

East Devon Local Plan 2020-2042

Site Selection report

Plymtree



February 2025

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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 at Plymtree. 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 Plymtree:
 - Plym_02 overlaps Plym_03 and 04.

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](#)

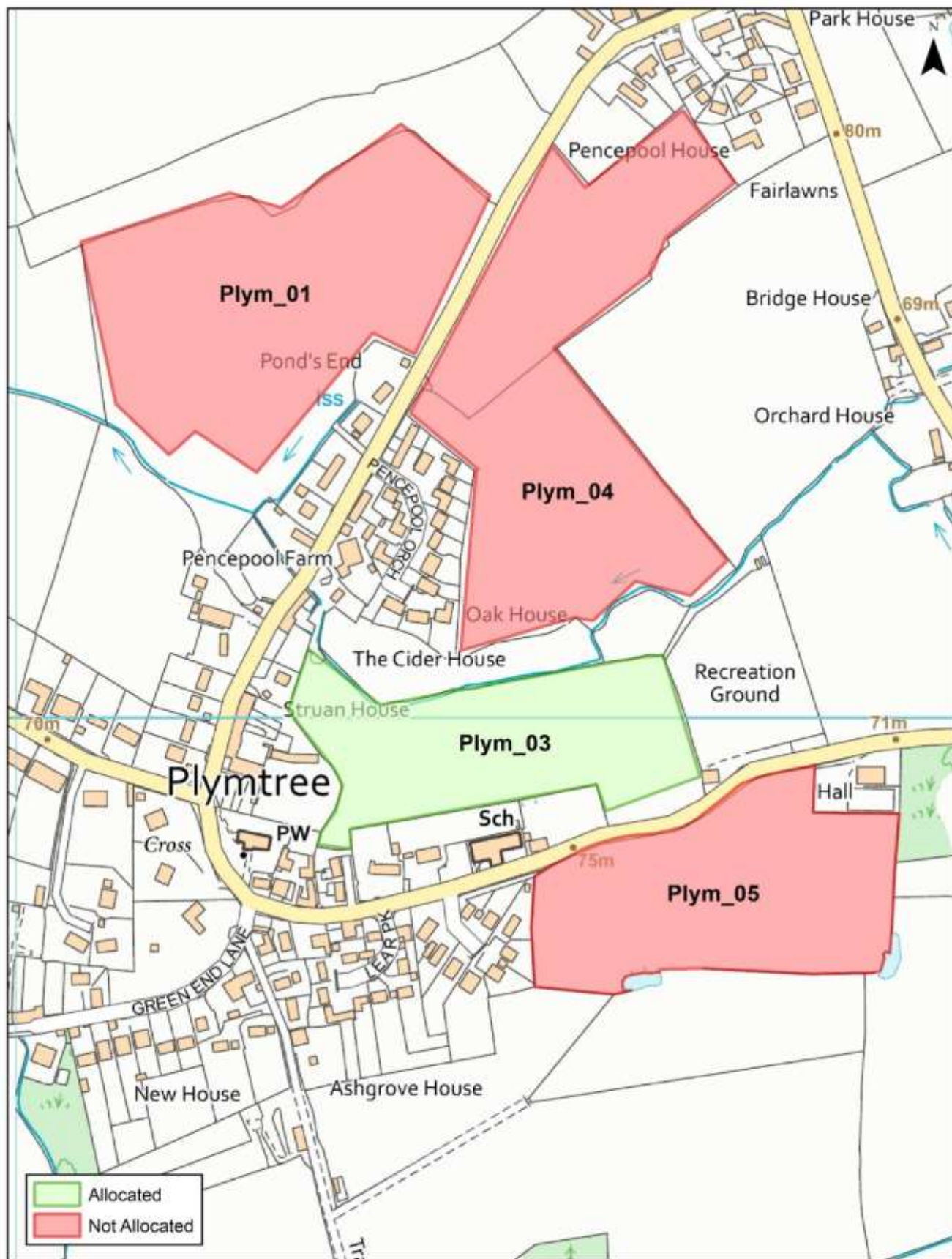


Figure 1.1: Overview of Site Selection findings at Plymtree

Site reference	Number of dwellings / hectares of employment land	Allocate?
Plym_01	50 dwellings	No
Plym_03	30 dwellings	Yes
Plym_04	70 dwellings	No
Plym_05	43 dwellings	No

2 Site Reference Plym_01

Site details

Settlement: Plymtree

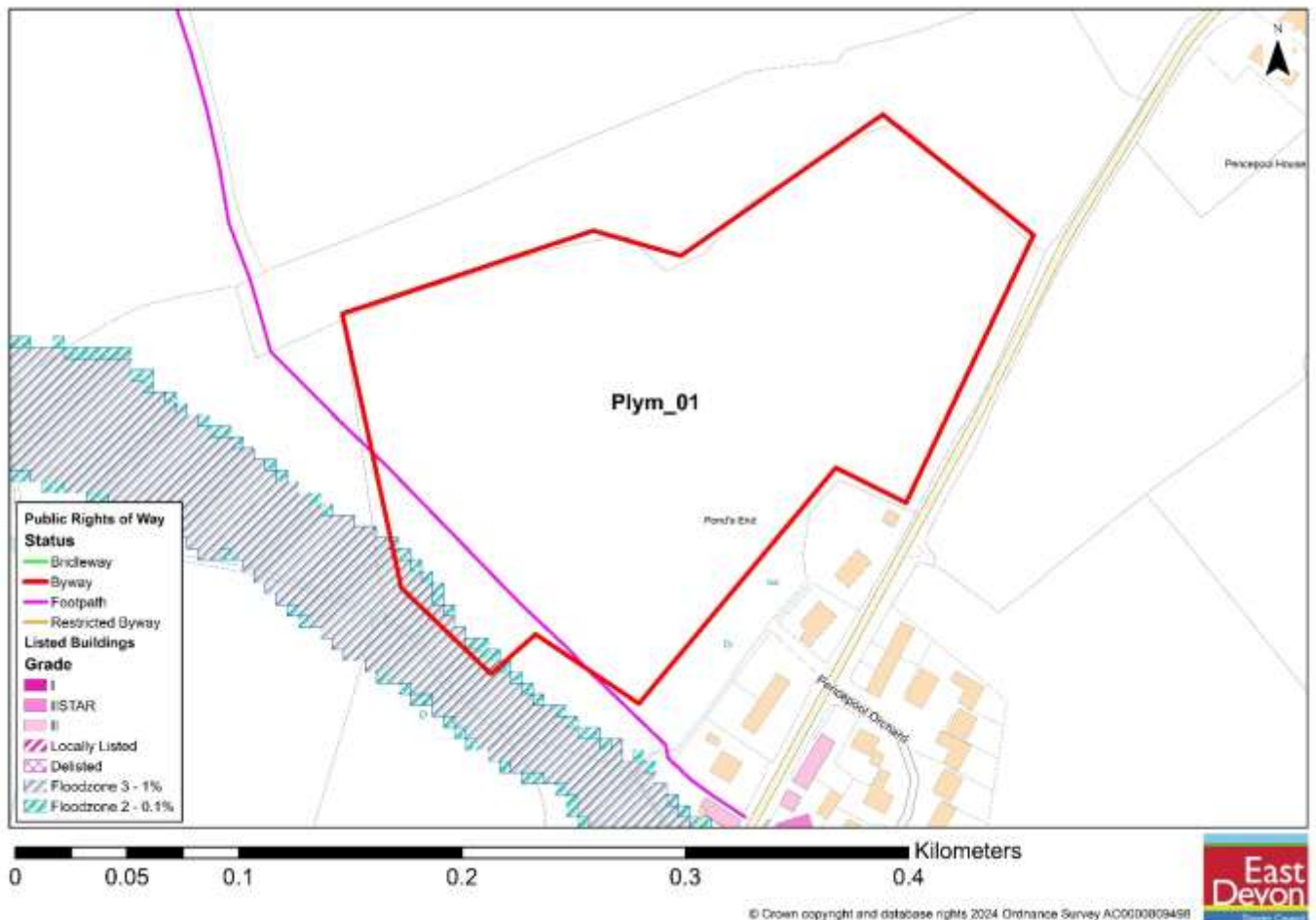
Reference number: Plym_01

Site area (ha): 4.5

Address: Fordmore Farm, Plymtree

Proposed use: Residential

Site map



Photos



Site boundary, looking from the adjacent lane towards the village



Photo looking in to the site from the northeastern corner, looking south west



Site from the south eastern corner, looking north. Field gateway is in the foreground

Site Assessment Summary and Conclusion

Infrastructure

Plymtree Primary has some capacity to support development, but not to accommodate all of the potential development. Transport costs to secondary would apply.

Landscape

High- Settlement edge provides some context of built form, but this is softened by the ribbon form of development and the presence of mature hedgerows and trees meaning the site also has a close relationship with surrounding countryside. The topography is such that views into the site are short-range (and roadside views are blocked by a hedgerow). Landscape to the west is open and tranquil.

Historic environment

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

Ecology

Minor adverse effect predicted (not significant)

Accessibility

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

Other constraints

Approx. 0.04 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)

50 dwellings

Contribution to spatial strategy

Plymtree is a service village in the emerging Local Plan settlement hierarchy

Should the site be allocated?

No

Reasons for allocating or not allocating

Site extends into open countryside and visually does not relate well to the village. Allocation of this site, in addition to the preferred allocation, Plym_03 would result in an excessive scale of development given the size and character of the existing village.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

For sites within National Landscape, applicable special qualities

Agricultural field adjoining Plymtree village to the north. Site gently slopes down towards the west.

Other relevant biodiversity, historic environment and/or geological designations

Not applicable

Site is located 50m from a cluster of grade II and II listed buildings which would need to be considered.

Landscape Character Type and relevant key characteristics

3E Lowland Plains

Note:

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

- 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, particularly around Whimple.
- 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. Cranbrook is a focal point for contemporary buildings and includes large-scale structures.
- 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

Agricultural field adjoining Plymtree village to the north. Site gently slopes down towards the west.

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

Yes

General and site-specific affects that could arise from development

Outside of National Landscape. Agricultural field adjoining Plymtree village to the north. Site gently slopes down towards the west. The site would not relate well to the existing developed area further to the south. The site features a PROW (footpath) that crosses the south.

Analysis

Physical and natural characteristics	
Medium-high	The site contributes to local landscape character through reasonable hedgerow boundaries and individual mature trees. The field is undistinctive in terms of landform or land cover being medium sized, regularly shaped, improved grassland, but there is considerable intervisibility with the wider landscape to the west due to its sloping nature and a lack of intervening built form. There is a distinctive copse with some mature trees to the south west corner.
Cultural and historic associations	
Low-medium	Historic hedgerows present on 1890 map
Relationship to existing settlement edge	
Medium	Agricultural field adjoining Plymtree village to the north. Would not relate well to the existing developed area further to the south and has an open, agricultural character
Experiential landscape character	
Medium-high	The surrounding landscape provides an attractive rural setting. The site itself is quiet and pastoral.
Views	
Medium	
Overall landscape susceptibility	
Medium-high	Settlement edge provides some context of built form, but this is softened by the ribbon form of development and the presence of mature hedgerows and trees meaning the site also has a close relationship with surrounding countryside. The topography is such that views into the site are short-range (and roadside views are blocked by a hedgerow). Landscape to the west is open and tranquil.

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
High
Landscape guidance: opportunities in relation to development
None identified

Historic Environment Site Assessment

Notes on history of area

Dating from the same time as other buildings in the village centre, St John the Baptist's church is mediæval; the tower and the south aisle are Perpendicular but the nave and chancel are older. The rood screen is a splendid example and exceptionally well preserved. It incorporates emblems which indicate that it was given by Isabel widow of Humphrey Stafford, Earl of Devon, who was beheaded in 1469. The wainscoting is painted with figures but they are not of high aesthetic value. There is a small alabaster relief of the Resurrection of Christ which is Flemish work of about 1600. An early Christmas carol is one attributed to Richard Smart, Rector of Plymtree from 1435 to 1477, which has 'Sir Christemas' announcing the news of Christ's birth and encouraging his listeners to drink: "Buvez bien par toute la compagnie, / Make good cheer and be right merry, / And sing with us now joyfully: Nowell, nowell."

In character the village is built to a mediaeval plan, reminiscent of a historic 'grid-iron' layout of a main street intersected by other streets, the linear form of which is still evident today, which contributes to the setting of the identified heritage assets and the Grade I listed 15th century parish church, St John the Baptist Church, sited within the core of the village.

In context of the built form within the village this is mostly set back along the main route(s) into and out of the village, with small scale later development in the form of cul-du-sacs to the north-east and south of the village. The location of these allows for the central core of the village sited around the Grade I parish church and the listed buildings to remain open, allowing for immediate and wider key views towards the

east and neighbouring village or hamlet of Fordmoor. The culmination of which provides the context in which the village and setting of the listed buildings are experienced.

The value of this undeveloped view beyond the village is further appreciated when considered against partially obstructed and or glimpsed wider views of the open countryside from within the built environment of the village, an experience which provides relief from the built form of the village.

Additionally, views on approaching the village from the north and south-east includes development abutting the road, however as a result of its low density and mainly vegetated verges, the village presents an evolved semi-rural character.

Overall conclusion

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

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes
List any heritage assets potentially affected.	1. Pencepool Farm (GII*), 2. 'Penspool'? Cottage (GII), 3. Pencepool Barn (GII) HER checked - no additional features.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	
Significance of asset and setting	High
Relationship of site with heritage asset	Site is separate from the asset. The site is to the rear of detached houses to the west of the road. The asset is to the east of the road.
Level of contribution (site to heritage asset)	Little
Further assessment required?	No
Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Minor
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?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	No
Notes	
Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 2	

Description of asset	Penspool Cottage (GII) Penspool Cottage - GV II Small farmhouse. Late C16 - early C17, some C18 alterations, C20 extension. Plastered cob or stone rubble footings; cob stacks topped with C20 brick; thatch roof to main house, tile to C20 extension. Plan: 3-room plan house facing south-west. Penspool Cottage is an interesting house. Few houses this small survive from the late C16 - early C17 in Devon. It also forms part of an attractive group of listed. buildings in the vicinity of Pencepool Farmhouse (q.v).
Significance of asset and setting	Medium
Relationship of site with heritage asset	Site is to the rear of the asset on agricultural land, separated by a narrow land strip.
Level of contribution (site to heritage asset)	Significant
Further assessment required?	NoNo The site forms a rural backdrop to the listed asset 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?	Yes
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	No
Notes	

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 3	
Description of asset	<p>Pencepool Barn (GII)</p> <p>Barns approximately 3 metres north of Pencepool Farmhouse 6.10.87 GV II</p> <p>Double barn. C16, C17 and C18. The walls are of various materials, the oldest section is of dressed blocks of hard local sandstone laid to courses and with larger quoins, the rest is cob on stone rubble footings patched with brick and C20 concrete blocks; roof of corrugated iron and corrugated asbestos, formerly thatch. Plan: long building, now 2 blocks, built along the road and facing onto it to north-west. The longer block to left (north-east) is 2 barns built end to end. Each has opposing central doorways onto the threshing floors. To right is a smaller block with hayloft. The 2 blocks are separated by a carriageway into the farmyard behind. This was until recently roofed over. The right barn is the oldest, probably C16. These farmbuildings form part of an attractive group both immediately with nearby Pencepool Farmhouse (q.v) and its front garden wall (q.v) and generally with other traditional Devon houses that make up the village of Plymtree. Moreover the right Darn and right end block are early example of farmbuildings for Devon.</p>
Significance of asset and setting	Medium
Relationship of site with heritage asset	Site is separate from the asset. The site is to the rear of detached houses to the west of the road. The asset is to the east of the road.
Level of contribution (site to heritage asset)	Little
Further assessment required?	No
Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 3	
What impact would development have on the heritage asset and its setting?	Minor
Could the site be developed in a way that minimised potential impact?	No
Would the development affect the heritage asset in other ways?	Yes, increased urbanisation, traffic, light pollution, noise.

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

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	10420	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	10420	Minor adverse effect predicted (not significant)
Ramsar site	International	16729	Minor adverse effect predicted

			(not significant)
Marine Conservation Zone (MCZ)	National	19412	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	7660	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	23584	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	5230	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	2847	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	2019	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	479	Minor adverse effect predicted

			(not significant)
Draft Nature Recovery Network areas (NRN)	County	259	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	300	Minor adverse effect predicted (not significant)

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? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 0

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 with small groups of trees at the southern boundaries

Presence of veteran or ancient trees

Yes. Numerous mature trees in the hedgerows around the site

Large numbers of mature trees within hedgerows or otherwise

Yes.

Presence of ponds not identified on aerial imagery

No.

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

No. The roadside hedge is likely to require removal to facilitate access (visibility splays). Other hedges around the boundary of the site are to be retained

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 Plym_03

Site details

Settlement: Plymtree

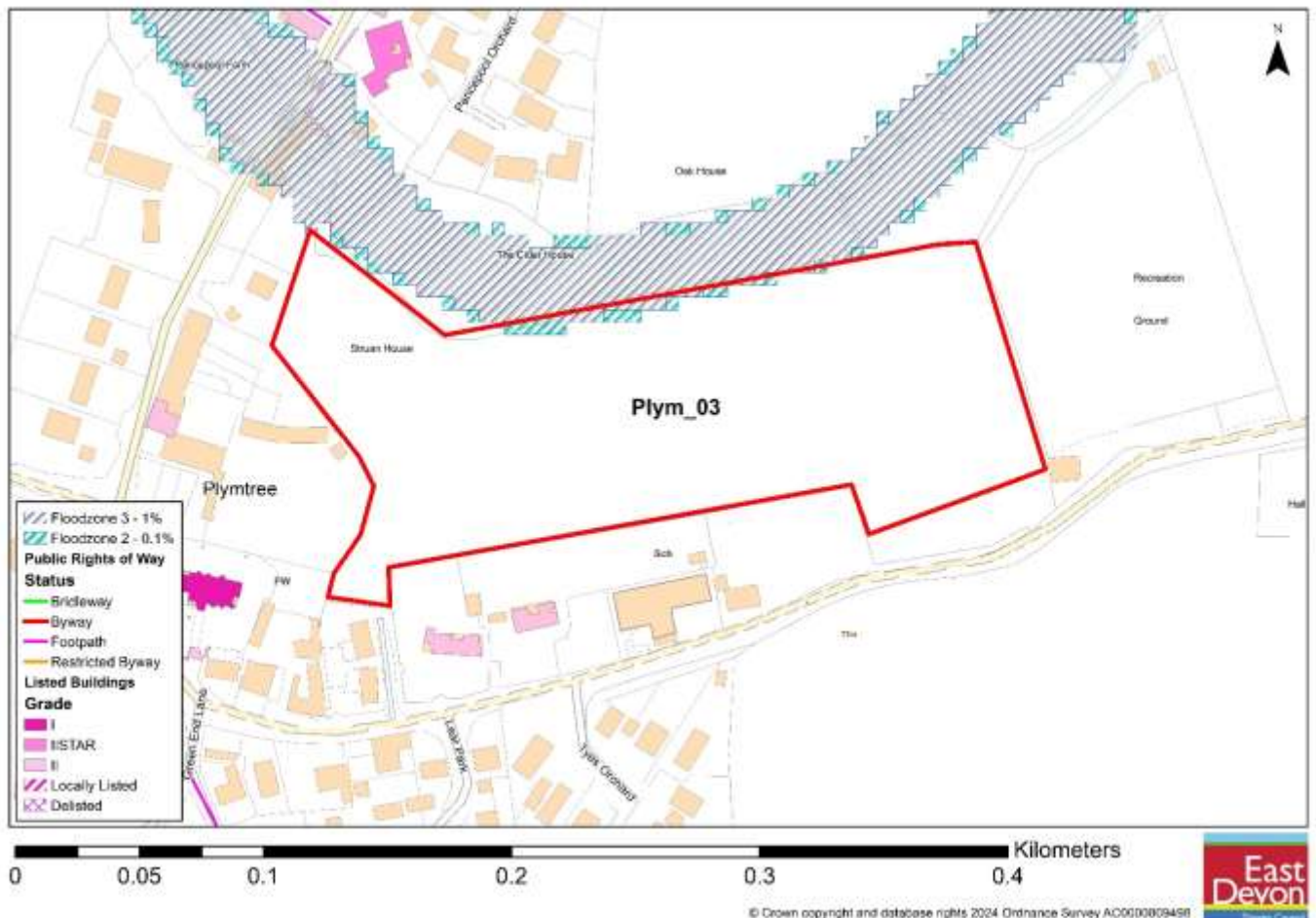
Reference number: Plym_03

Site area (ha): 2.86

Address: Land at Plymtree (north of the school)

Proposed use: Residential

Site map



Photos



The Church Tower is glimpsed from within the site



Grade 2 listed Knight's Cottage looking from the site



Looking south from within the site

Site Assessment Summary and Conclusion

Infrastructure

Plymtree Primary has some capacity to support development, but not to accommodate all of the potential development. Transport costs to secondary would apply.

Landscape

Low-Medium Existing development on three sides provides strong context of built form, and the presence of mature hedgerows and trees lessen visibility over parts of the site. The site has a close relationship with surrounding countryside

Historic environment

High- adjoins several listed buildings which would be impacted to varying degrees. It is felt that this can be satisfactorily addressed by reducing the capacity of the site from 43 to 30 to enable a satisfactory layout and landscaping scheme to be achieved.

Ecology

Minor adverse effect predicted (not significant)

Accessibility

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

Other constraints

Approx. 0.03 ha of the site is in Flood Zone 3.

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

No

Opportunities

Potential to provide cycle and pedestrian links from the site to the village hall and recreation ground as well as the wider village

Yield (number of dwellings or hectares of employment land)

30-43 dwellings

Contribution to spatial strategy

Plymtree is a service village in the emerging Local Plan settlement hierarchy

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site is well located in the centre of the village, behind existing development and close to facilities. Heritage concerns can be adequately mitigated by reducing the capacity from 43 to 30. Note- application for 30 houses 23/1247/MOUT.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

For sites within National Landscape, applicable special qualities

Agricultural field adjoining Plymtree village to the north. Site gently slopes up towards the north. Includes part of site Plym_02.

Other relevant biodiversity, historic environment and/or geological designations

Not applicable

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

Site is located near to a series of listed buildings in Plymtree village, including the grade I listed church, which would need to be considered. Impact on the church in particular would need to be established through a more detailed assessment.

Landscape Character Type and relevant key characteristics

3E Lowland Plains

Note:

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

- 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, particularly around Whimple.
- 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. Cranbrook is a focal point for contemporary buildings and includes large-scale structures.
- 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

Agricultural field adjoining Plymtree village to the north. Site gently slopes up towards the north. Includes part of site Plym_02.

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

Outside of National Landscape. Agricultural field adjoining Plymtree village to the north. Site gently slopes up towards the north. Includes part of site Plym_02. Site is adjacent to Grade I listed building and curtilage of St John the Baptist's Church in addition to two listed buildings to the south. Grade II* Pencepool Farm and curtilage 50m to north. Set within the context of low density housing to south, west and north west, recreational field to east, agricultural fields to north east. Mature tree lined hedgerow to borders with residential gardens to part of south border. Watercourse runs along northern border.

Analysis

Physical and natural characteristics	
Medium	The site contributes to local landscape character through its open character, contribution to the rural setting of nearby listed buildings and some intervisibility with the wider landscape, however the irregular shape and sense of enclosure due to nearby housing screens it from most viewpoints. It has good hedgerow boundaries, including individual mature trees.
Cultural and historic associations	
Low-medium	Historic hedgerows present on 1890 map
Relationship to existing settlement edge	
Medium	Site is set within the context of low density housing to south, west and north west, recreational field to east, agricultural fields to north east. Mature tree lined hedgerow to borders with residential gardens to part of south border.
Experiential landscape character	
Medium	The site is enclosed and set off a quiet lane. Although it adjoins loose development on three sides there is very little disturbance, however the central location and proximity to the Church and playing field may lead to an increase in activity or noise at certain times.
Views	
Medium	
Overall landscape susceptibility	
Medium	Existing development on three sides provides strong context of built form, and the presence of mature hedgerows and trees lessen visibility over parts of the site.

	The site has a close relationship with surrounding countryside
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 / Low	
Landscape guidance: opportunities in relation to development	
Opportunity to provide cycle and pedestrian links to the village hall and recreation ground	

Historic Environment Site Assessment

Notes on history of area

Dating from the same time as other buildings in the village centre, St John the Baptist's church is mediæval; the tower and the south aisle are Perpendicular but the nave and chancel are older. The rood screen is a splendid example and exceptionally well preserved. It incorporates emblems which indicate that it was given by Isabel widow of Humphrey Stafford, Earl of Devon, who was beheaded in 1469. The wainscoting is painted with figures but they are not of high aesthetic value. There is a small alabaster relief of the Resurrection of Christ which is Flemish work of about 1600. An early Christmas carol is one attributed to Richard Smart, Rector of Plymtree from 1435 to 1477, which has 'Sir Christemas' announcing the news of Christ's birth and encouraging his listeners to drink: "Buvez bien par toute la compagnie, / Make good cheer and be right merry, / And sing with us now joyfully: Nowell, nowell."

In character the village is built to a mediaeval plan, reminiscent of a historic 'grid-iron' layout of a main street intersected by other streets, the linear form of which is still evident today, which contributes to the setting of the identified heritage assets and the Grade I listed 15th century parish church, St John the Baptist Church, sited within the core of the village.

In context of the built form within the village this is mostly set back along the main route(s) into and out of the village, with small scale later development in the form of cul-du-sacs to the north-east and south of the village. The location of these allows for the central core of the village sited around the Grade I parish church and the listed buildings to remain open, allowing for immediate and wider key views towards the east and neighbouring village or hamlet of Fordmoor. The culmination of which provides the context in which the village and setting of the listed buildings are experienced.

The value of this undeveloped view beyond the village is further appreciated when considered against partially obstructed and or glimpsed wider views of the open countryside from within the built environment of the village, an experience which provides relief from the built form of the village.

Additionally, views on approaching the village from the north and south-east includes development abutting the road, however as a result of its low density and mainly vegetated verges, the village presents an evolved semi-rural character.

Overall conclusion

High (but see note): 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.

Note- this can be reduced to Medium with a reduced density of 30 rather than the potential capacity of 43 houses.

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes
List any heritage assets potentially affected.	1. Church of St John The Baptist (GI), 2. Pencepool Farm (GII*), 3. Rose Cottage (GII), 4. Knights Cottage (GII), Beech Cottage (GII) 5. MDV118317 Name: Field boundary 5. A former field boundary potentially of medieval origin was visible on digital images derived from lidar data captured between 1998 and 2014 as a ditch earthwork or hollow to the north of Plymtree Primary School parish, Plymtree parish.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Church of St John The Baptist (GI) Church of St John the Baptist 22.2.55 GV I Parish church. C15 in more than one phase, some late C17 modernisation, renovated in 1893. Local red sandstone and volcanic stone rubble with volcanic ashlar quoins; Beerstone and replacement Hamstone ashlar detail; slate roof. Plan: nave with narrower chancel. The south aisle is not quite full length. West tower and south porch. Exterior: tall west tower of 3 stages with diagonal buttresses and embattled parapet with crocketed corner pinnacles and carved gargoyles. Semi-hexagonal stair turret on south side rises only through 2 stages; it has a parapet of open quatrefoils with crocketed pinnacles. Large 2-light belfry windows with Perpendicular tracery. On the west side there is a 2-centred arch doorway with moulded surround and above it a 3-light window with Perpendicular tracery; both have plain hoods. High in the tower this side is a large niche with moulded surround and crocketed canopy. It contains a carved representation of the Virgin and Child; it is very worn but appears to be C17. The south aisle has diagonal buttresses. The windows each end were renewed in the late C17; they have reused Gothic tracery and they are set in the late C17 brick. The south side is 5 bays. The porch is left of centre. It has a parapet carved with quatrefoil panels and enriched with carved shields and 4-leaf motifs.
Significance of asset and setting	High
Relationship of site with heritage asset	Site is part of an agricultural field to the rear of the asset and curtilage. The asset is exposed to the site with high intervisibility.
Level of contribution (site to heritage asset)	Significant
Further assessment required?	No

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Major
Could the site be developed in a way that minimised potential impact?	A number of heritage assets limit the potential for development.
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?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	No
Notes	

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 2	
Description of asset	Pencepool Farm (GII*) Pencepool Farmhouse including service outbuilding to rear 6.10.87 GV II* Farmhouse. Early C16 with major later C16 and C17 improvements, some circa 1980 refurbishment. Plastered cob on stone rubble footings, part of the front wall is timber-framed and some of the walls of the rear outbuildings have been replaced with C20 brick and concrete blocks; stone rubble or brick stacks topped with C20 brick; corrugated asbestos roof, formerly thatch. Plan and development: the house is built on level ground and the main block faces south-west. The main block has a 4-room-and-through-passage plan. It forms a group with its front garden wall (q.v) and nearby barns (q.v) besides the other traditional houses that make up the attractive village of Plymtree.
Significance of asset and setting	High
Relationship of site with heritage asset	Site is part of an agricultural field to the rear of the asset and curtilage. The asset is exposed to the site with potential intervisibility.
Level of contribution (site to heritage asset)	Significant
Further assessment required?	NoNo

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?	Yes
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	No
Notes	

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 3	
Description of asset	Rose Cottage (GII)
Significance of asset and setting	Medium
Relationship of site with heritage asset	Site is part of an agricultural field to the rear of the asset and curtilage. The asset is exposed to the site with potential intervisibility.
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	No

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

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 4	
Description of asset	Knights Cottage (GII) / Beech Cottage (GII) Knights Cottage - GV II House, formerly 2 cottages. Mid - late C17, some C19 alterations and an extension, the cottages were united and modernised in 1959. Plastered cob on stone rubble footings; cob stacks topped with C19 and C20 brick; thatch roof to the main block, slate roof to the C19 extension. Plan and development: 5-room plan house facing south. The left (west) end room which was heated by a rear lateral stack is a C19 extension; it is said to have been a shoemaker's shop. This house represents an early survival of a pair of small artisan - class cottages. It also forms a group with other listed buildings in the village. Beech Cottage - GV II House, maybe 2 cottages formerly. Late C17 or C18, renovated circa 1970. Plastered cob on stone rubble footings; stone rubble or cob stacks topped with C19 and C20 brick; thatch roof. Plan: the house faces south. The main block has a 3-room-and-through-passage plan.
Significance of asset and setting	Medium
Relationship of site with heritage asset	The site sits immediately to the north of the two assets with adjoining curtilage. The site establishes a rural setting for multiple heritage assets to the surrounding borders.
Level of contribution (site to heritage asset)	Significant
Further assessment required?	No

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 4	
What impact would development have on the heritage asset and its setting?	Major
Could the site be developed in a way that minimised potential impact?	No
Would the development affect the heritage asset in other ways?	Yes, increased urbanisation, traffic, light pollution. Significant intervisibility.

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

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 5	
Description of asset	MDV118317 Name: Field boundary A former field boundary potentially of medieval origin was visible on digital images derived from lidar data captured between 1998 and 2014 as a ditch earthwork or hollow to the north of Plymtree Primary School parish, Plymtree parish.
Significance of asset and setting	Lesser
Relationship of site with heritage asset	Integral to site
Level of contribution (site to heritage asset)	Highly significant
Further assessment required?	No

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 5	
What impact would development have on the heritage asset and its setting?	Major
Could the site be developed in a way that minimised potential impact?	Yes
Would the development affect the heritage asset in other ways?	Yes, increased urbanisation, traffic, light pollution.

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 5 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	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 5 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	10133	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	10133	Minor adverse effect predicted (not significant)
Ramsar site	International	16520	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	19000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	7673	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	23339	Minor adverse effect predicted (not significant)

Local Nature Reserve (LNR)	Regional	5413	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	3221	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1914	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	925	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	1	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	21	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? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 0

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

Yes. Numerous mature trees in the hedgerows around the site

Large numbers of mature trees within hedgerows or otherwise

Yes.

Presence of ponds not identified on aerial imagery

No.

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

No. The roadside hedge is likely to require removal to facilitate access (visibility splays), although there is already a wide gate in place. Other hedges around the boundary of the site are to be retained

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 Plym_04

Site details

Settlement: Plymtree

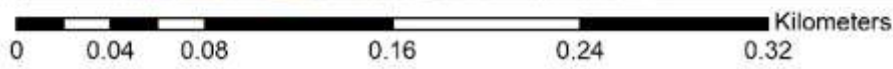
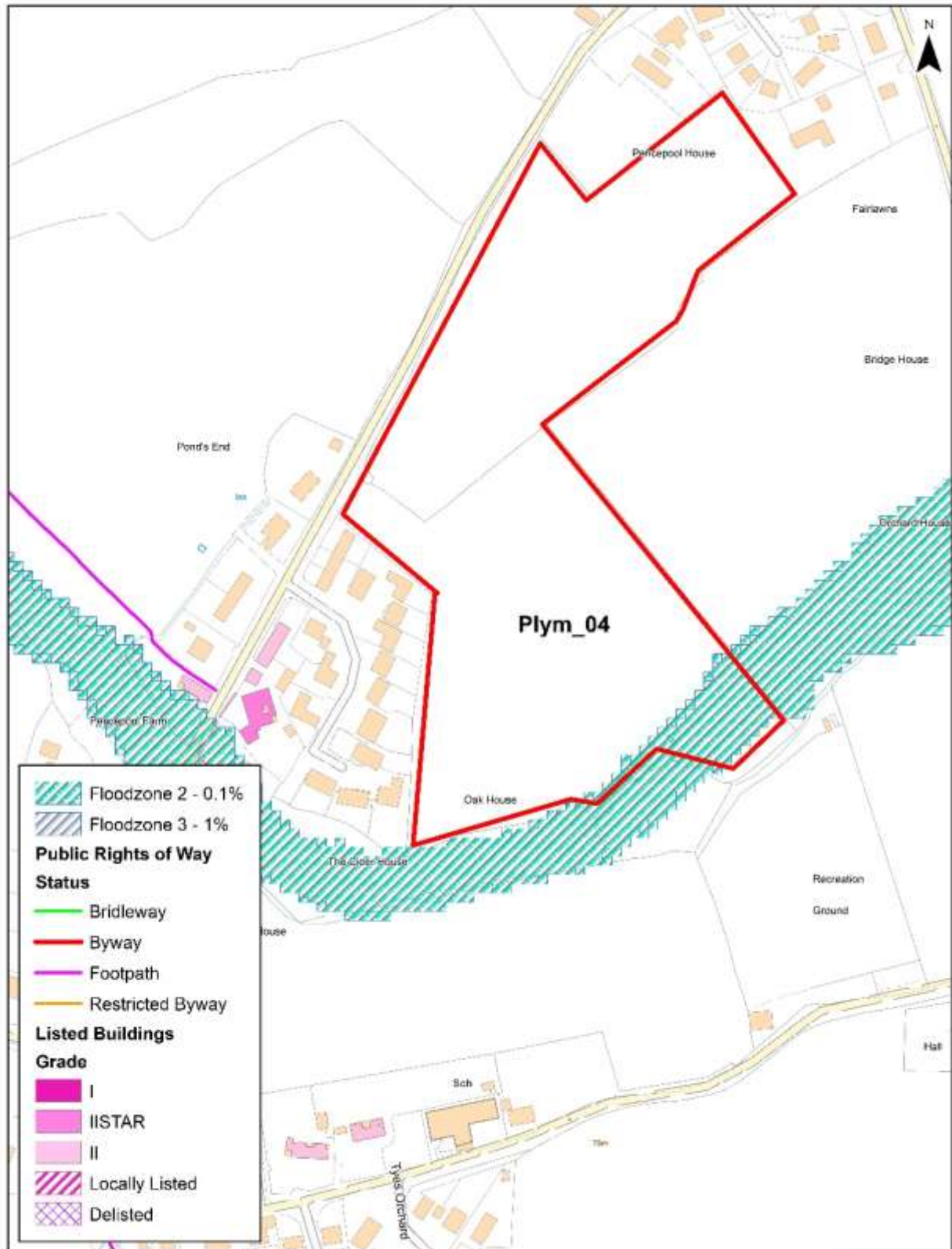
Reference number: Plym_04

Site area (ha): 4.88

Address: Land at Plymtree (north of the recreation ground)

Proposed use: Residential

Site map



Photos



Site looking northeast from south western corner, away from the village. Site is screened along the roadside so views into the site from other nearby vantage points are limited.



Site viewed from the opposite side of the village, adjacent to the preschool/recreation ground. Site is the field in the middle ground, behind the line of trees. Photo below is taken from the gateway to the north of the recreation ground. The site is highly visible from here



Site Assessment Summary and Conclusion

Infrastructure

Plymtree Primary has some capacity to support development, but not to accommodate all of the potential development. Transport costs to secondary would apply.

Landscape

Medium-High Cluster of development to the north and south provide some context of built form, but this is softened by the distance between them, the open character of the fields that make up the site and the presence of mature hedgerows and trees meaning the site also has a close relationship with surrounding countryside.

Historic environment

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

Ecology

Minor adverse effect predicted (not significant)

Accessibility

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

Other constraints

Of the 4.88 ha site, approximately 0.23 ha of land is discounted due to either being in Flood risk Zone 3, or for safety reasons such as high voltage power lines or high pressure gas pipelines, or planning commitments.

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

No

Opportunities

Yield (number of dwellings or hectares of employment land)

70 dwellings

Contribution to spatial strategy

Plymtree is a service village in the emerging Local Plan settlement hierarchy

Should the site be allocated?

No

Reasons for allocating or not allocating

Site would join Norman's Green to Plymtree, impacting on the separate character and identities of both settlements and the open countryside character. Allocation of this site, in addition to the preferred allocation, Plym_03 would result in an excessive scale of development given the size and character of the existing village.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

For sites within National Landscape, applicable special qualities

Two agricultural fields between Plymtree village and Norman's Green. Site gently slopes up towards the north. Includes part of site Plym_02.

Other relevant biodiversity, historic environment and/or geological designations

Not applicable

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

Site is located 70m from a cluster of grade II* and II listed buildings which would need to be considered.

Landscape Character Type and relevant key characteristics

3E Lowland Plains

Note:

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

- 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, particularly around Whimple.
- 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. Cranbrook is a focal point for contemporary buildings and includes large-scale structures.
- 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 agricultural fields between Plymtree village and Norman's Green. Site gently slopes up towards the north. Includes part of site Plym_02.

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

Outside of National Landscape. Two agricultural fields between Plymtree village and Norman's Green. Site gently slopes up towards the north. Includes part of site Plym_02. Development could erode separation between Plymstock and Norman's Green. Highly exposed from access routes.

Analysis

Physical and natural characteristics	
Medium-high	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 due to their sloping nature and a lack of intervening built form and they are bounded and divided by hedgerows.
Cultural and historic associations	
Low-medium	Historic hedgerows present on 1890 map
Relationship to existing settlement edge	
Medium-high	Agricultural fields between Plymtree village and Norman's Green. Development could erode separation between Plymstock and Norman's Green. Highly exposed from access routes and is open and rural in character.
Experiential landscape character	
Medium-high	The surrounding landscape provides an attractive rural setting. The site itself is quiet and open with little disturbance from the small amount of nearby development.
Views	
Medium	
Overall landscape susceptibility	
Medium-high	Cluster of development to the north and south provide some context of built form, but this is softened by the distance between them, the open character of the fields that make up the site and the presence of mature hedgerows and trees meaning the site also has a close relationship with surrounding countryside.
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
High / Medium
Landscape guidance: opportunities in relation to development
None identified

Historic Environment Site Assessment

Notes on history of area

Dating from the same time as other buildings in the village centre, St John the Baptist's church is mediæval; the tower and the south aisle are Perpendicular but the nave and chancel are older. The rood screen is a splendid example and exceptionally well preserved. It incorporates emblems which indicate that it was given by Isabel widow of Humphrey Stafford, Earl of Devon, who was beheaded in 1469. The wainscoting is painted with figures but they are not of high aesthetic value. There is a small alabaster relief of the Resurrection of Christ which is Flemish work of about 1600. An early Christmas carol is one attributed to Richard Smart, Rector of Plymtree from 1435 to 1477, which has 'Sir Christemas' announcing the news of Christ's birth and encouraging his listeners to drink: "Buvez bien par toute la compagnie, / Make good cheer and be right merry, / And sing with us now joyfully: Nowell, nowell."

In character the village is built to a mediaeval plan, reminiscent of a historic 'grid-iron' layout of a main street intersected by other streets, the linear form of which is still evident today, which contributes to the setting of the identified heritage assets and the Grade I listed 15th century parish church, St John the Baptist Church, sited within the core of the village.

In context of the built form within the village this is mostly set back along the main route(s) into and out of the village, with small scale later development in the form of cul-du-sacs to the north-east and south of the village. The location of these allows for the central core of the village sited around the Grade I parish church and the listed buildings to remain open, allowing for immediate and wider key views towards the east and neighbouring village or hamlet of Fordmoor. The culmination of which provides the context in which the village and setting of the listed buildings are experienced.

The value of this undeveloped view beyond the village is further appreciated when considered against partially obstructed and or glimpsed wider views of the open countryside from within the built environment of the village, an experience which provides relief from the built form of the village.

Additionally, views on approaching the village from the north and south-east includes development abutting the road, however as a result of its low density and mainly vegetated verges, the village presents an evolved semi-rural character.

Overall conclusion

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

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes
List any heritage assets potentially affected.	1. Pencepool Farm (GII*), 2. Penspool Cottage (GII), 3. Pencepool Barn (GII), 4. The Old Forge (GII) 5. MDV118437 Name: Field boundaries east of Pencepool Farm 5. Former field boundaries probably of post-medieval date were visible on digital images derived from lidar data captured between 1998 and 2014 as linear earthwork ditches to the west of Bond's Bridge, Norman's Green, Plymtree parish.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Pencepool Farm (GII*) Pencepool Farmhouse including service outbuilding to rear 6.10.87 GV II* Farmhouse. Early C16 with major later C16 and C17 improvements, some circa 1980 refurbishment. Plastered cob on stone rubble footings, part of the front wall is timber-framed and some of the walls of the rear outbuildings have been replaced with C20 brick and concrete blocks; stone rubble or brick stacks topped with C20 brick; corrugated asbestos roof, formerly thatch. Plan and development: the house is built on level ground and the main block faces south-west. It forms a group with its front garden wall (q.v) and nearby barns (q.v) besides the other traditional houses that make up the attractive village of Plymtree.
Significance of asset and setting	High
Relationship of site with heritage asset	Site is separate from the asset. The site is to the north and east of a residential estate where the asset is located. The asset is separated from the site by 20thC development.
Level of contribution (site to heritage asset)	Little
Further assessment required?	No

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Minor
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?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	No
Notes	

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 2	
Description of asset	Penspool Cottage (GII) Penspool Cottage - GV II Small farmhouse. Late C16 - early C17, some C18 alterations, C20 extension. Plastered cob or stone rubble footings; cob stacks topped with C20 brick; thatch roof to main house, tile to C20 extension. Plan: 3-room plan house facing south-west. At the right (south-east) end is a small unheated inner room. Few houses this small survive from the late C16 - early C17 in Devon. It also forms part of an attractive group of listed buildings in the vicinity of Pencepool Farmhouse (q.v).
Significance of asset and setting	Medium
Relationship of site with heritage asset	Site is to the north east of the asset on agricultural land, separated by a road and 20th C residential development.
Level of contribution (site to heritage asset)	Little
Further assessment required?	NoNo

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?	Minor
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?	Yes
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	No
Notes	

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 3	
Description of asset	Pencepool Barn (GII) Barns approximately 3 metres north of Pencepool Farmhouse 6.10.87 GV II Double barn. C16, C17 and C18. The walls are of various materials, the oldest section is of dressed blocks of hard local sandstone laid to courses and with larger quoins, the rest is cob on stone rubble footings patched with brick and C20 concrete blocks; roof of corrugated iron and corrugated asbestos, formerly thatch. Plan: long building, now 2 blocks, built along the road and facing onto it to north-west. These farmbuildings form part of an attractive group both immediately with nearby Pencepool Farmhouse (q.v) and its front garden wall (q.v) and generally with other traditional Devon houses that make up the village of Plymtree. Moreover the right Darn and right end block are early example of farmbuildings for Devon.
Significance of asset and setting	Medium
Relationship of site with heritage asset	Site is separate from the asset. The site is to the north and east of a residential estate where the asset is located. The asset is separated from the site by 20thC development.
Level of contribution (site to heritage asset)	Little
Further assessment required?	No

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

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

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 4	
Description of asset	The Old Forge (GII) The Old Forge - GV II Cottage. Mid - late C17, enlarged in the late C19 - early C20, modernised with a service extension circa 1980. Plastered cob on stone rubble footings; cob stack topped with C19 and C20 brick; thatch roof. Plan: L-plan cottage facing south-east.
Significance of asset and setting	Medium
Relationship of site with heritage asset	The asset is largely screened from the site by the intervening mature treelines, hedgerows and the local topography. The site does however act to separate Plymtree from Norman's Green of which the asset contributes to the south west development extent.
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	No

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

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 5	
Description of asset	MDV118437 Name: Field boundaries east of Pencepool Farm MDV118437 Name: Field boundaries east of Pencepool Farm, Plymtree parish. Summary: Former field boundaries probably of post-medieval date were visible on digital images derived from lidar data captured between 1998 and 2014 as linear earthwork ditches to the west of Bond's Bridge, Norman's Green, Plymtree parish.
Significance of asset and setting	Lesser
Relationship of site with heritage asset	Integral to site
Level of contribution (site to heritage asset)	Highly significant
Further assessment required?	No

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 5	
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.
Would the development affect the heritage asset in other ways?	Yes, increased urbanisation, traffic, light pollution.

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 5 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	Yes
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 5 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	Yes
Could the amount of development be reduced to avoid harm?	Yes
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	

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	10282	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	10282	Minor adverse effect predicted (not significant)
Ramsar site	International	16700	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	19000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	7827	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	23512	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	5486	Minor adverse effect

			predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	2893	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1852	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	538	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	8	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? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 0

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 site is improved grassland, with unimproved grassland at the margins

Presence of veteran or ancient trees

Yes. Numerous mature trees in the hedgerows around and bisecting the site

Large numbers of mature trees within hedgerows or otherwise

Yes.

Presence of ponds not identified on aerial imagery

No.

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

No. The roadside hedge is likely to require removal to facilitate access (visibility splays). Other hedges around the boundary of the site are to be retained. Hedgerows within the site could be incorporated into a development layout although some sections would need to be removed to enable access between fields/parts of development

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 Plym_05

Site details

Settlement: Plymtree

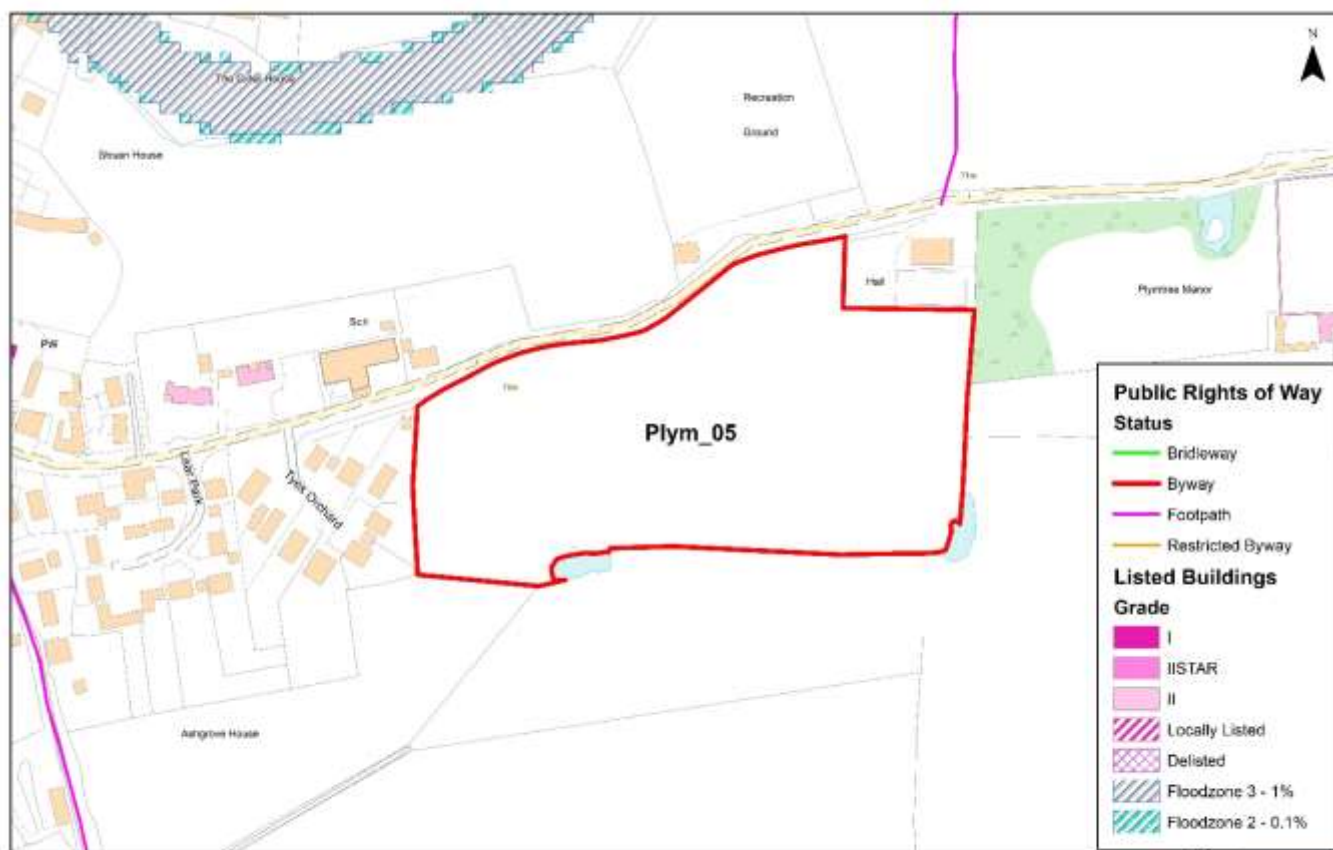
Reference number: Plym_05

Site area (ha): 3.29

Address: Land West of the Village Hall

Proposed use: Residential

Site map



Photos



Site viewed from the north east boundary, looking west along the lane towards the village. The site extends to the trees in the far middle ground (shown by an arrow)



Site viewed from the north west boundary looking eastwards away from the village. The site extends to the trees in the far middle ground (shown by an arrow)

Site Assessment Summary and Conclusion

Infrastructure

Plymtree Primary has some capacity to support development, but not to accommodate all of the potential development. Transport costs to secondary would apply.

Landscape

Medium Existing development on one side provides some context of built form, and the presence of mature hedgerows and trees lessen visibility over parts of the site. The site has a close relationship with surrounding countryside

Historic environment

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, this is likely to be in the form. The overall significance of the asset would not therefore be materially changed

Ecology

Minor adverse effect predicted (not significant)

Accessibility

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

Other constraints

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

No

Opportunities

Yield (number of dwellings or hectares of employment land)

43 dwellings

Contribution to spatial strategy

Plymtree is a service village in the emerging Local Plan settlement hierarchy

Should the site be allocated?

No

Reasons for allocating or not allocating

The site is a significant greenfield site, with a rural setting and character, and development would extend built form into the open countryside. The site lies adjacent to a listed Manor House and its formal gardens and there is potential for subterranean archaeology which may require further assessment. It is located on the periphery of the village (albeit the village hall is located beyond it and the site could provide a community benefit in the form of a foot/cyclepath between the hall and existing housing). Allocation of this site, in addition to the preferred allocation, Plym_03 would result in an excessive scale of development given the size and character of the existing village.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

For sites within National Landscape, applicable special qualities

Agricultural field that gently slopes to the south east

Other relevant biodiversity, historic environment and/or geological designations

Not applicable

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

Site is located 100m from a cluster of grade II* and II listed buildings which would need to be considered.

Landscape Character Type and relevant key characteristics

3E Lowland Plains

Note:

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

- 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, particularly around Whimple.

- 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. Cranbrook is a focal point for contemporary buildings and includes large-scale structures.
- 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

Agricultural field between the village hall and a small estate of modern houses. Field slopes very slightly upwards from the road towards the south 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

Outside of National Landscape. Agricultural field between the village hall and a small estate of modern houses. Field slopes slightly upwards from the road towards the south east

Analysis

Physical and natural characteristics	
Medium-high	The site contributes to local landscape character through reasonable hedgerow boundaries and individual mature trees.

	The field is undistinctive in terms of landform or land cover being medium sized, regularly shaped, improved grassland, but there is considerable intervisibility with the wider landscape to due to its slightly sloping nature and a lack of intervening built form.
Cultural and historic associations	
Low-medium	Historic hedgerows present on 1890 map
Relationship to existing settlement edge	
Medium	Agricultural field adjoining Plymtree village hall to the north east corner and a small housing estate to the north west. Would not relate well to the existing developed area and the site has an open, agricultural character
Experiential landscape character	
Medium-high	The surrounding landscape provides an attractive rural setting. The site itself is quiet and pastoral.
Views	
Medium	
Overall landscape susceptibility	
Medium-high	Development to the west provides some context of built form, but this is softened by topography and the presence of mature hedgerows and trees meaning the site also has a close relationship with surrounding countryside. The topography is such that views into and across the site are long-range (although roadside views are partially blocked by a hedgerow and this will increase when the hedge is in leaf). Landscape to the north, south and west is open and tranquil.
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	
High	

Landscape guidance: opportunities in relation to development

None identified

Historic Environment Site Assessment

Notes on history of area

Dating from the same time as other buildings in the village centre, St John the Baptist's church is mediæval; the tower and the south aisle are Perpendicular but the nave and chancel are older. The rood screen is a splendid example and exceptionally well preserved. It incorporates emblems which indicate that it was given by Isabel widow of Humphrey Stafford, Earl of Devon, who was beheaded in 1469. The wainscoting is painted with figures but they are not of high aesthetic value. There is a small alabaster relief of the Resurrection of Christ which is Flemish work of about 1600. An early Christmas carol is one attributed to Richard Smart, Rector of Plymtree from 1435 to 1477, which has 'Sir Christemas' announcing the news of Christ's birth and encouraging his listeners to drink: "Buvez bien par toute la compagnie, / Make good cheer and be right merry, / And sing with us now joyfully: Nowell, nowell."

In character the village is built to a mediaeval plan, reminiscent of a historic 'grid-iron' layout of a main street intersected by other streets, the linear form of which is still evident today, which contributes to the setting of the identified heritage assets and the Grade I listed 15th century parish church, St John the Baptist Church, sited within the core of the village.

In context of the built form within the village this is mostly set back along the main route(s) into and out of the village, with small scale later development in the form of cul-du-sacs to the north-east and south of the village. The location of these allows for the central core of the village sited around the Grade I parish church and the listed buildings to remain open, allowing for immediate and wider key views towards the east and neighbouring village or hamlet of Fordmoor. The culmination of which provides the context in which the village and setting of the listed buildings are experienced.

The value of this undeveloped view beyond the village is further appreciated when considered against partially obstructed and or glimpsed wider views of the open countryside from within the built environment of the village, an experience which provides relief from the built form of the village.

Additionally, views on approaching the village from the north and south-east includes development abutting the road, however as a result of its low density and mainly vegetated verges, the village presents an evolved semi-rural character.

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.

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.	MDV118292 Orchard remains- south west of the site, MDV118342 extractive pit- south of the site, MDV54848 Plymtree Manor Gardens- west of the site The features are all outside the site but lie in close proximity to it. Development of the site is unlikely to impact to an unacceptable degree but archaeological assessment should be required as a planning condition if development was proposed.

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	10133	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	10133	Minor adverse effect predicted (not significant)
Ramsar site	International	16520	Minor adverse effect predicted (not significant)

Marine Conservation Zone (MCZ)	National	19000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	7673	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	23339	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	5413	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	3221	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1914	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	925	Minor adverse effect predicted (not significant)
Draft Nature Recovery	County	1	Significant moderate adverse

Network areas (NRN)			effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	10	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? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 0

On site assessment

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

No . All of the site is improved grassland

Presence of veteran or ancient trees

Yes. Numerous mature trees in the hedgerows around the site

Large numbers of mature trees within hedgerows or otherwise

Yes.

Presence of ponds not identified on aerial imagery

Yes. Two ponds lie on the 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. The roadside hedge is likely to require removal to facilitate access (visibility splays), although there is already a wide gate in place. Other hedges around the boundary of the site are to be retained. No hedgerows bisect the site- it is one large, open field

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)