

East Devon Local Plan 2020-2042

Site Selection report

Poltimore Employment

(land adjoining M5)



January 2025

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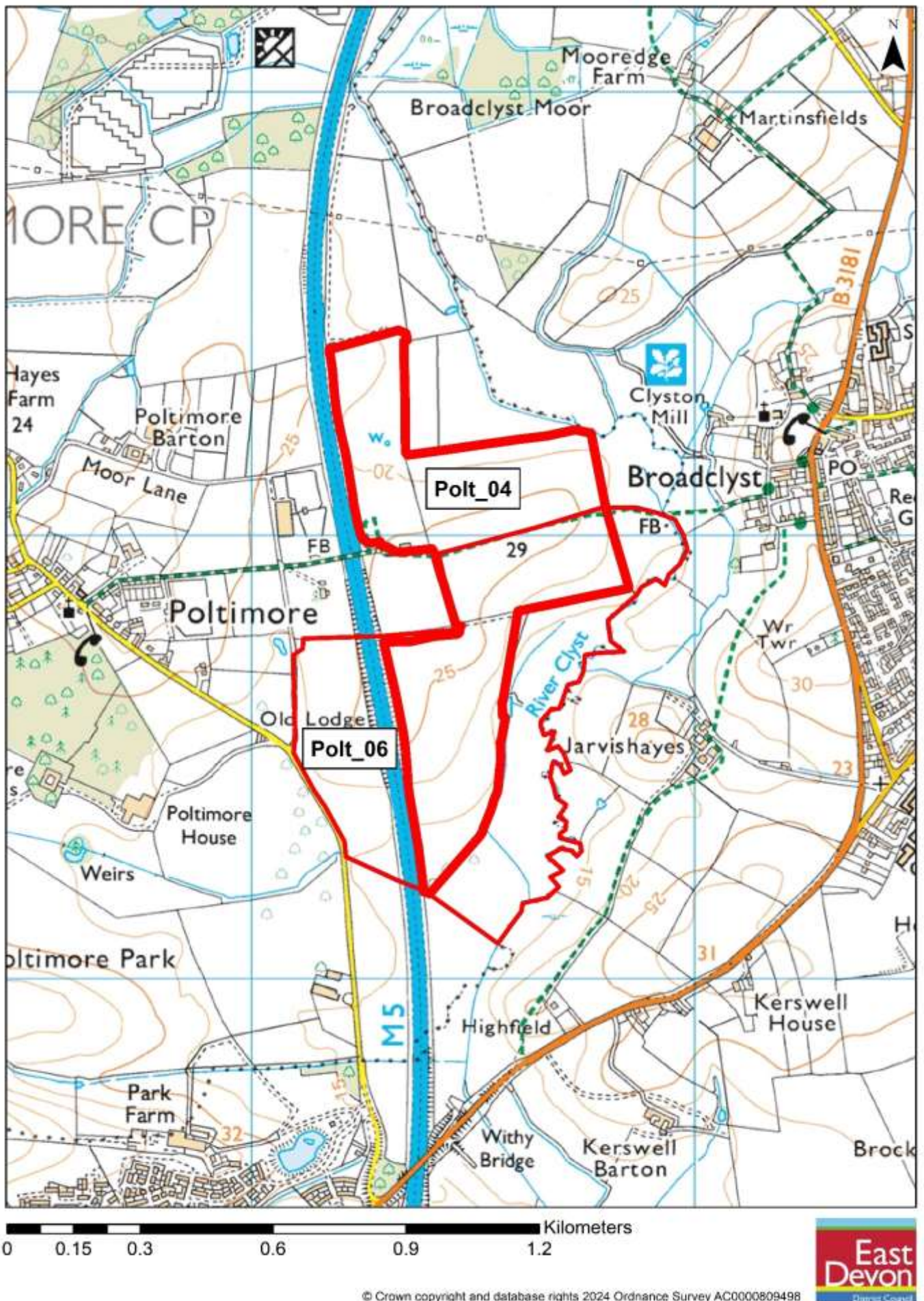
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1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2042 that will allocate sites for development. The Site Selection 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 or not.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, or not. 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 for employment or similar uses at Poltimore (adjacent to the M5 motorway). 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 Poltimore:
 - Polt_02 overlaps south west part of Polt_05

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](#)



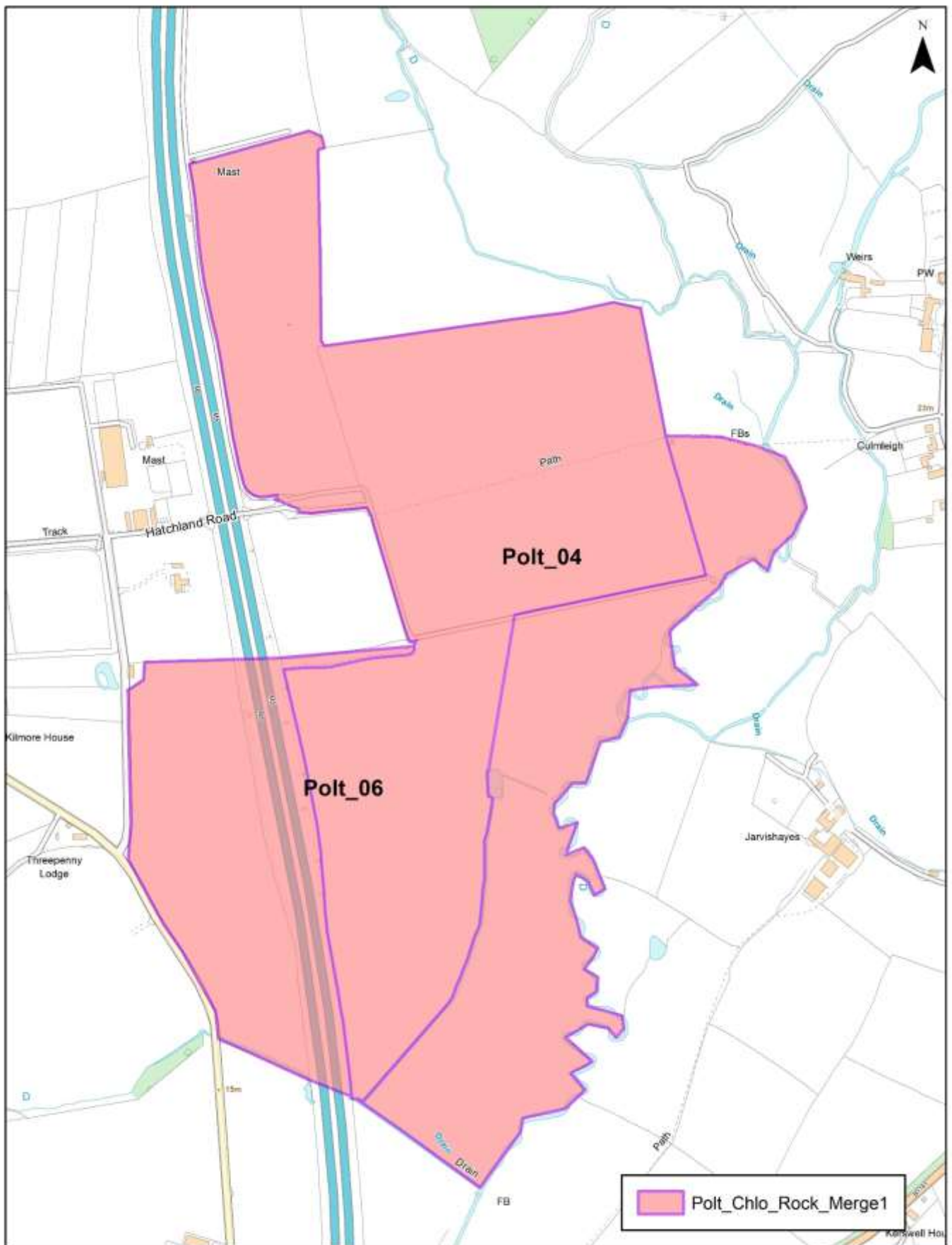


Figure 1.1: Overview of Site Selection findings at Poltimore (adj M5)

Site reference	Number of dwellings / hectares of employment land	Allocate?
Polt_04	34.2 hectares	No
Polt_06	45.2 hectares	No

2 Site Reference Polt_04

Site details

Settlement: Poltimore

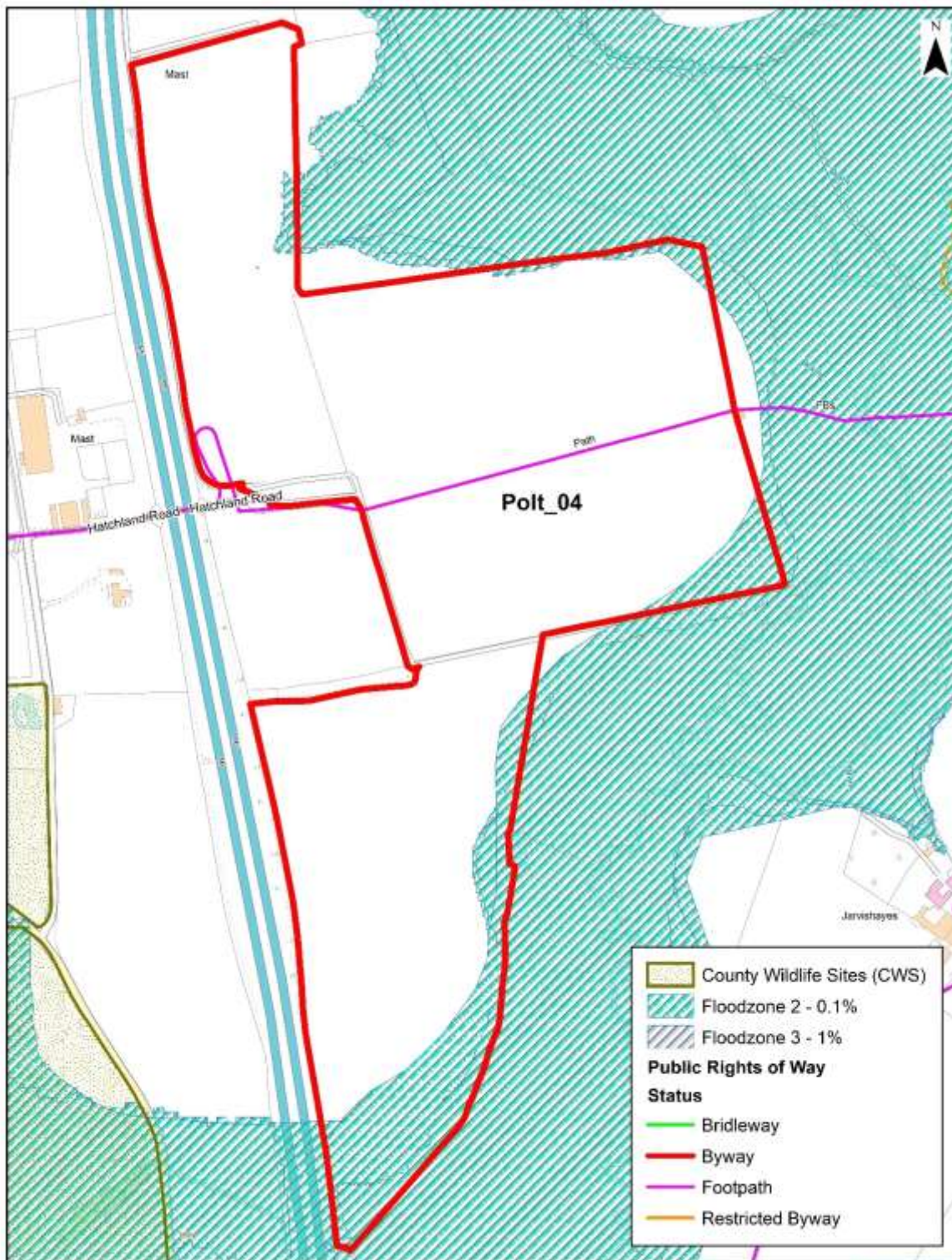
Reference number: Polt_04

Site area (ha): 34.2

Address: Land at Poltimore Barton, Poltimore, EX4 0BQ

Proposed use: Employment/Service Station

Site map



0 0.075 0.15 0.3 0.45 0.6 Kilometers

Photos



The site is difficult to see from public vantage points. From the B3161 south of Broadclyst it can be glimpsed beyond the farm buildings



The services would be accessed from the M5.



M5 looking north from the south of the site. It can be seen on the right of the road



The site is most clearly viewed on an aerial photograph. This shows how limited public access, and vantage points, are

Site Assessment Summary and Conclusion

Infrastructure

Large combination of sites. Distant from Stoke Canon Primary which has some capacity to support development - consider in relation to Pinhoe. New primary and secondary capacity required, and depending on provision, transport costs would apply for primary and secondary. Need to be

considered alongside west end development and Exeter development plans. Devon County Council would not object to self-contained services for the M5 in this location being in the next local plan as long as there is no through route to the local highway network.

Landscape

Medium- the topography is such that the development would be visible in long range views

Historic environment

High- contains several Historic Environment Record sites but also impacts on the Deer Park setting of nearby Grade 2* listed Poltimore House.

Ecology

Minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service

Other constraints

Approx. 1.1 ha of the site is in Flood Zone 3. It may contain some grade 1 agricultural land.

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

No

Opportunities

Yield (number of dwellings or hectares of employment land)

34.2 hectares of employment land

Contribution to spatial strategy

The site is in open countryside, however it adjoins the motorway and (if the emerging spatial strategy requires a services) this is one of a very limited locations where the development could be located

Should the site be allocated?

No

Reasons for allocating or not allocating

At the present time a need for a motorway services has not been confirmed. There is no other justification for development in this location, however if a services is required in future, then this is one of the very few suitable locations and the position will be reconsidered.

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

No, if a services is required in future then the whole site is likely to be needed.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of AONB

For sites within AONB, applicable special qualities

Several reasonably level agricultural fields to the east of the M5, 300m from Poltimore village

Other relevant biodiversity, historic environment and/or geological designations

Within 500m of Grade 2* listed Poltimore House

Landscape Character Type and relevant key characteristics

5D Estate Wooded Farmland Rolling hills and farmland drained by frequent streams, brooks and springs creating an undulating topography.

Underlying geology comprising mudstones and siltstones, with harder outcrops of sandstone creating rolling hills and ridges ('Culm Measures').

Mixture of sinuous medium-scale medieval fields and larger, more regular enclosures. Some villages retain small historic strip fields around their fringes.

Fields enclosed by wildflower-rich Devon banks often topped with closely cut mixed thorn, beech and sycamore hedges. Some use of fencing (including estate railings where associated with historic parklands).

Predominantly pastoral land use, particularly dairying, with areas of arable cultivation and some ancient wood pasture. Pony paddocks and alpaca farms are sometimes found around villages.

Well-wooded character, with frequent mixed and broadleaved plantations (often beech and oak), areas of ancient semi-natural and wet woodland on valley sides, historic wood pasture and conifer blocks.

Grown-out beech and oak hedgebanks, veteran in-field trees and streamside orchards further contribute to the wooded estate character.

Nature conservation interest provided by areas of Culm grassland, rush pasture, unimproved meadows, ponds, valley mire and bogs. There are several County Wildlife Sites across the landscape.

Historic Grade I and Grade II* parkland, estates and manors influence landscape character.

Historic features contribute to the strong time depth, including Bronze Age bowl barrows, an Iron Age hillfort, a moated site and a medieval castle; many are Scheduled Monuments.

Traditional local vernacular of whitewash and cream cob/render cottages with slate or thatched roofs, as well as some buildings of local stone.

Linhays (traditional livestock shelters) constructed of cob and local stone with slate or corrugated iron roofs, reinforce a strong history of farming.

Nucleated historic hamlets and villages (many of which are Conservation Areas) focused around crossroads or stream crossing points, with square stone church towers forming local landmarks. Frequent farmsteads distributed throughout.

Winding rural roads bounded by flower-rich Devon banks restricting views, crossing many streams on stone bridges. Crossroads marked by distinctive white finger posts.

Strong sense of peace and tranquillity and feeling of being in the heart of Devon.

Higher land affords long views across the landscape, including to Dartmoor National Park.

Local landscape character of site and immediate surrounds

Level agricultural fields dominated by the adjoining M5

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

Motorway services and retail- Predominantly 1-2 storeys, large expanse of hard surfacing, increase in traffic and 24hour lighting/noise

Analysis

Physical and natural characteristics	
Medium	The site fields are undistinctive in terms of landform or land cover being medium sized, fairly regularly shaped, improved grassland, however there is intervisibility with the wider landscape to the east (largely in National Trust ownership) due

	to the flatness of the landscape and a lack of intervening built form and they are bounded and divided by hedgerows. The M5 is a dominant feature
Cultural and historic associations	
Medium	Historic hedgerows present on 1890 map, proximity of Grade 2* Poltimore House and it's parkland setting and the numerous listed buildings in Broadclyst and Poltimore
Relationship to existing settlement edge	
Low-medium	The site does not have a close relationship to nearby settlements and is located in open countryside
Experiential landscape character	
Low-medium	The surrounding landscape provides an attractive rural setting. The site itself is dominated by the proximity of the M5 (noise, vehicle lights and potentially fumes)
Views	
Medium	This is a predominantly level landscape with distant views. The motorway is a dominant feature but is well screened. New development at the scale and operational hours proposed would be visible from a considerable distance and could impact on the setting of nearby heritage features
Overall landscape susceptibility	
Medium	There is relatively little built form around the site and, except for the M5, it is a pastoral, parkland landscape. The scale and form of proposed development would be very intrusive
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
None	
If outside designated landscape, factors which may raise or lower value from moderate	
None identified	
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Overall landscape sensitivity	
Medium	

Landscape guidance: opportunities in relation to development

None identified

Historic Environment Site Assessment

Notes on history of area

The site lies between Poltimore and Broadclyst, two villages which were part of adjoining historic estates belonging to the Bamfylde and Acklands respectively (with Poltimore House and Killerton House being the seats of those families). Both estates are remarkably well preserved, with many historic buildings and associated archaeology remaining. The Poltimore Deer Park, in particular, lies very close to the site.

Overall conclusion

High: significant effect predicted. Mitigation unlikely to be possible. An impact that would compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished and compromised. This would involve a loss of significance that could not be resolved through mitigation.

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	No
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes
List any heritage assets potentially affected.	Poltimore House, Deer Park, Associated buildings, HER monuments (field marks)

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	HER monuments- MDV28628, Cropmark Enclosure South East of Poltimore, MDV51858, Ringditch, MDV28627, Square enclosure, MDV55805, natural cropmark Various Roman or Bronze age features visible as outlines on aerial photograph. Most are within the site area
Significance of asset and setting	Unknown There is limited information about the features.
Relationship of site with heritage asset	Most of the features are within the site so there is a direct relationship.
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	See notes Significance depends on the importance of the features. It is unlikely this can be determined without excavation

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Moderate
Could the site be developed in a way that minimised potential impact?	No
Would the development affect the heritage asset in other ways?	Yes, increased urbanisation, traffic, light pollution, noise.

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

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 2	
Description of asset	Poltimore House, parkland and associated buildings Poltimore House (Grade 2*) , parkland setting and associated buildings (Grade 2)
Significance of asset and setting	Medium Poltimore House is located within 500m of the site, the parkland and associated buildings lie within 250m
Relationship of site with heritage asset	Site lies to the east of Poltimore estate, separated by the motorway. The topography is flat so, although it is outside the parkland setting, that the impact on the wider agricultural setting of Poltimore House etc is increased. The proposed development would be lit and operate up to 24 hours and so the impact would be considerable
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	No The site forms a rural backdrop to the listed assets and maintains the agricultural character and setting.

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 2	
What impact would development have on the heritage asset and its setting?	Moderate
Could the site be developed in a way that minimised potential impact?	No
Would the development affect the heritage asset in other ways?	Yes, increased urbanisation, traffic, light pollution, noise.

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

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	9750	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	9750	Minor adverse effect predicted

			(not significant)
Ramsar site	International	27000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	8100	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	3100	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	9750	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	5200	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	3400	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	797	Minor adverse effect predicted (not significant)

Unconfirmed Wildlife Site (UWS)	County	0	Significant moderate adverse effect predicted
Draft Nature Recovery Network areas (NRN)	County	0	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	1	Significant moderate adverse effect predicted

Comments

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes

Within Exe Estuary SPA HRA mitigation zone? Yes

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 2

On site assessment

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

No . The majority of the site is improved grassland

Presence of veteran or ancient trees

No. There are some mature trees in the hedgerows around the site.

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. The hedgerows within the site would need to be removed but the field size and configuration means these are not extensive

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 Polt_06

Site details

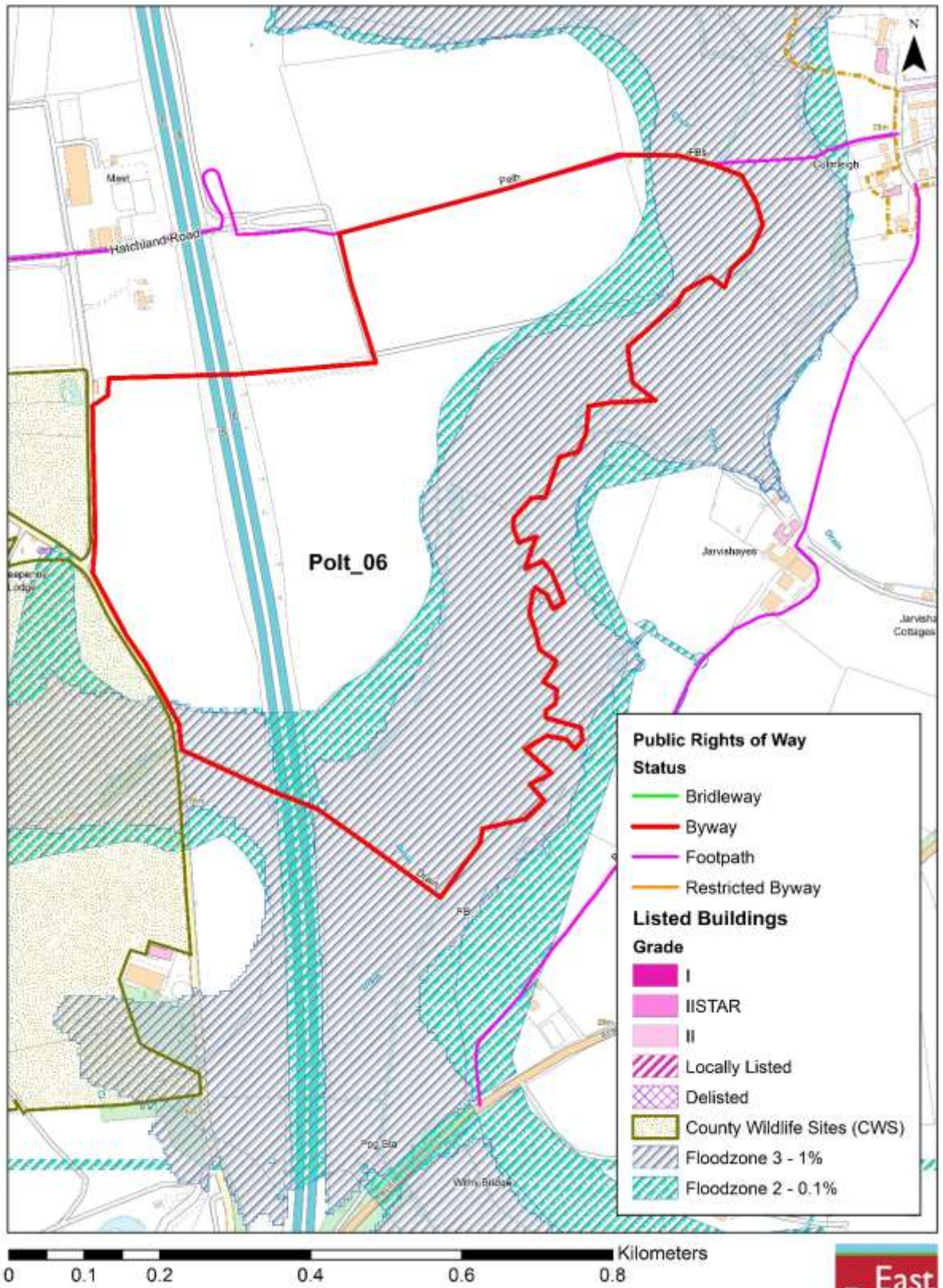
Settlement: Poltimore

Reference number: Polt_06

Site area (ha): 45.2

Address: Land at Poltimore/Broadclyst, EX40BQ

Proposed use: Employment/Service Station



Site map

Photos



Site viewed from the west looking north eastwards across the site



The services would be accessed from the M5.



M5 looking north from the south of the site. It can be seen on both sides of the road



The site is most clearly viewed on an aerial photograph. This shows how limited public access, and vantage points, are

Site Assessment Summary and Conclusion

Infrastructure

Large combination of sites. Distant from Stoke Canon Primary which has some capacity to support development - consider in relation to Pinhoe. New primary and secondary capacity required, and depending on provision, transport costs would apply for primary and secondary. Need to be

considered alongside west end development and Exeter development plans. Devon County Council would not object to self-contained services for the M5 in this location being in the next local plan as long as there is no through route to the local highway network.

Landscape

Medium- the topography is such that the development would be visible in long range views

Historic environment

High- contains several Historic Environment Record sites but also impacts on the Deer Park setting of nearby Grade 2* listed Poltimore House.

Ecology

Minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service

Other constraints

Approx. 16 ha of the site is in Flood Zone 3.

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

No

Opportunities

Yield (number of dwellings or hectares of employment land)

45.2 hectares

Contribution to spatial strategy

The site is in open countryside, however it adjoins the motorway and (if the emerging spatial strategy requires a services) this is one of a very limited locations where the development could be located.

At the present time a need for a motorway services has not been confirmed. There is no other justification for development in this location, however if a services is required in future, then this is one of the very few suitable locations and the position will be reconsidered.

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

No, if a services is required in future then the whole site is likely to be needed.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of AONB

For sites within AONB, applicable special qualities

Several reasonably level agricultural fields to the west of the M5, close to Poltimore village

Other relevant biodiversity, historic environment and/or geological designations

Landscape Character Type and relevant key characteristics

5D Estate Wooded Farmland Rolling hills and farmland drained by frequent streams, brooks and springs creating an undulating topography.

Underlying geology comprising mudstones and siltstones, with harder outcrops of sandstone creating rolling hills and ridges ('Culm Measures').

Mixture of sinuous medium-scale medieval fields and larger, more regular enclosures. Some villages retain small historic strip fields around their fringes.

Fields enclosed by wildflower-rich Devon banks often topped with closely cut mixed thorn, beech and sycamore hedges. Some use of fencing (including estate railings where associated with historic parklands).

Predominantly pastoral land use, particularly dairying, with areas of arable cultivation and some ancient wood pasture. Pony paddocks and alpaca farms are sometimes found around villages.

Well-wooded character, with frequent mixed and broadleaved plantations (often beech and oak), areas of ancient semi-natural and wet woodland on valley sides, historic wood pasture and conifer blocks.

Grown-out beech and oak hedgebanks, veteran in-field trees and streamside orchards further contribute to the wooded estate character.

Nature conservation interest provided by areas of Culm grassland, rush pasture, unimproved meadows, ponds, valley mire and bogs. There are several County Wildlife Sites across the landscape.

Historic Grade I and Grade II* parkland, estates and manors influence landscape character.

Historic features contribute to the strong time depth, including Bronze Age bowl barrows, an Iron Age hillfort, a moated site and a medieval castle; many are Scheduled Monuments.

Traditional local vernacular of whitewash and cream cob/render cottages with slate or thatched roofs, as well as some buildings of local stone.

Linhays (traditional livestock shelters) constructed of cob and local stone with slate or corrugated iron roofs, reinforce a strong history of farming.

Nucleated historic hamlets and villages (many of which are Conservation Areas) focused around crossroads or stream crossing points, with square stone church towers forming local landmarks. Frequent farmsteads distributed throughout.

Winding rural roads bounded by flower-rich Devon banks restricting views, crossing many streams on stone bridges. Crossroads marked by distinctive white finger posts.

Strong sense of peace and tranquillity and feeling of being in the heart of Devon.

Higher land affords long views across the landscape, including to Dartmoor National Park.

Local landscape character of site and immediate surrounds

Level agricultural fields dominated by the adjoining M5

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

Retail ,Renewable energy ,Mixed use ,Other (Vision Document, proposals are for a new Motorway Service Area (MSA) – with the MSA split across either side of the M5 (as per Gloucester Services). The MSA would be mirrored, so each side would deliver all necessary provision independently. The extent of land required for the MSA including landscaping and all the associating parking area pertains to half of the total site area. Approximately 21ha of land outside of this area identified for green infrastructure, retained in agricultural use, or presenting an opportunity to deliver renewable energy generation. Illustrative Masterplan accounts for all of Highways England requirement

Analysis

Physical and natural characteristics	
Medium	The site fields are undistinctive in terms of landform or land cover being medium sized, fairly regularly shaped, improved grassland, however there is intervisibility with the wider landscape to the east (largely in National Trust ownership) due to the flatness of the landscape and a lack

	of intervening built form and they are bounded and divided by hedgerows. The M5 is a dominant feature
Cultural and historic associations	
Medium	Historic hedgerows present on 1890 map, proximity of Grade 2* Poltimore House and it's parkland setting and the numerous listed buildings in Broadclyst and Poltimore
Relationship to existing settlement edge	
Low-medium	The site does not have a close relationship to nearby settlements and is located in open countryside
Experiential landscape character	
Low-medium	The surrounding landscape provides an attractive rural setting. The site itself is dominated by the proximity of the M5 (noise, vehicle lights and potentially fumes)
Views	
Medium	This is a predominantly level landscape with distant views. The motorway is a dominant feature but is well screened. New development at the scale and operational hours proposed would be visible from a considerable distance and could impact on the setting of nearby heritage features
Overall landscape susceptibility	
Medium	There is relatively little built form around the site and, except for the M5, it is a pastoral, parkland landscape. The scale and form of proposed development would be very intrusive
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
None	
If outside designated landscape, factors which may raise or lower value from moderate	
None identified	
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Overall landscape sensitivity	
Medium	
Landscape guidance: opportunities in relation to development	

None identified

Historic Environment Site Assessment

Notes on history of area

The site lies between Poltimore and Broadclyst, two villages which were part of adjoining historic estates belonging to the Bamfylde and Acklands respectively (with Poltimore House and Killerton House being the seats of those families). Both estates are remarkably well preserved, with many historic buildings and associated archaeology remaining. The Poltimore Deer Park, in particular, lies very close to the site.

Overall conclusion

High: significant effect predicted. Mitigation unlikely to be possible. An impact that would compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished and compromised. This would involve a loss of significance that could not be resolved through mitigation.

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes Within 68m of Threepenny Lodge, a Grade 2 listed building
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes
List any heritage assets potentially affected.	Poltimore House, Deer Park, Associated buildings, HER monuments (field marks)

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	HER monuments- MDV28628, Cropmark Enclosure South East of Poltimore, MDV51858, Ringditch, MDV28627, Square enclosure, MDV55805, natural cropmark Various Roman or Bronze age features visible as outlines on aerial photograph. Most are within the site area
Significance of asset and setting	Unknown There is limited information about the features.
Relationship of site with heritage asset	Most of the features are within the site so there is a direct relationship.
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	See notes Significance depends on the importance of the features. It is unlikely this can be determined without excavation

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Moderate
Could the site be developed in a way that minimised potential impact?	No
Would the development affect the heritage asset in other ways?	Yes, increased urbanisation, traffic, light pollution, noise.

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

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 2	
Description of asset	Poltimore House, parkland and associated buildings Poltimore House (Grade 2*) , parkland setting and associated buildings (Grade 2)
Significance of asset and setting	Medium Poltimore House is located within 500m of the site, the parkland and associated buildings lie within 250m
Relationship of site with heritage asset	Site lies to the east of Poltimore estate, separated by the motorway. The topography is flat so, although it is outside the parkland setting, that the impact on the wider agricultural setting of Poltimore House etc is increased. The proposed development would be lit and operate up to 24 hours and so the impact would be considerable
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	No The site forms a rural backdrop to the listed assets and maintains the agricultural character and setting.

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 2	
What impact would development have on the heritage asset and its setting?	Moderate
Could the site be developed in a way that minimised potential impact?	No
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Step 4. How to maximise enhancements and avoid harm	
Heritage asset 2 maximising enhancement	
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Heritage asset 2 avoiding harm	
Are there reasonable alternative sites?	No
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	No
Notes	

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	9750	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	9750	Minor adverse effect predicted

			(not significant)
Ramsar site	International	27000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	8100	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	3100	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	9750	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	5600	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	3100	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1	Significant moderate adverse effect predicted

Unconfirmed Wildlife Site (UWS)	County	0	Significant moderate adverse effect predicted
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

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes

Within Exe Estuary SPA HRA mitigation zone? Yes

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 2

On site assessment

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

No .

Presence of veteran or ancient trees

See notes. There are some mature trees in the hedgerows around the site.

Large numbers of mature trees within hedgerows or otherwise

See notes.

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. The hedgerows within the site would need to be removed but the field size and configuration means these are not extensive

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)