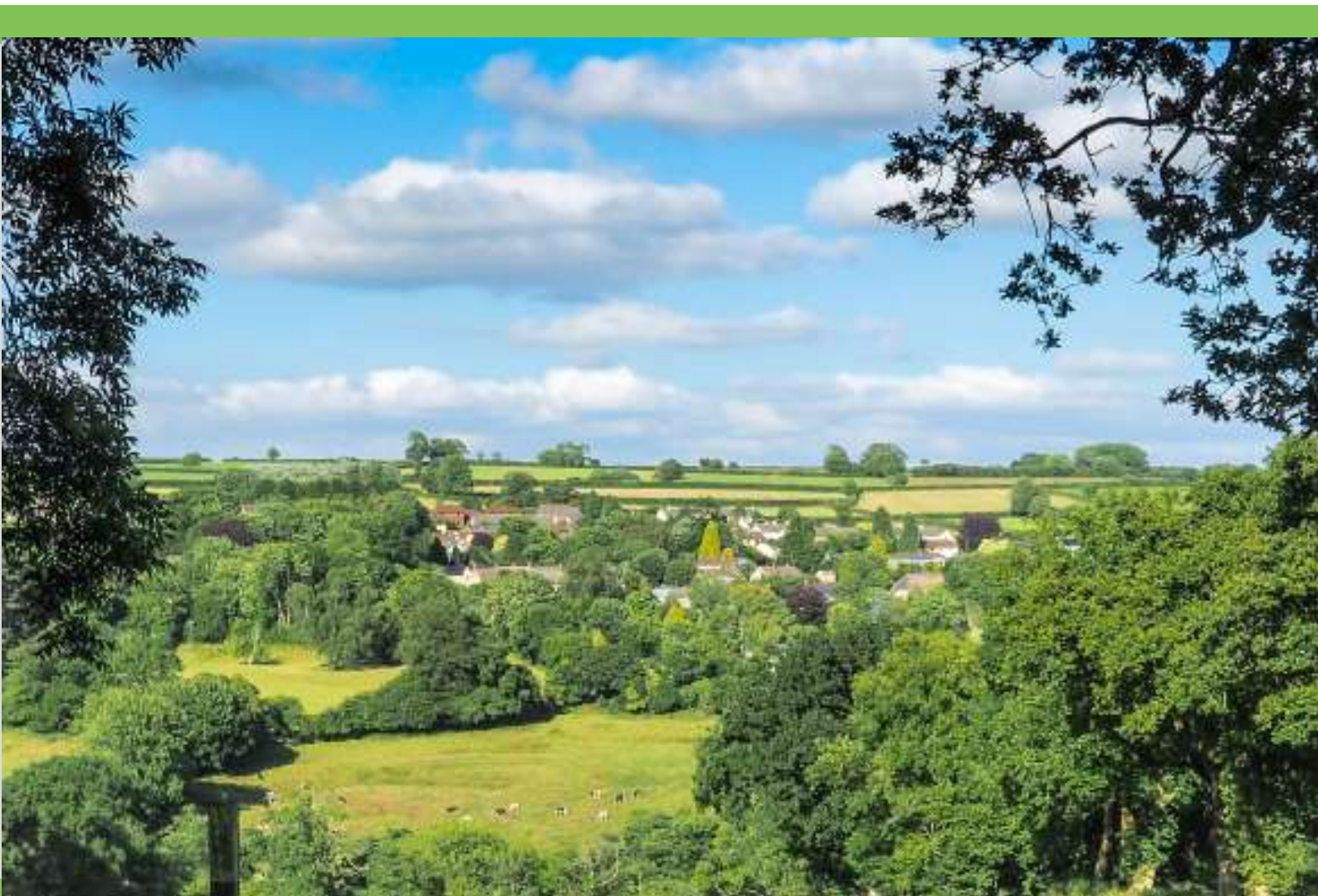




East Devon Local Plan 2020-2042

Site Selection report

Chardstock



February 2025

East Devon – an outstanding place

(Cover image: Chardstock Neighbourhood Plan)

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1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2042 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not.¹ The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites.²
- 1.3 For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of sites at Chardstock. A map of all the sites which have been assessed is below, followed by a table which highlights the site selection findings.
- 1.5 In addition to the sites above which have been subject to assessment, other sites were not assessed because they failed 'site sifting'. This stage of the process rules out sites that are not 'reasonable alternatives' and therefore not considered as potential allocations in the Local Plan. In summary, to pass site sifting and therefore be considered as a potential allocation, the site should be identified as suitable, available, achievable in the HELAA; in a suitable location; not already allocated in a 'made' Neighbourhood Plan; and not already have planning permission. For obvious reasons, overlapping sites will only be assessed once. Further detail is contained in the Site Selection methodology.
- 1.6 The following sites did not pass site sifting at Chardstock:
 - Char_02 - not within/adjoining existing extent of Chardstock village. This is a previously developed site (capacity for 18 dwellings) nearly 600m from the

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](#)

western extent of the proposed settlement boundary of Chardstock, with intervening scattered dwellings and open fields.

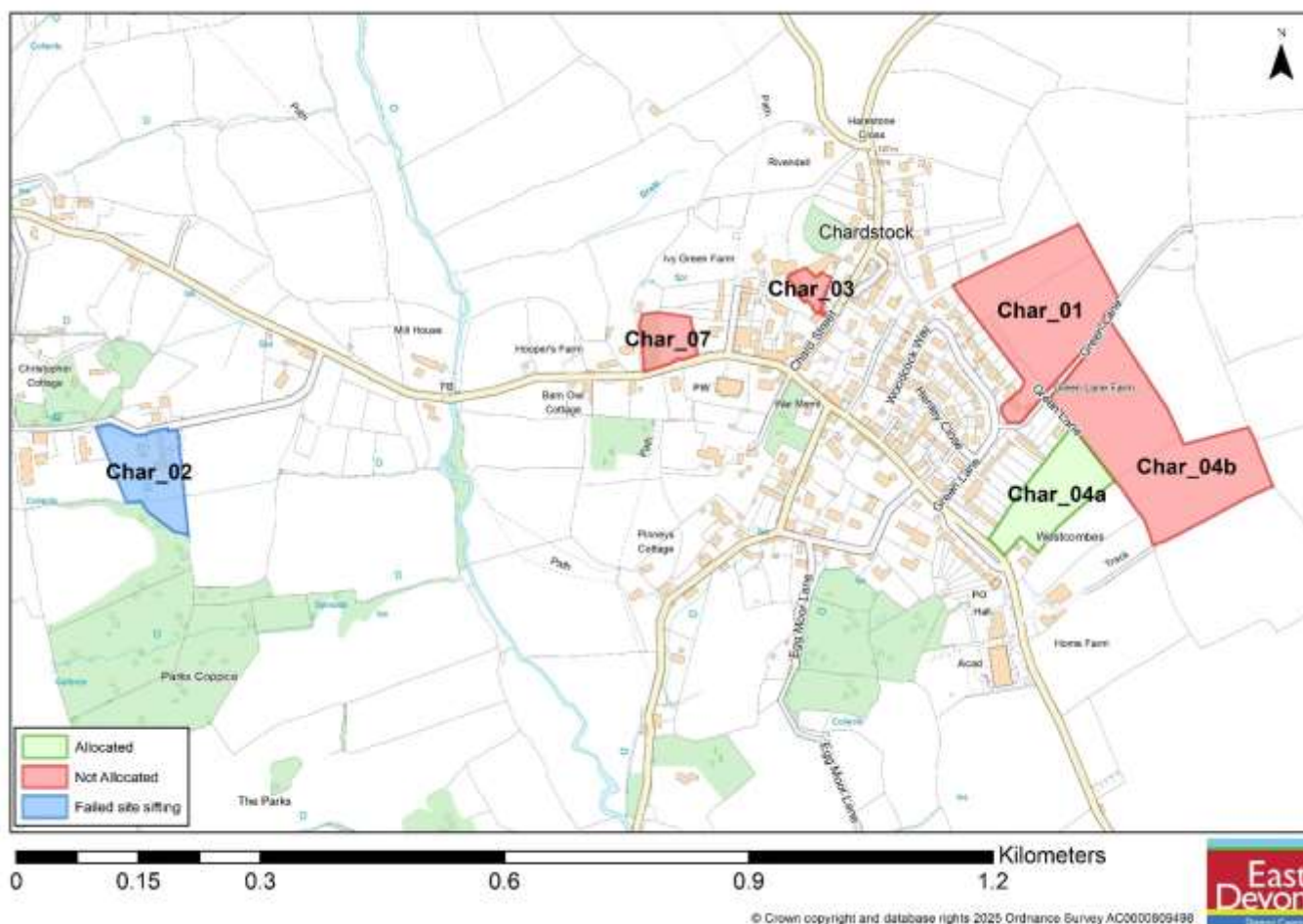


Figure 1.1: Overview of Site Selection findings at Chardstock

Site reference	Number of dwellings / hectares of employment land	Allocate?
Char_01	44	No
Char_03	5	No (retain as employment)
Char_04	30	Yes (part – 4a/part of 4a – see map below)
Char 07	12	No

2 Site Reference Char_01

Site details

Settlement: Chardstock

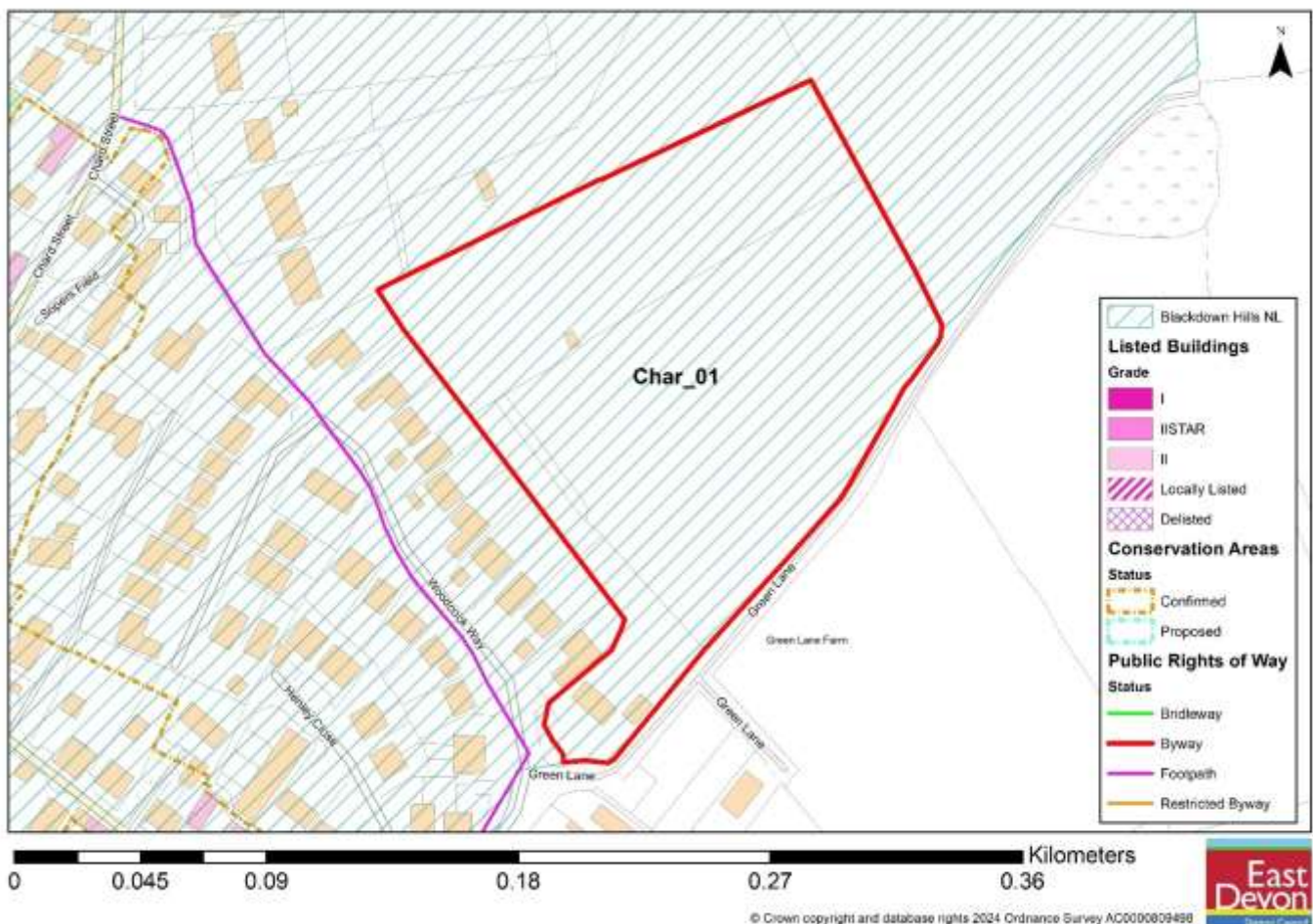
Reference number: Char_01

Site area (ha): 2.41

Address: Green Lane Farm, Chardstock, Axminster, EX13 7BL

Proposed use: Residential (Approx. 44 dwellings)

Site map



Photos



View from Green Lane through existing field gate looking N/NW across larger field towards internal hedgerow.



View from eastern corner of site looking towards the adjacent housing and over to the hills (National Landscape (NL)) beyond.



View up Green Lane which denotes NL boundary with Char_01 within (left) and Char 04 beyond (right)



View east across full extent of smaller field parcel, from field access to cul de sac.

Site Assessment Summary and Conclusion

Infrastructure

DCC Highways: Access from adopted Green Lane turning head only OK. (note – this may require demolition of dwelling and discounts access from field gate further west on Woodcock Way).

DCC Education: St Andrews and Axe Valley have capacity to support development. Transport costs would apply for secondary pupils. Safe walking route required for primary.

Landscape

Located entirely within Blackdown Hills National Landscape (NL) of high value, on rising land east of Chardstock. Comprised of two small/medium fields with mature tree lined hedgerows. Residential development to southwest provides some context of built form when viewing but site is otherwise bordered by agricultural fields. Landscape in good condition notwithstanding mixed boundary treatment to rear gardens of modern housing abutting western boundary. Open aspect elevated above existing village envelope will make development prominent in views from numerous locations on roads and public rights of way on higher ground to the west. Tall hedgerow with mature trees dividing the two fields could be vulnerable to development and post occupancy pressures adding to overall susceptibility. Overall, very high sensitivity to new housing development.

Historic environment

Assets Present: The Chardstock Conservation Area containing multiple listed buildings lies 83 metres to the west of the site but is separated from it by modern development.

Overall, medium impact, where no significant effects which cannot be mitigated.

Ecology

No sites of international, national or county significance within 100m of site. Within River Axe SAC Nutrient catchment area. Overall, minor adverse effect predicted.

Accessibility

6 out of 12 facilities within 1,600m of site. Whilst Chardstock has no 'strategic facilities' as defined in the Role and Function of Settlements Study, it has a good range of local facilities and services, including primary school, shop (within integral PO), community hall, play facilities. (Note: Pub remains closed. Shop has been sold and retained).

Other constraints

There are no flooding, water extraction or mineral consideration identified in respect of the site. Grade 3 agricultural land in strategic assessment which may include best and most versatile land (3a).

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

No

Opportunities

Maybe some potential to reduce impact by developing lower part of the site only.

Yield (number of dwellings or hectares of employment land)

44

Contribution to spatial strategy

Chardstock is a Service Village (Tier 4) in the emerging Local Plan settlement hierarchy. This limited level of development would therefore support the spatial strategy.

Should the site be allocated?

No

Reasons for allocating or not allocating

Site within National Landscape. Landscape therefore of high value and in good condition. Open aspect elevated above existing village envelope will make development prominent in views from numerous locations on roads and public rights of way on higher ground to the west. Tall hedgerow with mature trees dividing the two fields could be vulnerable to development and post occupancy pressures adding to overall susceptibility. Overall, very high sensitivity to housing. Site access is poor without demolition of dwelling or likely substantial hedgerow removal.

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

No. May have some limited potential for the lower parts of the site to be developed with lower landscape impact. However, this would still constitute development in the National Landscape and there are considered to be other more suitable locations.

Landscape Sensitivity Assessment

Context

Landscape designation context

Blackdown Hills NL

For sites within NL, applicable special qualities

Located entirely within Blackdown Hills NL, this slightly sloping Greenfield site lies on the eastern edge of Chardstock. It comprises of two adjoining small-medium size fields in agricultural/pastoral use separated by hedgerows with some mature trees. Noted:

- Devon hedge with some trees on three external boundary lines and separating the two paddocks.
- Immediately behind modern single storey estate development, but development would expand existing settlement beyond the clearly defined boundary - visual sprawl.
- Reasonably contained with minimal intervisibility from south - development of northern part of site would increase impact on landscape.

Relevant special qualities from the NL Management Plan include:

- A managed landscape sculpted and maintained by the stewardship of generations of those who work the land;
- undeveloped skyline;
- pastoral landscape with strong pattern of hedges and hedgerow trees;
- elements of 'relative tranquility' (despite proximity of housing development).

Other relevant biodiversity, historic environment and/or geological designations

None adjacent. Grassland/semi-improved grassland area within 250m to the east/south-east which in part is a CWS site (Species-rich semi-improved hay meadows which are managed traditionally, and an old quarry with calcareous grassland and scrub) – also a Nature Recovery Network Area and Section 41 Habitat of Principle Importance. At its nearest the point, the site lies less than 100 metres from the Chardstock Conservation but is separated from it by intervening modern development. Within the Conservation Area there are a number of listed buildings.

Landscape Character Type and relevant key characteristics

3A: Upper Farmed and Wooded Valley Slopes. Key characteristics shown on this site are particularly:

- An intimate and intricate landscape with wider views often confined by vegetation. Where views occur, they contain distinctive patchwork patterns of fields.
- Undulating upper valley slopes on Greensand, below the scarp slopes or plateaux.
- Hedgerow trees (mostly oak and ash) add to the green and lush appearance.
- Well-treed pastoral farmland, with some arable cultivation on lower slopes. Small to medium-size fields with irregular boundaries. Associated with traditional Devon smallholdings.
- Rich concentration of archaeological sites from all periods, but with many surviving medieval features including field patterns, churches, farms, villages and lanes (seen in the surroundings).
- Wide, species-rich hedges with many hedgerow trees. Grassland, stream and woodland habitats add to rich biodiversity (in surroundings).
- A dispersed settlement pattern of isolated farms and small villages. Villages are often nucleated around a church and contain local stone (chert) and cob buildings. Some are estate villages.
- Very winding narrow lanes, many sunken with high banks and flower-rich verges.
- Relatively remote and tranquil with little obvious modern development.
- Association with the early C.20th Camden Town school of artists in Blackdown Hills.

Local landscape character of site and immediate surrounds

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

Yes – sits immediate above and beyond existing modern estate development but protrudes into the open countryside and retains relative tranquillity.

General and site-specific affects that could arise from development

Located within the Blackdown Hills NL, on rising land east of Chardstock. Comprised of two small-medium fields with mature hedgerows (on 3 external boundaries and one internal dividing hedge line, including semi-mature and mature trees). Many medium-long distance views into site, including from the NL. Residential development to immediate west provides some context of built form when viewing but site is otherwise bordered by agricultural fields.

- Introduction of built form and associated infrastructure to this green field site
- Impact of light spill from street lighting or windows on areas noted for dark skies
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads

- Potential loss of trees/ hedgerow / impact on root protection
- Proposed demolition of dwelling for access.
- Construction phase impacts for adjacent residents

Analysis

Physical and natural characteristics	
Medium-high	Partial sense of openness due to flat, uninterrupted landform but boundaries do create a sense of enclosure. Well managed hedgerows with some, irregularly spaced, trees. Small-medium sized fields
Cultural and historic associations	
Medium	Remaining historic boundary hedgerows, present on 1889-1912 OS map. Site lies approximately 100m from the eastern edge of the conservation area which covers the historic core of the village (although there are intervening non-designated modern buildings and land between, making the relationship negligible due to lack of intervisibility). No additional features recorded on the Historic Environment Record (HER).
Relationship to existing settlement edge	
Medium-high	Existing settlement boundary is clearly defined by rear boundaries of modern bungalows to the immediate south-west, which this site would sit above and beyond, extending into the countryside.
Experiential landscape character	
Medium-high	Tranquil and remote feel (despite proximity of housing)
Views	
Medium-high	To the north-east, south-east and north-west views are distant but interrupted by boundaries and hedgerow trees. There is limited intervisibility with the wider NL.
Overall landscape susceptibility	
Medium-high	The site relates far better to the surrounding NL and open countryside than to the modern estate development which directly adjoins it, with many views to it from higher ground and PROW to the west. The unspoilt rural character of the site and the boundary hedges, interspersed with hedgerow trees, is typical of the area and both are identified as characteristic of this landscape type. Development would breach the strong settlement edge and extend the urban area into the open countryside. There is some opportunity to soften new development with planting, but this could not completely screen it and would not improve upon the existing landscape. The internal mature

	hedgerow with trees would be susceptible to impact through occupancy of site.
Within nationally designated landscape? Yes	
Degree of intervisibility with designated landscape	If outside designated landscape, factors which may raise or lower value from moderate
None/slight/moderate/major	
Landscape value	
Very High – Nationally or internationally designated for landscape value (NL (AONB))	
Overall landscape sensitivity	
High	
Landscape guidance: opportunities in relation to development	
None identified	

Historic Environment Site Assessment

Notes on history of area

The village of Chardstock is situated on the west slope of a broad valley with a stream flowing towards the River Axe. Within the valley are a considerable number of thatched farmhouses, some dating back to the 15th Century. As well as earlier, mainly thatched buildings including the 15th century inn, there is also much later 19th century development giving the village an almost consciously planned appearance. Chardstock Conservation Area comprises much of the earliest surviving part of the village with notable exceptions including the former village watermill in the valley and a scattered group of cottages on the southern limits. The Manor of Chardstock was owned by the bishops of Salisbury. The origins of the Grade II* Church of St Andrew lie at least as far back as the C15, from which the south porch and aisle remain; part of the south transept may be older. The church was rebuilt, incorporating those parts, in 1864, by James Mountford Allen (1809-83). Chardstock Court, which faces the church, was a manor of the Bishops of Salisbury. It was crenellated in 1377. Much of the present house is early 14th century, refashioned two centuries later.

Overall conclusion

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

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes
List any heritage assets potentially affected.	1. Chardstock Conservation Area;
Notes	Relatively close proximity but intervening modern development and limited intervisibility.

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	2305	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	19429	Minor adverse effect predicted (not significant)
Ramsar site	International	19429	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	13246	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	2305	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	12110	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	5276	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	2522	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	238	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	417	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	222	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	238	Minor adverse effect predicted (not significant)

Comments

No designated areas in immediate vicinity of site.

Within River Axe SAC Nutrient catchment zone? Yes

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: 1

On site assessment

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

No

Presence of veteran or ancient trees

No

Large numbers of mature trees within hedgerows or otherwise

No – there are some mature and semi-mature trees in hedgerows on site boundary and dividing 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)

Existing field access off Green Lane and gated access from Woodcock Way estate road, but removal of some boundary and internal hedgerow likely.

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

No

Is there any evidence which contradicts the desk study results?

No

Conclusion

Minor adverse effect predicted (not significant)

3 Site Reference Char_03

Site details

Settlement: Chardstock

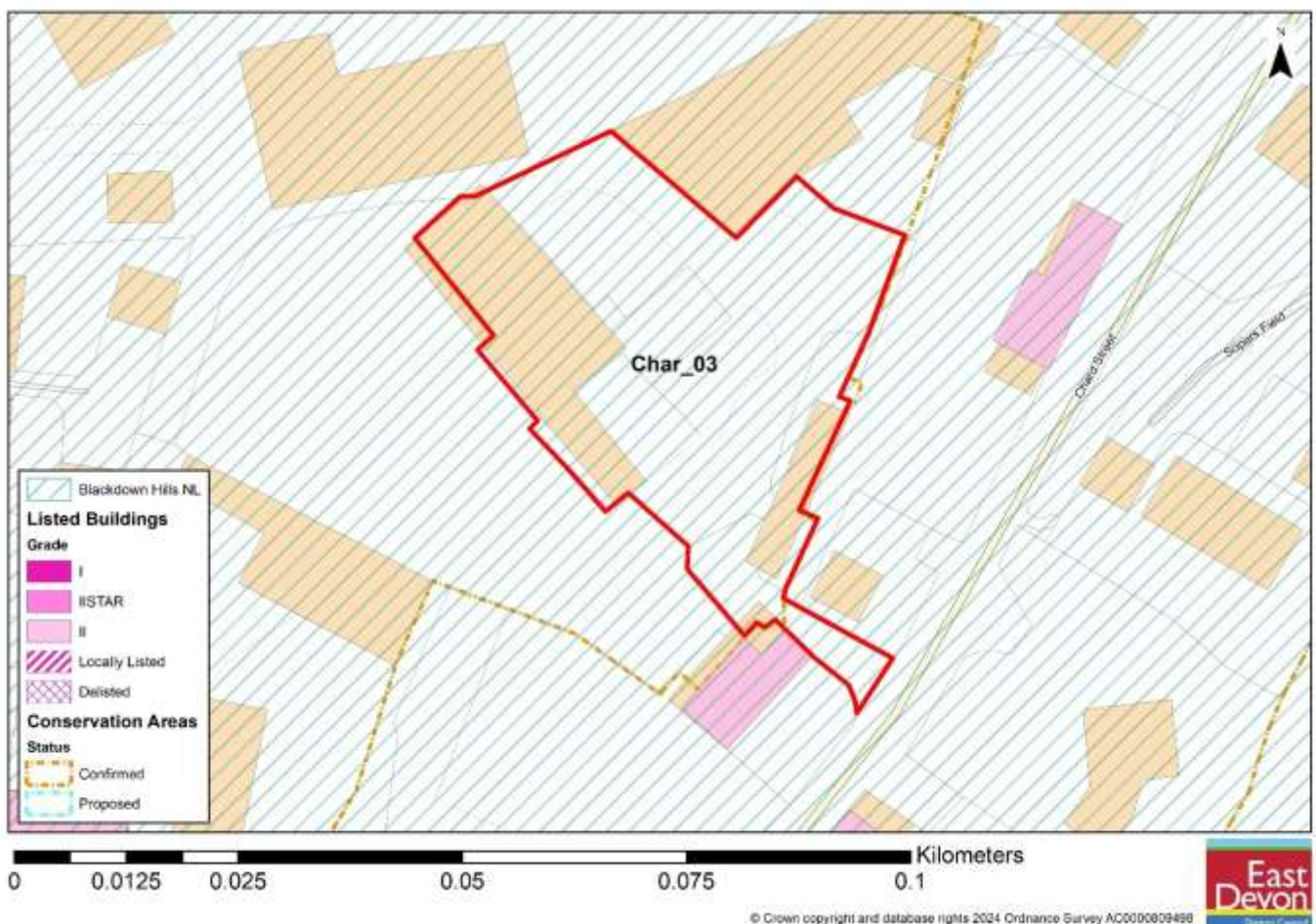
Reference number: Char_03

Site area (ha): 0.17

Address: Chubbs Yard, Chardstock, Axminster, EX13 7BT

Proposed use: Residential (Approx. 4-5 dwellings)

Site map



Photos



View from within site, looking north.



View from within site, looking north-west.



View into site and of site access from the lane. Grade II listed cottage on left.



View towards site from adjacent tarmacked area (beyond site boundary). Grade II listed cottage on right as in above image.

Site Assessment Summary and Conclusion

Infrastructure

DCC Highways: Access adequate from Chard St.

DCC Education: St Andrews and Axe Valley have capacity to support development. Transport costs would apply for secondary pupils. Safe walking route required for primary.

Landscape

Located entirely within Blackdown Hills NL, on brownfield site (builders' yard with active employment use) to centre of Chardstock. Adjacent to Chardstock conservation area and in close proximity to multiple heritage assets. Overall, due to the nature and location of the site, despite being with the NL boundary, it is assessed as having an overall low landscape sensitivity to new development.

Historic environment

Assets present: The site adjoins the Chardstock Conservation Area with a number of listed buildings. Grade II listed Yew Tree Cottage (2m), Grade II listed The Old House (14m), Grade II listed The priory (44m), Grade II listed Rose Cottage (10m), Grade II* George Inn (39m), Grade II listed St Andrews School House (61m). Potential for adverse heritage impacts could therefore be a constraint on development.

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

Ecology

Nature Recovery Network (24m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (86m), within River Axe SAC Nutrient catchment area. Overall, for these reasons, significant moderate adverse effect predicted, but may be less.

Accessibility

6 out of 12 facilities within 1,600m of site. Whilst Chardstock has no 'strategic facilities' as defined in the Role and Function of Settlements Study, it has a good range of local facilities and services, including primary school, shop (within integral PO), community hall, play facilities. (Note: Pub remains closed. Shop has been sold and retained).

Other constraints

There are no flooding, water extraction or mineral consideration identified in respect of the site. Grade 3 agricultural land in strategic assessment (which may include best and most versatile land (3a), however this is a previously developed site).

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

No

Opportunities

Some potential to redevelop/regenerate this brownfield site for appropriate uses, such as small workshops.

Yield (number of dwellings or hectares of employment land)

5

Contribution to spatial strategy

Chardstock is identified as a Tier 4 settlement in the settlement hierarchy of the draft Local Plan. If allocated, the site would support the principle of limited growth to meet local needs, but counter to this would be the loss of its existing use as an employment site which is considered to be a significant negative.

Should the site be allocated?

No

Reasons for allocating or not allocating

Located entirely within Blackdown Hills NL, however on brownfield site (builder's yard with active employment use) to centre of Chardstock. Adjacent to Chardstock Conservation Area and in close proximity to multiple heritage assets. Potential for adverse heritage impacts are a constraint on development. Current development is low impact from views towards the site due to its low density and low level (single storey). The loss of the active employment site particularly, in addition to the constraints identified do not support allocation of the site.

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

No - site is very small and not suitable for partial redevelopment.

Landscape Sensitivity Assessment

Context

Landscape designation context

Blackdown Hills NL (AONB)

For sites within the AONB, applicable special qualities

Located entirely within Blackdown Hills AONB (NL), this site forms Chubbs Builders Yard (parts remain in use for employment purposes) and it comprises of a number of adjoining industrial buildings and yard area, in a northerly part of Chardstock village. Located within the historic core of the village adjoining (and with access into) the Conservation Area and listed buildings.

Limited link to special qualities in the BH NL Management Plan:

- A settled landscape with a strong sense of time-depth containing farms and small scattered villages well related to the landscape and
- The number and extent of well-preserved buildings in the local vernacular – chert, cob and thatch – are an important element of the (immediate surrounding) landscape)

Other relevant biodiversity, historic environment and/or geological designations

The site adjoins the Chardstock Conservation Area and there are a number of listed buildings adjacent and in very close proximity. Potential for adverse heritage impacts could therefore be a constraint on development. Also, nature recovery network area (urban) adjacent and within 100m of area of priority habitat/nature recovery woodland that would need further consideration.

Landscape Character Type and relevant key characteristics

3A: Upper Farmed and Wooded Valley Slopes

The wider landscape surroundings conform well to this Character Assessment. Due to the nature of this site, the most relevant characteristics are limited to:

- Villages are often nucleated around a church and contain local stone (chert) and cob buildings.
- Very winding narrow lanes.

Local landscape character of site and immediate surrounds

This site forms Chubbs Builders Yard (parts remain in use for employment purposes) and it comprises of a number of adjoining industrial buildings in a northerly part of Chardstock village. Immediate surroundings to the east and south are the historic core of the village, with surrounding stone buildings, a number of which are listed. The site is partially hidden from view

to some extent, being set back from the lane behind the buildings that front on to it, however there are views across it from within and beyond the village.

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

Not entirely – immediate surroundings do conform – but not the site itself.

General and site-specific affects that could arise from development

Located within the Blackdown Hills NL but within the built extent of the village on previously developed land containing single storey buildings in current/former employment use.

- Introduction of new build form and associated infrastructure to this part of the NL and adjacent conservation area and possible impact of light spill on dark skies when viewed from the NL landscape - notwithstanding this is a brownfield site it is predominantly a yard at present with single storey development.
- Impact on heritage assets
- Introduction of residential development may give rise to increase in activity and traffic movement on roads. Construction phase impacts for adjacent residents
- Loss of active employment use

Analysis

Physical and natural characteristics	
Low-medium	Located within the NL boundary and adjacent to the Conservation Area, but site is bounded by existing built development/brownfield land and is in existing use as a builders' yard.
Cultural and historic associations	
Medium-high	Adjacent to Conservation Area in historic core of Chardstock, with Grade II listed cottage at site and opposite site entrance.
Relationship to existing settlement edge	
Low-medium	Within the built extent of the village and on previously developed land, although current development is relatively discrete due to comprising open yard area and containing single storey buildings.
Experiential landscape character	
Low-medium	Brownfield site, but within historic area and also within the wider NL.

Views	
Low-medium	Site is semi-enclosed, being behind the building frontage, but can be looked across from adjacent open tarmacked area in the near proximity. Opportunity for intervisibility with surrounding landscapes and the PROW to the west are not considered of any significant concern.
Overall landscape susceptibility	
Low-medium	Few of the key characteristics and qualities of the landscape are susceptible to change from the development proposed. Heritage may be the most susceptible and would require appropriate layout and design.
Within nationally designated landscape? Yes	
Degree of intervisibility with designated landscape	If outside designated landscape, factors which may raise or lower value from moderate
None/slight/moderate/major	
Landscape value	
As standard - Site is within a designated landscape and has very high landscape value. However, this is a brownfield site. Landscape Officer advice that the site could be developed (as housing or employment use) with little adverse landscape impact.	
Overall landscape sensitivity	
Medium/Low	
Landscape guidance: opportunities in relation to development	
Opportunity through development to introduce higher quality more sympathetic built form on to site. However, proximity to the Conservation Area and multiple heritage assets is a constraint. Main constraint is loss of employment land.	

Historic Environment Site Assessment

Notes on history of area

The village of Chardstock is situated on the west slope of a broad valley with a stream flowing towards the River Axe. Within the valley are a considerable number of thatched farmhouses, some dating back the 15th Century. As well as earlier, mainly thatched buildings including the 15th century inn, there is also much later 19th century development giving the village an almost consciously planned appearance. Chardstock Conservation Area comprises much of the earliest surviving part of the village with notable exceptions including the former village water-mill in the valley and a scattered group of cottages on the southern limits. The Manor of Chardstock was owned by the bishops of Salisbury. The origins of the GII* Church of St Andrew lie at least as far back as the C15, from which the south porch and aisle remain; part of the south transept may be older. The church was rebuilt, incorporating those parts, in 1864, by James Mountford Allen (1809-83). Chardstock Court, which faces the church, was a manor of the Bishops of Salisbury. It was crenellated in 1377. Much of the present house is early 14th century, refashioned two centuries later.

Overall conclusion

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

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes
List any heritage assets potentially affected.	1. Chardstock Conservation Area (part adjacent to, part within site), 2. The Priory (GII), 3. The Old House (GII), 4. Yew Tree Cottage (GII, adjacent to site), 5. George Inn (GII*), 6. Rose Cottage (GII), 7. Lower Flat, St. Andrews School House (GII)

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	2529	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	19534	Minor adverse effect predicted (not significant)
Ramsar site	International	19534	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	13246	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	2529	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	12140	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	5474	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	2378	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	294	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	285	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	24	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	86	Significant moderate adverse effect predicted

Comments

c.25m to Nature Area – Urban and 86m to Core Nature Area (Woodland & Forest) which is also Deciduous Woodland on the Priority Habitat Inventory.

Within River Axe SAC Nutrient catchment zone? Yes

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: 1

On site assessment

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

No

Presence of veteran or ancient trees

No

Large numbers of mature trees within hedgerows or otherwise

No

Presence of ponds not identified on aerial imagery

No

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

No

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

No

Is there any evidence which contradicts the desk study results?

No – but noted brownfield site within built up extent of village – no immediate on site or adjoining ecology constraints.

Conclusion

Significant moderate adverse effect predicted, (but may be lessened due to brownfield nature of site – would require further investigation).

4 Site Reference Char_04

Site details

Settlement: Chardstock

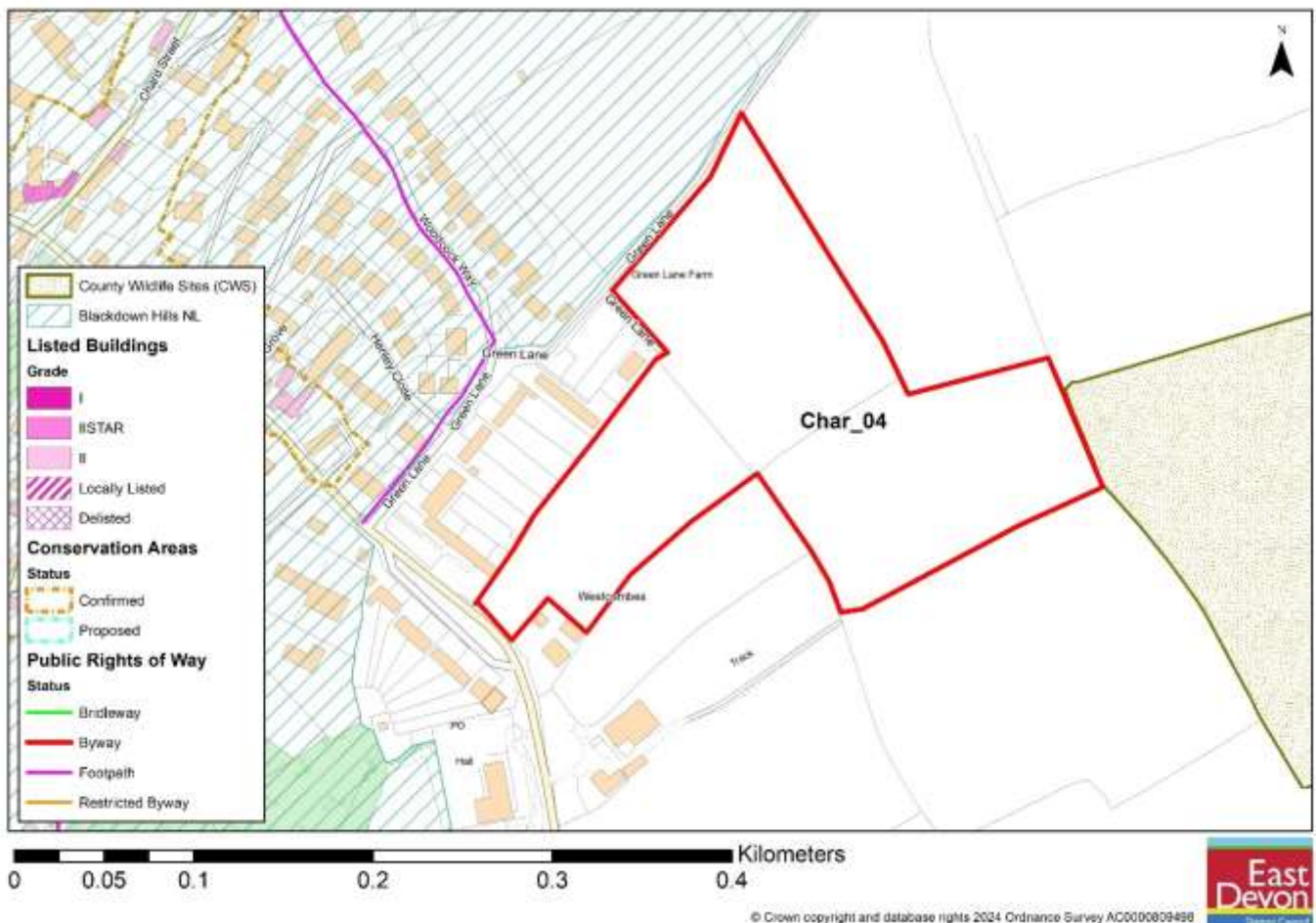
Reference number: Char_04

Site area (ha): 4.14

Address: Land off Green Land, Chardstock, Nr. Axminster, Devon EX13 7BH

Proposed use: Residential (Approx. 65 dwellings)

Site map



Photos



Looking from Green Lane in SE direction across full depth of site (4a and 4b)



Looking from Green Lane in easterly direction across site (far eastern field (4b) in distance beyond internal hedge boundary to middle/right)



View from access on to main road through Chardstock from far SW extent of site (4a)



View from access across main road (looking opposite image above)

Site Assessment Summary and Conclusion

Infrastructure

DCC Highways: Access adequate from Chard St.

DCC Education: St Andrews and Axe Valley have capacity to support development. Transport costs would apply for secondary pupils. Safe walking route required for primary.

Landscape

Located outside of, but adjacent to, Blackdown Hills NL, on rising land east of Chardstock. Comprised of a three small/medium fields with mature hedgerows and a few mature trees. Many medium-long distance views into site, including from the NL. Residential development to west provides some context of built form when viewing but site is otherwise bordered by agricultural fields. Overall, the site has a medium landscape sensitivity to new development. However, this ranges from a lower landscape/visual impact of the lower field to a likely high landscape sensitivity/impact in the upper parts of the site which are part of the setting of the NL and prominent in views from higher ground in the NL to the west.

Historic environment

Assets Present: The Chardstock Conservation Area containing multiple listed buildings lies 98 metres to the west of the site but is separated from it by modern development.

Overall, medium: no significant effects which cannot be mitigated.

Ecology

County Wildlife Site (1m), Nature Recovery Network (1m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (1m), within River Axe SAC Nutrient catchment area. Overall, significant moderate adverse effect predicted, although the westernmost field parcel (4a) is c180 from the County Wildlife Site (also NRN and S41 habitat) which adjoins the easternmost part of the site (4b).

Accessibility

6 out of 12 facilities within 1,600m of site. Whilst Chardstock has no 'strategic facilities' as defined in the Role and Function of Settlements Study, it has a good range of local facilities and services, including primary school, shop (within integral PO), community hall, play facilities. (Note: Pub remains closed. Shop has been sold and retained).

Other constraints

There are no flooding, water extraction or mineral consideration identified in respect of the site. Grade 3 agricultural land in strategic assessment which may include best and most versatile land (3a). (N.b. Historic application (90/P0506) for residential development including low-cost starter homes refused in 1990.)

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

No

Opportunities

-

Yield (number of dwellings or hectares of employment land)

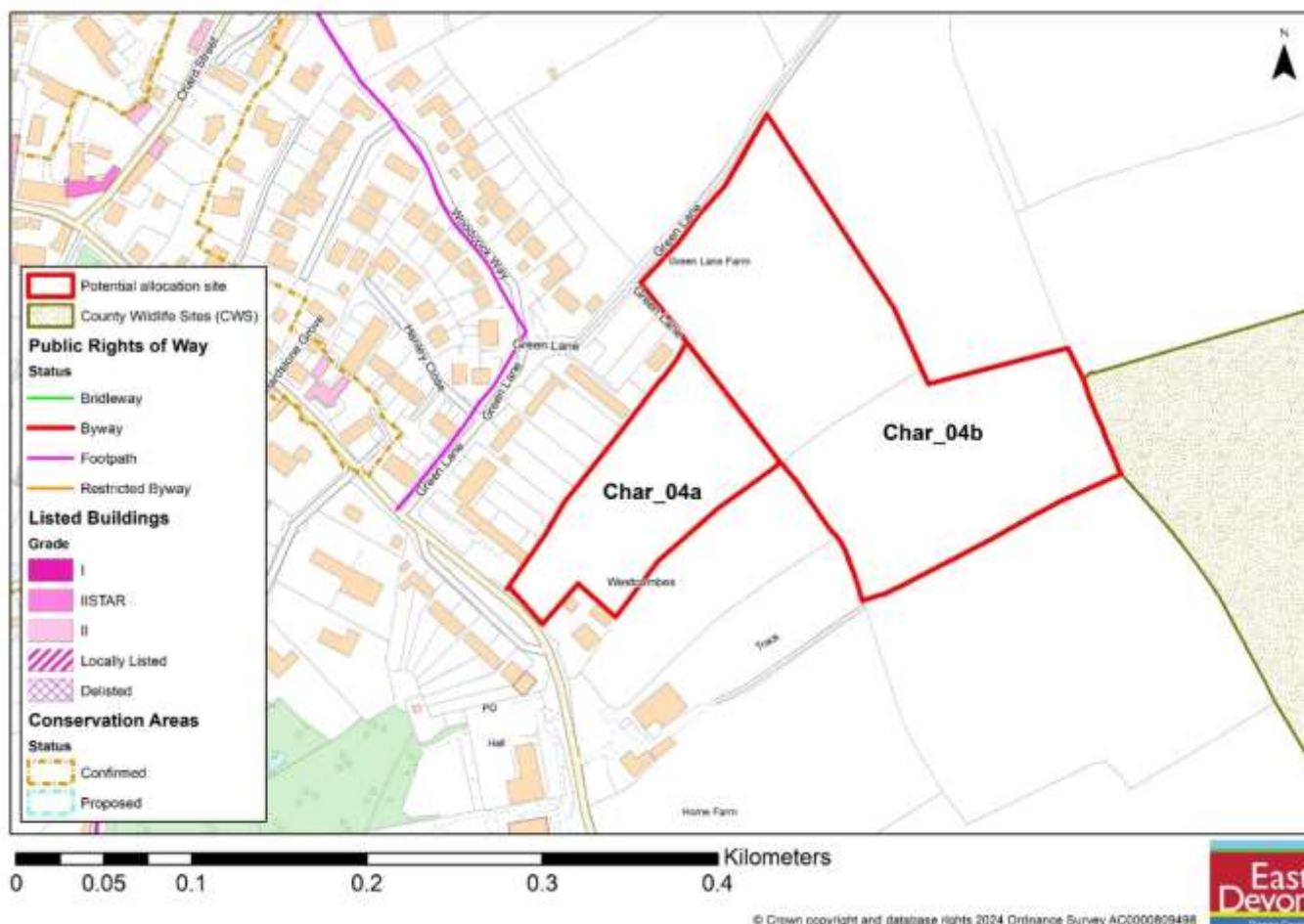
Up to 30 dwellings (reduced site area – to lower part of site – 4a only).

Contribution to spatial strategy

Chardstock is a Service Village (Tier 4) in the emerging Local Plan settlement hierarchy. This limited level of development would be therefore support the spatial strategy.

Should the site be allocated?

Yes (in part – 4a only)



Reasons for allocating or not allocating

Located outside of, but adjacent to, Blackdown Hills NL, on gradual rising land east of Chardstock with many medium-long distance views into site, including from the NL. Residential development to west provides some context of built form when viewing but site is otherwise bordered by agricultural fields. Overall, the site has a medium landscape sensitivity to new development, which varies across the fields that make up this site, with minor heritage impact where potential harm is minimal. With regard to Ecology, a significant moderate adverse effect is predicted, although again this varies across the site. Potential yield is up to 74 houses, but this is reduced to reflect local character and site/area constraints.

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

Yes - development of the entire site is not suitable for reasons set out, primarily landscape. Whilst not within the NL, the middle and upper fields to the east and southeast are part of its setting and prominent in views from higher ground in the NL to the west. Landscape value and susceptibility varies across the site as a whole. This is assessed as a high-moderate for the upper fields (4b) and moderate for the lower field (4a). Susceptibility varies with the lower field having low-moderate susceptibility, moderate-high susceptibility to the middle field and high susceptibility to the uppermost field. Development of the lower field likely to have low landscape/ visual impact progressing to an unacceptable high landscape and visual impact in the upper field. Allocation of the lower field only for development is proposed for up to 30 homes which is also considered to constitute a reasonable scale of development for this relatively small Tier 4 settlement.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside, but adjacent to, Blackdown Hills National Landscape (AONB)

For sites within NL, applicable special qualities

This slightly sloping Greenfield site lies on the eastern edge of Chardstock. It comprises of fields in agricultural use separated by hedgerows.

Relevant special qualities from the AONB Management Plan include:

- A managed landscape sculpted and maintained by the stewardship of generations of those who work the land;
- undeveloped skyline;
- pastoral landscape with strong pattern of hedges;
- elements of 'relative tranquility' (despite proximity of housing development to part of site);
- a settled landscape and a community with a strong sense of place linked to the land and its management.

Other relevant biodiversity, historic environment and/or geological designations

Grassland/semi-improved grassland area adjacent to the far western edge of the site which is a CWS site (Species-rich semi-improved hay meadows which are managed traditionally, and an old quarry with calcareous grassland and scrub) with overlapping and extending wider Nature Recovery Network Area and Section 41 Habitat of Principle Importance. Parts of the site lie within 100 metres of the Chardstock Conservation Area, but the site is separated from it by modern development. Within the Conservation Area there are a number of listed buildings.

Landscape Character Type and relevant key characteristics

3A: Upper Farmed and Wooded Valley Slopes

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

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

Local landscape character of site and immediate surrounds

This slightly sloping Greenfield site lies on the eastern edge of Chardstock. It comprises of 3 fields in agricultural use separated by hedgerows. There are limited trees. The further eastern fields retain a more rural remote feel, as these protrude into the open countryside beyond the current edges of built form.

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

Yes

General and site-specific affects that could arise from development

Located outside of, but adjacent to, Blackdown Hills AONB, on rising land east of Chardstock. Comprised of a three small fields with mature hedgerows and a few mature trees. Many medium-long distance views into site, including from the AONB. Residential development to west provides some context of built form when viewing but site is otherwise bordered by agricultural fields. Impacts include:

- Introduction of built form and associated infrastructure to this green field site
- Impact of light spill from street lighting or windows on areas noted for dark skies
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Potential loss of trees/ hedgerow

- Potential impact on boundaries –tree and hedgerow root protection areas
- Construction phase impacts for adjacent residents

Analysis

Physical and natural characteristics	
Medium	The site is open and semi-rural, lying on the outskirts of the village and visible (in part) from the main road into Chardstock. It is of a simple landform and slopes very gently up from the road away to the north-east. Mature hedgerows with almost no trees divide the site into its 2 constituent fields and delineate the outer boundaries. These make some contribution to local landscape character as does its greenfield/agricultural nature. Medium-long distance views into site, including from the National Landscapes (AONB).
Cultural and historic associations	
Medium	Historic boundary hedgerows, present on 1889-1912 OS map. A curvilinear cropmark, visible on aerial photographs taken between 2002 and 2010, is interpreted on the HER as having formed over the buried remains of a former post-medieval or modern field boundary. Site lies approximately 100m from the eastern edge of the conservation area which covers the historic core of the village (although there are intervening non-designated modern buildings and land between, making the relationship negligible). Nearest listed buildings at 145m but no intervisibility due to intervening modern development.
Relationship to existing settlement edge	
Medium	The site immediately abuts the eastern extent of the village, indented from the initial village gateway. It has an access directly from Chard Street across which lie a cluster of key community facilities. This access point lies between existing residential properties which front the road, giving the site the feel of being infill. The western side of this lower part of the site extends along the side/rear of existing modern housing and overall has a strong relationship with the existing built extent of Chardstock. The eastern aspect and the remainder of the site extends out beyond the current building line of the settlement, into the agricultural surroundings, although it is only gently sloping and partly screened.
Experiential landscape character	
Medium	With site access having a short frontage opening onto the main road (Chard St), and the proximity of the shop, school and hall and the adjoining and opposite residential estates, there is a degree of

	background noise and a level of activity in close proximity. Further into the site, and as it extends beyond the building line up the track from the Green Lane estate, the feeling is increasingly rural and tranquil, although even here, the residential access that extends along the site open boundary (off Green Lane) also visually links the lower part of this field land to the edge of settlement.
Views	
Medium	Development will be seen from the road and pavement on the far side above the roadside hedgerow and through the access. The visibility will increase as the land slopes upwards away (albeit very gently) from the road. Some screening will be provided by existing housing and to some extent existing vegetation. There are likely many medium-long distance views into site, including from the NL, although to some extent this will be seen in the context of existing loose built form and could be mitigated by limiting the extent of development within the furthestmost parts of the site.
Overall landscape susceptibility	
Medium/medium-high	Some of the key characteristics and qualities of the landscape are susceptible to change from the proposed development. Susceptibility varies with lower field having low-moderate susceptibility, moderate-high susceptibility to middle field and high susceptibility to top field.
Within nationally designated landscape? No	
Degree of intervisibility with designated landscape	If outside designated landscape, factors which may raise or lower value from moderate
Moderate	Easternmost 2 fields are furthest from existing built form and are read from distant views alongside the NL to the immediate north and a protrusion into the open countryside.
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value. However, Landscape value also varies across site – assessed as high-moderate for upper fields and moderate for lower field, and the relationship of the middle and upper fields to the NL (near and distant) are a factor.	
Overall landscape sensitivity	
Medium (but varies across site as per notes above)	
Landscape guidance: opportunities in relation to development	

Historic Environment Site Assessment

Notes on history of area

The village of Chardstock is situated on the west slope of a broad valley with a stream flowing towards the River Axe. Within the valley are a considerable number of thatched farmhouses, some dating back to the 15th Century. As well as earlier, mainly thatched buildings including the 15th century inn, there is also much later 19th century development giving the village an almost consciously planned appearance. Chardstock Conservation Area comprises much of the earliest surviving part of the village with notable exceptions including the former village water-mill in the valley and a scattered group of cottages on the southern limits. The Manor of Chardstock was owned by the bishops of Salisbury. The origins of the GII* Church of St Andrew lie at least as far back as the C15, from which the south porch and aisle remain; part of the south transept may be older. The church was rebuilt, incorporating those parts, in 1864, by James Mountford Allen (1809-83). Chardstock Court, which faces the church, was a manor of the Bishops of Salisbury. It was crenellated in 1377. Much of the present house is early 14th century, refashioned two centuries later.

Overall conclusion

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

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes
List any heritage assets potentially affected.	1. Chardstock Conservation Area 2. HER - MDV119485
Step 2. Existing contribution of site to significance of heritage asset	
Heritage Asset 1: Chardstock Conservation Area	
Description of asset	The conservation area comprises much of the earliest surviving part of the village. Within the conservation area are some 23 individually listed buildings giving 18 separate list entries. There are also several listed churchyard monuments.
Significance of asset and setting	Medium
Relationship of site with heritage asset	Site and asset are separated by significant 20th Century development. Relationship is negligible.
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: Chardstock Conservation Area	
What impact would development have on the heritage asset and its setting?	No change
Could the site be developed in a way that minimised potential impact?	N/a
Would the development affect the heritage asset in other ways?	Increase in local housing numbers and development would impact on the character of the area alongside increased traffic movements.

Step 4. How to maximise enhancements and avoid harm	
Heritage Asset 1: Chardstock Conservation Area - 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: Chardstock Conservation Area - avoiding harm	
Are there reasonable alternative sites?	Yes (but not reasonable preferred)
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	Reduced site area and lower yield proposed for reasons on scale and landscape impact)

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	2096	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	19536	Minor adverse effect predicted (not significant)
Ramsar site	International	19536	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	13246	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	2096	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	12226	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	5362	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	2433	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1	Significant moderate adverse effect predicted
Unconfirmed Wildlife Site (UWS)	County	376	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	1	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	1	Significant moderate adverse effect predicted

Comments

Easternmost extent of site (field 4b) adjacent to CWS / good quality semi-improved grassland habitat. Restrict development to 4a.

Within River Axe SAC Nutrient catchment zone? Yes

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: 1

On site assessment

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

No

Presence of veteran or ancient trees

No

Large numbers of mature trees within hedgerows or otherwise

No

Presence of ponds not identified on aerial imagery

No

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 – however, some limited removal likely for access / internal circulation.

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

Yes - deer sighted on northern part of 04a during site visit.

Is there any evidence which contradicts the desk study results?

No.

Conclusion

Significant moderate adverse effect predicted. Western/northern most part of site (proposed for allocation) may have less than significant moderate adverse effect.

5 Site Reference Char_07

Site details

Settlement: Chardstock

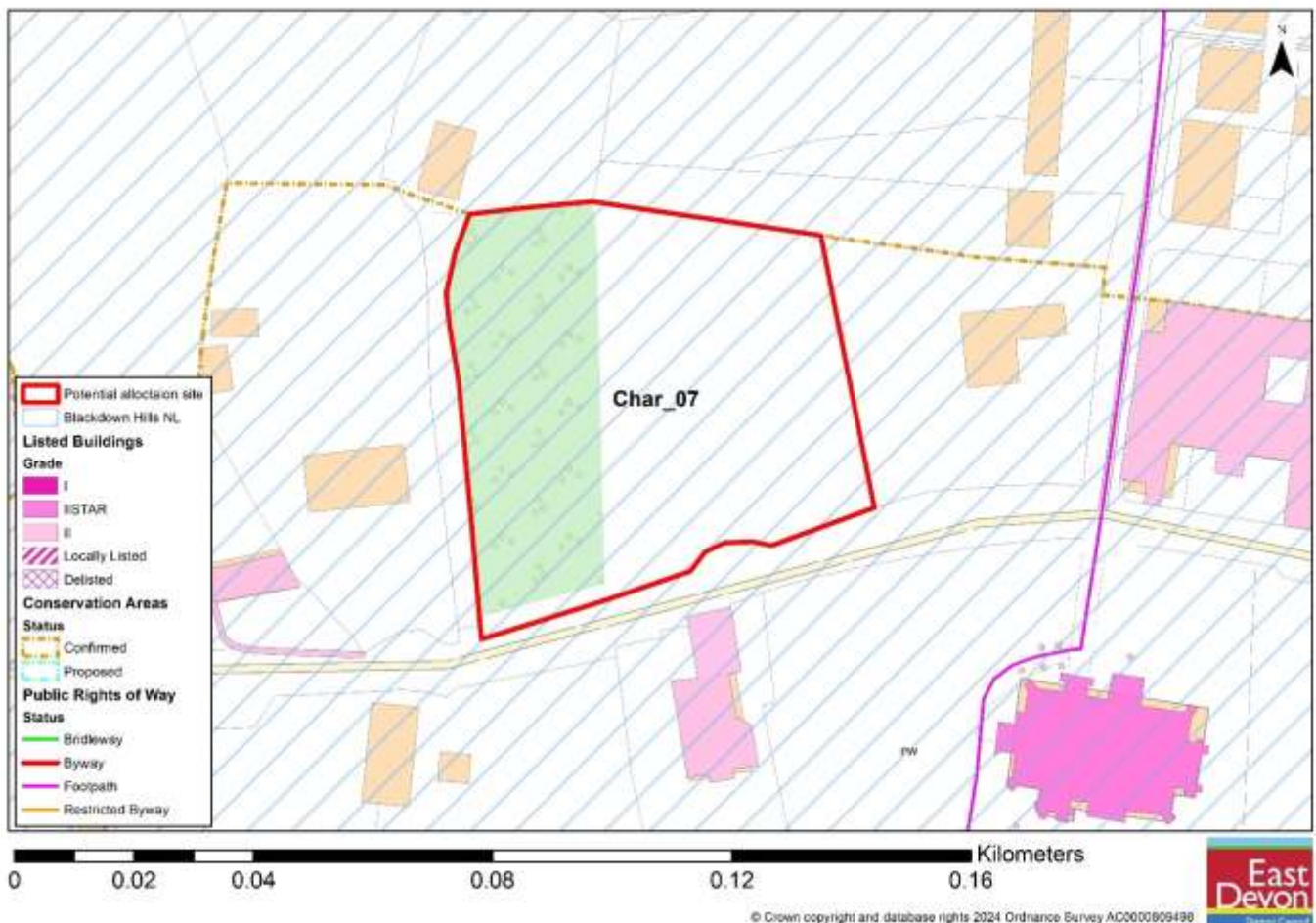
Reference number: Char_07

Site area (ha): 0.391

Address: Land at north west edge of Chardstock, Near Axminster, EX13 7BY

Proposed use: Residential (approx 12 dwellings)

Site map



Photos



Site on left hand side on approach into Chardstock from west – listed buildings opposite / far centre



Site behind treed boundary on centre right of image, opposite cemetery.



Internal site view, looking towards shelterbelt of mature trees on the western end of the site.

Site Assessment Summary and Conclusion

Infrastructure

No DCC Highways comments available. No existing vehicular access to site. However, access considered likely to be technically achievable onto the main lane through Chardstock that border the site.

DCC Education Comments at other Chardstock sites likely to apply here also: St Andrews and Axe Valley have capacity to support development. Transport costs would apply for secondary pupils. Safe walking route required for primary.

Landscape

Within AONB (National Landscape). Small enclosed tranquil and well-vegetated site with long-range open views from the rear site boundary along and across the valley beyond, which is entirely within the NL. Part of the setting of the historic heart of the village and in particular, of the Grade II* listed church and cemetery. Overall, the site is assessed to have a high/medium sensitivity to new development.

Historic environment

Assets present: Potential for significant adverse heritage impact - particularly if access taken from the lane, depending on extent of boundary landscape screening able to be retained. Impact greater at greater housing densities (beyond 1 -2 properties).

Overall, assessed as medium: no significant effects which cannot be mitigated, but a heritage impact assessment would be needed.

Ecology

Nature Recovery Network (7m), Section 41 (S41) Habitat of Principle Importance (xx). Large proportion of site characterised by tree cover (not currently recorded or designated). Overall, significant moderate adverse effect predicted.

Accessibility

6 out of 12 facilities within 1,600m of site. Whilst Chardstock has no 'strategic facilities' as defined in the Role and Function of Settlements Study, it has a good range of local facilities and services, including primary school, shop (within integral PO), community hall, play facilities. (Note: Pub remains closed. Shop has been sold and retained). Majority of facilities are at the other end of the village. Footways intermittently available and limited opportunity to provide due to carriageway widths.

Other constraints

No record of surface water flooding on site however access along the road could be affected (1:100year). Significant number of trees on the site. (Majority of the site is Grade 3 agricultural land in strategic assessment which may include best and most versatile land (3a))

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

No

Opportunities

May be suitable for 1-2 dwellings. No other opportunities identified.

Yield (number of dwellings or hectares of employment land)

Up to 12 dwellings, reduced to 1-2 on net developable internal site area.

Contribution to spatial strategy

Chardstock is a Service Village (Tier 4) in the emerging Local Plan settlement hierarchy. Contribution from this site towards making provision for limited level of development would therefore support the spatial strategy. However developable potential is assessed as less than the minimum yield to be appropriate for allocation in the Local Plan.

Should the site be allocated?

No

Reasons for allocating or not allocating

Within National Landscape and Conservation Area. Impact identified regarding heritage, ecology and landscape which are significant constraints to development. Potential developable area considered to be limited to less than 5 dwellings. An allocation has already been identified at this Tier 4 vilage which makes a reasonable contribution to the spatial strategy. In combination, allocation is not recommended.

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

No - as explained above, the potential yield is considered to be too small for the site to be allocated in the Local Plan, but it is recommended to be included within the settlement boundary where it may have some potential, such as a self-build opportunity.

Landscape Sensitivity Assessment

Context

Landscape designation context

Blackdown Hills NL (AONB)

For sites within NL, applicable special qualities

Located entirely within Blackdown Hills NL, this Greenfield site lies on the western edge of Chardstock, within the historic core of the village. It comprises of a small, enclosed field/meadow (unimproved and not in current agricultural use), with mature boundary vegetation and a band of mature trees in the western third of the site.

Relevant special qualities from the NL Management Plan include:

- A rich mosaic of diverse and interconnected semi-natural habitats;
- A settled landscape with a strong sense of time-depth containing farms and small scattered villages well related to the landscape;
- Well-wooded pastoral landscape with strong pattern of hedges and hedgerow trees;
- Element of high tranquility' spared many of the intrusions of modern life;
- The number and extent of well-preserved buildings in the local vernacular – chert, cob and thatch – are an important element of the landscape.

Other relevant biodiversity, historic environment and/or geological designations

Within Chardstock Conservation Area, within close proximity to range of Grade II and Grade II* listed assets including part of the setting of the church and cemetery. Potentially species-rich due to undeveloped and unmanaged nature, with significant vegetation and linked /in close proximity to a number of 'Nature Recovery Network' areas, also S41 Habitats of Principle Importance.

Landscape Character Type and relevant key characteristics

3A: Upper Farmed and Wooded Valley Slopes

- Undulating upper valley slopes on Greensand, below the scarp slopes or plateaux.
- Hedgerow trees (mostly oak and ash) add to the green and lush appearance.
- Well-treed pastoral farmland, with some arable cultivation on lower slopes. Small to medium-size fields with irregular boundaries. Associated with traditional Devon smallholdings.

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

Local landscape character of site and immediate surrounds

This is an enclosed, well vegetated site with an intimate, tranquil feel, providing part of the backdrop to the church and church yard across the lane opposite and the approach into the village/conservation area from the west. Can be seen from the PROW on both sides of the lane. The rear of the site forms part of expansive views across the valley at the eastern edge of the built-up area. Visibility into the site itself is limited due to the mature nature and density of the boundary trees/hedgerows.

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

Development here would be within and impact on the Blackdown Hills AONB (NL), with medium-long distance views to the site, including from nearby footpaths. Low density (some modern) residential development in the vicinity provides some context of built form when viewing but much of the surrounding built form comprises listed buildings and the site provides part of the setting of the western approach into the Conservation Area and of the Grade II* listed Church and church yard.

Potential impacts include:

- Introduction of built form and associated infrastructure to this green field site
- Impact on designated assets within vicinity of site

- Impact of light spill from street lighting or windows on areas noted for dark skies
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Loss of trees/ hedgerow and potential impact on boundaries –tree and hedgerow root protection areas
- Construction phase impacts including potential off-site impacts such as large vehicles using narrow winding lanes.

Analysis

Physical and natural characteristics	
Medium-high	The site is enclosed and well-vegetated with mature trees and hedgerows, lying at the western edge / gateway to the village and visible from/fronting the main approach from the west. It is an enclosed landform with intricate landcover elements – including some internal mature trees. Development may be able to be screened but loss of boundary vegetation would be required for access. Medium-long distance views into site, including from the National Landscapes (AONB).
Cultural and historic associations	
Medium-high	Boundary and internal trees present on 1889-1912 OS map. No records of/within the site on the Historic Environment Register (HER). Site lies within the north/western edge of the conservation area which covers the historic core of the village, in close proximity to a number of Grade II and Grade II* listed assets, including immediately opposite (across the lane) from the Grade II* listed St Andrew’s Church, and churchyard which currently has a tranquil feel. There is a strong association with the historic village centre, particularly Church and School.
Relationship to existing settlement edge	
Medium-high	The site lies at the western end of the village, at the village gateway, fronting the main road into Chardstock from the west and in the historic core, opposite the church. It is part of the settlement edge. The existing settlement boundary is more clearly defined to the east and southeast of the site by existing housing and buildings. In all other directions housing is more sporadic and densely treed. The site is located between two modern detached properties, but these are set well back from the road and well screened. There is a much greater relationship/degree of intervisibility with the listed properties along the road in the vicinity of the site. There is no vehicle access to the site at present which is entirely enclosed by boundary vegetation/wall. The northern boundary abuts a small strip of domestic gardens beyond which lies the valley with

	expansive views. The existing undeveloped and treed nature of the site contributes to the immediate village character and wider valley landscape setting, with church beyond. A significant development of up to 12 dwellings could be considered infill but would change the character of the village core. Only a very limited development of 1-2 dwellings, well screened, would be considered to have potential to recognise the value the site makes to the settlement edge, depending on the degree that boundary vegetation could be retained.
Experiential landscape character	
Medium-high	This part of the village of Chardstock where the site is located maintains a high degree of scenic quality, with an intact rural character and a feel of being both remote and tranquil. There is some modern, relatively recent new development along the lane to Ivy Green Farm nearby – which is sympathetic and also set away from the main road. There is no site access on to it currently, but the main road into Chardstock from the west runs in front of the site – but this itself has a remote rural feel and time-depth association. There is little in the way of activity/background noise to report here at the site and from the immediate surroundings and nearby PROWs.
Views	
Medium	Creation of an access would be expected to mean that development will be seen from the road that runs in front of the site, and between it and the church/church-yard opposite. The site is generally very well enclosed with restricted skyline to west, east and south due to trees, meaning from other aspects development may be able to be well screened. Development would be visible against the skyline to the north once the site is cleared, particularly as the site is above road level, including from the churchyard and PROW that runs through it. There are likely many medium-long distance views to the site, including from the NL. If developed for two storey housing, it is likely to be visible in the extensive open countryside beyond the settlement.
Overall landscape susceptibility	
Medium -high	Although the site is enclosed and current well screened, due to its sensitive location in the historic core in particular, and at the more remote/tranquil end of this village, many of the key characteristics and qualities of the landscape are susceptible to change from the proposed development.
Within nationally designated landscape? Yes	
Degree of intervisibility with designated landscape	If outside designated landscape, factors which may raise or lower value from moderate

None/slight/ moderate/ major	
Landscape value	
Very High – Nationally or internationally designated for landscape value (NL (AONB))	
Overall landscape sensitivity	
High	
Landscape guidance: opportunities in relation to development	
None identified	

Historic Environment Site Assessment

Notes on history of area

The village of Chardstock is situated on the west slope of a broad valley with a stream flowing towards the River Axe. Within the valley are a considerable number of thatched farmhouses, some dating back the 15th Century. As well as earlier, mainly thatched buildings including the 15th century inn, there is also much later 19th century development giving the village an almost consciously planned appearance. Chardstock Conservation Area comprises much of the earliest surviving part of the village with notable exceptions including the former village watermill in the valley and a scattered group of cottages on the southern limits. The Manor of Chardstock was owned by the bishops of Salisbury. The origins of the GII* Church of St Andrew lie at least as far back as the C15, from which the south porch and aisle remain; part of the south transept may be older. The church was rebuilt, incorporating those parts, in 1864, by James Mountford Allen (1809-83). Chardstock Court, which faces the church, was a manor of the Bishops of Salisbury. It was crenelated in 1377. Much of the present house is early 14th century, refashioned two centuries later.

Overall conclusion

Very careful design would be needed to consider the impact on the setting and, subject to this, the overall impact is medium: no significant effects which cannot be mitigated. An impact is predicted but would not compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished or compromised. Mitigation may make the impact acceptable. The overall significance of the asset would not therefore be materially changed. However, further assessment work would be required.

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.	1. Grade II* listed St Andrew's Church; 2. Grade II listed The Old Vicarage; and potentially, depending on scheme density/design etc., could also affect wider setting of (3) Grade II listed Hoopers farm and separately listed Grade II garden boundary wall (4) Grade II listed St Andrew's School House, and generally the Conservation Area as a whole.

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	2614	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	>10000	Minor adverse effect predicted (not significant)
Ramsar site	International	>10000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	>10000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	2630	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	>10000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	5658	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	662	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	98	Significant moderate adverse effect predicted
Unconfirmed Wildlife Site (UWS)	County	140	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	7	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	75	Significant moderate adverse effect predicted

Comments

Across the narrow lane from NRN area of grassland habitat (the church yard) and within 100m or another 5 NRN areas of woodland/forest, grassland and additional habitats, the majority of which are also s41 habitats of principle importance.

Within River Axe SAC Nutrient catchment zone? Yes

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: 1

On site assessment

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

Yes - densely vegetated on all 4 boundaries of the sites, overall appears unmanaged. Site interior is overgrown.

Presence of veteran or ancient trees

Yes - one suspected ancient tree within the wooded strip along the western boundary – would require inspection.

Large numbers of mature trees within hedgerows or otherwise

Yes - All 4 boundaries have mature, dense vegetation including trees (incl. beech, ash and oak). The extent and density is particularly notable within a wooded strip on the eastern side of the site, but overall the site is very enclosed and sheltered.

Presence of ponds not identified on aerial imagery

No

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

Yes - The site itself comprises a single small field parcel, which is overgrown/wild in nature. All boundaries comprise tall boundary trees/hedgerows. Substantial vegetation removal would be required to create an access. No access point at present other than on foot.

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

None recorded but there is an intimate, tranquil feel within the site. Due to its unmanaged / wild and enclosed nature, site could be home to various species. Use of the site by birdlife was notable at the time of site.

Is there any evidence which contradicts the desk study results?

Noted that whilst the site does not have any ecological designations within it or immediately adjoining, it is clearly of some ecological value and surveys and further investigation would be needed. The churchyard is immediately across the lane opposite the site is also a nature recovery dataset area of grassland (also with mature trees (including ancient trees), and the CWS and UWS (also NRN areas of grassland/woodland/forest and other additional habitats) are all in close proximity to the site and each other making up an extensive area of biodiversity importance. Without significant removal / impact on vegetation, the net quantity of development that could be accommodated would appear to be well under the threshold for Local Plan allocation.

Conclusion

Significant moderate adverse effect predicted. Western/northern most part of site (proposed for allocation) may have less than significant moderate adverse effect.
