

**East Devon Local Plan 2020-2042**

# Site Selection report

## Lympstone



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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.<sup>1</sup> 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 or not.<sup>2</sup>
- 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 Lymestone. A map of all the sites which have been assessed is below, followed by a table which highlights the site selection findings.
- 1.5 In addition to the sites which have been subject to assessment, other sites were not assessed because they failed ‘site sifting’. This stage of the process rules out sites that are not ‘reasonable alternatives’ and therefore not considered as potential allocations in the Local Plan. In summary, to pass site sifting and therefore be considered as a potential allocation, the site should be identified as suitable, available, achievable in the HELAA; in a suitable location; not already allocated in a ‘made’ Neighbourhood Plan; and not already have planning permission. For obvious reasons, overlapping sites will only be assessed once. Further detail is contained in the Site Selection methodology.
- 1.6 The following sites did not pass site sifting at Lymestone:
  - Lym\_p\_02 is probably unachievable in the HELAA due to poor access.
  - Lym\_p\_03 already has planning permission.
  - Lym\_p\_04 is probably unachievable in the HELAA due to poor access.
  - Lym\_p\_11 is not within or adjacent, or otherwise well-related, to Lymestone.

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<sup>1</sup> 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](#)

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

- Lymp\_16 is below site size threshold so not suitable in the HELAA.
- GH/ED/71 is not within or adjacent, or otherwise well-related, to Lympstone.

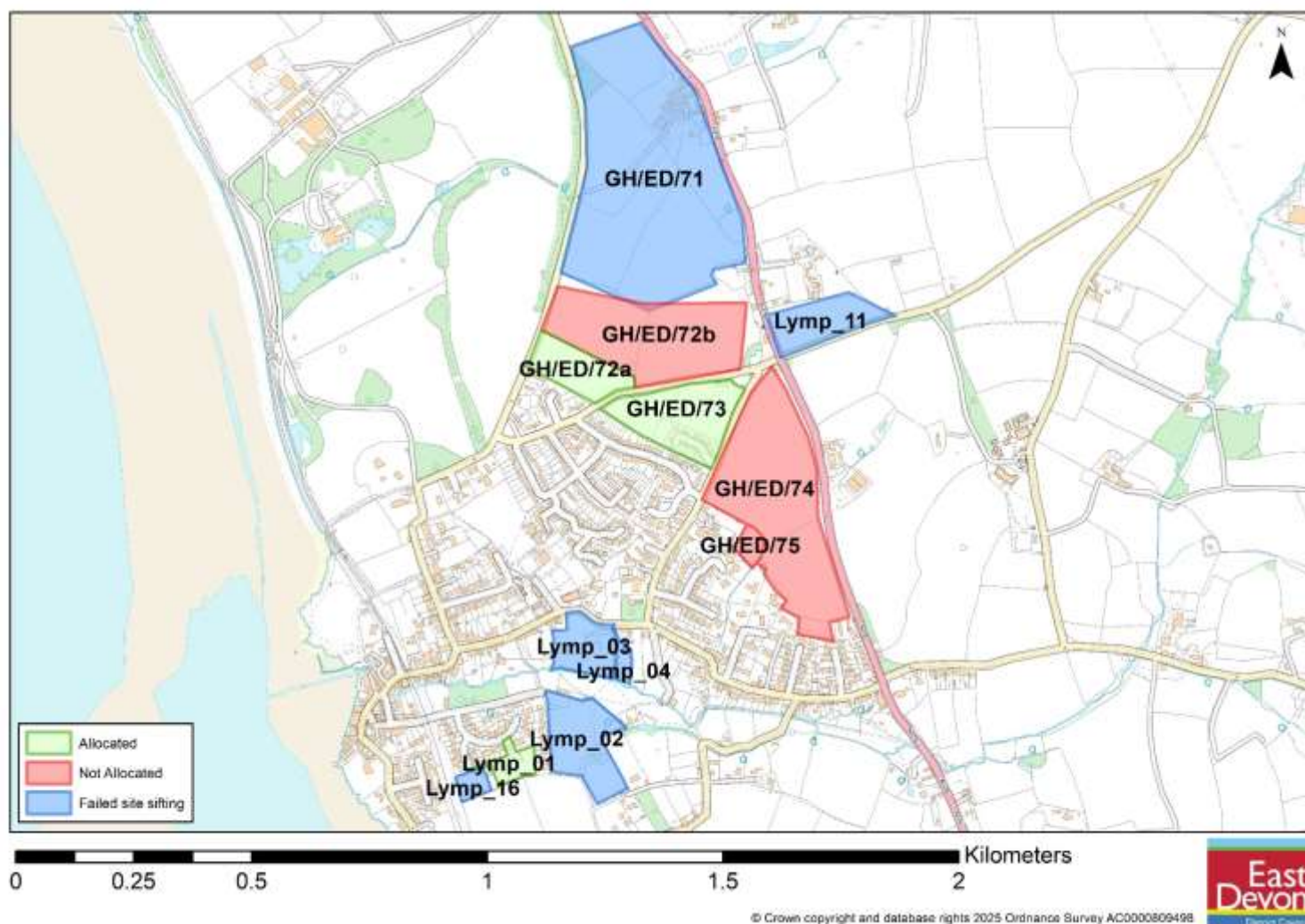


Figure 1.1: Overview of Site Selection findings at Lympstone

Site reference	Number of dwellings / hectares of employment land	Allocate?
Lymp_01	8 dwellings	Yes
GH/ED/72	131 dwellings	In part (GH/ED/72a, 42 dw)
GH/ED/73	42 dwellings	Yes
GH/ED/74	141 dwellings	No
GH/ED/75	3 dwellings	No

## 2 Site Reference Lymp\_01

### Site details

**Settlement:** Lympstone

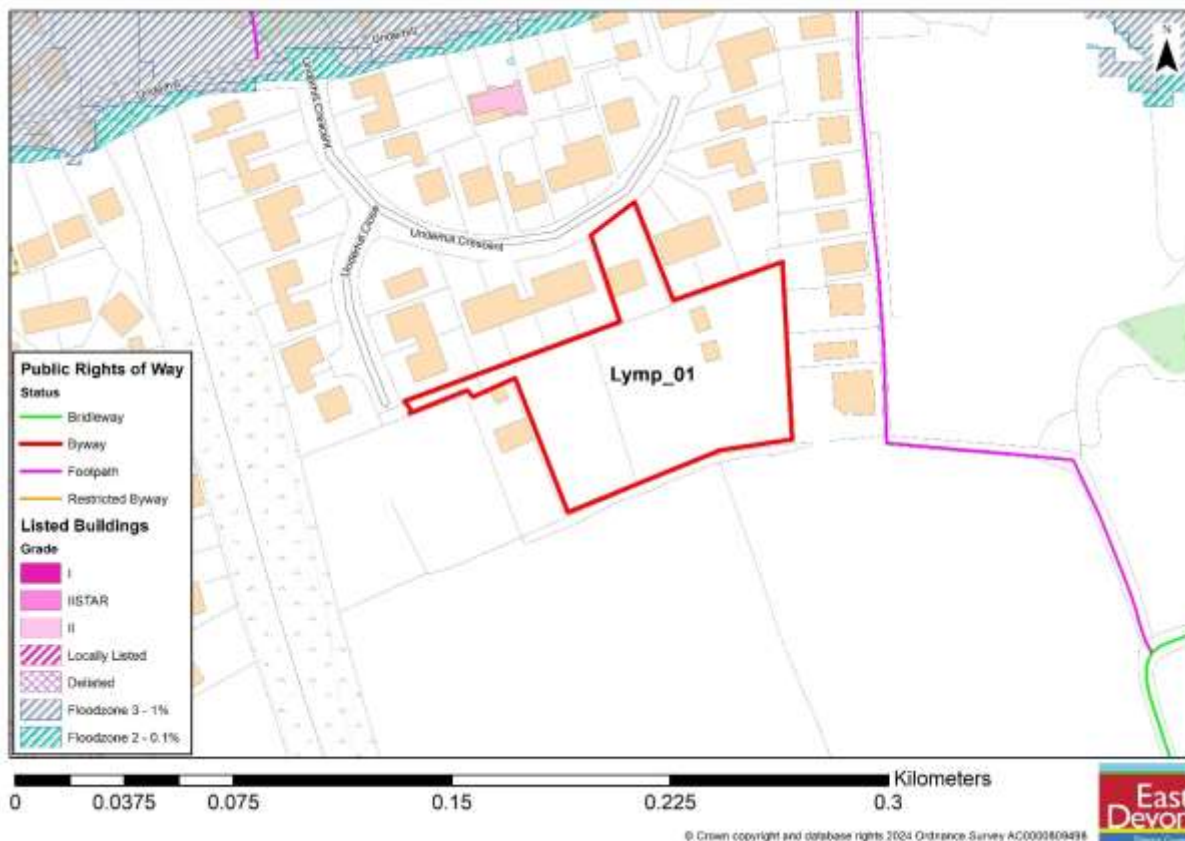
**Reference number:** Lymp\_01

**Site area (ha):** 0.58

**Address:** Little Paddocks, 22 Underhill Crescent, Lympstone, Devon, EX8 5JF

**Proposed use:** Residential

### Site map



## Photos



View from Underhill Crescent, looking south towards the site



View from Underhill Close, looking at western edge of site



Overhead photo of Lypmp\_01

## Site Assessment Summary and Conclusion

### Infrastructure

Access: Site seems to access off Underhill Crescent, involving the demolition of number 22. The necessary visibility will be required but potentially ok as on the outside of a bend. DCC Education: 50+ha development proposed some closer in towards Exmouth. Lypstone Primary and Exmouth primary schools have some capacity to support development - but safe walking routes would be required. A site for new primary school has already been allocated at Goodmoores Farm which is in close proximity to some of the proposed sites. Any additional capacity would require developer funding. Additional capacity going into Exmouth Community College 21/22 (phase 2 maths block - partially funded by CIL). Revised strategy needed in respect of secondary, which cannot expand further, potential solution to build new secondary and reduce the size of Exmouth CC (although an academy and therefore not within gift of LA), alternatively reduce catchment area for secondary (again academy). New special school provision required.

### Landscape

Fairly level garden and field adjacent to Lypstone. Site adjacent to Coastal Preservation Area and features multiple small parcels of land with some garden areas. Mature trees across site, mature

hedgerows throughout. Nevertheless, small scale site with existing dwellings around provide a built context, and overall, low landscape sensitivity to new development.

### **Historic environment**

Grade II listed Sanctuary (47m) is well screened from the site by residential property. Overall, low impact.

### **Ecology**

Nature Recovery Network (75m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (75.6m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, minor adverse effect predicted (not significant).

### **Accessibility**

8 out of 12 facilities within 1,600m of site.

### **Other constraints**

High cumulative flood risk in Strategic Flood Risk Assessment. Grade 3 agricultural land in strategic assessment. Planning application 24/0674/FUL for two dwellings in western field has been approved.

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

Yes

### **Opportunities**

Connect to existing footpath on Underhill Crescent/Close.

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

8 dwellings. Applying the HELAA methodology results in 14 dwellings, but this is reduced to reflect the character of the area being on the edge of the settlements in the vicinity of large detached and semi-detached dwellings.

### **Contribution to spatial strategy**

Consistent with spatial strategy at Local Centres to support development that meets local needs and those of immediate surrounds.

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

Yes

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

Scale of development assists in meeting housing requirement in a manner that is consistent with the spatial strategy. Accessible location with a low impact on the landscape and historic environment, with minor adverse ecological impact that can be mitigated with relative ease through the planning application process.

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

n/a

## **Landscape Sensitivity Assessment**

### **Context**

#### **Landscape designation context**

Outside of National Landscape

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

Nature recovery network area, Section 41 (S41) Habitat of Principle Importance adjacent

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

3E Lowland Plains:

- Level to gently sloping or rolling plain between the valley floors and the start of steeper valley sides.
- Small discrete woodland blocks, and pockets of orchard planting.
- Mixed farmland, often in arable cultivation. Regular medium to large field pattern with local variation, particularly around settlements. Contains some of the most fertile farmland in the study area.
- Semi-natural habitats include roadside hedges and hedgerow trees - particularly oaks – streams and pockets of grassland.
- Historic villages, farms and lanes, but some features lost due to ploughing. Notable concentration of historic parklands including veteran trees. Maritime influences on estuary villages.
- Settled, with a mixed pattern of villages, hamlets and isolated farms. Great variety of building materials and styles, even within single settlements.
- Variable highway network, from sparse rural lanes to motorway and A-roads. Relatively few public rights of way.
- Surprising feeling of remoteness in some parts. Despite local impacts of development and infrastructure, much of the area retains a pleasant, rural feel.
- Long views over low hedges. Some views marred by pylons and other infrastructure.
- Surrounding LCTs (for example Estuary and Pebble Bed Heaths) contribute to views and influence character. Lowland Plains visible from surrounding higher LCTs.

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

Small, level site comprising an existing dwelling, its rear garden, and small adjacent field on southern edge of Lypstone. Several mature trees on site. Existing housing to west, north and east. Departs from LCA as several PROW in the vicinity (rather than "relatively few").

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

Yes

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

- Introduction of built form and associated infrastructure.
- Site access requirements- site is connected to existing estate roads (Underhill Crescent and Underhill Close), so potential for two accesses.
- Loss of trees/hedgerow- several trees on-site, plus hedgerow dissecting the site.
- Construction phase impacts including potential of site impacts e.g. large delivery vehicles/construction plant accessing narrow winding lanes- all roads into Lypstone are narrow and winding.

**Analysis**

<b>Physical and natural characteristics</b>	
Low-medium	Flat site of an intimate scale, formed of a domestic garden in the east, and unimproved grassland in the west. Several trees across the site in the eastern field, with three TPOs just beyond eastern boundary. A mixture of hedgerow and estate fencing form the site boundary.
<b>Cultural and historic associations</b>	
Low-medium	Post-medieval Barton fields, as noted in HLC. Southern and central hedgerow boundary that dissects the site are historic (1888-90 map), but other boundaries are modern.
<b>Relationship to existing settlement edge</b>	
Low-medium	Modern settlement edge type, with existing dwellings to north, west and east. These existing dwellings mean an indented edge form. Development would be likely to result in loss of some site trees and reduction in soft green edge to this side of village.
<b>Experiential landscape character</b>	
Low-medium	Settled location with existing dwellings on three sites. Open outlook across countryside and Exe Estuary to south. Tranquil, just occasional noise from trains along railway to west, but no road noise. Eastern field is existing residential garden, so well managed, western field is undeveloped.
<b>Views</b>	
Medium	Part enclosed by existing dwellings to west, north, and east, which also provide a settled skyline around the site. Visible from Lypstone Footpath 4, 150m SE of site, means the site is prominent in views from south/southeast. Northern part of site visible from Underhill Crescent.
<b>Overall landscape susceptibility</b>	
Medium	Small scale site, enclosed by existing dwellings on three sides. Development would be likely to result in loss of some site trees and reduction in soft green edge to this side of village, and this, along with

	relative prominence of site in views from south/ southeast and scale of development proposed means medium susceptibility.
<b>Within nationally designated landscape?</b>	
Site is not within a designated landscape.	
<b>Degree of intervisibility with nationally designated landscape</b>	
None	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
None identified	
<b>Landscape value</b>	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
<b>Overall landscape sensitivity</b>	
Low	
<b>Landscape guidance: opportunities in relation to development</b>	
Additional tree planting along southern boundary to reduce visual impact of settlement edge with countryside beyond.	

## Historic Environment Site Assessment

### Notes on history of area

Lympstone is a large, mainly linear, village, but with the ambience of a small harbour town, especially near the waterfront. The size of Lympstone is emphasised by the pattern of early settlement which extends to the north and east, well beyond the present conservation area. To the north especially are a number of large and important buildings closely linked to its historical development. The village conservation area can be further identified by four separate character areas: The Harbour and Old Fishing Village, The Strand (east) and Church Road (west), Parish Church and Lympstone House area, The Former Mill and Associated Landscape.

### Overall conclusion

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

<b>Step 1. Identify any heritage assets potentially affected</b>	
Is the site within 100 metres of a designated heritage asset?	Yes
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No. Context of the site is removed from asset, separated by existing 20th C residential development.
List any heritage assets potentially affected.	1. Sanctuary, Underhill (GII) - not affected HER checked - no additional features.

## Ecological assessment

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

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	3051	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	220	Minor adverse effect predicted (not significant)
Ramsar site	International	220	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	8246	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	220	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	3362	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	766	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1218	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1191	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	292	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	75	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	76	Significant moderate adverse effect predicted

### Comments

Although within 100m of NRN and S41 habitat, the small scale of site will limit any adverse impacts.

**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)?**

No.

**Presence of veteran or ancient trees**

No.

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

Yes. Several mature trees across eastern part of 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)**

No.

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

No.

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

No.

### **Conclusion**

Minor adverse effect predicted (not significant)

### 3 Site Reference GH/ED/72

#### Site details

**Settlement:** Lympstone

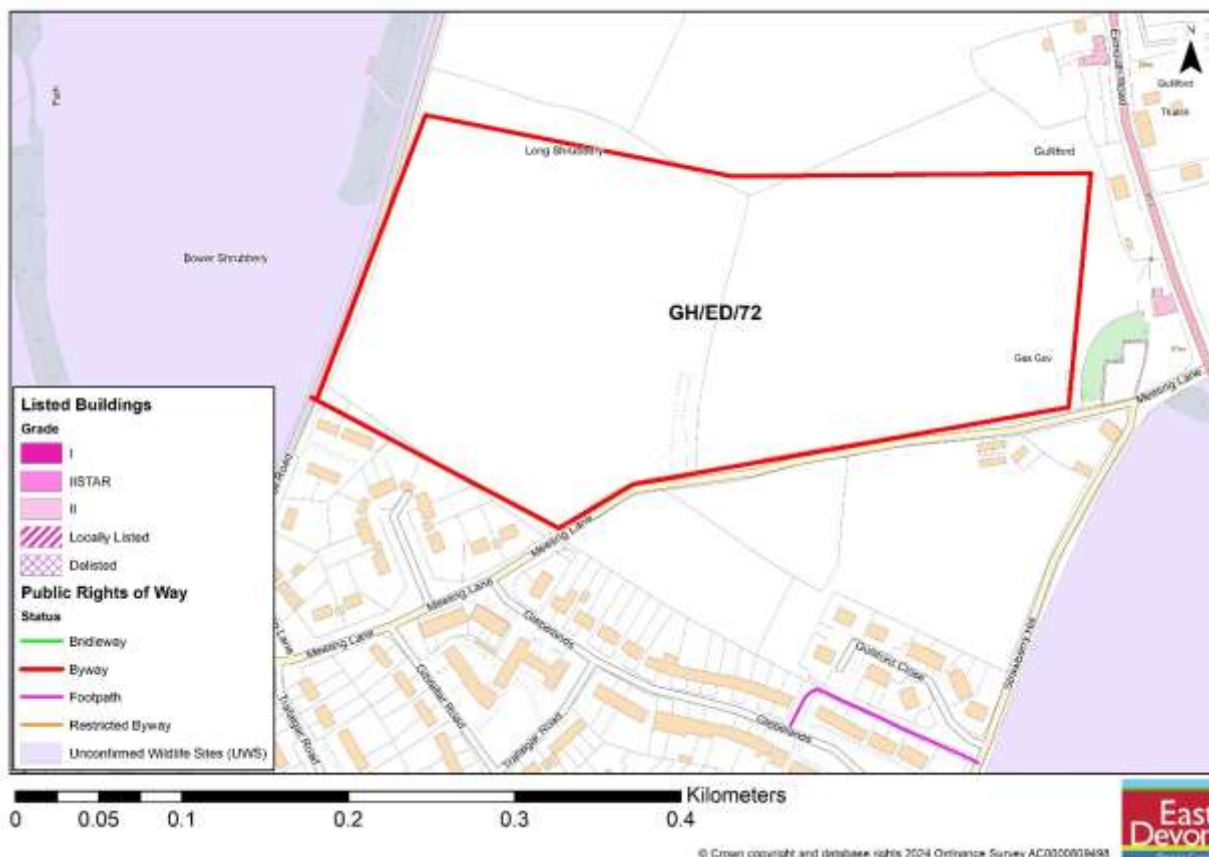
**Reference number:** GH/ED/72

**Site area (ha):** 7.77

**Address:** Land at Meeting Lane, Lympstone

**Proposed use:** Residential

#### Site map



## Photos



View across the western part of the site, from Nutwell Road, looking towards existing homes



Looking north from Meeting Lane, across the western part of the site



View from south east edge of site on Meeting Lane. The two large grey agricultural buildings are visible, located in the centre of the site



View from centre of site, looking west. Grade II\* listed Nutwell Court is visible behind trees in the centre of the photo, and the Exe Estuary beyond

## Site Assessment Summary and Conclusion

### Infrastructure

DCC Education: Lympstone Primary has limited capacity to support housing development and cannot be expanded further. The school would not be able to support an allocation of 500 dwellings. Small scale development would support the sustainability of the school. Exmouth Community College is at capacity and has very limited opportunities for expansion over and above what has been planned. The secondary solution for Exmouth CC needs to be seen in the wider context of the GESP plan i.e. development in Exmouth itself is likely to see changes in the school's catchment area and therefore the need for additional secondary capacity elsewhere in the area, to potentially include changes to the catchment area. DCC Highways: Access to this site could be gained from Nutwell Road to the west or Meeting Lane to the south. The site is 100m away from an existing bus route with a 15 minute service to Exeter City Centre. The nearest public train station is located approximately 700m away in Lympstone Village. Site would need to provide improved road infrastructure.

### Landscape

Two fields with modern development on SW edge of site, a few cottages and A376 to east, with countryside on remaining sides. Whilst the west field is slightly contained within a 'bowl' with a ridge to north, the east field is open and more exposed. Views of site generally show an undeveloped,

wooded skyline, but lightly settled on SW edge where there are existing dwellings. Within Coastal Preservation Area. Overall, a high/medium landscape sensitivity to new development.

### **Historic environment**

Assets Present within 100m: Grade II listed Boundary Cottage (53m), Grade II Listed Burial Ground (18m), Grade II listed Gulliford Cottages (83m). Site is however well screened to/from the most significant assets. Also Nutwell Court, an attractive parkland around a Grade II\* country house is adjacent to west boundary. Overall, medium: no significant effects which cannot be mitigated.

### **Ecology**

Nature Recovery Network, Unconfirmed Wildlife Site, S.41 habitat all just beyond site boundary. Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, minor adverse effect predicted (not significant).

### **Accessibility**

8 out of 12 facilities within 1,600m of site. Both Nutwell Road and Meeting Lane lack footpaths along site boundary, but Meeting Lane footpath begins on southern edge where there is an existing housing estate.

### **Other constraints**

Small area of 1/100 yr surface water flood risk in SW part of site. High cumulative flood risk in Strategic Flood Risk Assessment. West field is Grade 1 agricultural land, east field is Grade 3.

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

No

### **Opportunities**

DCC Draft LP response notes a culverted unmapped ordinary watercourse appears to cross centrally across this site, and opportunities to daylight and enhance this watercourse should be sought.

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

131

### **Contribution to spatial strategy**

Site in isolation is consistent with spatial strategy at Local Centres to support development that meets local needs and those of immediate surrounds, but if this site is allocated for 131 dw, consider whether the allocation of other sites would be too high for the strategy for Lypstone.

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

No

**Reasons for allocating or not allocating**

Medium/high landscape sensitivity. Medium impact on historic environment with 3x Grade II listed assets within 100m, with potential harm to Nutwell Court, an attractive parkland around a Grade II\* country house adjacent to west boundary. Part (west field) Grade 1 agricultural land.

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

Yes – potential to allocate the south western part of the site for development, adjacent to existing dwellings and better contained within the existing landform than the rest of the site. Around 1.5 hectares is potentially suitable for around 42 dwellings (1.2 hectare net developable area at 35 dwellings per hectare), as indicated on the map below. But need to consider impact on Nutwell Park to west including Grade II\* Nutwell Court, and the location within the Coastal Preservation Area.



**Landscape Sensitivity Assessment**

**Context**

**Landscape designation context**

Outside of National Landscape

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

Nature Recovery Network areas (NRN), Section 41 (S41) Habitat of Principle Importance, adjacent. Site within East Devon Pebblebed Heaths SAC HRA and Exe Estuary SPA HRA mitigation zones.

Potential impact on site to Grade II\* listed Nutwell Court and the associated Nutwell Park, across the road to the west. Also potential impact on GII Gulliford Farm, Gulliford Cottages, and Boundary Cottage.

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

3E Lowland Plains:

- Level to gently sloping or rolling plain between the valley floors and the start of steeper valley sides.
- Small discrete woodland blocks.
- Mixed farmland, often in arable cultivation. Regular medium to large field pattern with local variation, particularly around settlements. Contains some of the most fertile farmland in the study area.
- Semi-natural habitats include roadside hedges and hedgerow trees - particularly oaks – streams and pockets of grassland.
- Historic villages, farms and lanes, but some features lost due to ploughing. Notable concentration of historic parklands including veteran trees. Maritime influences on estuary villages.
- Settled, with a mixed pattern of villages, hamlets and isolated farms. Great variety of building materials and styles, even within single settlements.
- Variable highway network, from sparse rural lanes to motorway and A-roads. Relatively few public rights of way.
- Surprising feeling of remoteness in some parts. Despite local impacts of development and infrastructure, much of the area retains a pleasant, rural feel.
- Long views over low hedges. Some views marred by pylons and other infrastructure.
- Surrounding LCTs (for example Estuary and Pebble Bed Heaths) contribute to views and influence character. Lowland Plains visible from surrounding higher LCTs.

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

Two gently rolling fields with two large agricultural barns in the centre. Agriculturally improved grassland, currently in pastoral use. Bounded by mature hedgerow with trees, with the existing settlement on SW edge of site, Nutwell Park to west, fields to north, and A376 beyond cottages to the east.

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

Yes

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

- Introduction of built form and associated infrastructure.
- Site access requirements- single track Meeting Lane runs along southern boundary, Nutwell Road to west is also a country lane but wide enough for two vehicles to pass; nevertheless, road upgrades may be required, and hedgerow removal necessary to achieve sufficient visibility splays for access.
- Impact on boundary- several mature trees in hedgerow along site boundary, with a group of TPO trees just beyond eastern boundary.
- Impact on designated assets within and in vicinity of site- Grade II listed cottages to NE and E.
- Offsite access to services- both Nutwell Road and Meeting Lane lack footpaths along site boundary, but Meeting Lane footpath begins on southern edge where there is an existing housing estate.
- Construction phase impact- large delivery vehicles/construction plant accessing narrow Meeting Lane.

## Analysis

<b>Physical and natural characteristics</b>	
Medium	Two medium scale agricultural fields, with gently rolling topography and a mixture of gentle slopes and flat gradient. Simple landcover of improved pasture, bounded by hedgerow with trees with Devon hedgebank along road boundaries. Within Coastal Preservation Area in adopted Local Plan 2013-31 which is defined on the basis of visual openness and views to and from the sea.
<b>Cultural and historic associations</b>	
Medium	Post-medieval Barton fields, as noted in HLC. HER notes former field boundaries of potential medieval date in part of eastern field. Historic hedgerow on all boundaries apart from SW edge with existing housing estate.
<b>Relationship to existing settlement edge</b>	
Medium-high	Modern development on SW edge of site, a few cottages and A376 to east, with countryside on remaining sides. Whilst the west field is slightly contained within a 'bowl' with a ridge to north, the east field is open and more exposed. Overall, development would lack integration with general settlement form, protruding into surrounding countryside.
<b>Experiential landscape character</b>	
Medium	Most of site feels remote and tranquil, but noise in eastern edge from traffic on the A376. Western field is relatively sheltered as contained by ridge to north, with high scenic value, aided by being adjacent to Nutwell Park. Eastern field is open, expansive. Two large agricultural buildings at centre of site and existing housing to SW indicate human disturbance, as do telegraph wires/masts crossing southern/eastern part of site.
<b>Views</b>	
Medium-high	Views from western part of site to Nutwell Park and Nutwell Court with estuary beyond. Potential for upper parts of new dwellings to be visible from estuary and likely adverse impact on Nutwell Court and its parkland setting. East field is generally open with medium distance views of site from the north. Views of site generally show an undeveloped, wooded skyline, but lightly settled on SW edge where there are existing dwellings. Intervisibility with GH/ED/73 to south. Visual receptors are walkers/cyclists along Nutwell Road and Meeting Lane, and motorists on A376. Within Coastal Preservation Area in adopted Local Plan 2013-31 which is defined on the basis of visual openness and views to and from the sea.
<b>Overall landscape susceptibility</b>	

Medium	Modern development on SW edge of site, a few cottages and A376 to east, with countryside on remaining sides. Whilst the west field is slightly contained within a 'bowl' with a ridge to north, the east field is open and more exposed. Views of site generally show an undeveloped, wooded skyline, but lightly settled on SW edge where there are existing dwellings. Within Coastal Preservation Area.
<b>Within nationally designated landscape?</b>	
Site is not within a designated landscape.	
<b>Degree of intervisibility with nationally designated landscape</b>	
None	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
Within Coastal Preservation Area in adopted Local Plan 2013-31 which is defined on the basis of visual openness and views to and from the sea. Post-medieval Barton fields, as noted in HLC, with historic hedgerow on all boundaries apart from SW edge with existing housing estate. Adjacent to Nutwell Park which has high scenic value.	
<b>Landscape value</b>	
High – Locally or regionally designated landscape. Also areas which documentary evidence and /or site observations indicate as being more valued than surrounding areas.	
<b>Overall landscape sensitivity</b>	
High / Medium	
<b>Landscape guidance: opportunities in relation to development</b>	
Potential for small-scale development on SW corner adjacent to existing dwellings and contained within the landform, but consider impact on Nutwell Park to west.	

## Historic Environment Site Assessment

### Notes on history of area

See Lymp\_01.

### Overall conclusion

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

<b>Step 1. Identify any heritage assets potentially affected</b>	
Is the site within 100 metres of a designated heritage asset?	Yes
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes
List any heritage assets potentially affected.	1. Guilliford Cottages (GII), 2. Guilliford Farmhouse (GII), 3. MDV113486 Name: Former Orchard and Orchard Banks Around Gulliford Farm, 4. MDV9962 Name: Cropmarks at

	<p>Nutwell, Woodbury, 5. MDV105715 Name: Earthworks to the west of Gulliford, 6. MDV105881 Name: Field Boundaries at Gulliford, 3. Parallel linear banks, visible as earthworks on aerial photographs taken from 1946 onwards and just visible on images derived from lidar data captured between 1998 and 2014, are interpreted as tree planting banks of probable post-medieval or 19th century date that fell out of use in the second part of the 20th century., 4. Cropmarks visible on 1999-2000 aerial photograph in a field called Blacklands on the 19th century Tithe Map. Amorphous linear and area anomalies were recorded during a geophysical survey which correspond with the cropmarks. The nature of the cropmarks is unknown., 5. Possible extraction pits of probable post-medieval to modern date are visible as a series of earthwork pit and banked features on aerial photographs of 1946 onwards and on digital images derived from LiDAR data captured between 1998-2012, to the west of Gulliford. 6. Former field boundaries of potential medieval date are visible as a series of earthwork banks and a single earthwork ditch on aerial photographs of 1946 and 1969, at Gulliford.</p>
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### Ecological assessment

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

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	2550	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	542	Minor adverse effect predicted (not significant)
Ramsar site	International	542	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	542	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	2550	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	1600	Minor adverse effect predicted (not significant)

Ancient Woodland Inventory Site (AWSI)	Regional	425	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1330	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	1	Significant moderate adverse effect predicted
Draft Nature Recovery Network areas (NRN)	County	12	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	12	Significant moderate adverse effect predicted

### Comments

Nutwell Park UWS across road to west, Harefield UWS beyond road to south west. A strip of woodland priority habitat and draft NRN across road to west.

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

**Within Beer Quarry and Caves SAC bat consultation zone? No**

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

**Within Exe Estuary SPA HRA mitigation zone? 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. Two fields of agriculturally improved grassland, western field in pastoral use by sheep at time of site visit.

**Presence of veteran or ancient trees**

Yes. 1-2 ancient trees in northern boundary of west field.

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

Yes. Mature trees in hedgerow along north, south, and SE boundary.

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

No.

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

No.

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

No.

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

No.

## **Conclusion**

Minor adverse effect predicted (not significant)

## 4 Site Reference GH/ED/73

### Site details

**Settlement:** Lymington

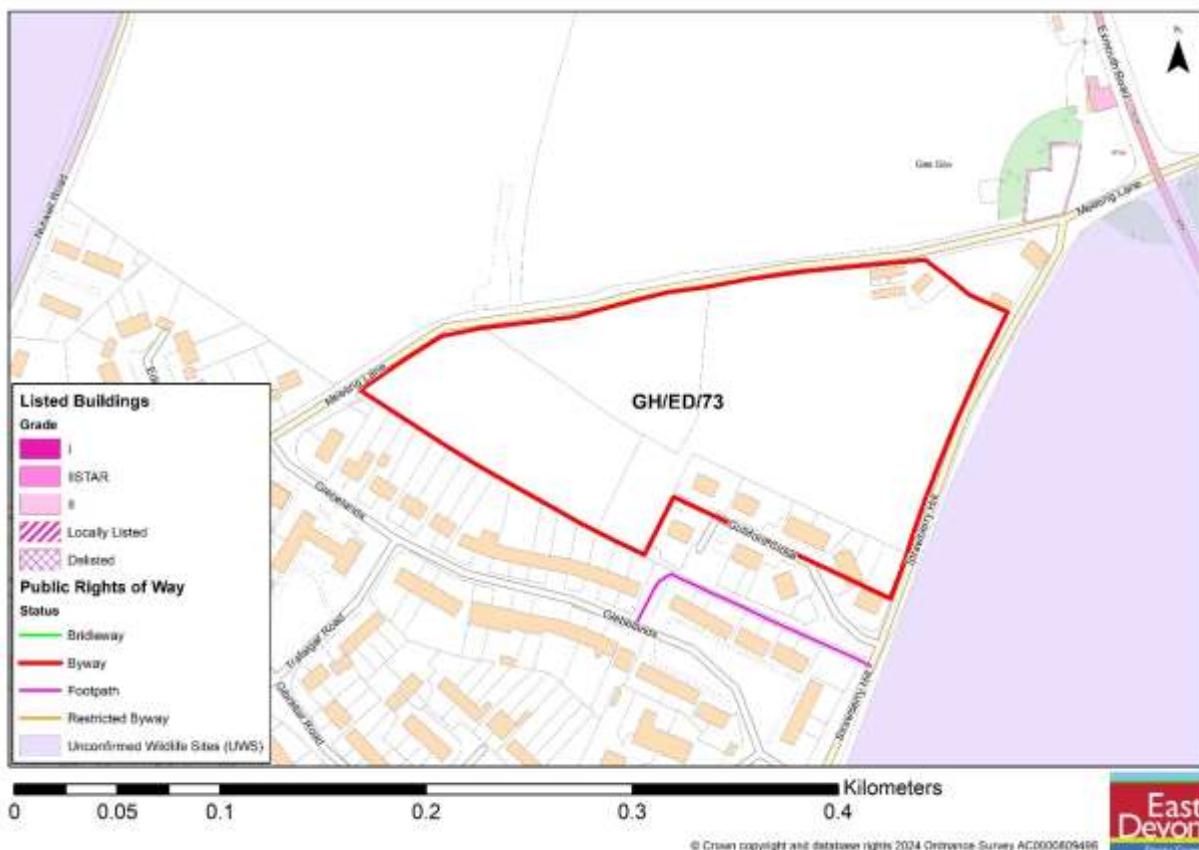
**Reference number:** GH/ED/73

**Site area (ha):** 3.15

**Address:** Land north west of Strawberry Hill, Lymington

**Proposed use:** Residential

### Site map



## Photos



View from western edge of site, on Meeting Lane, with existing houses on Gulliford Close visible on the right



View from north east edge of site, on Meeting Lane. Existing homes on Gulliford Close and Glebelands overlook the site



View across the western part of the site, from Meeting Lane

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

DCC Education: Lympstone Primary has limited capacity to support housing development and cannot be expanded further. The school would not be able to support an allocation of 500 dwellings. Small scale development would support the sustainability of the school. Exmouth Community College is at capacity and has very limited opportunities for expansion over and above what has been planned. The secondary solution for Exmouth CC needs to be seen in the wider context of the GESP plan i.e. development in Exmouth itself is likely to see changes in the school's catchment area and therefore the need for additional secondary capacity elsewhere in the area, to potentially include changes to the catchment area. Access could be gained from Meeting Lane to the north or Strawberry Hill to the southeast. The site is 100m away from an existing bus route with a 15 minute service to Exeter City Centre. The nearest public train station is located approximately 700m away in Lympstone Village. There is a PROW adjacent to the southern boundary of the site. Site would need to provide improved road infrastructure.

### **Landscape**

Three level irregularly shaped fields bounded by hedgerows and mature trees. Enclosed by two lanes on the NE edge of Lympstone, with existing dwellings along southern boundary and to NE. Historic character with lost orchard and ridge and furrow in central part of site. Bounded by historic hedgerow, with many trees in western part that enclose the site. Within Coastal Preservation Area. Overall, medium landscape sensitivity to new development.

### **Historic environment**

Assets Present within 100m: Grade II listed Boundary Cottage (100m), Grade II Listed Burial Ground (45m), but this heritage is physically and contextually separate from the site. Overall, medium: no significant effects which cannot be mitigated.

### **Ecology**

Unconfirmed Wildlife Site (1m), Nature Recovery Network (25m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, minor adverse effect predicted (not significant).

### **Accessibility**

8 out of 12 facilities within 1,600m of site. Both Strawberry Hill and Meeting Lane lack footpaths along site boundary, but Meeting Lane footpath begins on NW edge where there is an existing housing estate.

### **Other constraints**

Agricultural land classification: Regional mapping indicates that the site is a mix of grade 1 (covering W part of site) and grade 3. High cumulative flood risk in Strategic Flood Risk Assessment. Planning application 24/0301/MOUT for 42 dwellings has been approved subject to s.106 on the site.

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

No

### **Opportunities**

DCC Draft LP response notes a culverted unmapped ordinary watercourse appears to cross centrally across this site, and opportunities to daylight and enhance this watercourse should be sought.

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

42 dwellings. Applying the HELAA methodology results in 46 dwellings, but this is reduced slightly to reflect the rural character of the area and the planning application approved subject to s.106.

### **Contribution to spatial strategy**

Consistent with spatial strategy at Local Centres to support development that meets local needs and those of immediate surrounds.

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

Yes

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

Scale of development assists in meeting housing requirement in a manner that is consistent with the spatial strategy. Accessible location with medium landscape sensitivity and minor adverse ecological impact that can be mitigated with relative ease through the planning application process.

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

N/A.

## **Landscape Sensitivity Assessment**

### **Context**

#### **Landscape designation context**

Outside of National Landscape

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

Nature Recovery Network areas (NRN) adjacent. Site within East Devon Pebblebed Heaths SAC HRA and Exe Estuary SPA HRA mitigation zones.

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

3E Lowland Plains:

- Level to gently sloping or rolling plain between the valley floors and the start of steeper valley sides.
- Small discrete woodland blocks, and pockets of orchard planting.
- Mixed farmland, often in arable cultivation. Regular medium to large field pattern with local variation, particularly around settlements. Contains some of the most fertile farmland in the study area.
- Semi-natural habitats include roadside hedges and hedgerow trees - particularly oaks – streams and pockets of grassland.
- Historic villages, farms and lanes, but some features lost due to ploughing. Notable concentration of historic parklands including veteran trees. Maritime influences on estuary villages.
- Settled, with a mixed pattern of villages, hamlets and isolated farms. Great variety of building materials and styles, even within single settlements.
- Variable highway network, from sparse rural lanes to motorway and A-roads. Relatively few public rights of way.
- Surprising feeling of remoteness in some parts. Despite local impacts of development and infrastructure, much of the area retains a pleasant, rural feel.
- Long views over low hedges. Some views marred by pylons and other infrastructure.
- Surrounding LCTs (for example Estuary and Pebble Bed Heaths) contribute to views and influence character. Lowland Plains visible from surrounding higher LCTs.

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

Site comprises three fields, adjacent to north east edge of Lymestone. West part of site contains several mature trees and is gently undulating, east part is more open and level. Countryside to north and east of site, with the A376 approx 100m to the east. Site is typical of LCT.

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

Yes

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

- Introduction of built form and associated infrastructure.
- Site access requirements- single track lanes Meeting Lane and Strawberry Hill along site boundary, road upgrades likely required, and hedgerow removal necessary to achieve sufficient visibility splays for access.
- Loss of trees/hedgerow- many trees are subject to TPO in western part of site and along northern boundary, historic hedgerow along boundary with Meeting Lane and Strawberry Hill.
- Impact on boundary- several mature trees in hedgerow in SW and N boundary, subject to TPO.
- Offsite access to services- both Meeting Lane and Strawberry Hill lack footpaths along site boundary, but Meeting Lane footpath begins on NW edge where there is an existing housing estate.
- Construction phase impact- large delivery vehicles/construction plant accessing narrow Meeting Lane and Strawberry Hill.

**Analysis**

<b>Physical and natural characteristics</b>	
Medium	Comprised of three small-medium connected fields with gently rolling topography in western part, flat in eastern part. Simple landcover of pasture. Good quality perimeter hedgerow, comprised of Devon hedgebank with occasional trees, with many mature trees subject to TPO in SW part. Within Coastal Preservation Area in adopted Local Plan 2013-31 which is defined on the basis of visual openness and views to and from the sea.
<b>Cultural and historic associations</b>	
Medium-high	Historic hedgerow with trees cover most boundaries around and within the site. HLC shows a "lost" orchard covering a triangular area in centre of site; same area shows as "ridge and furrow" of early to post medieval on the HER. Remaining fields are post-medieval enclosures.
<b>Relationship to existing settlement edge</b>	
Low-medium	Linear edge form, with modern development along southern boundary. Also agricultural buildings and paddocks in NE of site, with a single dwelling just beyond. Site is well contained by Meeting Lane and Strawberry Hill, and relates well to existing settlement.
<b>Experiential landscape character</b>	
Low-medium	Tranquil, sheltered and enclosed in west part of site due to tree cover, open in east part. Settled along southern edge of site. Enclosed by rural lanes, but some traffic noise from A376 to east.
<b>Views</b>	

Medium	Tree cover and gently rolling landform enclose the west part of the site, whilst the east part is open. Settled skyline in views across site to south, open/undeveloped/wooded skyline in other views. Intervisibility with GH/ED/72 to north, GH/ED/74 to east. Visible from Lympstone Footpath 28 to south, but views are obscured by thick hedgerow/trees and new housing estate at Gulliford Close.
<b>Overall landscape susceptibility</b>	
Low-medium	Enclosed by two lanes on the NE edge of Lympstone, with existing dwellings along southern boundary and to NE. Historic character with lost orchard and ridge and furrow in central part of site. Bounded by historic hedgerow, with many trees in western part that enclose the site. Within Coastal Preservation Area.
<b>Within nationally designated landscape?</b>	
Site is not within a designated landscape.	
<b>Degree of intervisibility with nationally designated landscape</b>	
None	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
Within Coastal Preservation Area in adopted Local Plan 2013-31 which is defined on the basis of visual openness and views to and from the sea. Historic character with lost orchard and ridge and furrow in central part of site.	
<b>Landscape value</b>	
High – Locally or regionally designated landscape. Also areas which documentary evidence and /or site observations indicate as being more valued than surrounding areas.	
<b>Overall landscape sensitivity</b>	
Medium	
<b>Landscape guidance: opportunities in relation to development</b>	
Avoid developing triangular area in centre of site that is a "lost" orchard; and ridge and furrow - either reinstate orchard or retain as open space.	

## Historic Environment Site Assessment

### Notes on history of area

See Lymp\_01.

### Overall conclusion

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

<b>Step 1. Identify any heritage assets potentially affected</b>	
Is the site within 100 metres of a designated heritage asset?	Yes

Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No Identified heritage is physically and contextually separate from the site.
List any heritage assets potentially affected.	1. Boundary Cottage (GII), 2. Burial Ground (GII) HER checked - no additional features.

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 1	
Description of asset	Boundary Cottage (GII) Boundary Cottage - II Detached cottage. Possibly C17. Roughcast cob on stone footings; hipped thatched roof. Probably a 2- or 3-room, cross-passage plan house with rear wing. End stacks are C20 replacements. 2 storeys. Front: 4 window range, C19 casement windows to 1st floor, C20 casements to ground floor; small thatched porch. Late C20 casements to rear wing, the 3 to 1st floor under eyebrow eaves. Small open thatched roof porch. Remains of a stair turret in the angle formed by the rear wing and the main range. C20 pantiled open leanto verandah to rear. Interior not inspected.
Significance of asset and setting	Medium
Relationship of site with heritage asset	Site is to the south west of the asset with high intervisibility. Road to north of site separates site from asset.
Level of contribution (site to heritage asset)	Little
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Minor
Could the site be developed in a way that minimised potential impact?	Yes, through considered design and layout appropriate to the listed asset.
Would the development affect the heritage asset in other ways?	Yes, increased urbanisation, traffic, light pollution, noise.

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

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 2	
Description of asset	Burial Ground (GII) (MDV10264) Name: Gulliford Unitarian Chapel and Burial Ground, Woodbury) Gulliford Meeting Burial Ground Perimeter wall and 3 tomb chests to Jervis, Lee and Stogdon - II Perimeter wall and 3 tomb chests. Non-conformist burial ground attached to the site of Gulliford Chapel, now demolished. Founded shortly after the passing of the Act of Uniformity in 1685. Burial ground bounded by perimeter wall, partly of random rubble limestone, and partly of brick, and entered from Meeting Lane through gates (now damaged), with square profile-stone piers surmounted by ball caps, one lying on the ground.
Significance of asset and setting	Medium
Relationship of site with heritage asset	Site is to the south west of the asset with high intervisibility. Road to north of site separates site from asset.
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 2	
What impact would development have on the heritage asset and its setting?	Moderate
Could the site be developed in a way that minimised potential impact?	Yes, through considered design and layout appropriate to the listed asset.
Would the development affect the heritage asset in other ways?	Yes, increased urbanisation, traffic, light pollution, noise.

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

## Ecological assessment

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

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	2350	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	660	Minor adverse effect predicted (not significant)
Ramsar site	International	660	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	660	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	2350	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	1500	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	691	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	900	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	1	Significant moderate adverse effect predicted
Draft Nature Recovery Network areas (NRN)	County	25	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	173	Minor adverse effect predicted (not significant)

**Comments**

Harefield (parkland with veteran trees) UWS across road to east. Grassland in draft NRN to north east and south.

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

**Within Beer Quarry and Caves SAC bat consultation zone? No**

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

**Within Exe Estuary SPA HRA mitigation zone? 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 . Three fields of agriculturally improved grassland.

**Presence of veteran or ancient trees**

No.

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

Yes. Mature trees in hedgerow boundaries in west..

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

No.

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

No.

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

No.

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

No.

**Conclusion**

Minor adverse effect predicted (not significant)

## 5 Site Reference GH/ED/74

### Site details

**Settlement:** Lympstone

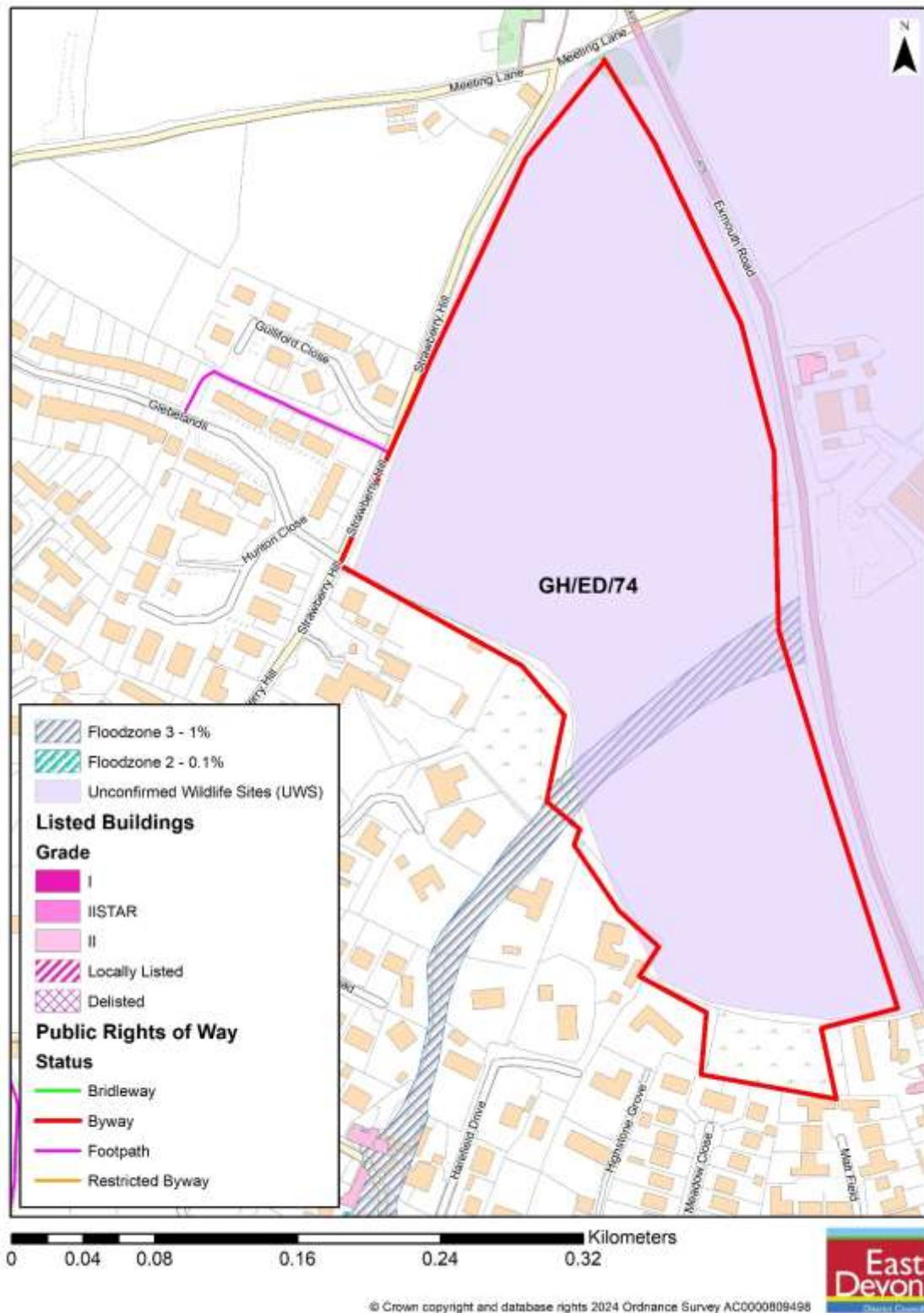
**Reference number:** GH/ED/74

**Site area (ha):** 8.28

**Address:** Land at Strawberry Hill, Lympstone

**Proposed use:** Residential

Site map



## Photos



View of site from junction of A376 and Meeting Lane, looking south



View from northern edge of site, at junction of A376 and Meeting Lane



Overhead photo of GH/ED/74

## Site Assessment Summary and Conclusion

### Infrastructure

DCC Education: Education: Lympstone Primary has limited capacity to support housing development and cannot be expanded further. The school would not be able to support an allocation of 500 dwellings. Small scale development would support the sustainability of the school. Exmouth Community College is at capacity and has very limited opportunities for expansion over and above what has been planned. The secondary solution for Exmouth CC needs to be seen in the wider context of the GESP plan i.e. development in Exmouth itself is likely to see changes in the school's catchment area and therefore the need for additional secondary capacity elsewhere in the area, to potentially include changes to the catchment area. DCC Highways: Access could be gained from the A376 Exmouth Road to the east or from Strawberry Hill to the northwest. The site is 300m away from an existing bus route with a 15 minute service to Exeter City Centre. The nearest public train station is located approximately 1km away in Lympstone Village. Site would need to provide improved road infrastructure.

### Landscape

Two large and highly exposed agricultural fields sloping down to a watercourse running through the centre of the site. Parkland with field trees landcover. Little context of existing built form, despite being located on the edge of the settlement. Experiential character degraded in part by human disturbance from A376 along E boundary. Within Coastal Preservation Area. Overall, a high/medium landscape sensitivity to new development.

### Historic environment

Assets Present within 100m: Grade II listed Boundary Cottage (51m), Grade II Listed Burial Ground (25m), Grade II listed Thorn Farm (27m), Grade II listed Crooks Court (34m). Overall, medium: no significant effects which cannot be mitigated.

### **Ecology**

Site is shown as an Unconfirmed Wildlife Site, other key issues are Nature Recovery Network (25m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (23m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

### **Accessibility**

8 out of 12 facilities within 1,600m of site. Likely access routes, either/or the A376 and Strawberry Hill, lack footpaths, so uncertain whether suitable pedestrian access can be obtained.

### **Other constraints**

Grade 3 agricultural land. Noise from traffic along the A376 on eastern boundary. High cumulative flood risk in Strategic Flood Risk Assessment.

### **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)**

141

### **Contribution to spatial strategy**

Site in isolation is consistent with spatial strategy at Local Centres to support development that meets local needs and those of immediate surrounds, but if this site is allocated for 131 dw, consider whether the allocation of other sites would be too high for the strategy for Lymptstone.

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

No

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

High/ medium landscape sensitivity to new development. Medium impact on historic environment with 3x Grade II listed buildings within 100m. An Unconfirmed Wildlife Site with a significant moderate adverse effect on ecology. Poor pedestrian accessibility. Whilst the site in

isolation accords with the spatial strategy, when combined with other (more preferable) sites, the level of growth is too high and would not be consistent with the spatial strategy.

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

No.

## **Landscape Sensitivity Assessment**

### **Context**

#### **Landscape designation context**

Outside of National Landscape

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

Nature Recovery Network areas (NRN), Section 41 (S41) Habitat of Principle Importance, adjacent. Site within East Devon Pebblebed Heaths SAC HRA and Exe Estuary SPA HRA mitigation zones. Entire site is an Unconfirmed Wildlife Site, assumed to be of same value as CWS. Potential impact on St Peters School, Boundary Cottage, Thorn Farm, 1 Gulliford Cottages and Rising Sun Cottage (curtilage).

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

Northern field is 3E Lowland Plains:

- Level to gently sloping or rolling plain between the valley floors and the start of steeper valley sides.
- Small discrete woodland blocks, and pockets of orchard planting.
- Mixed farmland, often in arable cultivation. Regular medium to large field pattern with local variation, particularly around settlements. Contains some of the most fertile farmland in the study area.
- Semi-natural habitats include roadside hedges and hedgerow trees - particularly oaks – streams and pockets of grassland.
- Historic villages, farms and lanes, but some features lost due to ploughing. Notable concentration of historic parklands including veteran trees. Maritime influences on estuary villages.
- Settled, with a mixed pattern of villages, hamlets and isolated farms. Great variety of building materials and styles, even within single settlements.
- Variable highway network, from sparse rural lanes to motorway and A-roads. Relatively few public rights of way.
- Surprising feeling of remoteness in some parts. Despite local impacts of development and infrastructure, much of the area retains a pleasant, rural feel.
- Long views over low hedges. Some views marred by pylons and other infrastructure.
- Surrounding LCTs (for example Estuary and Pebble Bed Heaths) contribute to views and influence character. Lowland Plains visible from surrounding higher LCTs.

Southern field is 3B: Lower Rolling Farmed and Settled Valley Slopes:

- Gently rolling landform, sloping up from valley floor. Numerous shallow valleys contain small streams. Red sandstone geology apparent in cuttings and soils in west of study area.
- Many hedgerow trees, copses and streamside tree rows. Oak and ash predominate, and there are small blocks of woodland.
- Predominantly pastoral farmland, often with a wooded appearance. Variable sized fields with wide, low hedged boundaries and a mostly irregular pattern, reflecting different phases of enclosure.
- Semi-natural habitats include streams and ditches, grassland, woodland and trees.
- Numerous historic landscape features including farmsteads, lanes, villages and churches.
- Settled, with various settlement sizes, building ages, patterns and styles. Various building materials, including stone, cob, whitewash/ render, slate, thatch and tile.
- Winding, often narrow sunken lanes, with tall earth banks. Local examples of deep cuttings through sandstone, particularly at entrances to settlements.
- A relatively enclosed and sheltered landscape. Some parts of the LCT feel well settled, whilst others feel exceptionally remote, with very little traffic.
- Views tend to occur across valleys, rather from within them. Higher land in other LCTs forms the backdrop to views.
- Often strong colours within the landscape, influenced by underlying geology, season and choice of crops.

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

Large, undulating site, comprised of two fields that slope down to a stream running through the centre of the site. Parkland with fields trees. Located between the eastern edge of Lymptstone and the A376.

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

Yes

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

- Introduction of built form and associated infrastructure.
- Site access requirements- single track lane Strawberry Hill along NW site boundary, road upgrades likely required, and hedgerow removal necessary to achieve sufficient visibility splays for access.
- Loss of trees/hedgerow- historic hedgerow along perimeter boundary, several mature trees located across the site, including along the stream boundary.
- Impact on watercourse- stream runs E to W through the site, just south of centre.
- Impact on boundary- several mature trees in perimeter hedgerow, with a grouping of trees in the SW of the site.
- Offsite access to services- the A376 and Strawberry Hill lack footpaths.
- Construction phase impact- large delivery vehicles/construction plant accessing narrow Strawberry Hill.

**Analysis**

<b>Physical and natural characteristics</b>	
Medium-high	Two large fields, separated by a stream running across the centre of the site. Gently rolling topography, with a flat gradient in the north and centre, gently sloping elsewhere. Landcover of improved pasture, and parkland with fields trees which contributes to local landscape character despite the

	fields being mainly modern origin. Boundary of hedgerow with trees, tightly clipped along east adjacent to A376, but higher and thicker along Strawberry Hill boundary. Within Coastal Preservation Area in adopted Local Plan 2013-31 which is defined on the basis of visual openness and views to and from the sea.
<b>Cultural and historic associations</b>	
Medium	Historic hedgerow along site perimeter, but internal historic field boundaries have been lost. Northern field is post-medieval Barton fields, whilst southern field is medieval enclosure, as noted in HLC.
<b>Relationship to existing settlement edge</b>	
Medium-high	SW edge of site adjoins modern development on the edge of Lypstone, with the A376 along the eastern boundary. The adjoining development generally comprises detached dwellings in large plots, located in cul-de-sacs that face away from the site. In addition, the SW part of the site has several mature trees with little indication of the settlement edge. So overall the site does not integrate very well with the existing settlement form/pattern.
<b>Experiential landscape character</b>	
Medium	NW part of site feels remote and unsettled, whilst eastern parts of the site are adversely affected by noise and street lighting from the A376. Lightly settled along southern and SW edge, but little indication of existing built form across much of the site. The parkland with field trees landscape for the southern two thirds of the site provide high scenic quality and rural character.
<b>Views</b>	
Medium-high	Open site, visible from surrounding landscape to the E, with a largely undeveloped and wooded skyline, apart from lightly settled on southern and SW edge. Distant views to the Exe Estuary from Meeting Lane at north of site. Lypstone Footpath 28 across Strawberry Hill to W, but thick hedgerow obscures views from this lane. Inter-visibility with GH/ED/75 adjoining to SW, GH/ED/73 to west. Widely visible from A376 along E boundary, which show the site as an attractive parkland with field trees with little presence of built form.
<b>Overall landscape susceptibility</b>	
Medium-high	Parkland with field trees landcover. Little context of existing built form, despite being located on the edge of the settlement. Experiential character degraded in part by human disturbance from A376 along E boundary. Within Coastal Preservation Area.
<b>Within nationally designated landscape?</b>	
Site is not within a designated landscape.	
<b>Degree of intervisibility with nationally designated landscape</b>	
None	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
Within Coastal Preservation Area in adopted Local Plan 2013-31 which is defined on the basis of visual openness and views to and from the sea. Scenic value from being a parkland with field trees landcover. Natural heritage through being an Unconfirmed Wildlife Site.	
<b>Landscape value</b>	
High – Locally or regionally designated landscape. Also areas which documentary evidence and /or site observations indicate as being more valued than surrounding areas.	

<b>Overall landscape sensitivity</b>
High / Medium
<b>Landscape guidance: opportunities in relation to development</b>
Opportunities for green infrastructure along stream corridor, amongst field trees, and with Lympstone Footpath 28 to NW. Development form to incorporate key views to the Exe Estuary, noted from the N part of the site.

## Historic Environment Site Assessment

### Notes on history of area

See Lymp\_01.

### Overall conclusion

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

<b>Step 1. Identify any heritage assets potentially affected</b>	
Is the site within 100 metres of a designated heritage asset?	Yes
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes
List any heritage assets potentially affected.	1. Boundary Cottage (GII), 2. Burial Ground (GII), 3. Thorne Farm (GII), 4. Crooks Court (GII) HER checked - no additional features.

## Ecological assessment

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

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	2250	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	780	Minor adverse effect predicted (not significant)
Ramsar site	International	780	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	780	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	2250	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	1250	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	950	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	850	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	0	Significant moderate adverse effect predicted
Draft Nature Recovery Network areas (NRN)	County	25	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	23	Significant moderate adverse effect predicted

### Comments

Harefield (parkland with veteran trees) UWS covers nearly all of the site. Area of 'grassland' draft NRN and S.41 habitat across A376 to the east.

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

**Within Beer Quarry and Caves SAC bat consultation zone? No**

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

**Within Exe Estuary SPA HRA mitigation zone? 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. Two large fields of agriculturally improved grassland, albeit with several field trees.

**Presence of veteran or ancient trees**

No.

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

Yes. Several mature trees within field and along SW boundary.

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

No. Stream running E to W through 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.

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

Yes. Stream running E to W through the site.

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

No.

**Conclusion**

Significant moderate adverse effect predicted

## 6 Site Reference GH/ED/75

### Site details

**Settlement:** Lymestone

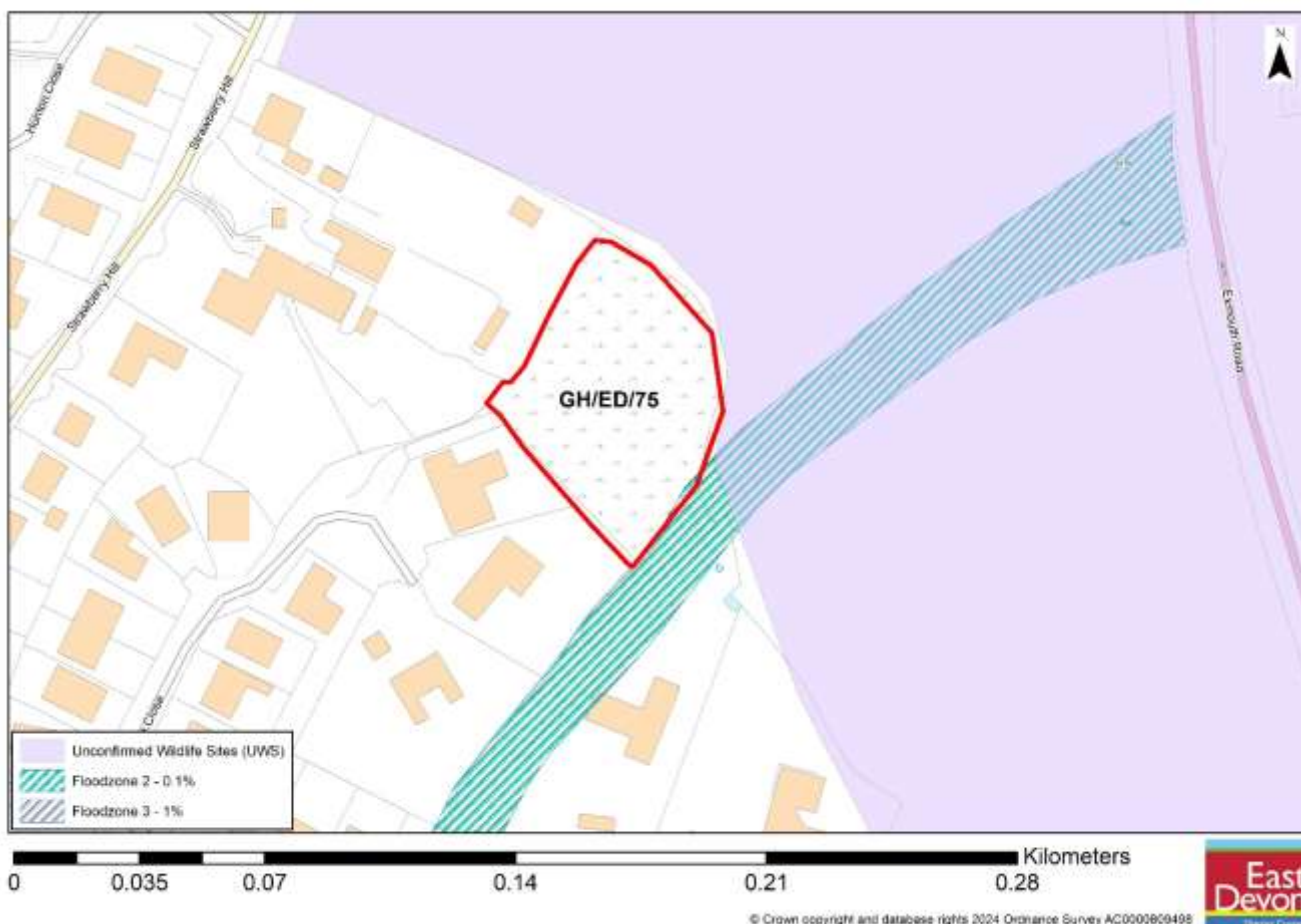
**Reference number:** GH/ED/75

**Site area (ha):** 0.35

**Address:** Land off Grange Close, Lymestone

**Proposed use:** Residential

### Site map



## Photos



View from Grange Close looking north east towards the site (image from Google Streetview)



Overhead photo of GH/ED/75

## Site Assessment Summary and Conclusion

### Infrastructure

DCC Education: Lymestone Primary has limited capacity to support housing development and cannot be expanded further. The school would not be able to support an allocation of 500 dwellings. Small scale development would support the sustainability of the school. Exmouth Community College is at capacity and has very limited opportunities for expansion over and above what has been planned. The secondary solution for Exmouth CC needs to be seen in the wider context of the GESP plan i.e. development in Exmouth itself is likely to see changes in the school's catchment area

and therefore the need for additional secondary capacity elsewhere in the area, to potentially include changes to the catchment area. DCC Highways: Access to the county highway may be possible to the site from Grange Close. However, the restricted nature of this access will limit the number of dwellings that can be achieved. The site is 1km away from an existing bus route with a 15 minute service to Exeter City Centre. The nearest public train station is located approximately 1km away in Lymestone Village. Site would need to provide improved road infrastructure.

### **Landscape**

Site is enclosed by low density development to W and mature trees to E with limited public views. Existing landcover appears to scrub. Historic hedgerow with trees along E boundary. Well related to existing settlement edge. Within the Coastal Preservation Area. Overall, the site has a low landscape sensitivity to new development.

### **Historic environment**

Assets Present: No assets within 175m of site. Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

### **Ecology**

Unconfirmed Wildlife Site (1m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, minor adverse effect predicted.

### **Accessibility**

8 out of 12 facilities within 1,600m of site. Likely access of Grange Close, where there is an existing footpath that can be used by pedestrians, although Strawberry Hill and Church Road beyond lack footpaths.

### **Other constraints**

Flood zone 3 and 1/30 yr surface water flood risk runs along SE boundary. High cumulative flood risk in Strategic Flood Risk Assessment. Grade 3 agricultural land quality. Planning application 24/0721/FUL for two dwellings refused on the site.

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

No

### **Opportunities**

None identified.

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

3 dwellings. Applying the HELAA methodology results in 6 dwellings, but this is reduced as it would be much greater density than adjacent development. Also, mature trees to eastern and western site boundary may be vulnerable to development/ post occupation damage.

### **Contribution to spatial strategy**

Consistent with spatial strategy at Local Centres to support development that meets local needs and those of immediate surrounds.

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

No.

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

Scale of development assists in meeting housing requirement in a manner that is consistent with the spatial strategy. Accessible location; with low landscape sensitivity and minor adverse ecological impact that can be mitigated with relative ease through the planning application process. However, following further assessment, the local characteristics of low density, urban fringe, development means that the standard HELAA yield of 6 dwellings should be reduced to 3 – below the threshold of 5 dwellings to be considered for allocation in the Local Plan.

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

No.

## **Landscape Sensitivity Assessment**

### **Context**

#### **Landscape designation context**

Outside of National Landscape

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

Site within East Devon Pebblebed Heaths SAC HRA and Exe Estuary SPA HRA mitigation zones. Low heritage sensitivity.

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

3E Lowland Plains:

- Level to gently sloping or rolling plain between the valley floors and the start of steeper valley sides.
- Small discrete woodland blocks, and pockets of orchard planting.
- Mixed farmland, often in arable cultivation. Regular medium to large field pattern with local variation, particularly around settlements. Contains some of the most fertile farmland in the study area.
- Semi-natural habitats include roadside hedges and hedgerow trees - particularly oaks – streams and pockets of grassland.
- Historic villages, farms and lanes, but some features lost due to ploughing. Notable concentration of historic parklands including veteran trees. Maritime influences on

estuary villages. • Settled, with a mixed pattern of villages, hamlets and isolated farms. Great variety of building materials and styles, even within single settlements. • Variable highway network, from sparse rural lanes to motorway and A-roads. Relatively few public rights of way. • Surprising feeling of remoteness in some parts. Despite local impacts of development and infrastructure, much of the area retains a pleasant, rural feel. • Long views over low hedges. Some views marred by pylons and other infrastructure. • Surrounding LCTs (for example Estuary and Pebble Bed Heaths) contribute to views and influence character. Lowland Plains visible from surrounding higher LCTs.

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

Small field sloping down towards a watercourse in the south. Bounded by mature trees and hedgerow. Accessed off Grange Close.

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

Yes

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

• Introduction of built form and associated infrastructure. • Site access requirements- likely access of Grange Close, an existing cul-de-sac. • Impact on watercourse- stream runs along SE boundary. • Impact on boundary- several mature trees in hedgerow along E of site. • Offsite access to services- connect to existing footpath on Grange Close. • Construction phase impact- large delivery vehicles/construction plant accessing narrow Strawberry Hill or Longmeadow Road.

**Analysis**

<b>Physical and natural characteristics</b>	
Low-medium	Small field, gently sloping from N to S. Appears from satellite photo to have a scrub landcover. Hedgerow with trees along E boundary encloses the site from wider views, residential on remaining boundaries. Mature trees to eastern and western site boundary may be vulnerable to development/ post occupation damage. Stream runs along SE boundary.
<b>Cultural and historic associations</b>	
Low-medium	Historic hedgerow with trees along E boundary. HLC identifies the site as post-medieval park/garden.
<b>Relationship to existing settlement edge</b>	
Low	Indented edge form as site adjoins modern development to NW, W, and SW. This, along with small scale of site, and enclosure by mature trees along E boundary, means development would integrate well with the existing settlement edge.
<b>Experiential landscape character</b>	
Medium	Tranquil and sheltered, enclosed by low density development to W and mature trees to E. Landcover condition appears to be neglected from satellite photos.
<b>Views</b>	

Low	Site is enclosed by low density development to W and mature trees to E. Public views are limited to glimpsed views for motorists along the A376 to the east, which show a wooded skyline structure. Inter-visibility with adjoining site GH/ED/74.
<b>Overall landscape susceptibility</b>	
Low	Site is enclosed by low density development to W and mature trees to E with limited public views. Existing landcover appears to scrub. Historic hedgerow with trees along E boundary. Well related to existing settlement edge.
<b>Within nationally designated landscape?</b>	
Site is not within a designated landscape.	
<b>Degree of intervisibility with nationally designated landscape</b>	
None	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
None identified	
<b>Landscape value</b>	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
<b>Overall landscape sensitivity</b>	
Low	
<b>Landscape guidance: opportunities in relation to development</b>	
Bolster existing planting along E boundary to minimise the only available public views from the E.	

## Historic Environment Site Assessment

### Notes on history of area

See Lymp\_01.

### Overall conclusion

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

<b>Step 1. Identify any heritage assets potentially affected</b>	
Is the site within 100 metres of a designated heritage asset?	No
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No
List any heritage assets potentially affected.	None affected. HER checked - no additional features.

## Ecological assessment

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

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	2250	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	785	Minor adverse effect predicted (not significant)
Ramsar site	International	785	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	785	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	2250	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	1000	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1066	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	850	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	1	Significant moderate adverse effect predicted
Draft Nature Recovery Network areas (NRN)	County	152	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	230	Minor adverse effect predicted (not significant)

### Comments

Harefield (parkland with veteran trees) UWS adjoins the north and east boundary.

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

**Within Beer Quarry and Caves SAC bat consultation zone? No**

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

**Within Exe Estuary SPA HRA mitigation zone? 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 . Appears from satellite photo to be scrub.

**Presence of veteran or ancient trees**

No.

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

Yes. Along E boundary.

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

No. Stream running along southern boundary.

**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)**

Yes. Stream running along southern boundary.

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

No.

**Conclusion**

Minor adverse effect predicted (not significant)

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