction from the footpath near to the most southerly tip of site. The site comprises of the field beyond the hedgerow in the foreground and below the houses on the ridgeline.

Site Assessment Summary and Conclusion

Infrastructure

No direct infrastructure concerns are specifically noted for this site

Landscape

The site is of some visual prominence in longer distance views from the south and west including inter visibility with an area of the East Devon AONB. However visibility concerns need to be seen in the context of the site abutting built up parts of Exmouth with new housing sitting above the site.

Historic environment

A listed farmhouse lies immediately to the south west of the site. Development could adversely impact on the setting and as such should development go ahead it would need to be sensitively undertaken in this area and ideally open space would be retained on land to the east of the farmhouse and/or very sensitive design work would need to ensure potential for adverse impacts was removed.

Ecology

The site is likely to be of low ecological importance though hedgerows around the site, especially on the south-east edge, may be of more value and should be protected if development were to go ahead.

Accessibility

The site falls within 1,600 metres of a range of facilities and close to a frequent bus service. Littleham village is close to the site.

Other constraints

There are no other known constraints at the site though a floodplain falls beyond and to the south east of the site.

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

No

Opportunities

There are no particular extra opportunities that development at this site might be expected to deliver.

Yield (number of dwellings or hectares of employment land)

40

Contribution to spatial strategy

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

Is the site allocated?

Yes

Reasons for allocating or not allocating

The site provides a reasonable opportunity for development. Some care will be needed to avoid and limit possible adverse landscape impacts and to protect boundary hedges. More importantly particular care will be needed to avoid adverse impacts on the listed farmhouse to

the south west of the site. Whilst noting concerns raised the site is a reasonable choice for allocation for development.

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

No - not applicable.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of AONB

For sites within AONB, applicable special qualities

Not applicable

Other relevant biodiversity, historic environment and/or geological designations

There are no designated landscapes within or abutting the site. However, the East Devon AONB lies to the south of the site at its closest point around 100 metres away.

There is Grade II listed building, Littleham Green Farmhouse, that is a 17th/18th century long thatched house. It is right on the south west corner of the site. The most important heritage asset that is close to the site is the Grade I listed St Margaret and St Andrew's Church which lies 140 metres away to the north east. There is, however, a small modern housing estate between the site and the church. There are two Grade II listed properties around 160 metres to the east of the site but there is also 20th century development between these buildings and the site.

There are no identified designated geological assets at or in the immediate vicinity of the site.

Landscape Character Type and relevant key characteristics

The site falls within and on the edge of LCT 1B: Open Coastal Plateau. This landscape character assessment includes aims to: Retain the Open Coastal Plateaux as a large-scale and predominantly undeveloped landscape which forms a positive setting and skyline to the coast, World Heritage Site, South West/ England Coast Path and several settlements. Incursion of development onto higher land should be avoided. Habitat diversity should be encouraged, particularly the establishment and linkage of coastal grassland. Archaeological sites and ancient coastal landscapes should be protected.

Local landscape character of site and immediate surrounds

The site abuts an urban edge of Exmouth and as such is influenced by the suburban built form of adjoining parts of the town. The coast is not visible from the site but there are countryside views down Littleham valley and into the East Devon AONB to the south.

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

The site comprises of a comparatively steep, south westerly sloping field, and as such earthworks of some significance to accommodate dwellings, roads and hard infrastructure could be envisaged. However, existing built housing development of a suburban form sits to the east of the site and of more prominence is recently built development to the north. It is envisaged that a new access road to the site would come in from the north and with an footpath along the south westerly border there is scope for wider footpath links.

Analysis

Physical and natural characteristics	
Medium	The site occupies a medium sized single field which is characteristic of the countryside to the west of the site. There is no vegetation cover within the site itself but there are boundary hedges to site boundaries.
Cultural and historic associations	
Low-medium	The site lies to the west of Littleham village which contains some older buildings and which retains elements of its historical core. However, there has been a considerable amount of more recent development in and around Littleham and more importantly close to the site.
Relationship to existing settlement edge	
Low-medium	The site has modern abutting development to the east and new development to the north. Farm buildings lie to the west. It is a valley side sloping site that runs down to close to the valley floor and floodplain.
Experiential landscape character	
Low-medium	The site is on the urban edge of Exmouth and is settled and not remote in character. The field that makes up the site is in agricultural use and is quite simple in form.
Views	

Medium	This is an open site that is most openly visible from views to the south, including some from the footpath along the southern boundary, It is though viewed in the context of an urban built up backdrop. There is clear inter-visibility of the site with parts of the East Devon AONB.
Overall landscape susceptibility	
Medium	Proximity to the AONB and visual openness are key considerations at this site.
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
Moderate	
If outside designated landscape, factors which may raise or lower value from moderate	
The site is close to the AONB and there is clear inter visibility.	
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Overall landscape sensitivity	
Medium	
Landscape guidance: opportunities in relation to development	
Any development of this site should relate well to the existing built form of the town and also should not dominate or adversely impact on the attractive open Littleham valley to the west.	

Historic Environment Site Assessment

Notes on history of area

Mapping from the 19 century indicates that the site existed as four separate land parcels, one shown as a wooded area. Littleham village falls to the east of the site. The site itself forms part of a much larger area that is identified on the Devon County Council Environment viewer as Littleham Manor, Exmouth. Text for the larger area advises "The bounds of the Saxon manor of Littleham equate fairly well with the later ecclesiastical parish."

Overall conclusion

Medium: no significant effects which cannot be mitigated. An impact is predicted but it 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 would make the impact acceptable. The overall significance of the asset would not therefore be materially changed.

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes Green Farm is listed and just to the west of the site.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes
List any heritage assets potentially affected.	1. Green Farm

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1 – Green Farm	
Description of asset	<p>Green Farm</p> <p>The site lies to the east of Green Farm which is recorded as a 17th or 18th century long thatched house. The listing description advises: Littleham Green Farmhouse SY 08 SW 6/76 II GV 2. Probably C17 and C18. A long thatched house. Roughcast facade. 2 storeys. 5 windows, sashes and casements. Rear elevation has 3 large external chimneys, 2 with ashlar masonry at base. Semi-circular projecting baking oven. Short length of rendered garden wall adjoining house, thatched coping stone wall with cobble stone coping beyond. An inspection survey in 2004 recorded the overall condition as Good.</p>
Significance of asset and setting	<p>High</p> <p>The Farmhouse in Grade II listed and there is a clear visible connectivity between the site and the asset.</p>
Relationship of site with heritage asset	<p>The Farmhouse in Grade II listed and there is clear visible connectivity between the site and the asset. The site itself is mostly higher than the farmhouse and westerly parts look over the farmhouse and its small garden area.</p>
Level of contribution (site to heritage asset)	<p>Significant</p>
Further assessment required?	<p>Yes</p>

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	<p>Moderate</p> <p>The site lies very close to the asset and proximity of development could result in adverse impacts on setting through urbanising affects, all be the setting of the farmhouse is already compromised to a degree by more modern farm buildings to its west.</p>
Could the site be developed in a way that minimised potential impact?	<p>The south western part of the site could be left undeveloped or form an open space area or amenity land and this would lessen overall urbanisation impacts.</p>
Would the development affect the heritage asset in other ways?	<p>There is the potential for light and noise pollution associated with development and occupation of houses. However, this would need to be considered in the context of existing farming activity associated with the existing farm buildings and their use.</p>

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	Yes
Could the amount of development be reduced to avoid harm?	Yes
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	The farm house has an attractive elevation overlooking the site that clearly forms part of its setting. The non-development of the part of the site that lies immediately to the east of the farm would help retain the openness of the listed building (at least to some degree) and significantly reduce the potential for adverse impacts.

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	2500	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	1364	Minor adverse effect predicted (not significant)

Ramsar site	International	1364	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	4609	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1364	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	2500	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	1666	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	3686	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1213	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	1100	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	80	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	250	Minor adverse effect predicted (not significant)

Comments

There are no identified features of significant biodiversity importance at this site.

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes

Within Exe Estuary SPA HRA mitigation zone? Yes

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 2

On site assessment

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

No. Whilst the field is improved grassland there is a hedgerow boundary on the south eastern edge of the site that is mature and densely planted and would be likely to be of some nature conservation value.

Presence of veteran or ancient trees

No. Veteran trees are not identified.

Large numbers of mature trees within hedgerows or otherwise

No. No large trees are present.

Presence of ponds not identified on aerial imagery

No. None

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. None

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

No. None identified.

Is there any evidence which contradicts the desk study results?

No. None

Conclusion

Minor adverse effect predicted (not significant)

7 Site Reference Exmo_16 - Land to the rear of Elm Lane

Site details

Settlement: Exmouth

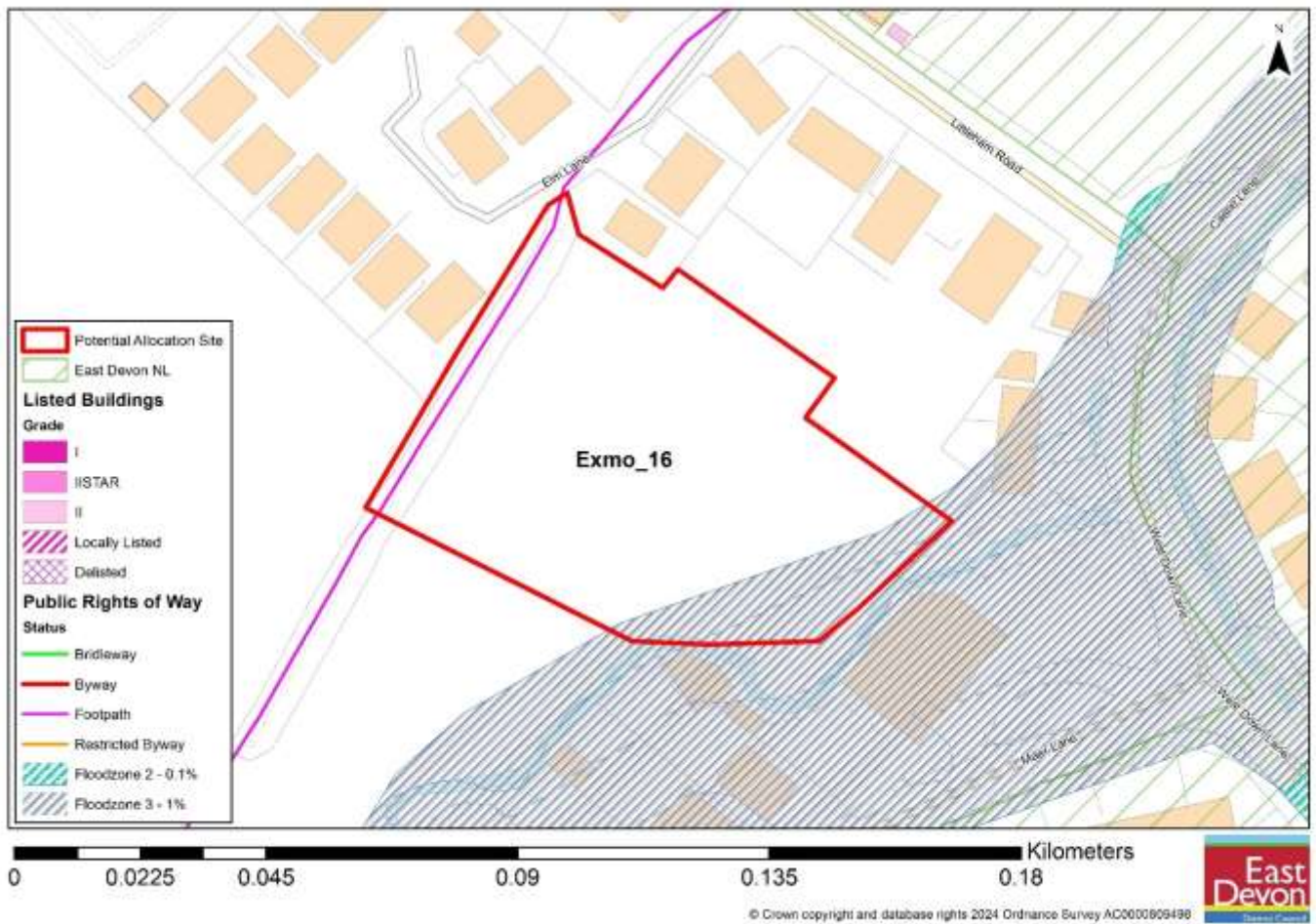
Reference number: Exmo_16

Site area (ha): 0.47

Address: Land to the rear of Elm Lane, Exmouth,

Proposed use: Housing development

Site map



Photos



The site comprises of most of the ploughed field shown in the photograph and runs up to the houses/field boundary in the background. There is no existing boundary feature on the ground, i.e. the photograph foreground, that defines the south-western boundary. The photograph is taken from the footpath along the north-western boundary of the site looking in a north-easterly direction.

Site Assessment Summary and Conclusion

Infrastructure

No direct infrastructure concerns are specifically noted for this site. However securing a workable highway access may cause some challenges.

Landscape

The site is of little visual prominence despite proximity to the AONB.

Historic environment

There are listed assets relatively close to the site though there is very little visual connectivity and as such there is the likelihood of nil or minimal adverse impacts.

Ecology

The site itself is of low ecological importance though hedgerows around parts of the site and the stream to the south are likely to be of more value and should be protected if development were to go

ahead. The footpath to the northern site boundary is flanked by mature hedgerows on either side and these will be of local wildlife importance (and the path and hedgerows are visually attractive). If site Exmo_16 were developed it would be desirable for road access to be secured from Site Exmo_08 to the north-west, should Exmo_08 also be allocated for development. Road access from the north, via Elm Lane may be technically acceptable from a highway perspective but would result in loss of a greater amount of hedgerow and as such would be ecologically more destructive (and visually/aesthetically negative as well).

Accessibility

The site falls within 1,600 metres of a range of facilities and close to a frequent bus service. Littleham village is close to the site.

Other constraints

There are no other known constraints at the site other than a small part falling in a floodplain.

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

No

Opportunities

There are no particular extra opportunities that development at this site might be expected to deliver.

Yield (number of dwellings or hectares of employment land)

5

Contribution to spatial strategy

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

Is the site allocated?

Yes

Reasons for allocating or not allocating

The site provides a good opportunity for development, though this would be particularly so if highway access were achieved from land to the north-west of the site, Site Exmo_08, should it also be allocated for development. The site forms a reasonable area of land to accommodate development.

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

No - not applicable.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of AONB

For sites within AONB, applicable special qualities

Not applicable

Other relevant biodiversity, historic environment and/or geological designations

There are no designated landscapes within or abutting the site. However, the East Devon AONB lies to the south of the site at its closest point around 35 metres away. However this is a developed part of the AONB and buildings and houses fall between open countryside parts of the AONB and the site.

The most important heritage asset that is close to the site is the Grade I listed St Margaret and St Andrew's Church which lies around 100 metres away to the north east. The Lych Gate at the entrance to the church, around 50 metres away is also listed. There is, however, a row of houses between the site and the church which significantly limit views from the site to these assets. There are also two Grade II listed properties to the south east of the site but there is also 20th century development between these buildings and the site.

There are no identified designated geological assets at or in the immediate vicinity of the site.

Landscape Character Type and relevant key characteristics

The site falls within and on the edge of LCT 1B: Open Coastal Plateau. This landscape character assessment includes aims to: Retain the Open Coastal Plateaux as a large-scale and predominantly undeveloped landscape which forms a positive setting and skyline to the coast, World Heritage Site, South West/ England Coast Path and several settlements. Incursion of development onto higher land should be avoided. Habitat diversity should be encouraged, particularly the establishment and linkage of coastal grassland. Archaeological sites and ancient coastal landscapes should be protected.

Local landscape character of site and immediate surrounds

The site abuts an urban edge of Exmouth. It has an almost 'infill' character, and is strongly influenced by the suburban built form of adjoining parts of the town. The coast is not visible from the site but there are some countryside views including into the East Devon AONB to the south.

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

No

General and site-specific affects that could arise from development

The site comprises of part of an agriculture field that is relatively flat and low lying. Road access could potentially come from the adjoining site Exmo_08, if it is allocated for development. An alternative access route could be from Elm Lane though this option (if technically viable) would result in more substantial vegetation loss.

Analysis

Physical and natural characteristics	
Low-medium	The site occupies a small part of a medium sized field. which is characteristic of the countryside to the west of the site. There is no vegetation cover within the site itself though there are hedge banks and vegetation growth to site boundaries. A small part of the site falls in the floodplain of the Littleham valley.
Cultural and historic associations	
Low-medium	The site lies to the west of Littleham village which contains some older buildings and which retains elements of its historical core. However there has been a considerable amount of more recent development in and around Littleham. The hedgrow and lane within on the north-west site boundary have an older feel to them.
Relationship to existing settlement edge	
Low	The site has modern abutting development to most boundaries. It is a valley floor site that is generally well screened though a public footpath runs along its northern edge.
Experiential landscape character	
Medium	The site is on the urban edge of Exmouth and is settled and not remote in character. However it does form an attractive part of a field of some local interest.
Views	

Low-medium	There are some views into the site but its low lying nature, mostly surrounded by existing buildings, meaning that such views are limited and mostly interrupted by existing built development.
Overall landscape susceptibility	
Low-medium	Proximity to the AONB and some close by heritage assets are of some but relatively minor importance to this site.
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
Slight	
If outside designated landscape, factors which may raise or lower value from moderate	
The site is close to the AONB but inter visibility is low on account of existing built development.	
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Overall landscape sensitivity	
Medium / Low	
Landscape guidance: opportunities in relation to development	
Any development of this site should relate well to the existing close by built form.	

Historic Environment Site Assessment

Notes on history of area

Mapping from the 19 century indicates that the site existed as part of an agricultural field. The site itself forms part of a much larger area that is identified on the Devon County Council Environment viewer as Littleham Manor, Exmouth. Text for the larger area advises "The bounds of the Saxon manor of Littleham equate fairly well with the later ecclesiastical parish."

Overall conclusion

Low: no concerns identified on current evidence, albeit it is noted that listed assets lie relatively close to the site though with little or nil intervisibility.

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes There are listed assets close to the site.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes
List any heritage assets potentially affected.	1. St Margaret And St Andrews Church, Castle Lane, Exmouth taken together with Lych Gate at the entrance to the church yard. 2. Tythe Cottage Tea Rooms, Littleham Village.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	<p>1. St Margaret and St Andrews Church, Castle Lane taken together with Lych Gate at the entrance to the church grounds.</p> <p>The site lies to the west of these assets, around 100 metres from the church and 50 metres from the gate. The church, the listing advises, is Generally C15 Perpendicular but south chancel arches probably C14 and traces of C13 work also in chancel. West tower begun 1528. Nave, south chapel and porch and north aisle. Stone with stone tiled roof. Late C15 screens. Wall monument in south chapel to Frances Herbert Lady Nelson by Turnerelli. Altar rails of circa 1700. Some C15 stained glass and 3 south windows by Kempe 1893. South porch has sundial of 1780 above entrance and a reset mass scratch dial. Church restored 1884. It was inspected in 2004 and condition was reported as Good.</p>
Significance of asset and setting	<p>Negligible</p> <p>There is very little, if not nil, intervisibility between the site and the asset and potential for impacts from development are minimal.</p>
Relationship of site with heritage asset	<p>There is very little intervisibility between the site and the asset and potential for impacts from development are minimal</p>
Level of contribution (site to heritage asset)	<p>None</p>
Further assessment required?	<p>No</p>

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	No Change The site is visually screened by existing developments from the site so no adverse impacts are identified.
Could the site be developed in a way that minimised potential impact?	Not applicable.
Would the development affect the heritage asset in other ways?	No potential for adverse impacts are identified.

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

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	2360	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	1618	Minor adverse effect predicted (not significant)
Ramsar site	International	1618	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	4500	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1618	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	2360	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	1941	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	3663	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1190	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	1200	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	80	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	480	Minor adverse effect predicted (not significant)

Comments

There are no identified features of significant biodiversity importance at this site

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes

Within Exe Estuary SPA HRA mitigation zone? Yes

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 2

On site assessment

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

Whilst the site is improved grassland there is a hedgerow boundary to the north and stream to the south that may be of some nature conservation value. The hedgerow, in particular, is mature and heavily planted.

Presence of veteran or ancient trees

No. Veteran trees are not identified.

Large numbers of mature trees within hedgerows or otherwise

No. No large trees are present.

Presence of ponds not identified on aerial imagery

No. None

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. None

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

No. None identified.

Is there any evidence which contradicts the desk study results?

No. None

Conclusion

Minor adverse effect predicted (not significant)

8 Site Reference Exmo_17 - Land to the South of Littleham

Site details

Settlement: Exmouth

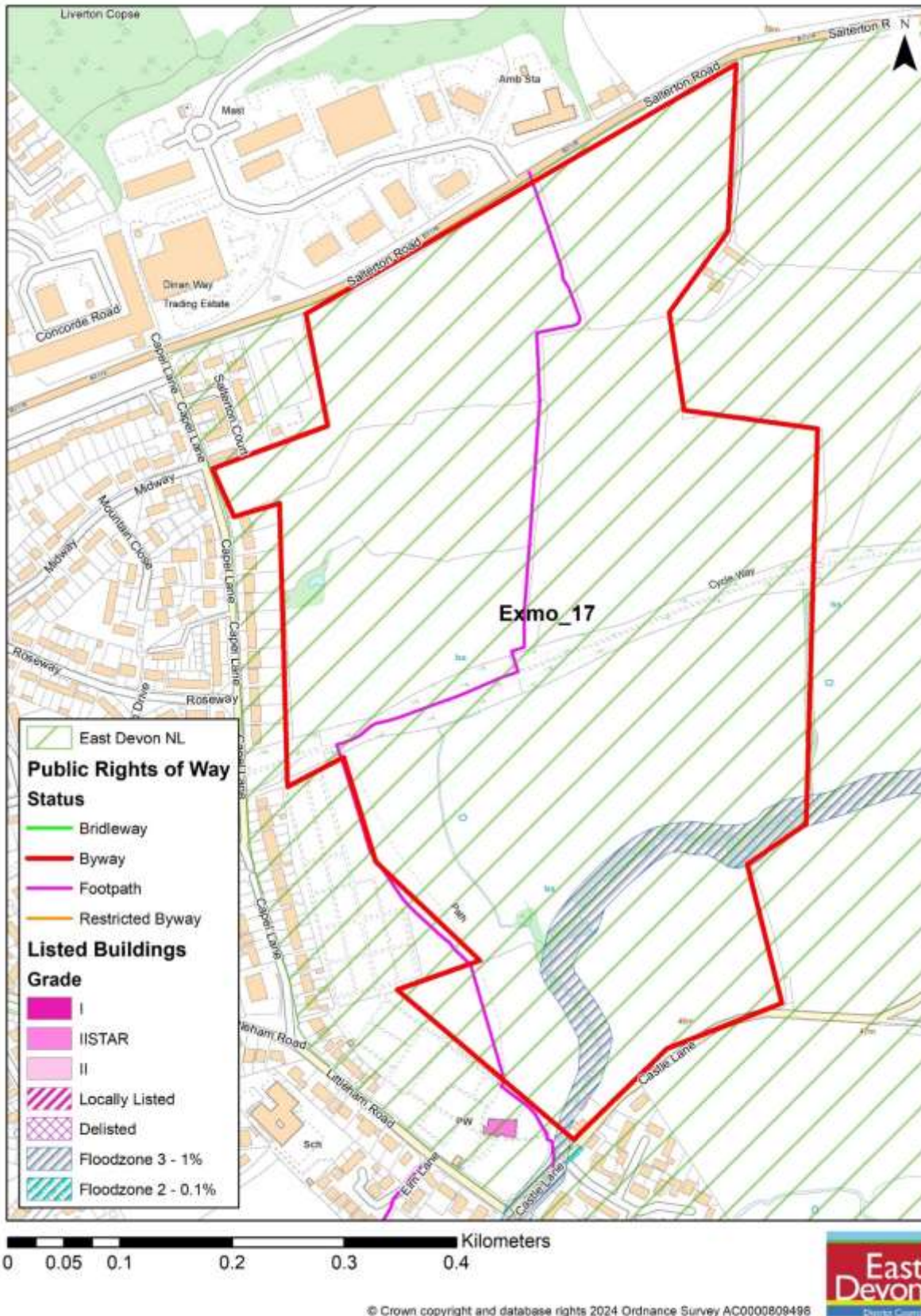
Reference number: Exmo_17

Site area (ha): 30.7

Address: Land to the South of Littleham, Exmouth,

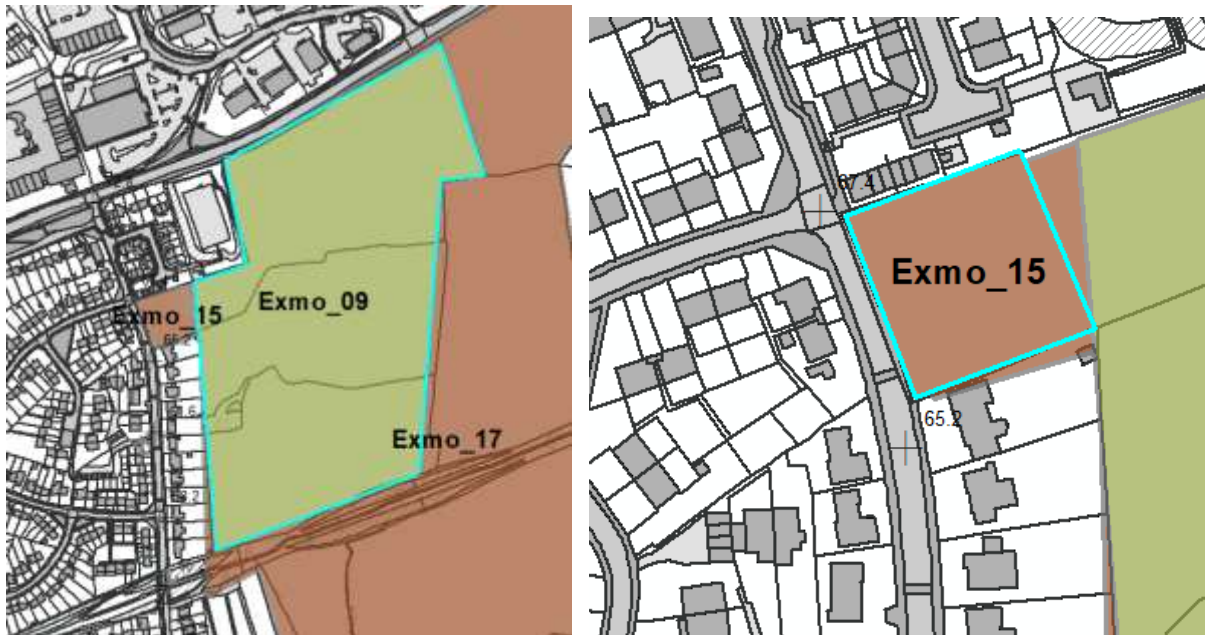
Proposed use: If developed as a whole large site mixed use development would most likely be appropriate.

Site map



This assessment is written specifically in respect of Exmo_17 but there have been separate submissions for land areas that fall within parts of Exmo_17, these are shown on the plans below and they are by intent covered in this assessment and are not separately addressed in this Exmouth site report. The sites are:

- Exmo_09; and
- Exmou_15



Photos



The photograph is taken from the South West Coast Path mid-way between Budleigh Salterton and Sandy Park caravan park just below the trig. point at West Down Beacon. The site, occupying several fields, falls between Liverton Business Park (to the north/right) and Littleham Church (St Margaret and St Andrews Church) (to the south/left).



This photomontage shows one of the fields in the southern part of the site. Photograph(s) taken from the wall adjoining St Margaret and St Andrews Church, close to the southern tip of the site and looking in a northerly direction.



This photomontage is taken from the east-west cycle track that bisects the site and is looking northward towards Salterton Road. The photograph shows a number of the fields that make up the northerly portion of the site.

Site Assessment Summary and Conclusion

Infrastructure

No direct infrastructure concerns are specifically noted for this site. But if developed there would be large scale infrastructure needs.

Landscape

The site, especially taken as a whole, is sensitive in landscape terms. The whole site is in an AONB and there are extensive views into and out of the site, including from/to AONB areas. The south of the site has a particular tranquillity quality whereas the higher northerly parts are more stark.

Historic environment

The listed church to the south west of the site is of prominence in views and setting for southerly parts of the site. Much of the site is, however remote from the church. There are no other identified designated heritage features that would impact on the site.

Ecology

Whilst significant designated features do not fall on the site there are many local features of interest, notably many mature hedgerows which will be of importance to and support wildlife interests. The site is favourable from an ecological perspective, with predicted minimal ecological impacts due to the presence of large field parcels containing habitats of low ecological value.

Accessibility

Parts of the site fall within 1,600 metres of a range of facilities and parts of the site are close to a frequent bus service. Littleham village is to the south of the site and an industrial/ business/ retail estate to the north, though it is across a busy main road.

Other constraints

There are no significant site constraints noted. Though given the overall site size there would be expected to be localised constraining considerations within the site.

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

No

Opportunities

Being a large scale site, if allocated for development as a whole (or even just large parts), it would be expected that mixed use development could deliver a range of positive outcomes.

Yield (number of dwellings or hectares of employment land)

410

Contribution to spatial strategy

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

Is the site allocated?

Around 410 dwellings is suggested – with scope, however, for additional and other supporting uses.

Reasons for allocating or not allocating

Taken as a whole and if assessed in plan strategy neutral manner the site would be a comparatively poor choice for allocation for development. However allocation is appropriate given the Tier 1 status of Exmouth and the need to accommodate housing.

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

No, given needs to accommodate development and meet District housing numbers.

Landscape Sensitivity Assessment

Context

Landscape designation context

East Devon AONB

For sites within AONB, applicable special qualities

This substantial site is made up of hilly undulating land affording sweeping views out towards, and in from, the surrounding countryside. The more northerly site sections are highest with the northern site boundary forming an elevated ridge line in the landscape.

Other relevant biodiversity, historic environment and/or geological designations

Other than the AONB no other landscape designations are noted.

There are limited designations close to the site, given its overall size. However the Grade I listed St Margaret and St Andrews Church in Littleham lies around 120 metres from the southern site boundary and the church boundary wall abuts the site. Mapping from the 19th Century shows that the site previously comprised of a substantially greater number of fields.

There are no identified designated geological assets at or in the immediate vicinity of the site.

Landscape Character Type and relevant key characteristics

The site falls within LCT 1B: Open Coastal Plateau. This landscape character assessment includes aims to: Retain the Open Coastal Plateaux as a large-scale and predominantly undeveloped landscape which forms a positive setting and skyline to the coast, World Heritage Site, South West/ England Coast Path and several settlements. Incursion of development onto higher land should be avoided. Habitat diversity should be encouraged, particularly the establishment and linkage of coastal grassland. Archaeological sites and ancient coastal landscapes should be protected.

Local landscape character of site and immediate surrounds

The western side of the site abuts an eastern urban edge of Exmouth and there are views from the town towards urban areas of the town, though the extent of urban views varies across the site. In the south of the site this urban edge setting is softened, however, by a southerly area being defined by a large cemetery. There is also development to the north of the site but this has limited inter-visibility with the site on account of much of it being beyond a ridge line, and beyond a busy main road. To the other site boundaries, notably to the east, there is mostly undulating countryside with wide sweeping views from many locations into and out of the site.

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

Yes

General and site-specific effects that could arise from development

Analysis

Physical and natural characteristics	
Medium-high	The site overall is very characteristic of this part of the AONB, as captured in the landscape character assessment.
Cultural and historic associations	
Low-medium	There are a small number of features of heritage value identified on the Devon County Council Environment Viewer and the site overall clearly has a history of agricultural use. Significant cultural and historic associations, especially given the site's size, are however not identified.
Relationship to existing settlement edge	
Medium	The site abuts a relatively linear eastern facing edge of Exmouth the northerly part of which is made up of a row of rear gardens of dwellings and the southern part is softer in nature being made up of a cemetery and church yard. The northerly site edge abuts the main road to Budleigh Salterton with some development along the ridgeline being quite prominent in some views from the site.
Experiential landscape character	
Medium-high	Northerly and north-westerly edges of the site do not feel that remote from urbanisation. However the site overall, and especially easterly and southerly parts, have a distinctly countryside quality and character. South of the old railway line/route that bisects the site there is a particularly tranquil quality in places with just glimpses to built development.
Views	
High	There are a significant number of views into and across the site from surrounding areas. The height of particular parts of the site and the sloping land, with in parts quite steep gradients, results in there being some particularly sensitive site areas.
Overall landscape susceptibility	
Medium	The site is in the AONB and it comprises of visually prominent open countryside of high landscape value and importance. However urban edge character and cultural links are less significant.
Within nationally designated landscape?	

Site is within a designated landscape and has very high landscape value.
Degree of intervisibility with nationally designated landscape
Very High
If outside designated landscape, factors which may raise or lower value from moderate
Not applicable
Landscape value
Very High – Nationally or internationally designated for landscape value (AONB/ WHS)
Overall landscape sensitivity
High / Medium
Landscape guidance: opportunities in relation to development
Development of the site could have significant adverse impacts if poorly undertaken. Any development would need to be of high quality and would need to be very carefully planned and sensitively implemented.

Historic Environment Site Assessment

Notes on history of area

Mapping from the 19 century indicates that the site formerly comprised of a large number of agricultural fields. The site itself forms part of a much larger area that is identified on the Devon County Council Environment viewer as Littleham Manor, Exmouth. Text for the larger area advises "The bounds of the Saxon manor of Littleham equate fairly well with the later ecclesiastical parish."

Overall conclusion

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

Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes
List any heritage assets potentially affected.	1. St Margaret And St Andrews Church, Castle Lane, Exmouth taken together with Lych Gate at the entrance to the church yard.
Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	<p>1. St Margaret and St Andrews Church, Castle Lane taken together with Lych Gate at the entrance to the church grounds.</p> <p>The site lies to the east of these assets, a southern edge being around 16 meters at its closest to the church and abutting the church graveyard wall. The gate lies beyond, around 75 meters at its closest point. The church, the listing advises, is Generally C15 Perpendicular but south chancel arches probably C14 and traces of C13 work also in chancel. West tower begun 1528. Nave, south chapel and porch and north aisle. Stone with stone tiled roof. Late C15 screens. Wall monument in south chapel to Frances Herbert Lady Nelson by Turnerelli. Altar rails of circa 1700. Some C15 stained glass and 3 south windows by Kempe 1893. South porch has sundial of 1780 above entrance and a reset mass scratch dial. Church restored 1884. It was inspected in 2004 and condition was reported as Good.</p>
Significance of asset and setting	<p>High</p> <p>The church is visually open and prominent in close by views in the south westerly part of the site and is also seen from various parts of the site overall. In many of the views, especially closer by ones, the church is viewed from and is seen with within a rural setting and context with these add to the quality of tranquility</p>
Relationship of site with heritage asset	The church is very visible from parts of the site.
Level of contribution (site to heritage asset)	Significant

Further assessment required?	No
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Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Major Major impacts would apply to parts of the south of the site. Moving eastward away from the church and more notably moving northward the impacts would lessen and be low and in parts negligible.
Could the site be developed in a way that minimised potential impact?	Yes - by avoiding development in the more sensitive areas, including through open green buffers around these areas.
Would the development affect the heritage asset in other ways?	Adverse noise and general negative tranquillity impacts could arise.
Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	Yes
Could the amount of development be reduced to avoid harm?	Yes
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	There is no identified scope to promote enhancements but by not building close to the church the worst of any adverse impacts could be avoided.

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	1395	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	1395	Minor adverse effect predicted (not significant)
Ramsar site	International	1818	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	4100	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1395	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	1395	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	2123	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	2650	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1117	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	360	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	0	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	60	Significant moderate adverse effect predicted

Comments

There are no identified designated features of significant biodiversity importance at this site. However, there are a number of mature hedgerows that separate the eight fields that make up this substantial site and the Littleham Brook cuts through the site. Whilst more detailed assessment would be needed in support of any planning application it can be reasonably assumed that there will be at least some local interests at the site. There is, however, a substantial land area to work with and it would be expected that careful design work would help to minimise the likelihood of adverse impacts and at its best to positively plan for significant on-site biodiversity gain.

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes

Within Exe Estuary SPA HRA mitigation zone? Yes

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 2

On site assessment

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

Yes. The eight fields that make up this substantial site comprise of improved grassland. They are, however, separated by hedgerows that in places contain a number of mature trees and wilder vegetation growth. A former railway line, now a cycle track, and the Littleham Brook bisect the site in an east-west direction and both of these features have particular concentrations of planting. The brook will be of importance in its own right.

Presence of veteran or ancient trees

Yes. Visual inspection would suggest that there are a number of veteran trees within the site, specifically in hedgerows.

Large numbers of mature trees within hedgerows or otherwise

Yes. Mature trees are found within hedgerows.

Presence of ponds not identified on aerial imagery

Yes. A pond is identified in a westerly part of the site.

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. Whilst some hedgerow removal will be needed, to secure any internal distribution roads and other links, there is a substantial area of land to work with and it would be expected that disruption and any losses would be minimised and in less sensitive locations.

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

No. None identified.

Is there any evidence which contradicts the desk study results?

No. None

Conclusion

Minor adverse effect predicted (not significant)

9 Site Reference Exmo_18 - Land directly to the east of Liverton Business Park

Site details

Settlement: Exmouth

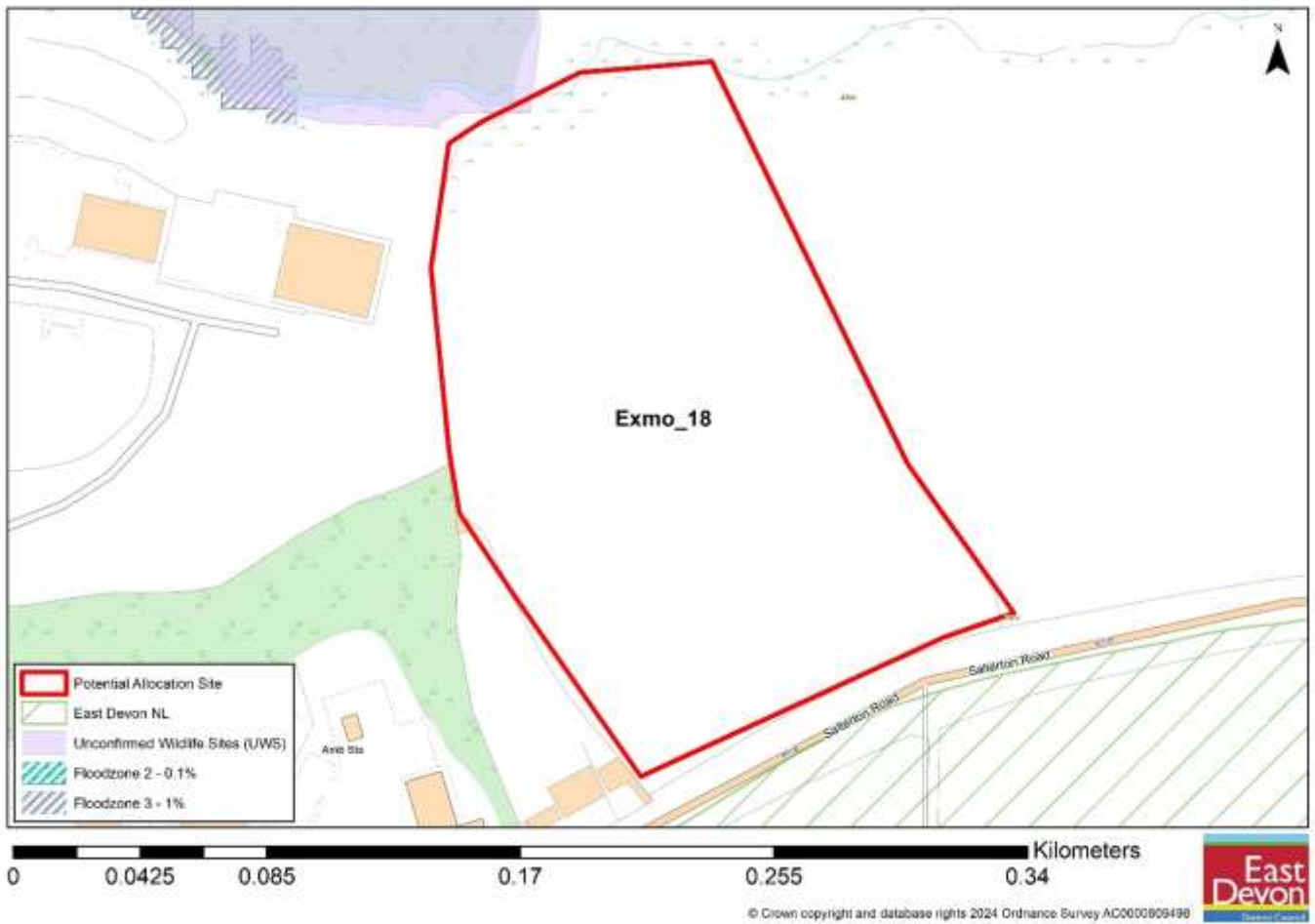
Reference number: Exmo_18

Site area (ha): 2.7

Address: Land directly to the east of Liverton Business Park, Exmouth,

Proposed use: The HELLA submission advises of use for "Office, Industrial / warehouse, Retail, Hotel, Renewable energy, Mixed uses". The site itself already forms a land allocation for employment uses in the currently adopted local plan.

Site map



Photos



Photographs looking eastward into the site from the existing Liverton Business Park (from the new northerly business park section). The site comprises of the field that lies beyond the hedgerow with the mature trees in the middle distance of the photograph.

Site Assessment Summary and Conclusion

Infrastructure

No specific infrastructure concerns are currently identified for this site. Road access would appear to be viable from Salterton Road and/or from within the northern part of the existing Liverton Business Park (where a spur has been left in-situ as shown on photographs).

Landscape

The site lies just to the north of the East Devon AONB, separated from it by the east-west running Salterton Road. There is, however, comparatively limited inter-visibility between the ANOB to the south and the site. In views from the north the site is more open and exposed, including from longer distance AONB views.

Historic environment

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

Ecology

The site comprises of a rectangular shaped field of improved grassland. It has hedgerow boundaries on all sides with these being quite mature and densely planted on the northern and western boundaries, merging into wooded areas. The hedgerows can be expected to be of some local wildlife interest as can wooded areas at and beyond the site boundaries to the north and west.

Accessibility

The site fall within 1,600 metres of a range of facilities, though this consideration is more relevant to housing sites rather than for employment uses that this site is being promoted for.

Other constraints

There are no significant site constraints noted.

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

No

Opportunities

There are no specific identified opportunities that site development might help deliver.

Yield (number of dwellings or hectares of employment land)

2.8 hectares of employment land

Contribution to spatial strategy

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

Is the site allocated?

Yes

Reasons for allocating or not allocating

The site is allocated in the existing local plan for employment uses and rolling this allocation over into the new plan would be appropriate. The site lies adjacent to an existing successful business and employment park and benefits from good road access. There is some sensitivity in landscape terms and local biodiversity interests to site boundaries. These considerations will need to be taken into account should development proposals be carried forward. The site forms an appropriate employment land use allocation.

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

Not applicable.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of AONB

For sites within AONB, applicable special qualities

Not applicable.

Other relevant biodiversity, historic environment and/or geological designations

None noted though mature hedgerows form site boundaries and there are extensive areas of woodland close by.

Landscape Character Type and relevant key characteristics

The site falls within LCT 1B: Open Coastal Plateau. This landscape character assessment includes aims to: Retain the Open Coastal Plateaux as a large-scale and predominantly undeveloped landscape which forms a positive setting and skyline to the coast, World Heritage Site, South West/ England Coast Path and several settlements. Incursion of development onto higher land should be avoided. Habitat diversity should be encouraged, particularly the establishment and linkage of coastal grassland. Archaeological sites and ancient coastal landscapes should be protected.

Local landscape character of site and immediate surrounds

The site itself is quite steeply sloping in parts and southerly more elevated sections are quite open and exposed, especially from views from the north. More northerly parts, however, are lower lying and more contained in the landscape. Mature hedgerows with trees within surround the site.

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

No.

General and site-specific affects that could arise from development

Introduction of built form and associated infrastructure would arise from development with site access requirements being needed and resulting in some boundary vegetation loss. Sites slopes could potentially require some substantial earthworks, especially if large buildings are to be accommodate.

Analysis

Physical and natural characteristics	
Medium	Sloping site that in places is visually open to longer distance views.
Cultural and historic associations	
Low-medium	The site occupies a part of Exmouth where close by buildings are mostly of recent construction. There is, however, historical mapping evidence to show field boundaries and woodlands to adjacent areas area are long established.
Relationship to existing settlement edge	
Low-medium	The site has modern industrial buildings to its western boundary and also an older dwelling. Other boundaries are to countryside/wooded areas. Whilst parts of the site are prominent other parts are lower lying and much less visually open.

Experiential landscape character	
Low-medium	The site, despite some prominence in views, does not explicitly sit as an open countryside location and there is little close by visual or use connectivity with adjoining areas.
Views	
Low-medium	Parts of the site are open to views, others less so. The lower site parts sit, however, against a westerly built-up edge of development.
Overall landscape susceptibility	
Low-medium	Whilst of some visual openness and set in historic boundary setting, with some inter-visibility with the AONB, the site is relatively well self-contained.
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
Moderate	
If outside designated landscape, factors which may raise or lower value from moderate	
There are viewpoints of the site from some sensitive receptors (including with AONB). Natural heritage is also a factor, given the boundary of historic hedgerows, and small areas of adjoining woodland.	
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value.	
Overall landscape sensitivity	
Medium	
Landscape guidance: opportunities in relation to development	
If the site were developed it would be desirable to retain and enhance hedgerows and sensitive and carefully considered site layout would be appropriate to avoid adverse impacts.	

Historic Environment Site Assessment

Notes on history of area

Overall conclusion

Low: No significant assets close to the site.

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	No
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No
List any heritage assets potentially affected.	Not applicable

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Not applicable
Significance of asset and setting	Not applicable
Relationship of site with heritage asset	Not applicable
Level of contribution (site to heritage asset)	Not applicable
Further assessment required?	No

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Not applicable
Could the site be developed in a way that minimised potential impact?	Not applicable
Would the development affect the heritage asset in other ways?	Not applicable

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	Not applicable
Would development enable further research and recording of the heritage asset?	Not applicable
Would development enable better revealing of the significance of the heritage asset?	Not applicable
Would development enable the asset to be removed from the at risk register?	Not applicable
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	Not applicable
Could the site boundary be changed to avoid harm?	Not applicable
Could the amount of development be reduced to avoid harm?	Not applicable
Would a different type of development (use) avoid harm?	Not applicable
Could design avoid harm?	Not applicable
Notes	No actions identified

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	1338	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	1338	Minor adverse effect predicted (not significant)
Ramsar site	International	2661	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	4200	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1338	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	1338	Minor adverse effect predicted (not significant)

Local Nature Reserve (LNR)	Regional	2844	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	2519	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1155	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

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes

Within Exe Estuary SPA HRA mitigation zone? Yes

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 2

On site assessment

Does the site consist of any habitats other than agriculturally improved grassland or arable (excluding small/negligible areas of habitat)? No

Presence of veteran or ancient trees – mature trees within hedgerows.

Large numbers of mature trees within hedgerows or otherwise – mature trees within hedgerows.

Presence of ponds not identified on aerial imagery – non identified.

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) – None identified.

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

Conclusion

Low – limited potential for adverse impacts

10 Site Reference Exmo_20 - Land at St.John's, Exmouth

Site details

Settlement: Exmouth

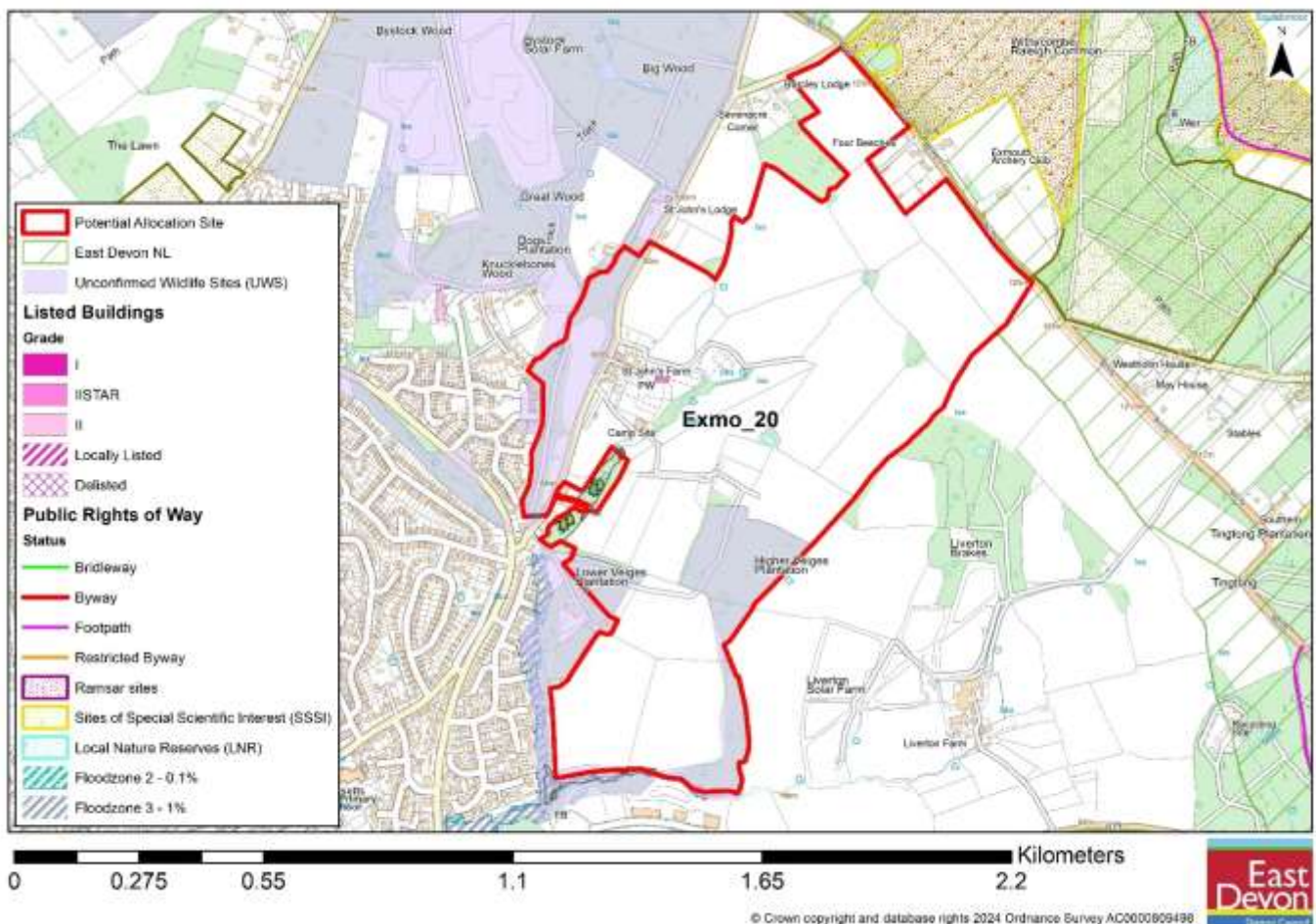
Reference number: Exmo_20

Site area (ha): 85.46

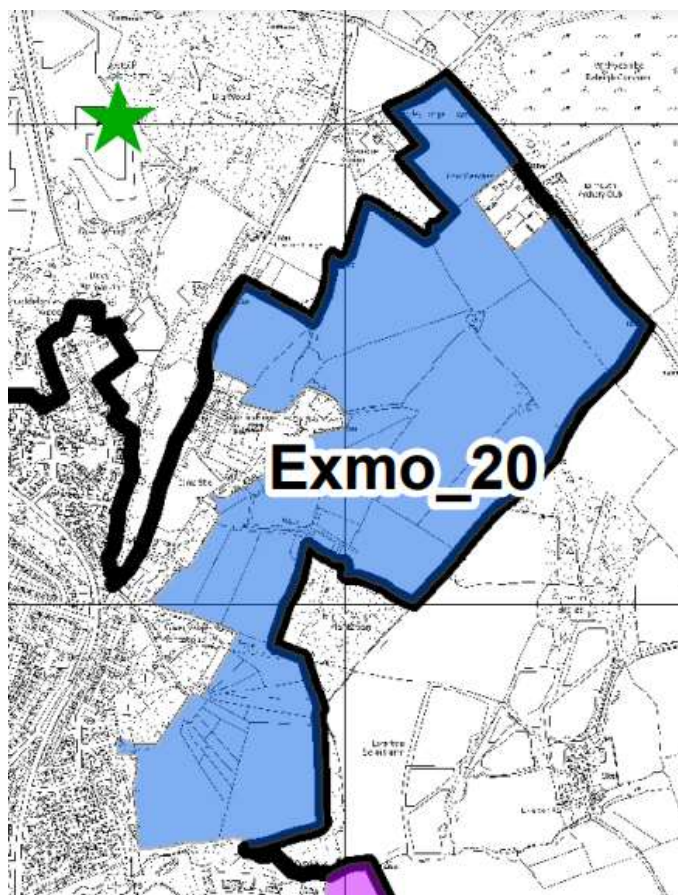
Address: Land at St.John's, Exmouth,

Proposed use: Housing with supporting mixed use development.

Site map



It should be noted that Exmo_20 shares the same boundaries as a separate submission site of GH/ED/76 (duplicate assessment is not made of GH/ED/76). In addition two further sites, Exmo_46 and Exmo_52, lie in a southerly part of Exmo_20. The map above shows the site that was recorded on council systems as the submitted HELAA site. However, the actual allocation site in the local plan is smaller in scale as shown on the plan below, depicted in blue, it only includes land being promoted for development by land owners.



Site Assessment Summary and Conclusion

Infrastructure

If developed there would be large scale infrastructure needs on site and some challenges in respect to securing road access to the site. Indicative masterplans from prospective developers show new highway access through an existing residential area and through an Unconfirmed County wildlife site from the south and new road access from the north.

Landscape

Given its overall size the site is well screened with comparatively limited views in or out of the site on a local scale. More northerly parts of the site are, however, higher and more prominent and visually open, but in indicative agents plans for development, other than for an access road, this northerly area is kept clear of built development.

Historic environment

There are a small number of heritage assets in and around the site. Of most importance is the Grade II Star St John in the Wilderness church. Any possible site development would need to fully take into account the setting, specifically including sense of remoteness, of the church and the sensitivities associated with other assets. However, it is recognised that given the large site size there is scope to consider overall layouts and to leave appropriate buffers undeveloped.

Ecology

The site has a number of areas of extensive woodland to and within southern and western boundaries. Most of the wooded areas have Unconfirmed County Wildlife Site status and a such will be of local wildlife importance. Indicative master plans promoted by agents for the land owners show that development is predominantly proposed on improved farmland but there is some loss of woodland forming an Unconfirmed County Wildlife site to secure highway access and the close proximity of new development to sensitive sites and features could have adverse impacts. The Pebblebed Heaths, which are of international nature conservation importance, lie close by and to the north of the site.

Accessibility

Large parts of the site, especially southerly parts, are within 1,600 metres of good range of services and facilities. Though fewer facilities are within very easy reach of northerly site parts. It should be noted, however, that with a site of this size on-site provision of facilities would be expected and the agents for the site show provision on indicative master planning work.

Other constraints

There are no other known constraints at the site.

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

No

Opportunities

This is a large site that if developed should include a range of uses.

Yield (number of dwellings or hectares of employment land)

Allocated in the local plan for social and community facilities, around 700 new homes and at least 2 hectares of employment land.

Contribution to spatial strategy

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

Is the site allocated?

Yes

Reasons for allocating or not allocating

Yes. On balance Strategic Planning Committee determined it to be an appropriate site to allocate for development.

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

As a large site there are smaller parcels within that could be allocated.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of AONB

For sites within AONB, applicable special qualities

Note that the northern parts of the site are very close to the East Devon AONB.

Other relevant biodiversity, historic environment and/or geological designations

There is substantial local wildlife interest close to the site.

The area at and around St John in the Wilderness is of historic built heritage importance, the church is Grade II Star listed.

No designated features are noted.

Landscape Character Type and relevant key characteristics

Most of the site falls within LCT 1B: Open Coastal Plateau. This landscape character assessment includes aims to: Retain the Open Coastal Plateaux as a large-scale and predominantly undeveloped landscape which forms a positive setting and skyline to the coast, World Heritage Site, South West/ England Coast Path and several settlements. Incursion of development onto higher land should be avoided. Habitat diversity should be encouraged, particularly the establishment and linkage of coastal grassland. Archaeological sites and ancient

coastal landscapes should be protected. A more northerly part of the site falls in 1C. Pebblebed Heaths.

Local landscape character of site and immediate surrounds

The site is very substantial in scale and sweeps generally upward from lower land at the south, where the site lies close to built up urban edges of Exmouth, to higher more rural land to the north. Extensive wooded areas in southern parts of the site effectively screen large areas from obvious viewpoints but even for more exposed northerly parts close by viewpoints into the site are comparitely limited. There are no identified public footpaths into or through the site so this limits more intermiate local views and screening at site boundaries also limits local views. Longer distance viewpoints have not been assessed but given the site size it is assumed there are site areas of some prominence, perhaps mostly from southerly areas.

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

Analysis

Physical and natural characteristics	
High	Whilst large parts the site are well screened the site is in parts elevated and lies close to the East Devon National Landscape.
Cultural and historic associations	
Medium- high	Whilst there are some modern areas of development close to the southern site boundaries for the most part the site sits within a rural context with a mixture of on-site historic field boundaries and some modern enlarged fields. Listed buildings are within/close to the shown site, of most significance is the Church of St John in the Wilderness.
Relationship to existing settlement edge	
Low-medium	The southern edges of the site are largely visually screened from the built settlement edges of Exmouth by substantial amounts of tree coverage. Other parts of the site abut countryside areas.
Experiential landscape character	

Medium-high	Wild, tranquil, relatively exposed and open site. From within parts of the site there are some views of built-up areas in Exmouth, though the overall feel is one of undeveloped countryside.
Views	
Medium	For such a large site, including elevated parts, views out of and into the site, notably for southern and central parts of the site are limited. Northerly parts of the site are much more open and exposed.
Overall landscape susceptibility	
Medium-high	The site has a distinctly open and undeveloped character, reading as countryside rather than urban in character.
Within nationally designated landscape?	
No	
Degree of intervisibility with nationally designated landscape	
Close intervisibility exists in northern parts of the site.	
If outside designated landscape, factors which may raise or lower value from moderate	
If development were to occur in the northern parts of the site adverse impacts could be severe. However avoiding development in this area would reduce potential for adverse landscape impacts.	
Landscape value	
High – there are parts of the site that are of particular value.	
Overall landscape sensitivity	
High-medium	
Landscape guidance: opportunities in relation to development	
If the site were to be allocated detailed assessment work, informing site design and implementation would be essential.	

Historic Environment Site Assessment

Notes on history of area

Urban development has expanded outward, to the south of the site, over the recent decades to come close to the site boundary. However, and for the most part, extensive vegetation cover to and beyond southern site boundaries limits intervisibility with urban parts of the town. Much of the site reads as rural in character with central parts in particular defined by historic field boundaries and buildings and structures of heritage importance.

Overall conclusion

Medium high

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	<p>The following listed buildings fall close to the allocated site:</p> <ul style="list-style-type: none"> • The Grade II Star - Church Of St John In The Wilderness • The Grade II - Barton House • The Grade II St John's Lodge <p>The church is of greatest relevance.</p>
List any heritage assets potentially affected.	The above assets could be adversely impacted by development.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1 - • The Grade II Star - Church Of St John In The Wilderness	
Description of asset	ST JOHN'S ROAD (South-East Side) Withycombe Raleigh 6/79 Church of St John- in-the-Wilderness 6.12.49 GV II*(Star) ST JOHN'S ROAD 1. 5176 (South-East Side) Withycombe Raleigh Church of St John- in-the-Wilderness SY 08 SW 6/79 6.12.49. GV 2. Originally the C15 parish church, largely demolished circa 1748. The tower and part of the north aisle remained but the rest has been skilfully reconstructed. West tower of sandstone with crenellated parapet. String courses, angle buttresses and polygonal staircase turret. Church windows generally Perpendicular style. Small 2 bay chancel. Inside, a carved C15 capital remains at the west end of the nave arcade. Said to have been founded in C13 but some Norman fragments on a window sill. Listing NGR: SY0281483370
Significance of asset and setting	High significance
Relationship of site with heritage asset	Falls nest to local plan allocated land.
Level of contribution (site to heritage asset)	Parts of the site have a close relationship to the church, but it is a very big site.
Further assessment required?	No, not for the local plan but at the planning application stage assessment of proposals will need careful considerations.

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Major – Inappropriate development could have significant adverse impacts.
Could the site be developed in a way that minimised potential impact?	Yes – the site is very large and given the overall size of the site significant open space buffer areas could be left around the church that lessen significantly the potential for adverse impacts. On a similar level, given site size, careful account could be taken of any open view points and vistas, with appropriate open space and development forms promoted, to lessen or minimise potential for adverse impacts.
Would the development affect the heritage asset in other ways?	Increased human activity associated with development, including traffic, could adversely impacts on the solitude offered by the site and from which it benefits and which helps define its character.

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	This would seem as unlikely, though perhaps there could be marginal benefit from greater quite public access.
Would development enable further research and recording of the heritage asset?	This would appear unlikely.
Would development enable better revealing of the significance of the heritage asset?	This would appear unlikely.
Would development enable the asset to be removed from the at risk register?	Not applicable.
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	There are limited sites for consideration for development in Exmouth.
Could the site boundary be changed to avoid harm?	Yes – in effect the site is large so boundary changes could be made. Though a comprehensive development scheme with retained boundaries could be produced that included appropriate open spaces in a way that would limit or prevent possible adverse impacts. A bigger site provides greater opportunities, with careful design, to achieve positive outcomes.
Could the amount of development be reduced to avoid harm?	Potentially yes
Would a different type of development (use) avoid harm?	This would appear unlikely.
Could design avoid harm?	It could help.
Notes	No specific additional points are noted.

It is highlighted that there are two other listed properties that are at/close to the site.

- Barton House – Grade II - Mid to late C19. Large red brick house roofed with fishscale and plain tiles. Large southern end gable with triple chimney and blind arch in gable. Additional end chimney of similar design. 2 storeys. 5 windows with cambered head linings and leaded glazing. 3 gables to attic dormer windows, the outer 2 break through eaves. Open gabled wooden porch. 1 storey outshut at north side. Gothic arched brick porch on side elevation which faces approach to the Church of St John in the Wilderness .
And
- St John’s Road Higher Lodge – Grade II - Early C19. Cottage ornee. Colourwashed stucco with hipped thatched roof. Facade to drive clad in rustic logs. 1 storey. 2 windows, small

centred bays with early C19 casements. Centre thatched porch with hipped roof. 1 canted bay window faces road. Listing NGR: SY0282683765.

These assets lie close to the church and are of a lesser grade. The considerations, above, that apply to the church (for asset 1) would be applicable to these assets, though impact concerns are of a lesser importance.

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	8	Significant major adverse effect predicted
Special Protection Area (SPA)	International	8	Significant major adverse effect predicted
Ramsar site	International	2650	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	4000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	8	Significant major adverse effect predicted
National Nature Reserve (NNR)	National	8	Significant major adverse effect predicted
Local Nature Reserve (LNR)	Regional	2650	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1304	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	11	Significant moderate adverse effect predicted
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)	County	0	Significant moderate adverse effect predicted

and streams, excluding hedgerow)			
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Comments

This substantial site, taken as a whole, is identified as likely to contain habitats of considerable local significance for wildlife and northern parts of the site lie close to the most significant desegination of the Pebblebed Heaths. Within the site and notaby around southern and western edges and boundaries are woodland areas with a number having the status of Unconfirmed County Wildlife Sites. The agents promoting the site, in indicative plans, show a southern highway access route into the site going through one of these unconfirmed designated areas. There are also hedgerows and mature tress within the site and a pond.

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes

Within Exe Estuary SPA HRA mitigation zone? Yes

Within East Devon Pebblebed Heaths 400m exclusion zone? Yes

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)?

The site comprises of a mixture of land types with quite substantial fields of improved grassland but also extensive wooded areas.

Presence of veteran or ancient trees

Yes. It has not been possible to undertake detailed site assessment work but historic records show long establish wooded areas at the site and it is assumed veteran trees will be present.

Large numbers of mature trees within hedgerows or otherwise

Yes. Wooded areas at the site and hedgerows within contain many mature trees.

Presence of ponds not identified on aerial imagery

Yes. Map records show at least one pond but on site assessment has not been undertaken to date.

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. Whilst much of the site is made up of larger fields there are also smaller more intimate fields within as well the wood areas.

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

No. Whilst none have been identified there would be a clear expectation for further assessment should there be a view to allocate the site or parts of it for development.

Is there any evidence which contradicts the desk study results?

No. The overall size and complexity of this site is such that it can be expected to contain a wide range of habitats and species of local if not more significant importance.

Conclusion

Significant moderate adverse effect predicted

11 Site Reference Exmo_23 - Courtlands Barn, Courtlands Lane

Site details

Settlement: Exmouth

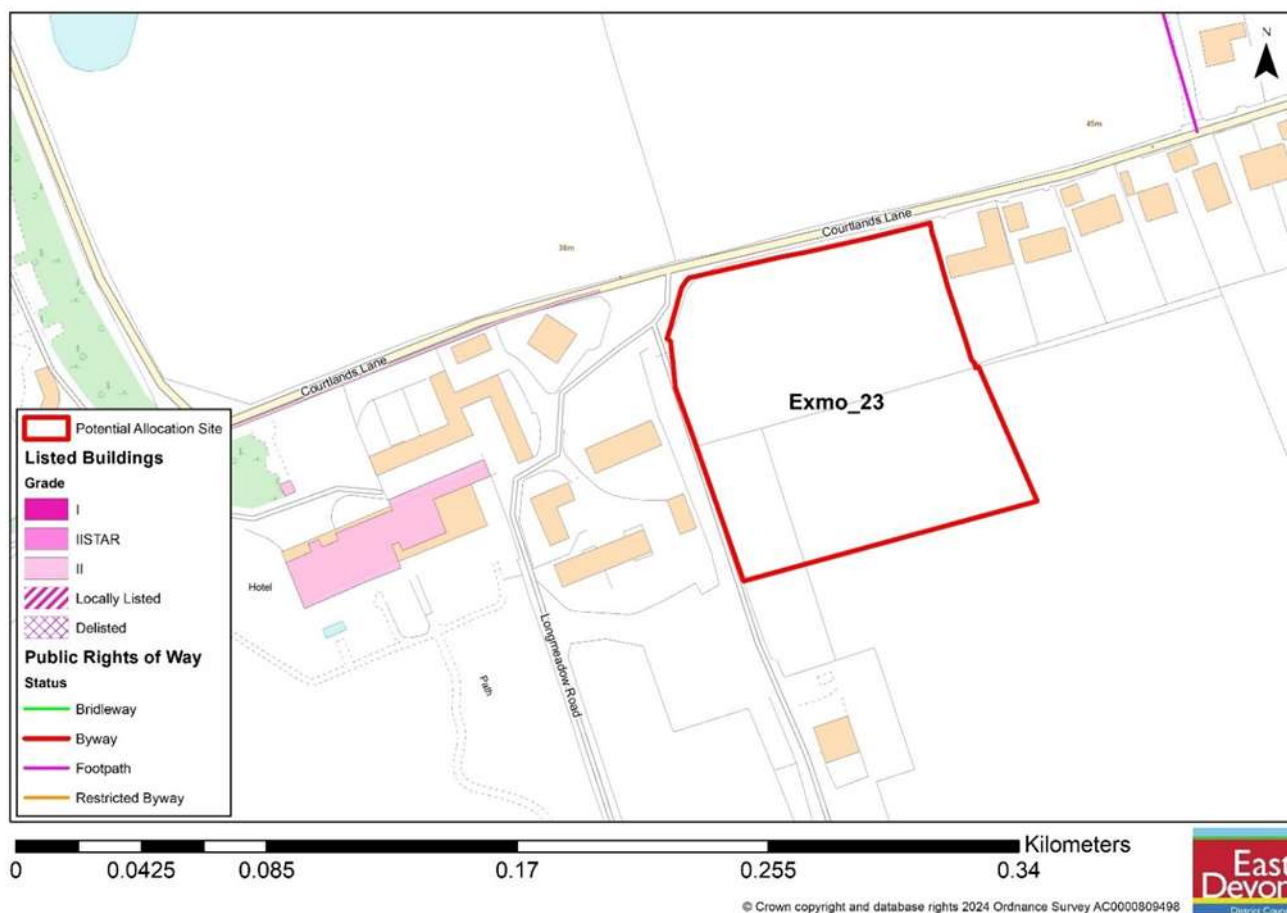
Reference number: Exmo_23 (it should be noted that this site overlays an earlier smaller submission of Exmo_11.

Site area (ha): 0.9876

Address: Courtlands Barn, Courtlands Lane, Exmouth, EX8 3NZ

Proposed use: Housing

Site map



Site Assessment Summary and Conclusion

Infrastructure

No direct infrastructure concerns are specifically noted for this site.

Landscape

The site is elevated, on a ridgeline, and of some visual prominence when viewed specifically from the south. However, visibility concerns need to be seen in the context of the site abutting and falling between existing development to the east and west.

Historic environment

The Grade II listed Courtlands House lies around 70 metres to the west of the site, at its closest point. Between the listed building and the site there are, however, a number buildings, some older and some more modern. These, and trees and vegetation present, limit intervisibility between the site

and the listed building. It is also noted that the 'Garden Wall Between Courtlands Lane and Courtlands' also to the east of the site and much closer is also listed Grade II.

Ecology

The site is assumed to be of low ecological importance though hedgerows and tress around and running through the site may be of more value and should be protected if development were to go ahead.

Accessibility

The site falls within 1,600 metres of a range of facilities and close to a frequent bus service.

Other constraints

There are no other known constraints at the site, though it is noted that Courtland Lane, although a quiet road that fronts the site does not have a pavement.

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

No

Opportunities

There are no particular extra opportunities that development at this site might be expected to deliver.

Yield (number of dwellings or hectares of employment land)

12

Contribution to spatial strategy

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

Is the site allocated?

Yes

Reasons for allocating or not allocating

The site provides a reasonable opportunity for development. Some care will be needed to avoid and limit possible adverse landscape and heritage impacts.

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

No - not applicable.

Landscape Sensitivity Assessment

Context

Landscape designation context

Not in an AONB.

For sites within AONB, applicable special qualities

Not applicable.

Other relevant biodiversity, historic environment and/or geological designations

The Grade II listed Courtlands House lies around 70 metres to the west of the site, at its closest point.

Landscape Character Type and relevant key characteristics

3B. Lower rolling farmed and settled valley slopes - This is one of the most extensive LCTs and can be found throughout the Study Area. It occurs on the lower slopes of the valley sides, and is generally a medium scale landscape, often with long views. It is predominantly agricultural, with pastoral and arable land uses (associated with distinctive red soils in the west of the Study Area). Patches of woodland, copses, and hedgerow trees give the landscape a well-treed character. It is a well-settled landscape, with farms, hamlets and villages (some of which have expanded). Villages are often centred on river crossing points and contain numerous historic buildings, often constructed of stone, and with church towers as focal points. Some villages have expanded to become larger settlements.

Local landscape character of site and immediate surrounds

The site abuts a northerly part of Exmouth and is elevated and quite open in the landscape, sitting close to a ridgeline. However, it is seen in the context of a ribbon of development to its east and less prominent development to its west.

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

To some degree but noting that the site abuts and is visually seen within the context of built up sub-urban development.

General and site-specific affects that could arise from development

Analysis

Physical and natural characteristics

Medium	The site is characteristic of its setting, though it lies next to and within a sub-urban built context.
Cultural and historic associations	
Medium	Whilst separated from the site is close to the listed Courtland Cross.
Relationship to existing settlement edge	
Medium	The site relates to existing residential development to its east and development would extend an existing linear pattern of built development.
Experiential landscape character	
Medium-high	The site lies on rising land toward a ridgeline. Its is quite exposed and open.
Views	
High	Its elevated location means that there are extensive views from the site, especially in a southerly direction over built up parts of Exmouth, the Exe estuary and some open countryside.
Overall landscape susceptibility	
Medium	The site is of some openness and prominence, albeit seen in the context of existing built development.
Within nationally designated landscape?	
No	
Degree of intervisibility with nationally designated landscape	
Limited	
If outside designated landscape, factors which may raise or lower value from moderate	
None.	
Landscape value	
Medium – noting openness and elevation but seen alongside existing development.	
Overall landscape sensitivity	

Medium
Landscape guidance: opportunities in relation to development
Development of the site could have adverse impacts if poorly undertaken. Any development would need to be of high quality and would need to be very carefully planned and sensitively implemented to lesser scope for visual prominence.

Historic Environment Site Assessment

Notes on history of area

Heritage interests to the west of the site, in particular, are noted.

Overall conclusion

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes
List any heritage assets potentially affected.	The Grade II listed Courtlands House (Heritage asset 1) lies around 70 metres to the west of the site, at its closest point. It is also noted that the 'Garden Wall Between Courtlands Lane and Courtlands' also to the east of the site and much closer is also listed Grade II (Heritage asset 2).

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Grade II listed Courtlands House
Significance of asset and setting	Courtlands House enjoys open panoramic views to the south and west and is seen within the context of these views and countryside to the south. Easterly views to and from the site are more restrictive with interrupting buildings in-between.
Relationship of site with heritage asset	Limited inter-relationship despite proximity.
Level of contribution (site to heritage asset)	Limited, especially given existing built development between the site and the asset.
Further assessment required?	No

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Limited
Could the site be developed in a way that minimised potential impact?	Whilst limited impacts would be envisaged there is a need for sensitivity in proposals for development.
Would the development affect the heritage asset in other ways?	No

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No – not applicable.
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	No – with high development levels required sites in Exmouth are at a premium.
Could the site boundary be changed to avoid harm?	Not applicable.
Could the amount of development be reduced to avoid harm?	Not applicable.
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	It will be relevant to consider site layout at the planning application stage.
Notes	No further commentary set out

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 2	
Description of asset	Garden Wall Between Courtlands Lane and Courtlands
Significance of asset and setting	The wall abuts Courtland Lane, to the north of the listed Courtland House.
Relationship of site with heritage asset	Very limited inter-relationship.
Level of contribution (site to heritage asset)	Minimal.
Further assessment required?	No

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 2	
What impact would development have on the heritage asset and its setting?	Limited
Could the site be developed in a way that minimised potential impact?	With limited direct relationship there is little direct scope for adverse impacts, though site development may offer scope to be informed by the presence and form of the wall.
Would the development affect the heritage asset in other ways?	No

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 2 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No – not applicable.
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	No – with high development levels required sites in Exmouth are at a premium.
Could the site boundary be changed to avoid harm?	Not applicable.
Could the amount of development be reduced to avoid harm?	Not applicable.
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	It will be relevant to consider site layout at the planning application stage.
Notes	No further commentary set out

Ecological assessment

Context – Sites and features (desk study) (note for this site full distance from assets are not recorded – however, none lie in close/immediate vicinity)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	500	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	2500	Minor adverse effect predicted (not significant)
Ramsar site	International	500	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National		Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	500	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	2500	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional		Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional		Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County		
Unconfirmed Wildlife Site (UWS)	County		Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County		Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County		Minor adverse effect predicted (not significant)

Comments

The site sits above the Exe Estuary and whilst relatively close, around 500 metres away, there are no direct concerns around adverse impacts noted. The site itself is formed from grazed land though there are hedgerows and tress around and running through the site that may be of more value and should be protected.

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

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, other than hedgerow boundaries.

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)

A field boundary bisects the site.

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

None noted

Is there any evidence which contradicts the desk study results?

No

Conclusion

Minor adverse effect predicted (not significant)

12 Site Reference Exmo_24 - Land to the north of Salterton Road

Site details

Settlement: Exmouth

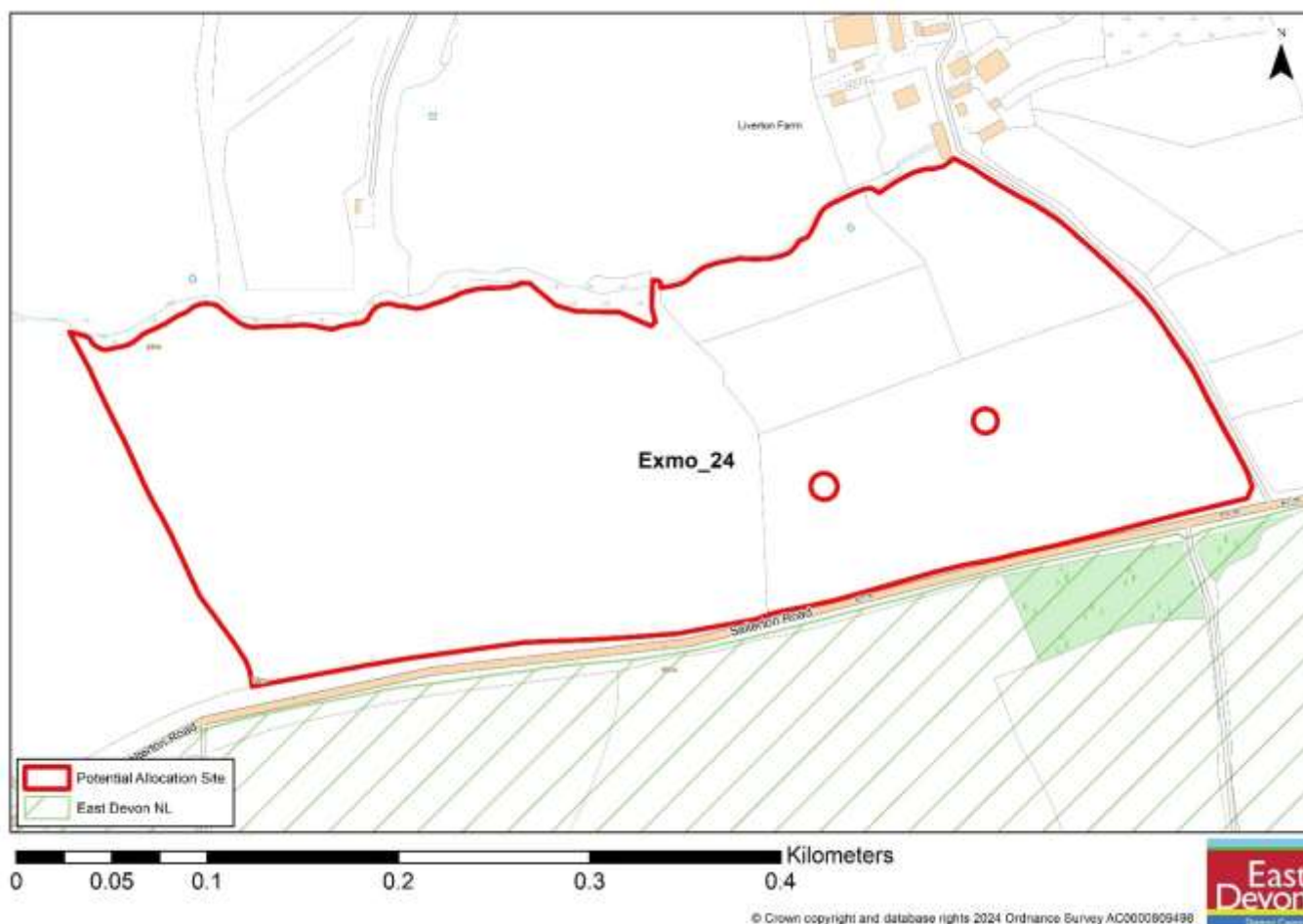
Reference number: Exmo_24

Site area (ha): 9.8768

Address: Land to the north of Salterton Road, Exmouth, EX8 2NR

Proposed use: Housing

Site map



Site Assessment Summary and Conclusion

Infrastructure

No specific infrastructure concerns are currently identified for this site. Road access would appear to be possible from Salterton Road.

Landscape

The site lies just to the north of the East Devon AONB, separated from it by the east-west running Salterton Road. There is, however, comparatively limited inter-visibility between the ANOB to the south (at least so for westerly parts of the site) and the site itself. In views from the north the site is more open and exposed, including from longer distance AONB views. The site has a rural feel for large areas, rather than an urban edge of Exmouth feel, with higher land in western parts of the site blocking views to urban built up areas. However a solar farm to the north of the site does compromise the sense of site tranquillity and remoteness to some degree.

Historic environment

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

Ecology

The site comprises of a series of fields of improved grassland. It has hedgerow boundaries with these supporting a number of mature trees. To much of the northern edge of the site the planting is particularly mature. The hedgerows and some trees around the site can be expected to be of some local wildlife interest.

Accessibility

Parts of the site fall within 1,600 metres of a range of facilities. However many of the facilities, even for the closer westerly parts of the site, are towards the upper end of this distance range and for easterly parts of the site walking distances to some services and facilities would be beyond this distance range.

Other constraints

There are no significant site constraints noted.

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

No

Opportunities

There are no specific identified opportunities that site development might help deliver.

Yield (number of dwellings or hectares of employment land)

The submission of site Exmo_24 advised of a yield of 124 dwellings, however in a previous submission, Exmo_10, that Exmo_24 overlays, reference was made to capacity of 250 dwellings (whilst detailed assessment has not been undertaken 124 looks closer to a reasonable capacity than 250).

Contribution to spatial strategy

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

Is the site allocated?

No

Reasons for allocating or not allocating

The site is not regarded as appropriate for allocation for development. It is quite open and exposed in landscape terms and large parts have a rural rather than urban fringe character. Easterly parts of the site, in particular, are remote from services and facilities and if the site

were developed it would form a quite large 'tongue of development' projecting into open countryside with visual impacts on areas of open countryside and designated AONB. On account of potential for adverse impacts the site is not recommended as an allocation for development.

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

Not applicable.

Based on assessment showing non-suitability for allocation for development finer grained reporting on landscape, historic and ecological considerations is not included in this report.

13 Site Reference Lymp_07 - Land at Courtland Cross, Exeter Road, Lympstone

Site details

Settlement: Exmouth

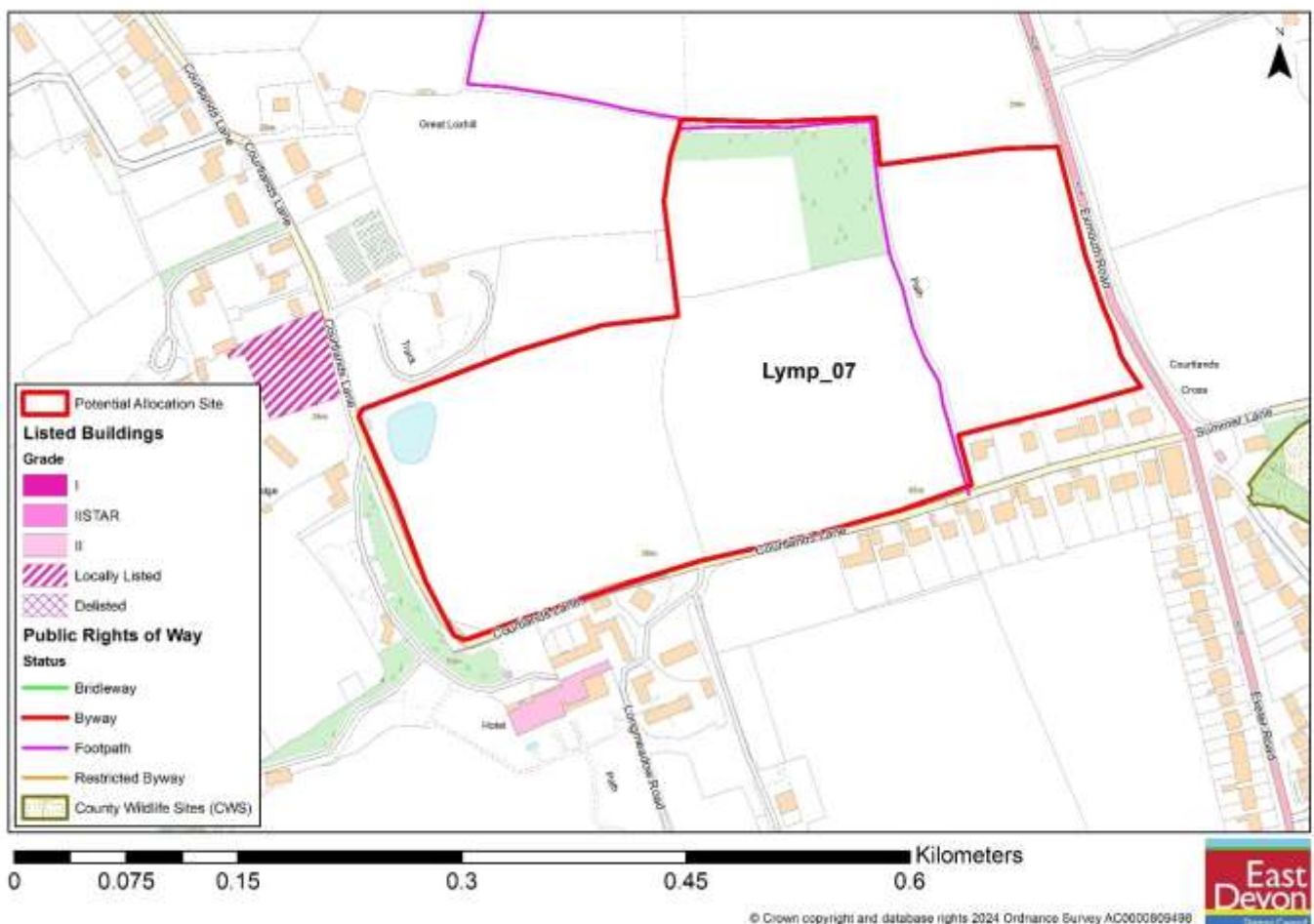
Reference number: Lymp_07

Site area (ha): 10

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

Proposed use: Housing

Site map



Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

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

Historic environment

To the south west of the site and close by (around 50 metres to the southern side boundary) is the Grade II listed Courtlands House. Inter-visibility between the house and the site is, however, compromised to some degree by more recent development and also by the lie of the land with Courtland Lane, which runs along the southern edge of the site, sitting on a minor ridgeline. Much closer to the site, on the southern side of Courtlands Lane, is the Grade II listed Garden Wall to Courtlands House. There is a clear visual interconnection between this wall and western parts of the site and the listed Chaterpark also lies close by and to the west of the site. In submission the prospective developer has shown open space uses on the more sensitive western parts of the site. The Grade I listed A la Ronde is further from the site, to the east, with no apparent direct inter-visibility from the building itself.

Ecology

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

Accessibility

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

Other constraints

No other constraints are identified.

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

Yes

Opportunities

No specific opportunities are identified.

Yield (number of dwellings or hectares of employment land)

In local plan allocation policy provides for 100 new homes plus employment provision.

Contribution to spatial strategy

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

Is the site allocated?

Yes

Reasons for allocating or not allocating

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

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

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

Landscape Sensitivity Assessment

Context

Landscape designation context

Not in an AONB.

For sites within AONB, applicable special qualities

Not applicable.

Other relevant biodiversity, historic environment and/or geological designations

The Grade II listed Courtlands House lies to the south, in close proximity, to the western field that makes up part of the allocation. This field is, however, proposed for open space recreational sports pitch use. As such it will have significantly lower impacts than built housing development. The closest field forming part of the site where housing is proposed lies around 70 metres from the listed property. Similar locational considerations apply to the listed wall associated with the house.

Landscape Character Type and relevant key characteristics

3B. Lower rolling farmed and settled valley slopes - This is one of the most extensive LCTs and can be found throughout the Study Area. It occurs on the lower slopes of the valley sides, and is generally a medium scale landscape, often with long views. It is predominantly agricultural, with pastoral and arable land uses (associated with distinctive red soils in the west of the Study Area). Patches of woodland, copses, and hedgerow trees give the landscape a well-treed character. It is a well-settled landscape, with farms, hamlets and villages (some of which have expanded). Villages are often centred on river crossing points and contain numerous historic buildings, often constructed of stone, and with church towers as focal points. Some villages have expanded to become larger settlements.

Local landscape character of site and immediate surrounds

The site is on the northerly built up edge of Exmouth and is elevated and quite open in the landscape, albeit there are trees and hedges to site boundaries that offer partial screening and views of and into the site tend to be from longer distances.

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

There is close relationship with the published landscape assessment.

General and site-specific affects that could arise from development

Analysis – noting that assessment majors on the fields making up the site that area allocated for built development.

Physical and natural characteristics	
Medium	The site is characteristic of its setting, though it lies next to and within a sub-urban built context.
Cultural and historic associations	
Medium	Whilst separated from it the site is close to the listed Courtland Cross.

Relationship to existing settlement edge	
Medium	The site is close to some existing residential development to its south and development would extend the built urban form northward. Northern site boundaries and edges abut open countryside,
Experiential landscape character	
Medium-high	The site lies on rising land toward a ridgeline. It is quite exposed and open.
Views	
High	Its elevated location means that there are expansive views from and into the parts of the site, especially in a northerly direction. Though these are longer distance views.
Overall landscape susceptibility	
Medium	The site is of some openness and prominence.
Within nationally designated landscape?	
No	
Degree of intervisibility with nationally designated landscape	
Limited to longer distance views.	
If outside designated landscape, factors which may raise or lower value from moderate	
None.	
Landscape value	
Medium – noting openness and elevation, but also noting levels of screening.	
Overall landscape sensitivity	
Medium	
Landscape guidance: opportunities in relation to development	
Development of the site could have adverse impacts if poorly undertaken. Any development would need to be of high quality and would need to be very carefully planned and sensitively implemented to lesser scope for adverse visual impact. Planting at site boundaries and within the site, if reinforced, could be beneficial.	

Historic Environment Site Assessment

Notes on history of area

Overall conclusion

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes
List any heritage assets potentially affected.	The Grade II listed Courtlands House (Heritage Asset 1) lies to the south of the western field that forms part of the site. However, this field is proposed for open space recreational uses and as such it will have much lower potential adverse impacts than built housing development. This consideration also applies to the listed 'Garden Wall Between Courtlands Lane and Courtlands' which is Grade II listed (Heritage Asset 2). The closest field within which built housing is proposed lies around 100 metres from the house, but closer to the wall.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Grade II listed Courtlands House
Significance of asset and setting	Courtlands House enjoys open panoramic views to the south and west and is seen within the context of these views and countryside to the south. North-easterly views to and from the site are more restrictive with interrupting buildings in-between.
Relationship of site with heritage asset	Limited inter-relationship despite proximity.
Level of contribution (site to heritage asset)	Limited, especially given existing built development between the site and the asset.
Further assessment required?	No

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Limited, for the residential built element of the proposal. Recreation fields would be much closer but the open nature of these is such that impacts would also be limited.
Could the site be developed in a way that minimised potential impact?	Whilst limited impacts would be envisaged there is a need for sensitivity in proposals for development.
Would the development affect the heritage asset in other ways?	No

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No – not applicable.
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	No – with high development levels required sites in Exmouth are at a premium.
Could the site boundary be changed to avoid harm?	The area for built development avoids the most sensitive location.
Could the amount of development be reduced to avoid harm?	The gross capacity has been moderated so that built development of homes does not fall in the most sensitive site part.
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	It will be relevant to consider site layout at the planning application stage.
Notes	No further commentary set out

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 2	
Description of asset	Garden Wall Between Courtlands Lane and Courtlands
Significance of asset and setting	The wall abuts Courtland Lane, to the north of the listed Courtland House.
Relationship of site with heritage asset	The wall falls to the south of and close to the part of the site proposed for sports pitches.
Level of contribution (site to heritage asset)	Some relevance, but limited given open space recreational use of nearby land.
Further assessment required?	No

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 2	
What impact would development have on the heritage asset and its setting?	Limited given open space uses in close by site parts.
Could the site be developed in a way that minimised potential impact?	Open space recreational uses would minimise potential for adverse impacts,
Would the development affect the heritage asset in other ways?	No

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 2 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No – not applicable.
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	No – there are very few opportunities for recreational land use and housing development is set away from the asset.
Could the site boundary be changed to avoid harm?	Not.
Could the amount of development be reduced to avoid harm?	Not applicable.
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	It will be relevant to consider site layout at the planning application stage.
Notes	No further commentary set out

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	2250	Minor adverse effect predicted (not significant)

Special Protection Area (SPA)	International	357	Minor adverse effect predicted (not significant)
Ramsar site	International	357	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	7214	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	357	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	2250	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	362	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1834	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	96	Significant moderate adverse effect predicted
Unconfirmed Wildlife Site (UWS)	County	490	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County		
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County		

Comments

The site sits above the Exe Estuary and whilst relatively close, around 500 metres away, there are no direct concerns around adverse impacts noted. The site itself is formed from grazed land though there are hedgerows and tress around and running through the site that may be of more value and should be protected.

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes

Within Exe Estuary SPA HRA mitigation zone? Yes

Within East Devon Pebblebed Heaths 400m exclusion zone? Yes

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)?

Improved grassland of the four fields that make up the site are dominant but between these and to site boundaries are mature hedgerows containing trees and vegetation of some importance. A block of trees occupies a northern part of the site.

Presence of veteran or ancient trees

None noted.

Large numbers of mature trees within hedgerows or otherwise

There are mature trees in hedgerows.

Presence of ponds not identified on aerial imagery

None identified.

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)

The expectation, with high quality design and development, is that losses could be kept to a minimum.

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

None noted

Is there any evidence which contradicts the desk study results?

No

Conclusion

Minor adverse effect predicted (not significant)

14 Site Reference Lymp_08 - Land off Summer Lane, Exmouth

Site details

Settlement: Exmouth

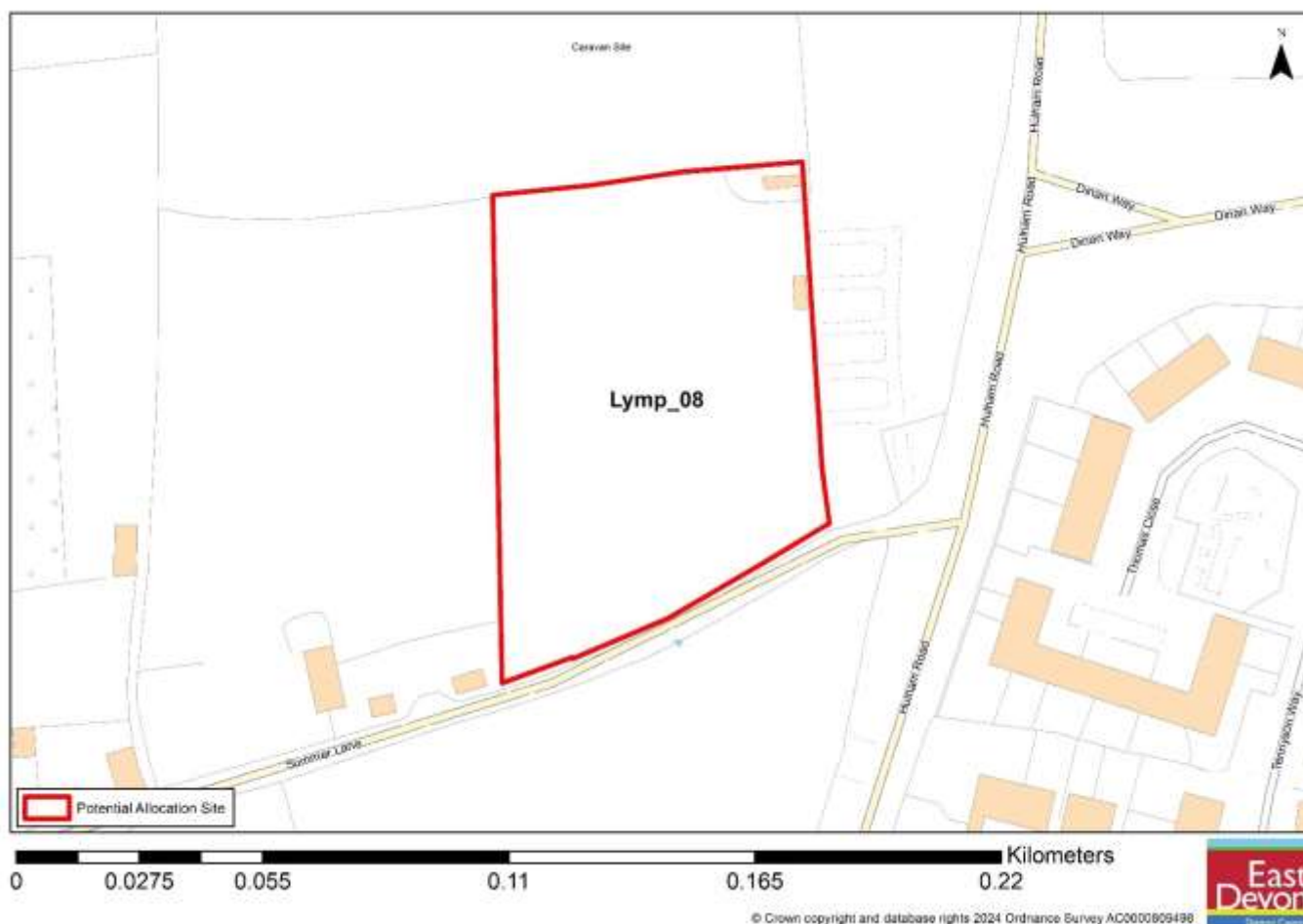
Reference number: Lymp_08

Site area (ha): 0.7

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

Proposed use: Housing

Site map



Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

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

Exmouth related urban development, the site has a countryside feel though one that is somewhat compromised by the close by main road.

Historic environment

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

Ecology

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

Accessibility

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

Other constraints

No other constraints to development are known.

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

No

Opportunities

None are specifically identified.

Yield (number of dwellings or hectares of employment land)

14

Contribution to spatial strategy

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

Is the site allocated?

No

Reasons for allocating or not allocating

The site is comparatively remote from facilities and something of a countryside feel and character, though it is well screened.

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

No

Based on assessment showing non-suitability for allocation for development finer grained reporting on landscape, historic and ecological considerations is not included in this report.

15 Site Reference Lymp_09 – Land fronting Hulham Road

Site details

Settlement: Exmouth

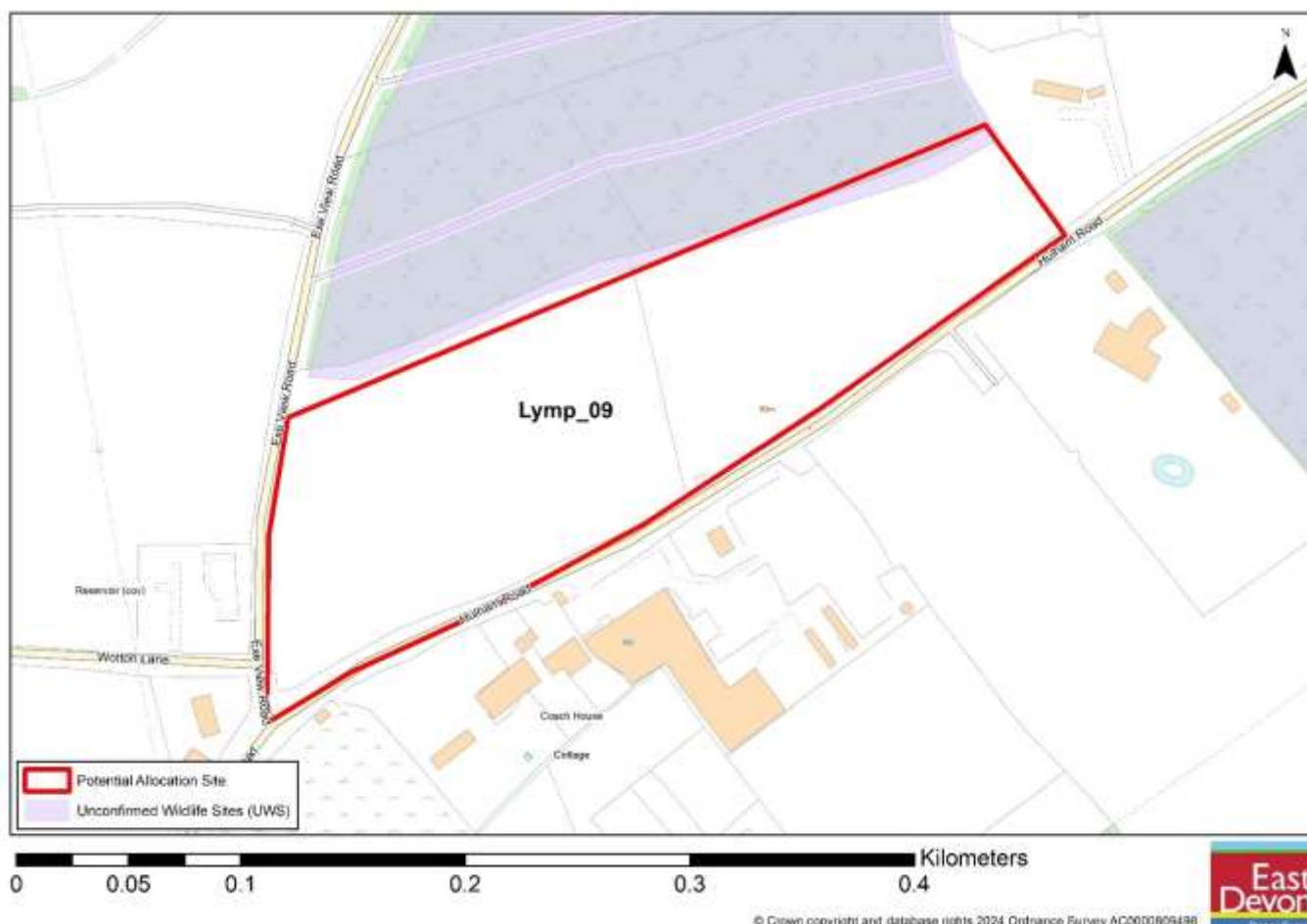
Reference number: Lymp_09

Site area (ha): 3.61

Address: 9.2 acres fronting Hulham Road, Exmouth,

Proposed use: Housing

Site map



Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

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

Historic environment

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

Ecology

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

Accessibility

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

Other constraints

There are no other significant constraints identified.

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

No

Opportunities

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

Yield (number of dwellings or hectares of employment land)

54

Contribution to spatial strategy

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

Is the site allocated?

No

Reasons for allocating or not allocating

Strategic Planning Committee, on balance, did not consider the site as an appropriate option for allocation.

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

No.

Based on assessment showing non-suitability for allocation for development finer grained reporting on landscape, historic and ecological considerations is not included in this report.

16 Site Reference Lymp_10 - Land off Hulham Road, Lympstone

Site details

Settlement: Exmouth

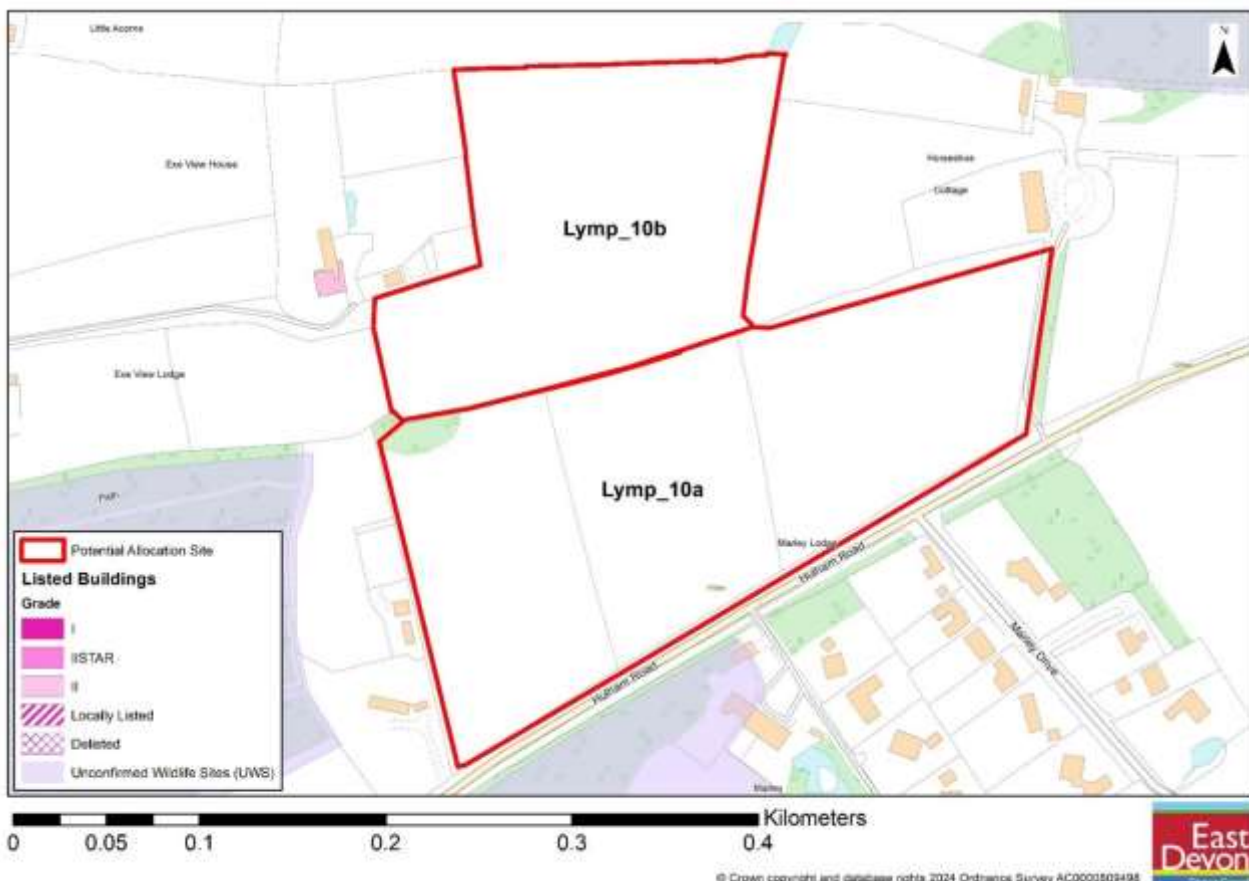
Reference number: Lymp_10

Site area (ha): 7.57

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

Proposed use: Housing

Site Map



Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

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

Historic environment

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

Ecology

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

Accessibility

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

Other constraints

There are no other significant constraints identified.

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

No

Opportunities

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

Yield (number of dwellings or hectares of employment land)

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

Contribution to spatial strategy

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

Is the site allocated?

No

Reasons for allocating or not allocating

The site is clearly of some sensitivity but large parts are well screened, though trees to the Hulham Road frontage are subject to a Tree Preservation Order. On balance Strategic Planning Committee determined not to allocate the site.

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

Partial site development could be an option though was not endorsed by committee.

Based on assessment showing non-suitability for allocation for development finer grained reporting on landscape, historic and ecological considerations is not included in this report.

17 Site Reference Lymp_12 – land fronting A376 and Summer Lane

Site details

Settlement: Exmouth

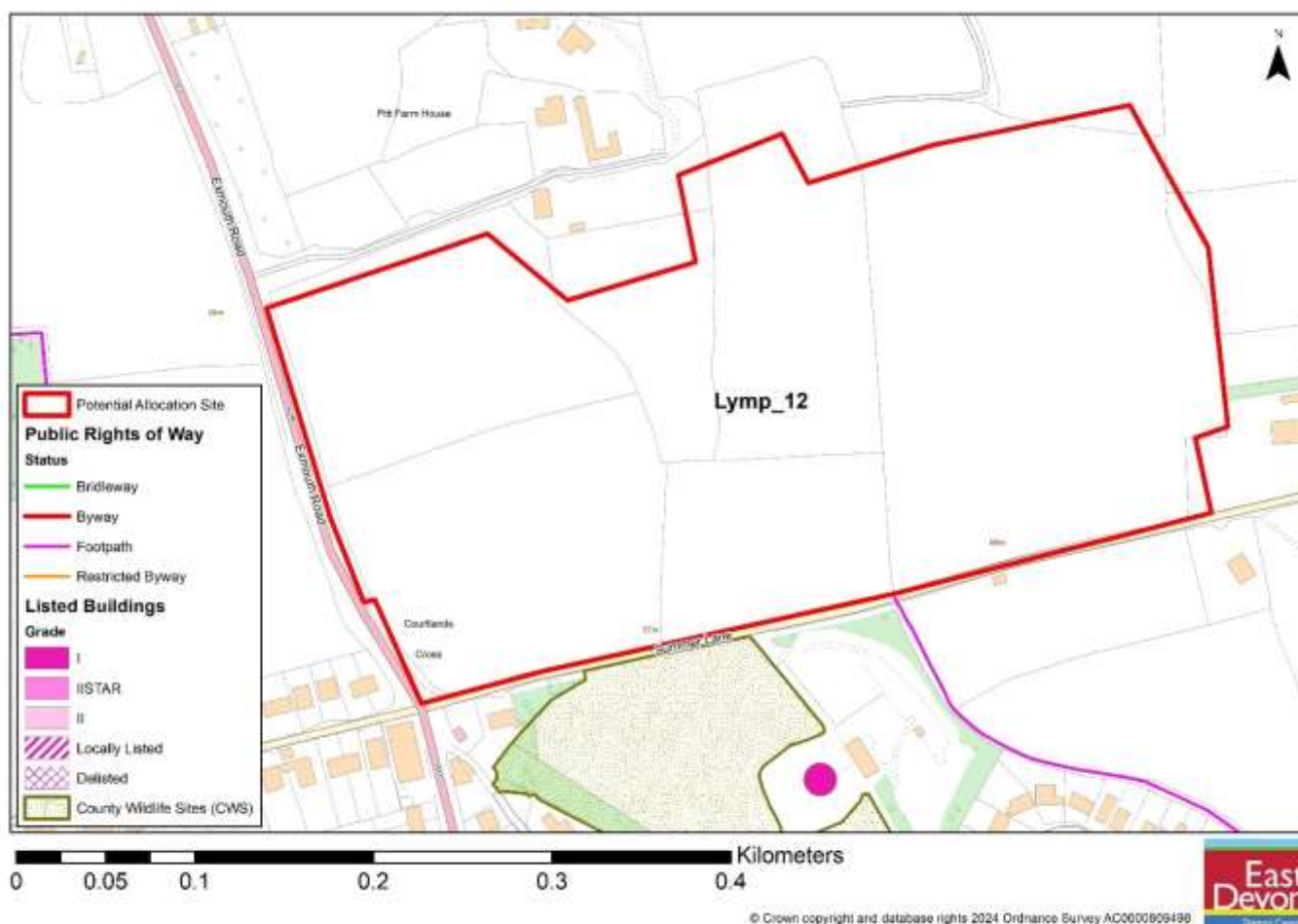
Reference number: Lymp_12

Site area (ha): 11.6

Address: approximately 30.5 acres fronting A376 and Summer Lane, Exmouth,

Proposed use: Housing

Site map



Site Assessment Summary and Conclusion

Infrastructure

The Dinan Way link between Hulham Road and Exmouth Road the A376 passes through this site and has planning permission. Should the development of this site go ahead then it should do so in the context of this section of the road scheme.

Landscape

This site comprises of six open and mostly large fields on the northern side of Exmouth. The southern and western parts of the site are comparatively flat, however, in the north eastern part of the site there are more pronounced southerly slopes. Overall the site has an open countryside character and a feel and a sense of separation from the built form of Exmouth development to the south, a separation emphasised by open green spaces between the site and the built form of the town. There are some close up views from public vantage points into the site from the south but more significant longer distance open views of and into the site are seen from the north and west where the site is not seen within the urban context of Exmouth.

Historic environment

There are significant heritage interests in close proximity of the site. The Grade I listed property, A la Ronde and the Grade II historic park, lie to the south of the site. To the south-east of the site is the Grade I listed Point in View and the Manse properties. Heritage considerations associated with the potential development of this site are, therefore, significant and were a major concern in respect of the planning application, now approved, for the extension and completion of Dinan Way, from Hulham Road to Exmouth Road. For the Dinan Way scheme an officer report noted inevitable (adverse) impacts resulting in some harm. Impacts from housing and/or other forms of development at this site can also be expected to have similar and quite possibly more adverse impacts.

Ecology

The site comprises of agriculturally improved grass fields and there are no designated wildlife areas on the site itself though a County Wildlife Site lies around the A la Ronde property that lies directly to the south of the site. Within and on the edges of the site there are a number of hedgerows of varying scales of maturity and within these there are some larger trees. There can, therefore, be expected to be some but probably limited local wildlife interest at the site.

Accessibility

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

Other constraints

No other constraints to development are identified.

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

No

Opportunities

No specific additional opportunities are identified.

Yield (number of dwellings or hectares of employment land)

174

Contribution to spatial strategy

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

Is the site allocated?

No

Reasons for allocating or not allocating

Potential for adverse heritage impacts at this site, should development go ahead, can be expected to be significant and this is a major consideration. Allied to this are concerns around adverse landscape impacts from development. Adverse impacts from development are identified as a major concern in respect of development of this site.

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

No - not applicable.

Based on assessment showing non-suitability for allocation for development finer grained reporting on landscape, historic and ecological considerations is not included in this report.

18 Site Reference Lymp_13 - Kings Garden & Leisure, Higher Hulham Rd

Site details

Settlement: Exmouth

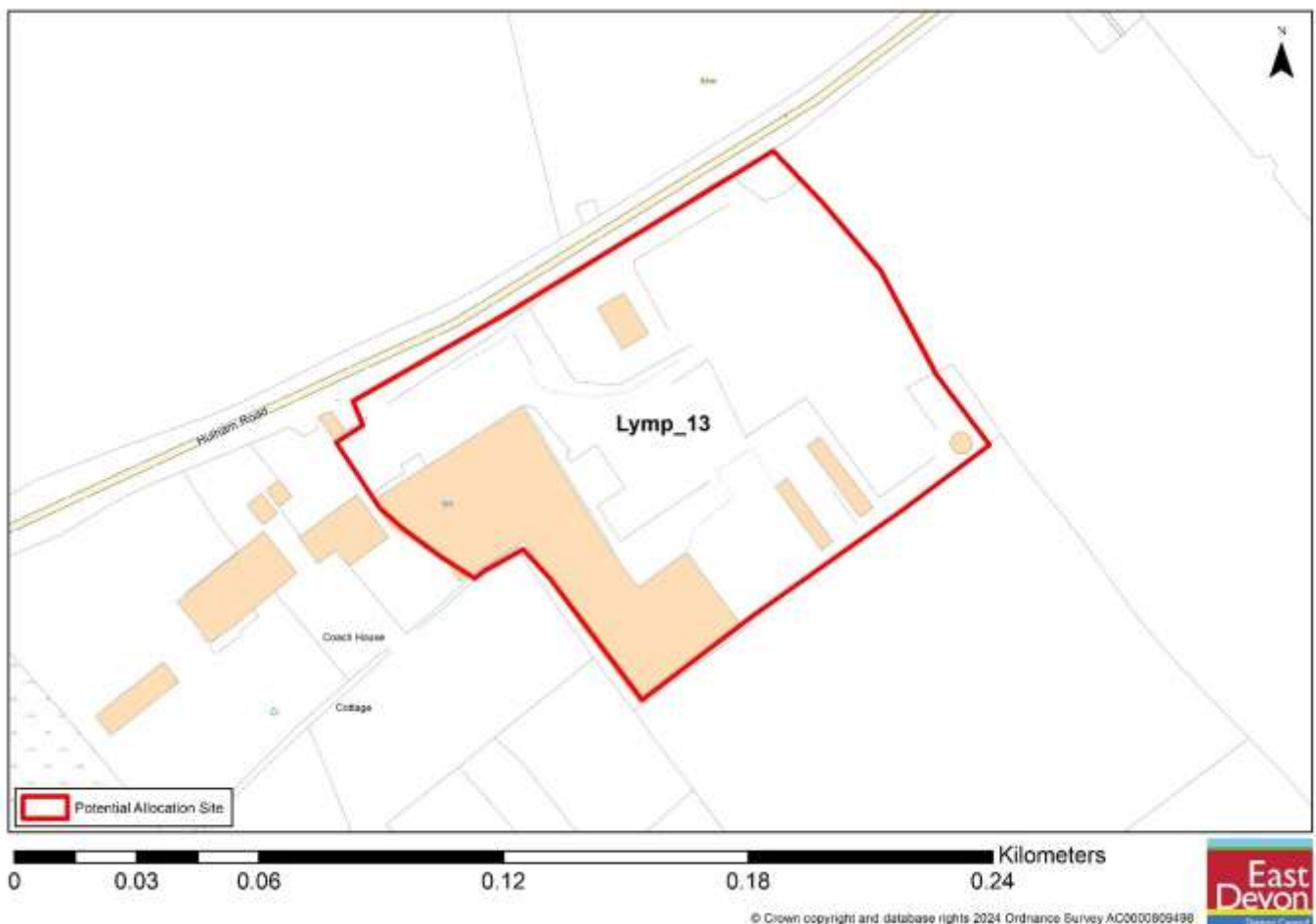
Reference number: Lymp_13

Site area (ha): 1.1

Address: Kings Garden & Leisure, Higher Hulham Road, Exmouth, EX8 5DZ

Proposed use: Site is understood to be promoted for employment development though it may contain scope for some housing.

Site map



Site Assessment Summary and Conclusion

Infrastructure

No specific infrastructure concerns are noted.

Landscape

The site comprises of an existing garden centre with around 20% of the site comprising of buildings, part forming outdoor display and retail areas but most of the site comprising of car parking and hard surfacing. The site is reasonably flat and well screened from surrounding areas, noting also the current ongoing/planned development to the south of the site. The garden centre frontage to Hulham Road to the north is quite prominent in views from the road.

Historic environment

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

Ecology

The site is currently developed land, a garden centre, comprising mostly of car parking and hard standing and as such it has low ecological value. There are, however, some areas of local wildlife importance in relative close proximity of the site.

Accessibility

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

Other constraints

A small section of the site to the west is at high risk of flooding from surface water runoff.

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

No

Opportunities

No specific matters are identified.

Yield (number of dwellings or hectares of employment land)

A notional figure of up to a maximum of 25 dwellings is suggested, but this would depend on employment use/status of the site.

Contribution to spatial strategy

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

Is the site allocated?

No

Reasons for allocating or not allocating

The site is in current productive developed use and whilst redevelopment for residential or other purposes would be likely to have minimal net additional adverse landscape, heritage or wildlife interest a redevelopment scheme for housing (or lower density employment uses) would result in job losses. Given its current productive use it is suggested that the site should be retained for employment/job generating uses and not allocated for residential purposes. Furthermore, in assessing the site the HELAA panel advised "Probably unachievable if the site is for a net additional 2200 sqm of development i.e. additional to the existing retail floorspace. Possibly achievable if the site is for a replacement 2200sqm".

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

No

Based on assessment showing non-suitability for allocation for development finer grained reporting on landscape, historic and ecological considerations is not included in this report.

19 Site Reference Lymp_14 - Coles Field, Hulham Road

Site details

Settlement: Exmouth

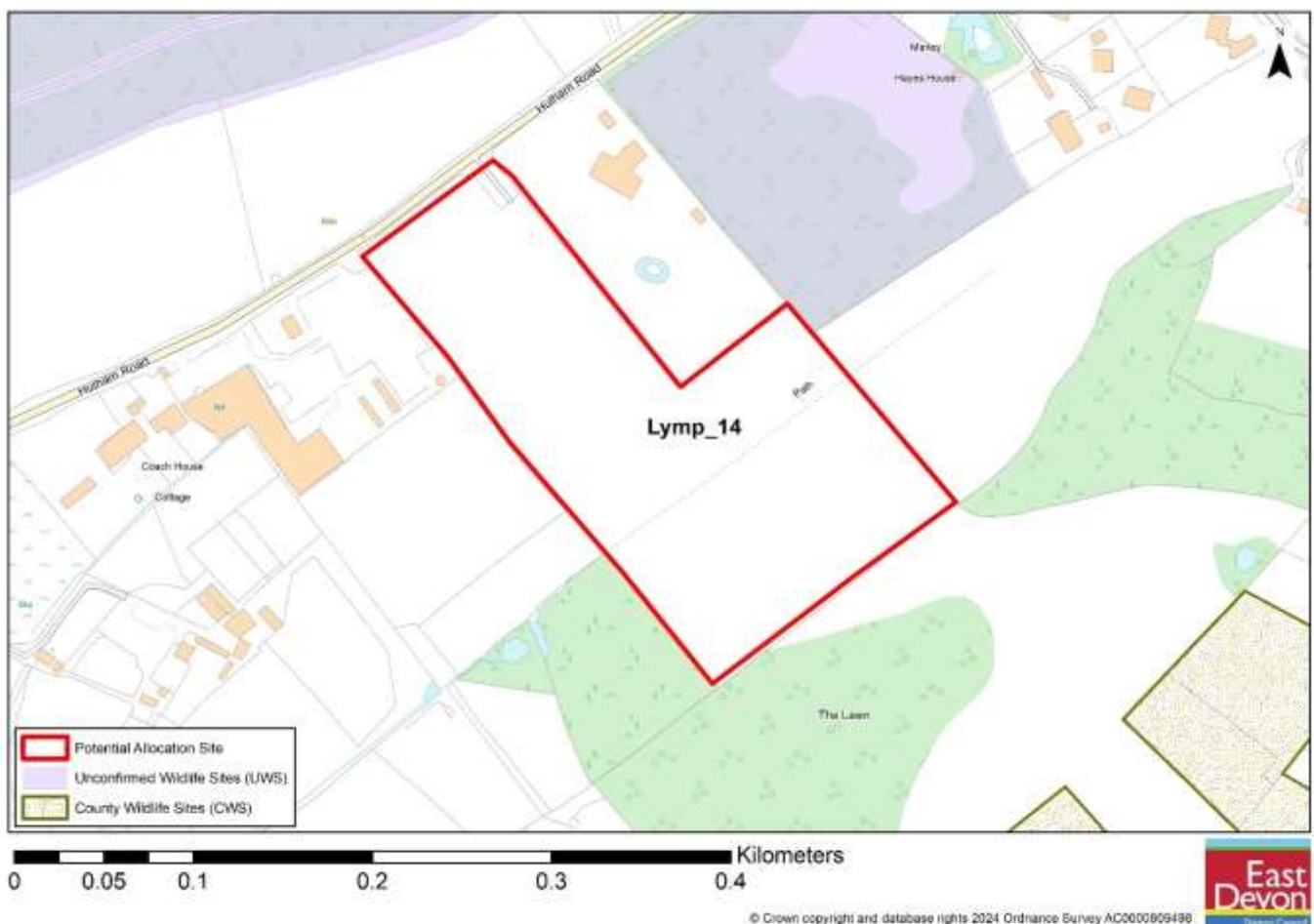
Reference number: Lymp_14

Site area (ha): 3.93

Address: Coles Field, Hulham Road, Exmouth, EX8

Proposed use: Housing

Site Map



Site Assessment Summary and Conclusion

Infrastructure

No specific infrastructure concerns are noted.

Landscape

The site comprises of an attractive enclosed area of grassland that is well screened, in respect of visual connectedness, from surrounding areas. The site has a quiet and quite remote countryside feel, in part because of maturity of surrounding vegetation, despite relative proximity to some built development on the northern edge of Exmouth. Most notable in this respect is the garden centre to the west of the site, but also with ongoing development alongside. There are a number of fine specimen trees standing within the site which would need to be retained and adequately buffered should development go ahead.

Historic environment

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

Ecology

The site comprises of a large field of what would appear to be non-improved grassland. As such there is likely to be some local wildlife value directly associated with the site, noting as well that there are mature trees within the site boundary. The actual boundary of the site is made up of mature hedgerows supporting a number of large trees and to and beyond site boundaries are a number of wooded areas with an Unconfirmed County Wildlife Site touching one part of the site boundary.

Accessibility

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

Other constraints

No significant constraints are identified though HELAA panel work noted "A small strip of the site through its centre is at low risk of flooding from surface water runoff. It may contain some grade 3 agricultural land."

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

No

Opportunities

No specific matters are identified.

Yield (number of dwellings or hectares of employment land)

59 (though given constraints a realistic yield may well be lower).

Contribution to spatial strategy

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

Is the site allocated?

Yes

Reasons for allocating or not allocating

Whilst the site has some nature conservation constraints and has an enclosed attractive feel in landscape terms it is seen as a reasonable site for allocation for development though noting there are some site sensitivities.

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

No applicable

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of AONB

For sites within AONB, applicable special qualities

Not applicable.

Other relevant biodiversity, historic environment and/or geological designations

The site lies close to land (to the east) designated in the highest tier of wildlifes sites.

There are no designated heritage assets at or in close proximity of the site. There was a large property, Marley House close to the site and the site falls in its historic setting.

Landscape Character Type and relevant key characteristics

The site falls in area 3B. Lower rolling farmed and settled valley slopes. An extensive LCT which forms the setting for many settlements, and also contributes to many expansive views from higher ground. A productive, working but still attractive landscape containing numerous historic and archaeological features. A diversity of settlements, with building materials and settlement pattern reflecting local geology.

Local landscape character of site and immediate surrounds

The site does not readily match the landscape character typology. The site comprises of a green field flanked by mature trees.

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

No. Surrounding areas are heavily wooded, though land to the south-west is currently being developed for housing.

General and site-specific affects that could arise from development

- Introduction of built form and associated infrastructure.
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads. New site access and potentially some grading.
- Risk of loss of trees/ hedgerow/ other noteworthy habitats.
- Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.

Analysis

Physical and natural characteristics	
Medium	Site comprises of a field with hedgerow boundaries with existing/currently being built development to the south west.
Cultural and historic associations	
Low-medium	The site lies in an area that has historically been farmed.
Relationship to existing settlement edge	
Medium	The site lies on the north-eastern edge of Exmouth in a semi-urban fringe location with some abutting 20 th /21 st century development alongside. A relatively linear settlement edge pattern exists albeit one where large trees and quite dominant.
Experiential landscape character	
Medium	The site is well screened and as such is intimate in character and feels relatively remote and tranquil. The screening, however, lessens susceptibility of site to adverse impacts when seen in a wider context.
Views	
Medium	Screening to site boundaries limit inter-visibility with other areas.

Overall landscape susceptibility	
Medium	The extensive screening at and around the site limits the susceptibility for adverse landscape impacts from development.
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
Low	
If outside designated landscape, factors which may raise or lower value from moderate	
Extensive screening is such views on designated landscapes do not exist.	
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Overall landscape sensitivity	
Medium	
Landscape guidance: opportunities in relation to development	
If the site were developed there would be particular need for account to be taken of protection of existing planting to site boundaries and mature trees within the site itself.	

Historic Environment Site Assessment

Notes on history of area

Mapping from the late 19th century show no development within the site and limited development beyond in its immediate vicinity.

Overall conclusion

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

	The nearest listed building is around 370 metres, at its nearest point, from the site.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No assets are identified. The enclosed setting of the site has been famed for some years, but there are no signs of important heritage interest at the site.
List any heritage assets potentially affected.	As there are no identified heritage assets the assessment work has not progressed on to Step 2

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

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

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	N/A
Would development enable further research and recording of the heritage asset?	N/A
Would development enable better revealing of the significance of the heritage asset?	N/A
Would development enable the asset to be removed from the at risk register?	N/A
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	N/A
Could the site boundary be changed to avoid harm?	N/A
Could the amount of development be reduced to avoid harm?	N/A
Would a different type of development (use) avoid harm?	N/A
Could design avoid harm?	N/A
Notes	Lack of proximity to significant heritage assets has ruled out potential for adverse impacts.

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	772	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	772	Minor adverse effect predicted (not significant)
Ramsar site	International	2132	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	6000	Minor adverse effect predicted (not significant)

Site of Special Scientific Interest (SSSI)	National	772	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	772	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	2137	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	2443	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	151	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	0	Significant moderate adverse effect predicted
Draft Nature Recovery Network areas (NRN)	County		
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County		

Comments

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes

Within Exe Estuary SPA HRA mitigation zone? Yes

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 2

On site assessment

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

The site comprises of an unimproved grassland field. There are veteran trees to parts of site boundaries, including a number of Tree Preservation Orders to and beyond boundaries and within the site.

Presence of veteran or ancient trees

There are significant veteran trees to the site boundaries.

Large numbers of mature trees within hedgerows or otherwise

Yes. There are mature trees at and around the site

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)

Whilst there are mature hedgerow boundaries to the site development should be feasible with minimal/nil loss.

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

None noted

Is there any evidence which contradicts the desk study results?

No. No further information recorded.

Conclusion

Significant major adverse effect predicted

20 Site Reference Lymp_17 – Land at Marley House

Site details

Settlement: Exmouth

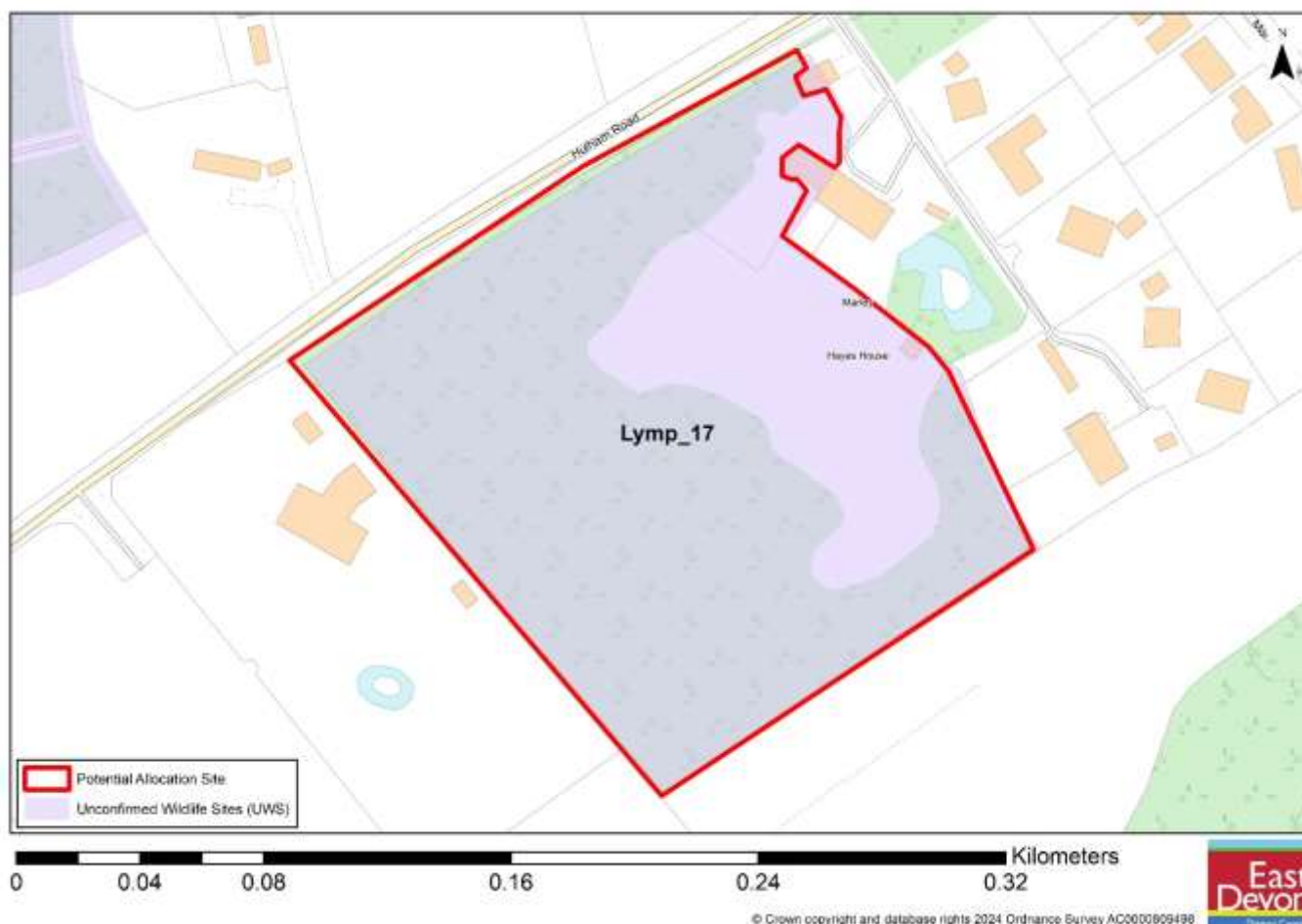
Reference number: Lymp_17

Site area (ha): 2.95

Address: Land at Marley House

Proposed use: Housing

Site map



Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

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

Historic environment

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

Ecology

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

Accessibility

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

Other constraints

No additional constraints are noted.

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

No

Opportunities

No specific matters are identified.

Yield (number of dwellings or hectares of employment land)

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

Contribution to spatial strategy

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

Is the site allocated?

No

Reasons for allocating or not allocating

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

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

No.

Based on assessment showing non-suitability for allocation for development finer grained reporting on landscape, historic and ecological considerations is not included in this report.

21 Site Reference Exmo_50 - Exmouth Police Station

Site details

Settlement: Exmouth

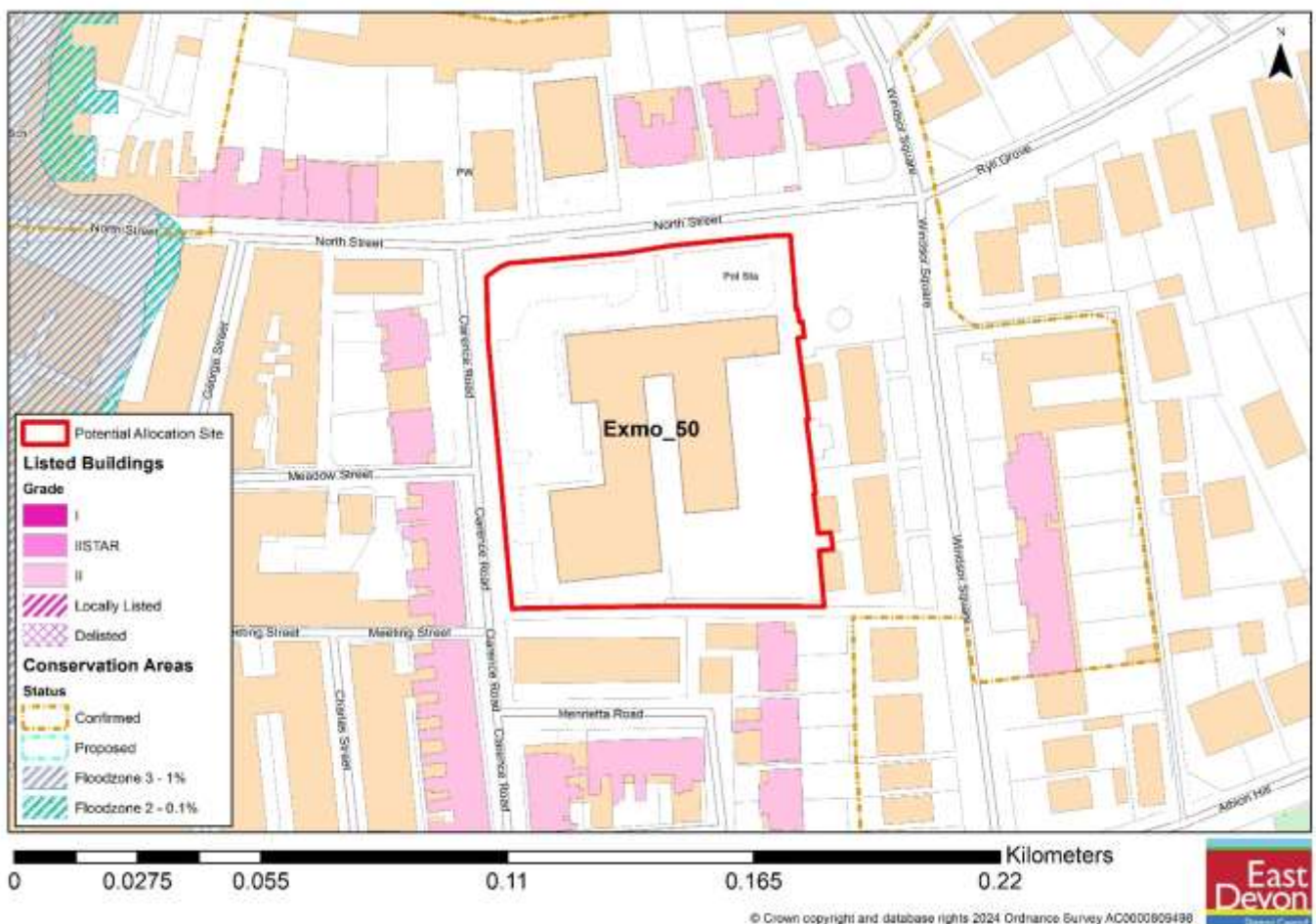
Reference number: Exmo_50

Site area (ha): 0.55

Address: Exmouth Police Station

Proposed use: Housing and a new/redeveloped police station

Site map



Site Assessment Summary and Conclusion

Infrastructure

This site has been promoted for redevelopment but not yet gone through the HELAA process. It has not, therefore, been assessed by the Panel. From officer assessment, however, there is no evidence to suggest that there are technical constraints that would inhibit re-development for housing.

Landscape

This site sits in an urban area of Exmouth, close to the town centre and surrounded by built development, predominantly in residential use. Landscape sensitive is considered low and potential for adverse landscape impacts has been screened out.

Historic environment

The land around the police station site forms one of the core historic areas of development of Exmouth. Late 19th Century Ordinance Survey mapping shows an already built-up residential urban fabric in this part of the town and the site itself, referenced as Branswick Square on historic mapping, can be assumed to have been a formal green urban square to what were, and predominantly remain, substantial residences (a few split into flats) fronting on to, and near to, the site/the square. The existing police station building (understood to become redundant in its current form) is a post second world war Modernist informed development of some 20th Century historic interest. There are a significant number of Grade II listed residential properties, mostly dating from the early/mid 19th Century, that are at and around the site boundaries. The site past use and history plus the relevance of surrounding assets can form a positive cue to inform a well designed and implemented scheme that will offers scope for enhancement of the setting of the assets.

Ecology

There are no designated wildlife sites at or in close proximity of the site. The site is currently occupied by a police station building built in later half of the 20th century. There are limited formal green spaces around the existing building and a small number of existing trees on site. Overall, minor adverse effect predicted (not significant).

Accessibility

The site falls within 1,600 metres of a range of services and facilities, it is close to Exmouth town centre and has good access to public transport.

Other constraints

No additional constraints are noted.

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

No

Opportunities

No specific opportunities are noted.

Yield (number of dwellings or hectares of employment land)

Contribution to spatial strategy

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

Is the site allocated?

Yes

Reasons for allocating or not allocating

The site occupies an urban residential location and the existing police station building is understood to be redundant. Devon and Cornwall Police have advised of their intent to submit a planning application for the redevelopment of the site to include a new police station and for 0.4 hectares of the site to accommodate residential development. The site falls within the Exmouth Conservation Area and there are a large number of Grade II listed residential buildings close to the site and on its northern and western edges directly fronting on to the site. There is, therefore, significant heritage interest that any redevelopment will need to be especially sensitive to. The police station building itself is representative of a period of post 2nd world war Modernist informed architecture that is increasingly being lost and as such is of some interest. The site does present a good opportunity for sensitive redevelopment to include residential uses.

Landscape Sensitivity Assessment

Context**Landscape designation context**

Outside of AONB.

For sites within AONB, applicable special qualities

Not applicable.

Other relevant biodiversity, historic environment and/or geological designations

The chief interest lies in the heritage importance of the site with a substantial number of listed buildings surrounding it.

Landscape Character Type and relevant key characteristics

Not applicable as this is an urban site.

Local landscape character of site and immediate surrounds

Not applicable as this is an urban site.

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

Not applicable as this is an urban site.

General and site-specific affects that could arise from development

No landscape impact concerns noted,

Further analysis – for this site, being in an urban loication and surrounded by development further landscape assessment has not been undertaken.

Historic Environment Site Assessment

Notes on history of area

The site is located in an historically very impritrant and sensitive location with a substantial number of listed buildings, dating from ythe 19th century, to site boundaries.

Overall conclusion

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes – poor quality development could give rise to substantive harm, though the current building occupying the site is not of a form and design that sits comfortably with surrounding uses (despite being of some 20 th century interest).
List any heritage assets potentially affected.	There are around 60 to 70 listed buildings in close proximity of the site, many directly overlooking.

Step 2. Existing contribution of site to significance of heritage asset	
It should be noted that for this site the surrounding listed buildings are considered together as they are of a similar age and share similar characteristics. They are substantial early/mid 19 century dwellings, some sub-divided into flats.	
Heritage asset 1	
Description of asset	Early/mid 19 century dwellings
Significance of asset and setting	The site is formed from a former formal town square with surrounding listed buildings fronting onto it and located along side roads. The square itself retains none of its 19 th century form or fabric (accommodating 20 th century development) but as a physical space sets the context for and remains integral to the setting of the surrounding listed buildings.
Relationship of site with heritage asset	Significant – given former role and relationship.
Level of contribution (site to heritage asset)	Highly significant
Further assessment required?	No – not to inform local plan allocation. But yes at application stage.

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Potentially significant – but this should be to enhance the asset/s and their setting.
Could the site be developed in a way that minimised potential impact?	Yes – high quality design is essential.
Would the development affect the heritage asset in other ways?	None identified.

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	A high-quality scheme should enhance opportunities of the appreciation of the surrounding listed buildings and provide a context for their setting that is more in tune with historical roots.
Would development enable further research and recording of the heritage asset?	Probably little potential.
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?	Not really applicable as this is a good development site option.
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?	Whilst, hypothetically, retuning the square to an open green space could be a better option in heritage terms this will not happen due to commercial non-viability.
Could design avoid harm?	Yes
Notes	A high-quality scheme at this site could deliver real improvements and benefits.

Ecological assessment

For this urban site that is largely built on already, including buildings, car parking and footpaths an ecological assessment has not been undertaken. Whilst there are limited manicured grass areas at the site and some closely cropped ornamental hedges and limited trees there is no indication of any important ecological worth or value present. Given this context detailed review was not identified as being needed.

22 Site Reference Exmo_21 – land east of Bystock court

Site details

Settlement: Exmouth

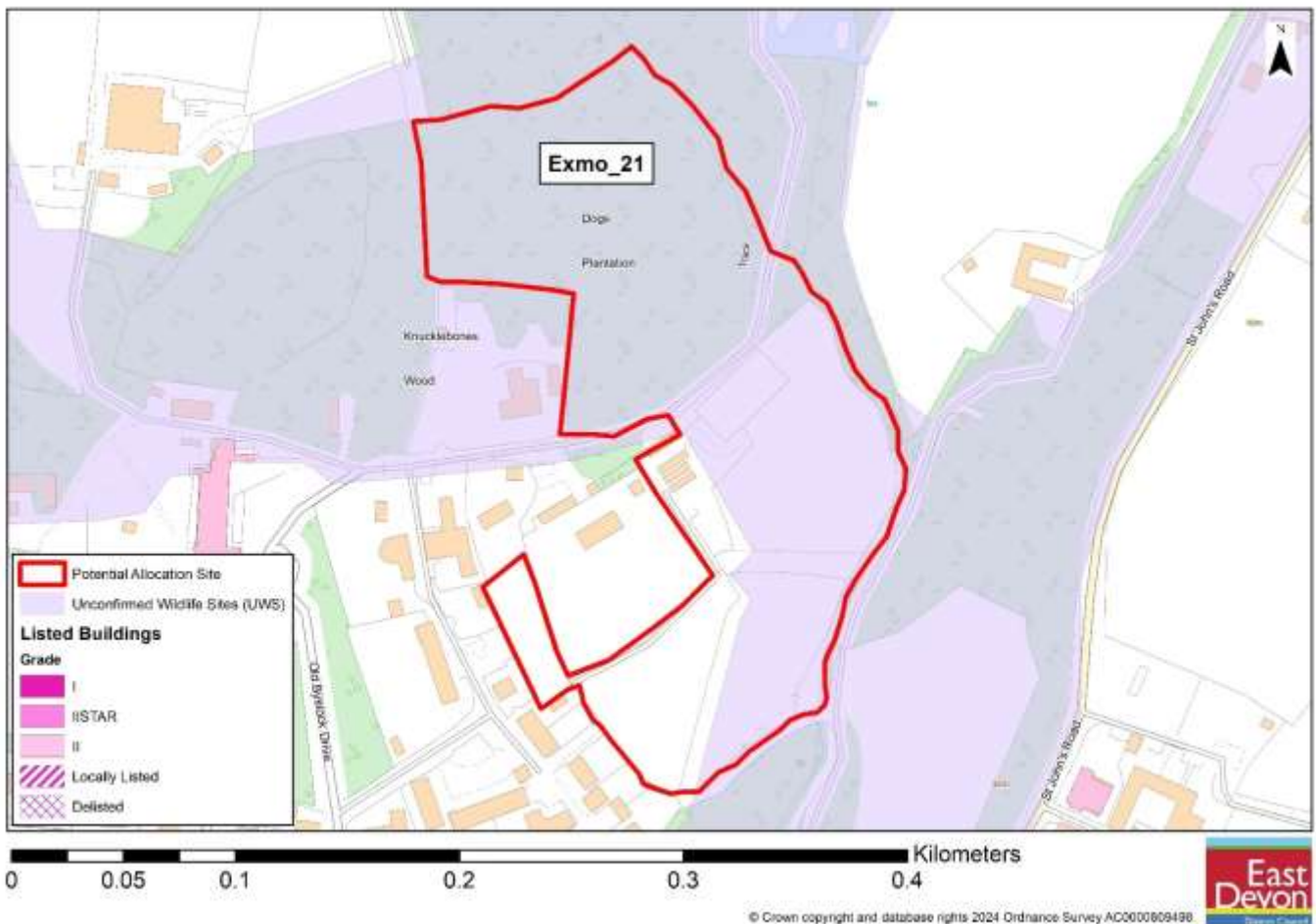
Reference number: Exmo_21

Site area (ha): 3.58

Address: land east of Bystock court

Proposed use: housing

Site map



Site Assessment Summary and Conclusion

Infrastructure

Highway access to the site would need to be from a narrow private road.

Landscape

The site is well contained surrounded by mature tree coverage and a large northerly part of the site comprises of a woodland area (Dogs Plantation). Views into and out of the site are limited.

Historic environment

There are heritage assets close to the site, specifically including the Grade II Listed Bystock Court to the west. But there are dwellings and mature trees between the site and this building which limit intervisibility. This also applies to listed buildings to the east - Barton House on St John's Road and further away the listed Church Of St John In The Wilderness

Ecology

An unconfirmed County Wildlife Site covers much of Exmo_21. The areas not afforded this status amount to smaller parts of the site including some open grassed areas and what is assumed to be the garden, containing mature trees, of a domestic property. There is mature vegetation to site boundaries (and some within). The site can be taken to have local wildlife importance.

Accessibility

The site lies close to a range of services and facilities.

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)

40 is a suggested number. However taking constraints into account, if the site were developed, a lower number would be more realistic.

Contribution to spatial strategy

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

Is the site allocated?

No

Reasons for allocating or not allocating

Specifically taking wildlife value into account the site would be a poor choice for allocation for development.

Based on assessment showing non-suitability for allocation for development finer grained reporting on landscape, historic and ecological considerations is not included in this report.

23 Site Reference Exmo_47 (Land to the south west of Hulham Road)

Site details

Settlement: Exmouth

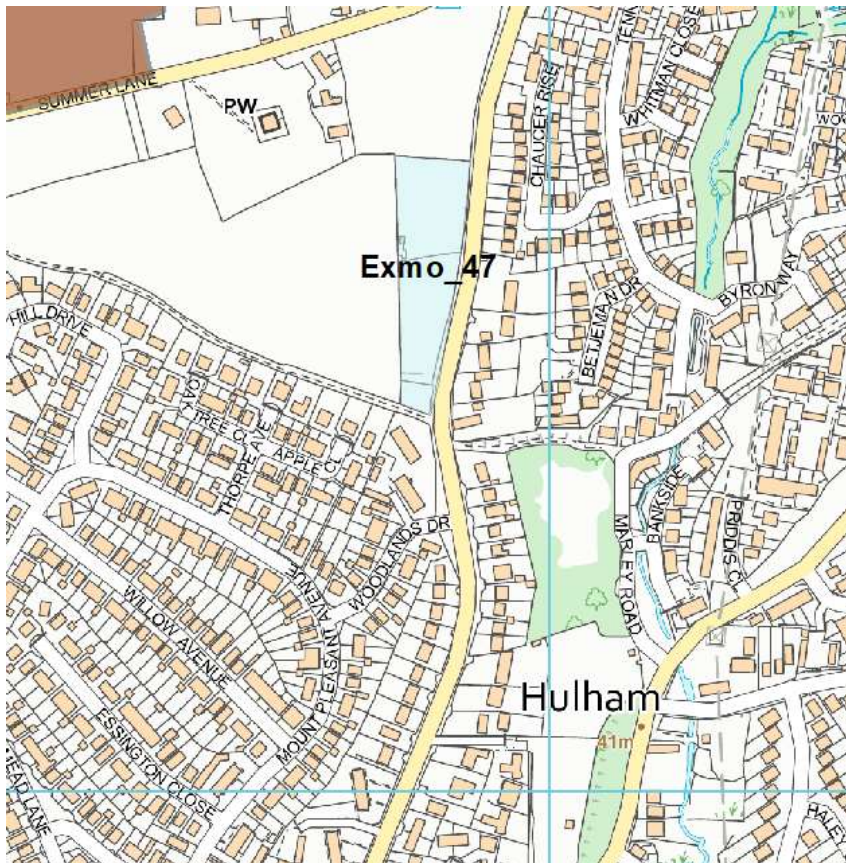
Reference number: Exmo_47

Site area (ha): 0.81

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

Proposed use: Residential

Site map



Photos



Site Assessment Summary and Conclusion

Infrastructure

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

Landscape

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

Historic environment

The site used to form part of the A La Ronda, and The Point-In-View Historic Park or Garden (List entry – 1000686), but on the 19 January 2024 Historic England advised of its de-classification. This de-classification followed review of whether the field/s were contiously designed within the context of the park/garden setting of the properties. The conclusion was that they were not. Notwithstanding this de-classification the designated area abuts the site and, as such, there is a heritage setting of importance to the site that warrant particular

consideration. Also the Grade I listed buildings at Point-in-View and A-La_Ronda are of importance. However, there is limited direct intervisibility between the site and these properties, though particular care would need to be taken in any development to avoid possible adverse impacts. Limited or no built development in northern parts of the site and lower building heights could be appropriate means to avoid potential for adverse impacts.

Ecology

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

Accessibility

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

Other constraints

No other constraints are noted.

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

No

Opportunities

No specific opportunities are identified.

Yield (number of dwellings or hectares of employment land)

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

Contribution to spatial strategy

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

Should the site be allocated?

Yes

Reasons for allocating or not allocating

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

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

No – not applicable.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of AONB

For sites within AONB, applicable special qualities

Not applicable

Other relevant biodiversity, historic environment and/or geological designations

Hedgerow boundaries to the site will be of some value but proximity to heritage assets and registered park/garden are of primary importance.

Landscape Character Type and relevant key characteristics

The site falls in - 3B. Lower rolling farmed and settled valley slopes - This is one of the most extensive LCTs and can be found throughout the Study Area. It occurs on the lower slopes of the valley sides, and is generally a medium scale landscape, often with long views. It is predominantly agricultural, with pastoral and arable land uses (associated with distinctive red soils in the west of the Study Area). Patches of woodland, copses, and hedgerow trees give the landscape a well-treed character. It is a well-settled landscape, with farms, hamlets and villages (some of which have expanded). Villages are often centred on river crossing points and contain numerous historic buildings, often constructed of stone, and with church towers as focal points. Some villages have expanded to become larger settlements.

Local landscape character of site and immediate surrounds

The site is a reasonable representation of this landscape type, albeit is an urban fringe site on the edge of Exmouth that is visually seen and read within this built-up context.

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

Yes – to a reasonable degree

General and site-specific affects that could arise from development

- Introduction of built form and associated infrastructure.
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads. New site access and potentially some grading.
- Risk of loss of trees/ hedgerow/ other noteworthy habitats.
- Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.

Analysis

Physical and natural characteristics	
High	Site comprises of two fields with hedgrows boundaries with abutting residential properties to the southern boundary and to the east and built heritage assets to the north-west and a registered park and garden to the north and west.
Cultural and historic associations	
High	The site lies close to heritage assets and a registered park and garden.
Relationship to existing settlement edge	
Low-medium	The site lies on the northern edge of Exmouth in an urban fringe location.
Experiential landscape character	
Medium	The site is well quite well screened and attractive in its own right, but it does read as an urban fringe site with limited relationship with countryside and heritage assets to the north and west.
Views	
Medium	Screening and existing dwellings to site boundaries limit inter-visibility with other areas. Views from and to the south and east are most readily seen (these place the site in an urban context).
Overall landscape susceptibility	

Medium	The extensive screening at and around the site, and its north higher to south lower limits orientation limit the susceptibility to adverse landscape impacts from development.
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
Nil/minimal.	
If outside designated landscape, factors which may raise or lower value from moderate	
Not applicable.	
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Overall landscape sensitivity	
Medium	
Landscape guidance: opportunities in relation to development	
If the site were developed there would be need for account to be taken of protection of existing planting to site boundaries. Of more importance would be avoidance of adverse impacts on heritage assets.	

Historic Environment Site Assessment

Notes on history of area

To the south and easts of the site there is 20th century predominantly residential development. To the north and west are heritage assets of importance.

Overall conclusion

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes
List any heritage assets potentially affected.	The site abuts the A La Ronda, and The Point-In-View Historic Park or Garden (List entry – 1000686) (Heritage Asset 1). The Grade I listed buildings at Point-in-View (Heritage Asset 2) are within 100 metres of the site. A-La Ronda, also Grade 1 listed is around 450 metres from the site and not considered further.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1 - A La Ronda, and The Point-In-View Historic Park or Garden (List entry – 1000686)	
Description of asset	A La Ronda, and The Point-In-View Historic Park or Garden (List entry – 1000686)
Significance of asset and setting	The asset is a Grade II – Park and garden – summarised as - Developed in the late C18 and early C19 with further alterations in the late C19, A La Ronde and the associated grounds of the chapel, Manse and almshouses known as The Point in View, form a Regency ferme ornée. Ornamental landscape features are combined with more practical paddocks, orchards and kitchen gardens creating an ornamented estate.
Relationship of site with heritage asset	The site abuts the asset on its northern and western boundaries.
Level of contribution (site to heritage asset)	significant
Further assessment required?	No

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	The site, despite abutting the asset, is well screened from it and the lie of the land and site slope falls away from the asset. Sensitive development would have limited adverse impacts.
Could the site be developed in a way that minimised potential impact?	Yes
Would the development affect the heritage asset in other ways?	No

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No – unlikely.
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?	Not applicable.
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	No
Could the site boundary be changed to avoid harm?	No – though sensitive development to northern and western boundaries could lessen possible scope for adverse impacts.
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 – careful design will be appropriate.
Notes	

Ecological assessment

Context – Sites and features (desk study) – Note for this assessment distance from ecological assets are not recorded. Though there are non in immediate or close proximity.

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

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

Comments

There are no designated assets at or close to the site.

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes

Within Exe Estuary SPA HRA mitigation zone? Yes

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 2

On site assessment

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

No, other than hedgerow boundaries.

Presence of veteran or ancient trees

No

Large numbers of mature trees within hedgerows or otherwise

No – limited number present.

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)

A field boundary bisects the site.

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

None noted

Is there any evidence which contradicts the desk study results?

No

Conclusion

Minor adverse effect predicted (not significant)