

East Devon Local Plan 2020-2042



Site Selection report

Seaton



February 2025

East Devon – an outstanding place

Contact details

Planning Policy
East Devon District Council
Blackdown House, Border Road, Heathpark Industrial Estate, HONITON,
EX14 1EJ

Phone: 01404 515616

Email: planningpolicy@eastdevon.gov.uk

www.eastdevon.gov.uk/planning/planning-policy/
[@eastdevon](https://www.instagram.com/eastdevon)

To request this information in an
alternative format or language
please phone 01404 515616 or
email csc@eastdevon.gov.uk

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1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2042 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not.¹ The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites.²
- 1.3 For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of sites at Seaton. 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 Seaton:
 - Seat_04 already has planning permission for 7 industrial units (14/0047/FUL).
 - Seat_06 already has planning permission for 14 no. industrial units (14/0046/FUL).
 - Seat_07 overlaps with Seat_15.

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](#)

- Seat_11 is not within or adjacent, or otherwise well-related, to Seaton.
- Seat_12 overlaps with Seat_15.
- Seat_14 is below site size threshold so not suitable in the HELAA.
- Seat_16 suggested by third party in Draft Local Plan consultation, but no evidence of land availability.
- Seat_17 suggested by third party in Draft Local Plan consultation, but no evidence of land availability.

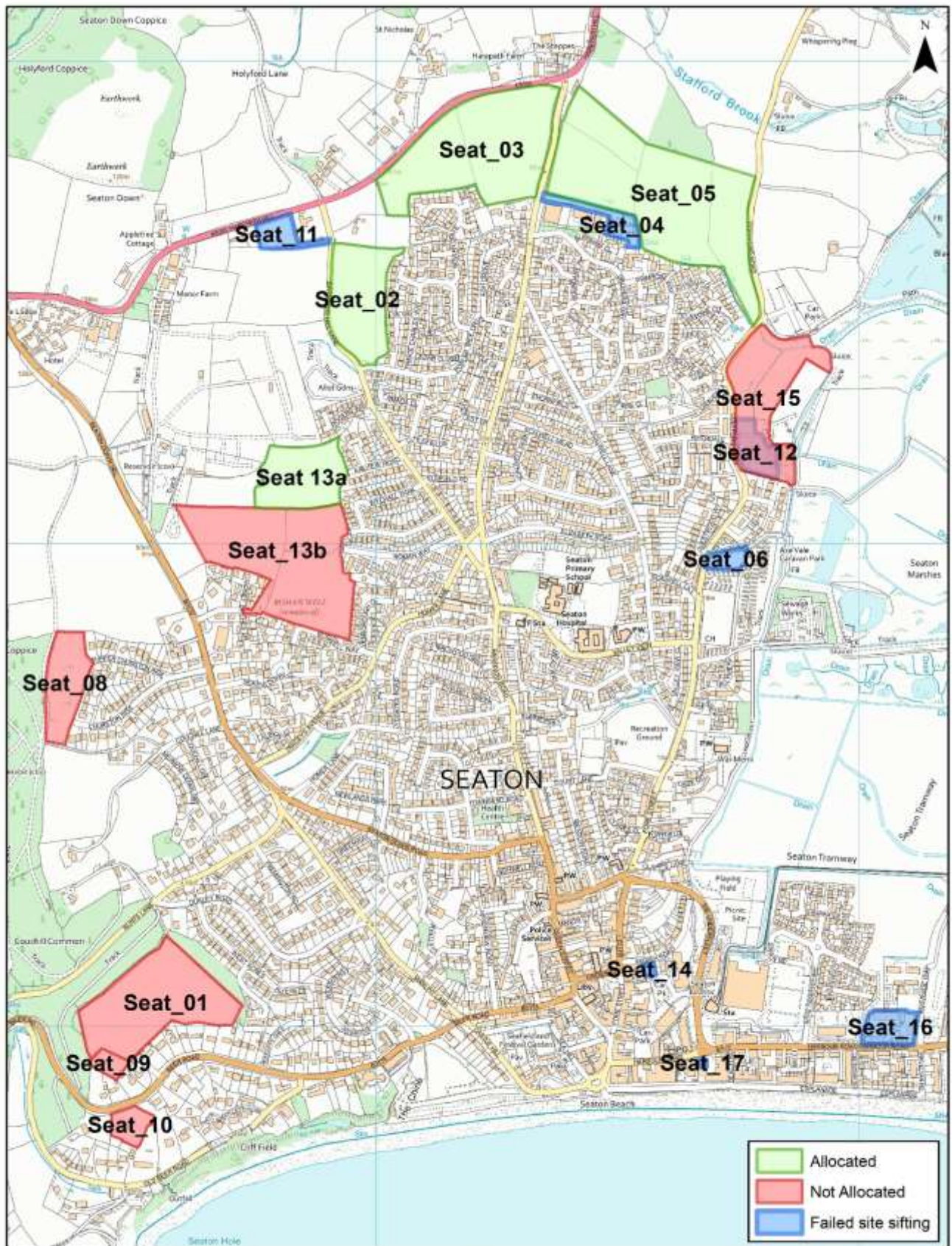


Figure 1.1: Overview of Site Selection findings at Seaton

Site reference	Number of dwellings / hectares of employment land	Allocate?
Seat_01	50 dwellings	No
Seat_02	40 dwellings	Yes
Seat_03	75 dwellings	Yes
Seat_05	130 dwellings and 2.2 hectares of employment land	Yes
Seat_08	38 dwellings	No
Seat_09	7 dwellings	No
Seat_10	12 dwellings	No
Seat_13	39 dwellings	Yes, northern field (Seat_13a)
Seat_15	36 dwellings	No

2 Site Reference Seat_01

Site details

Settlement: Seaton

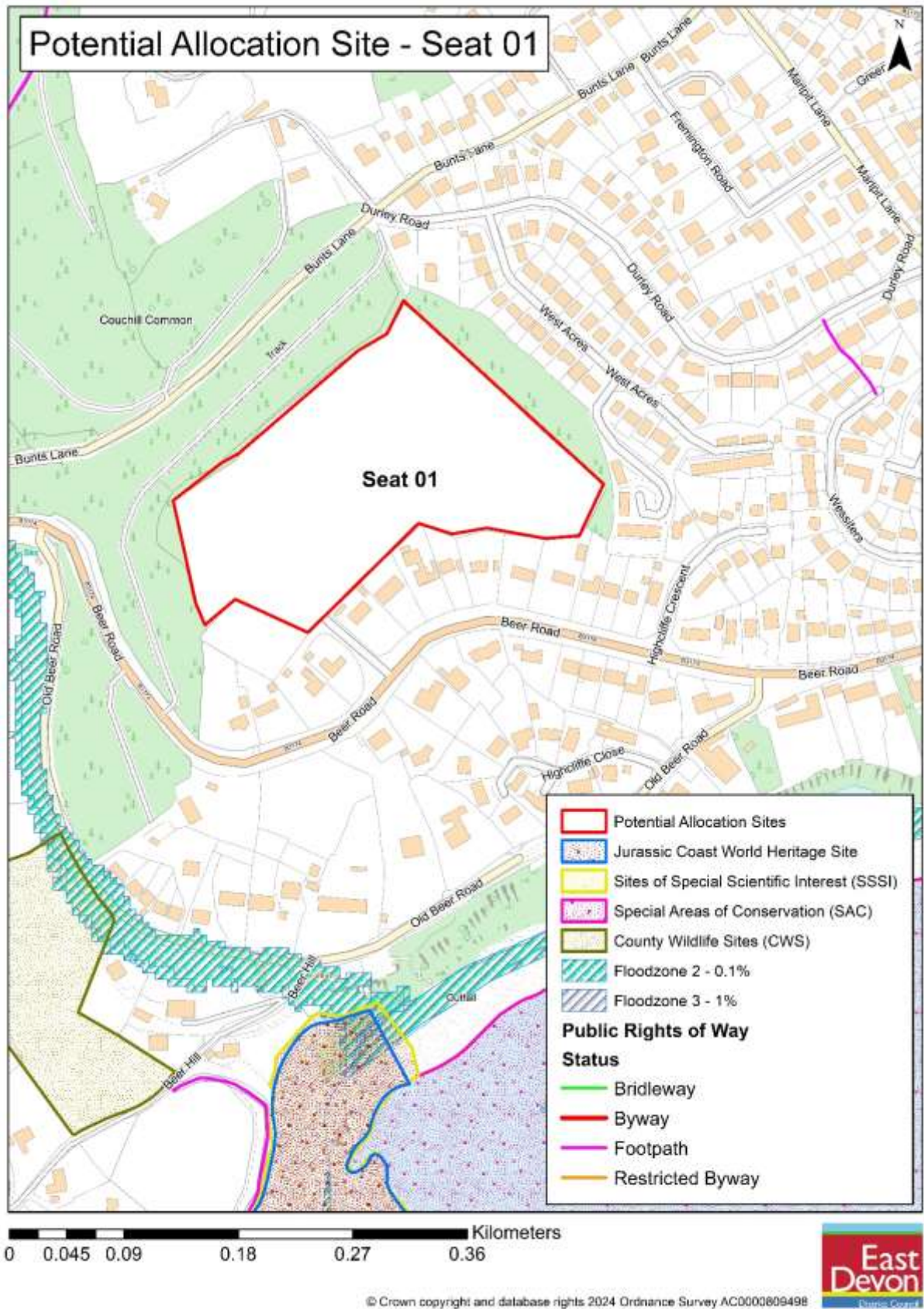
Reference number: Seat_01

Site area (ha): 4.36

Address: Clay Common, Seaton

Proposed use: Residential

Site map



Photos



View from south west corner of site, looking north east



View from across Beer Road, looking north



View from South West Coast Path, approximately 500m south west of site – the site occupies the hill top in mid-distance

Site Assessment Summary and Conclusion

Infrastructure

DCC Highways: No access difficulties. The site has direct level access onto Beer Road. Possible cycle/ped access onto Bunts Lane, Beer Road and West Acres. DCC Education: Significant ha sites proposed for development, mainly to the north of the town. Proposed site Seat_01, 09 and 10 are to the south west of the town. Seaton primary has capacity to support some development - but not to the level proposed. The impact should be considered alongside proposed sites in the vicinity of Colyford (Coly_05, 04 and 11). The ability to provide safe walking routes between the proposed sites and the primary school should be considered. Secondary transport costs would apply. Secondary capacity needs to be assessed with other proposed sites within the Axe Valley school catchment area.

Landscape

Due to the elevated nature of the site, prominent views of site, and location on settlement edge, development would not integrate with the existing settlement and would adversely affect surrounding countryside. Site is visible from National Landscape 1600m to east - this long distance, and the built form of Seaton in between, means that the site makes a limited contribution to the National Landscape. However, the elevated position and undeveloped, wooded skyline provide limited visual containment for the site and makes it prominent in wider views. Within the Coastal Preservation Area designated in the Local Plan on the basis of visual openness and views to and from the sea. Overall, the site has a high / medium landscape sensitivity to new development.

Historic environment

No designated heritage assets within 100m of site, but archaeology record in eastern part. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

Ecology

Large field of unimproved grassland, but dominated by a single grass species. Mature trees along west, north and east hedgerow boundary, and woodland beyond. No ecological designations within 100m of site, but within Beer Quarry and Caves SAC bat consultation zone, sustenance zones, landscape connectivity zone. Overall, significant moderate adverse effect predicted.

Accessibility

9 out of 12 facilities within 1,600m of site (excl. Colyton Grammar). Can link to existing footpath on Beer Road, with possible cycle/ped access onto Bunts Ln, West Acres. Hourly or better bus service available on Beer Rd, 67m to south. 900m to town centre.

Other constraints

Sloping site (gradient of 1:10 to 1:3 across most of site) could present challenges for construction and addressing landscape impact. Grade 3 agricultural land in the strategic assessment. No significant issues relating to flood risk, water quality, minerals or waste.

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

No

Opportunities

A reduction of site size towards the southern and eastern boundary could be considered, adjacent to existing built form, to reduce landscape impact. Woodland planting across the remainder of the site would enhance landscape character and reflect surrounds.

Yield (number of dwellings or hectares of employment land)

50

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Seaton to serve its own needs and that of wider surrounding areas. However, Seaton has fewer jobs, lacks some strategic facilities (train station, secondary school, swimming pool), and is located in a less accessible location compared to some other Main Centres.

Should the site be allocated?

No.

Reasons for allocating or not allocating

Although the scale of development on this site would be consistent with the spatial strategy, with good access to community services, facilities and employment opportunities, there are adverse impacts, particularly relating to landscape, which means that it should not be allocated.

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

No - even limiting development to the southern part would cause landscape harm.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

Other relevant biodiversity, historic environment and/or geological designations

None.

Landscape Character Type and relevant key characteristics

4D Coastal slopes combes: • Multiple branching valleys that can range from narrow and steep including scarp slopes to more open shallow systems. Underlying Beer Limestone a highly-valued material for building and carving. • Broadleaved woodland, dominant in places, particularly along valley tops and along watercourses. • Mainly pasture, with pockets of wet pasture and scrub. • Semi-natural habitats include grassland, woodland, scrub, wet pasture and caves. • Coastal influence in exposure, vegetation and extensive views. High, open and exhilarating on top slopes, grading to intimate and enclosed in lower valleys. • Coastal views.

Local landscape character of site and immediate surrounds

Sloping agricultural field (gradient of 1:10 to 1:3 across most of site). Large detached dwellings along southern boundary. • Broadleaved woodland, dominant in places, particularly along valley tops - adjoins east, north and west of site. • Coastal influence in exposure, vegetation and extensive views. • High, open and exhilarating on top slopes. Coastal views, within the Coastal Preservation Area designated in the Local Plan on the basis of visual openness and views to and from the sea.

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

Yes

General and site-specific affects that could arise from development

- Introduction of built form and associated infrastructure
- Impact on topography – steep slopes likely to require significant earthworks/ retaining structures
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- existing arrangements from side road leading to Beer Road in south are satisfactory.
- Single, large field with no trees/hedgerow on site, so likely to be no loss of these features.
- Impact on designated assets in vicinity of site - site is visible from National Landscape 858m to the east, and Jurassic Coast World Heritage Site and Heritage Coast 1.9km to east.

Analysis

Physical and natural characteristics	
Medium-high	Gently rolling topography, exposed site with extensive views across the local area. Unimproved pasture, hedgerow with trees, adjoining woodland to north, east and west. Large field, of irregular pattern. Simple landcover complexity with boundary trees.
Cultural and historic associations	
Medium	West, north and east boundary hedgerows are on the 1890 OS map. Surrounding dwellings to south and east date from early to late 20th century. Views to Jurassic Coast World Heritage Site to south.
Relationship to existing settlement edge	
Medium-high	Modern, 20th C dwellings present to east and south, but topography means these are set below the site, particularly to the east where the ground slopes away steeply. Linear edge form, on a plateau edge. Due to elevated nature of the site, prominent views of site, and location on settlement edge, development would not integrate with the existing settlement and would adversely affect surrounding countryside.
Experiential landscape character	
Medium	Exposed, open site comprised of a smooth, rolling field. Large detached dwellings on large plots to south back on to the site. 'B' road front these dwellings. Telegraph wire on southern boundary. Other boundaries comprise thick historic hedgerows and trees in good condition.
Views	
Medium-high	Due to the open, elevated position of the site, boundary trees and hedgerows would provide limited screening of new development from short and long distance viewpoints to the south and east. This includes views from the beach 1km to east, National Landscape 1600m to east, and the Jurassic Coast WHS 1900m to east. Development would obscure the undeveloped and wooded skyline present on the west and north edge of the site. Coastal views, within the Coastal Preservation Area designated in the Local Plan on the basis of visual openness and views to and from the sea. Intervisibility with Seat_09 to south west.
Overall landscape susceptibility	
Medium-high	Due to elevated nature of the site, prominent views of site, and location on settlement edge, development would not integrate with the existing

	settlement and would adversely affect surrounding countryside. Site is visible from National Landscape 1600m to east - this long distance, and the built form of Seaton in between, means that the site makes a limited contribution to the National Landscape. However, the elevated position and undeveloped, wooded skyline provide limited visual containment for the site and makes it prominent in wider views. Within the Coastal Preservation Area designated in the Local Plan on the basis of visual openness and views to and from the sea.
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
Slight	
If outside designated landscape, factors which may raise or lower value from moderate	
Perceptual (scenic) - memorable/distinctive views of the site, given its elevated position and undeveloped, wooded skyline. There are viewpoints of the site from sensitive receptors (public incl SW coast path, National Landscape). Site is located in CPA. Natural heritage is also a factor, given the boundary of historic hedgerows.	
Landscape value	
High – Locally or regionally designated landscape. Also areas which documentary evidence and /or site observations indicate as being more valued than surrounding areas.	
Overall landscape sensitivity	
High / Medium	
Landscape guidance: opportunities in relation to development	
If the site was to be developed, access should be from the existing cul-de-sac adjoining to the southern boundary, off Beer Road. Development should be limited to the southern and eastern boundary, adjacent to existing built form, to reduce landscape impact. Woodland planting across the remainder of the site would enhance landscape character and reflect surrounds.	

Historic Environment Site Assessment

Notes on history of area

Seaton is a rural seaside town whose history is strongly influenced by the sea and River Axe estuary. Archaeological finds indicate people living in the area for over 6000 years. In Roman times, Seaton was an important port and harbour with a significant Roman villa at Honeyditches to the west. Seaton became known for producing salt in the 18th century. The arrival of the railway in Victorian times meant that Seaton changed quickly from being a small fishing village to a tourist town, with an accompanying building boom of hotels, guest houses and large houses/apartments. These buildings are often finished outside with brick and flint, with low walls covered in pebbles reminiscent of the "Devon bank". One of first holiday camps in the country opened in Seaton just before the Second World War, and the town remained a popular tourist destination into the 1940s and 50s. However, the loss of the train station in the 1960s saw tourism decline, when many hotels and guest houses gradually turned into nursing homes. The 1960s/70s saw some unsympathetic architecture along the seafront, and estates with little character built to the north of the town, including many bungalows. The development of uniform

housing estates in the north continued in the latter part of the 20th century. Since the year 2000 there has been greater emphasis on developing brownfield and infill sites across the town, including in gardens of large properties and by demolishing small industrial units or older homes.

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 Nearest designated heritage asset is Jurassic Coast World Heritage Site, 300m to south.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes The WHS is 300m to the south, but topography and intervening dwellings/vegetation mean that intervening views are limited. There are long distance views from WHS 1.9km to east, but distance and intervening town mean development would not affect the WHS or its setting. HER shows a site of a Prehistoric rectangular enclosure in eastern part of site.
List any heritage assets potentially affected.	1 - Enclosure west of Seaton

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	296	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	15882	Minor adverse effect predicted (not significant)
Ramsar site	International	23544	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	1400	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	296	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	1988	Minor adverse effect predicted (not significant)

Local Nature Reserve (LNR)	Regional	1248	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1394	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	194	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	1500	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	0	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	270	Minor adverse effect predicted (not significant)

Comments

Intervening residential development between site and Sidmouth to West Bay SAC/SSSI 296m to south. Beer Fields CWS beyond Beer Road, 194m to west. Woodland and forest in draft NRN adjoins site to west, north and east. Axe Estuary MCZ to east. Although outside SAC, site is within Beer Quarry and Caves SAC consultation zone, sustenance zones, landscape connectivity zone.

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? Yes

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

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

Yes. Large field of unimproved grassland, but dominated by a single grass species.

Presence of veteran or ancient trees

No

Large numbers of mature trees within hedgerows or otherwise

Yes. Mature trees along west, north and east hedgerow boundary, and woodland beyond. Species could include bats as within bat sustenance zone.

Presence of ponds not identified on aerial imagery

No

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

No

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

No

Is there any evidence which contradicts the desk study results?

No

Conclusion

Significant moderate adverse effect predicted

3 Site Reference Seat_02

Site details

Settlement: Seaton

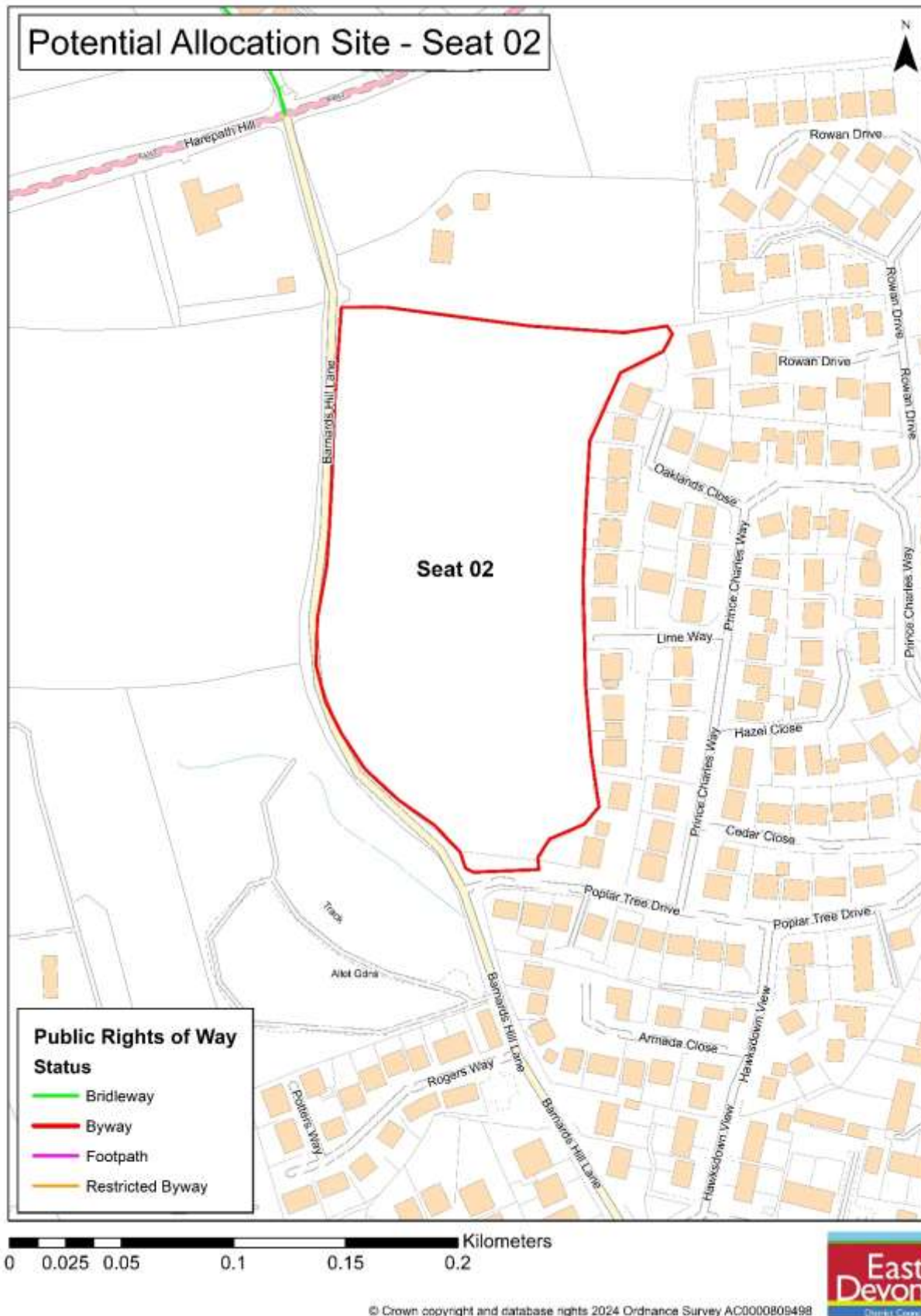
Reference number: Seat_02

Site area (ha): 2.69

Address: Land at Barnards Hill Lane, Seaton,

Proposed use: Residential

Site map



Photos



View from north west corner of site, looking south



View from north west corner of site, looking east



View looking north from Poplar Tree Drive, southern edge of site



View from Axmouth Road, approximately 1.6km to the south east of the site (field below arrow)

Site Assessment Summary and Conclusion

Infrastructure

DCC Highways: Barnards Hill Lane is very narrow and there are no footways, but these matters could possibly be addressed with the development of the site. The site is on the edge of the developed area of Seaton, but is quite well located to local facilities. On level access can be obtained by Poplar Tree Drive. Note: the HELAA Panel expressed concern about land ownership on land bordering Poplar Tree Drive and whether access can be achieved from this road.

DCC Education: Significant ha sites proposed for development, mainly to the north of the town. Proposed site Seat_01, 09 and 10 are to the south west of the town. Seaton primary has capacity to support some development - but not to the level proposed. The impact should be considered alongside proposed sites in the vicinity of Colyford (Coly_05, 04 and 11). The ability to provide safe walking routes between the proposed sites and the primary school should be considered. Secondary transport costs would apply. Secondary capacity needs to be assessed with other proposed sites within the Axe Valley school catchment area.

Landscape

The site is bounded by historic hedgerow and is relatively prominent, being set above the level of the adjacent road and houses with open boundaries to the north and west. The National Landscape is clearly apparent 1273m to the east, but impact is lessened by distance and adjacent dwellings. Existing urban influence features in all views, reducing the susceptibility to development. Overall, the site has medium landscape sensitivity to new development.

Historic environment

No designated heritage assets within 100m of site, and no on-site records in the HER. Intervening dwellings, caravan park, and allotments means that intervisibility between the site and the Honeyditches Scheduled Monument (290m away) is limited, and development of the site would not affect the SM. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

Ecology

Single arable field, with historic hedgerow including several mature trees. No ecological designations within 100m of site, but within Beer Quarry and Caves SAC bat consultation zone, sustenance zones, landscape connectivity zone. In addition, northern part is within bats pinch point, with a roost around 500m to north. Overall, significant moderate adverse effect predicted.

Accessibility

10 out of 12 facilities within 1,600m of site (excl. Colyton Grammar). Footpaths should be provided that link with existing footpaths in vicinity. Hourly or better bus route runs along southern boundary. Around one mile to town centre, although several other facilities are closer (e.g. primary school, GP are 600m).

Other constraints

Grade 3 agricultural land. Adjacent dwellings to east and south are set below the site, so development should be designed to avoid impacting upon their amenity. Small areas of surface water flood risk beyond site to east and south, so should ensure run-off does not exacerbate problems in these areas. High cumulative flood risk in Strategic Flood Risk Assessment. Within

Green Wedge designated in Local Plan 2013-31, but it is not considered that development would damage settlement identity or lead to settlement coalescence.

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

Yes

Opportunities

Potential to create bus stop on route that travels along Poplar Tree Drive which provides hourly or greater 'town' service.

Yield (number of dwellings or hectares of employment land)

40.

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Seaton to serve its own needs and that of wider surrounding areas. However, Seaton has fewer jobs, lacks some strategic facilities (train station, secondary school, swimming pool), and is located in a less accessible location compared to some other Main Centres.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The scale of development on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. Good access to facilities and employment, medium landscape sensitivity, but ecological impacts relating to use by Beer Quarry and Caves SAC bats will need to be addressed in bringing the site forward, specifically that of avoiding constriction of the bat pinchpoint between the northern edge of Seaton and Colyford.

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

N/A.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of NATIONAL LANDSCAPE

Other relevant biodiversity, historic environment and/or geological designations

Roman And Earlier Settlement At Honeyditches Scheduled Monument 290m to south west - there are intervening views between this designated asset and the site.

Landscape Character Type and relevant key characteristics

3B Lower rolling farmed and settled valley slopes: • Gently rolling landform, sloping up from valley floor. • Many hedgerow trees, copses and streamside tree rows. Oak and ash predominate, and there are small blocks of woodland. • Predominantly pastoral farmland, often with a wooded appearance. Variable sized fields with wide, low hedged boundaries and a mostly irregular pattern, reflecting different phases of enclosure. • Winding, often narrow sunken lanes, with tall earth banks. • Views tend to occur across valleys, rather from within them. Higher land in other LCTs forms the backdrop to views.

Local landscape character of site and immediate surrounds

Site is slightly raised above surrounding land to east and south, with a gentle slope (1:20 to 1:10) from west to east. Adjacent to Seaton with existing dwellings to east and south east, and allotment to south west. Currently in agricultural use - arable rather than pastoral. • Gently rolling landform, sloping up from valley floor. • Winding, narrow sunken lane, with tall earth banks along west edge of site. • Views occur across valley the, rather from within them. Higher land in other LCTs forms the backdrop to views.

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

Yes

General and site-specific affects that could arise from development

• Introduction of built form and associated infrastructure. • Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads. • Site access requirements- On level access can be obtained by Poplar Tree Drive or Lime Way. • Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss all required to access site from Poplar Tree Drive and/or Lime Way. • Impact on designated assets within and in vicinity of site - site is visible from National Landscape 1273m to east and Scheduled Monument 290m to south west.

Analysis

Physical and natural characteristics	
Medium	Gently rolling topography, set above adjoining dwellings to east and south. Arable landcover on a medium sized field, bounded by historic hedgerow (present on 1890 map) with trees. Uniform landcover complexity. Lane runs along western edge of site.
Cultural and historic associations	

Medium	Historic boundary hedgerows, present on 1890 OS map. Surrounding 20th C dwellings to east and south. Scheduled Monument 290m to south west has views of the site. Devon HLC identifies site as medieval enclosure.
Relationship to existing settlement edge	
Low-medium	Set on a valley side but only a gentle slope, with modern 20th C, fringing development adjoining to east and south. Smooth settlement boundary. Development of site would integrate with the urban form associated with adjoining dwellings, allotment, and caravan park to south west.
Experiential landscape character	
Medium	Open, smooth and exposed site, elevated above land to east and south. Rural lane runs along western boundary. Telegraph wire crosses site. Urban form with dwellings to east and south, allotments and nearby caravan park all indicate human disturbance/activity in vicinity.
Views	
Medium	Open site, on valley side with distant views, including of National Landscape 1273m to east. Short distance views from allotment and Poplar Tree Drive to south. Visible from Seaton Footpath 4, on Seaton Down Hill. Potential development would be widely visible but seen in the context of adjoining dwellings, allotment and caravan park, which reduces its sensitivity. Intervisibility with Seat 03 beyond a field to north.
Overall landscape susceptibility	
Medium	The site is bounded by historic hedgerow and is relatively prominent, being set above the level of the adjacent road and houses with open boundaries to the north and west. The National Landscape is clearly apparent 1273m to the east, but impact is lessened by distance and adjacent dwellings. Existing urban influence features in all views, reducing the susceptibility to development.
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
Moderate	
If outside designated landscape, factors which may raise or lower value from moderate	
Site has memorable/distinctive views, given its slightly elevated position on the valley side and undeveloped, hedgerow skyline. There are viewpoints of the site from sensitive receptors (public, National Landscape). Natural heritage is also a factor, given the boundary of historic hedgerows.	
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	
Reduce dwelling height (i.e. bungalows) near the east and south boundary to ensure development does not appear dominant over existing dwellings. A buffer should be provided to the northern boundary with tree planting/landscaping to soften boundary edge with the countryside to create a well considered and designed northern edge to Seaton. Underground telegraph wire across site. Access via Poplar Tree Dr in south where hedgerow is gappy.	

Historic Environment Site Assessment

Notes on history of area

See Seat_01.

Overall conclusion

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

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	No Roman And Earlier Settlement At Honeyditches Scheduled Monument is nearest designated heritage asset, 290m to south west as its closest point - however the SM is only visible from 380m away due to intervening dwellings.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No Intervening dwellings, caravan park, and allotments means that intervisibility between the site and the Scheduled Monument is limited, and development of the site would not affect the SM. No other heritage assets would be affected.
List any heritage assets potentially affected.	None.

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	1785	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	16463	Minor adverse effect predicted (not significant)
Ramsar site	International	24679	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	1300	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1785	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	2364	Minor adverse effect predicted (not significant)

Local Nature Reserve (LNR)	Regional	573	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1533	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	583	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	400	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	6	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	400	Minor adverse effect predicted (not significant)

Comments

Seaton Down is nearest UWS, 400m to north west. Cropland in draft NRN across road to south west. Axe Estuary MCZ to east. Although outside SAC, site is within Beer Quarry and Caves SAC consultation zone, sustenance zones, landscape connectivity zone. In addition, northern part is within bats Pinch Point, with a key bat roost approximately 860m to north-east. This means that reducing the developable area and avoiding development of the northern and western edges of the site, which will reduce the total number of units which can be delivered on this site.

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? Yes

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

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

No. Single arable field.

Presence of veteran or ancient trees

No

Large numbers of mature trees within hedgerows or otherwise

Yes

Several mature trees within hedgerow. Species could include bats as within bat sustenance zone.

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. A single 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

Significant moderate adverse effect predicted

4 Site Reference Seat_03

Site details

Settlement: Seaton

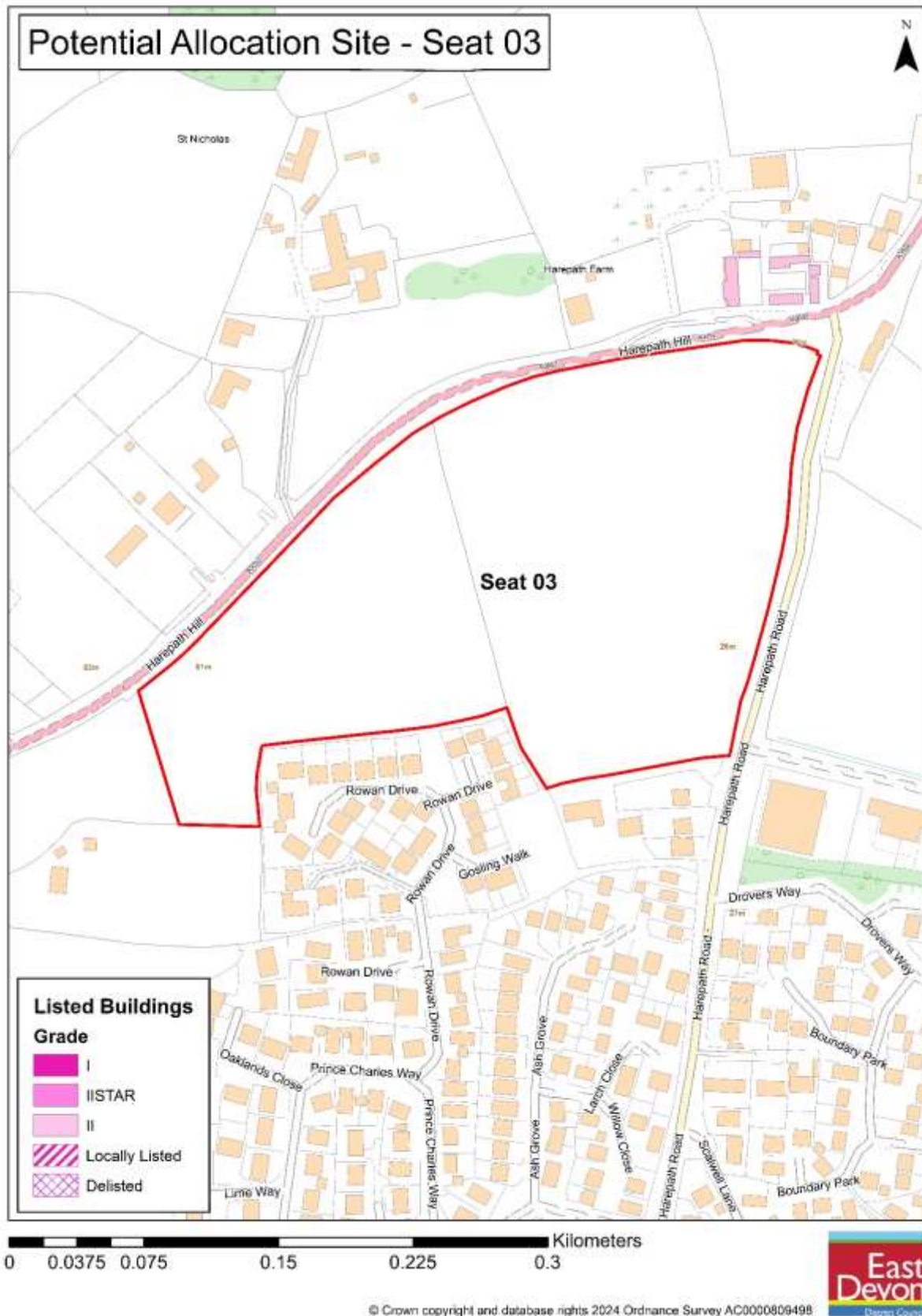
Reference number: Seat_03

Site area (ha): 6.01

Address: Land to the South of Harepath Hill, Seaton, EX24 6DP

Proposed use: Residential

Site map



Photos



View from north east corner of site, looking south west



View from A3052, looking south west across the site



View from Axmouth Road, approximately 1.8km to the east of the site (two fields below arrow)

Site Assessment Summary and Conclusion

Infrastructure

DCC Highways: A planning application has recently been considered by East Devon District Council for the development of this site. There are no objections in principle to the residential development of this site from a highway point of view. DCC Education: Significant ha sites proposed for development, mainly to the north of the town. Proposed site Seat_01, 09 and 10 are to the south west of the town. Seaton primary has capacity to support some development - but not to the level proposed. The impact should be considered alongside proposed sites in the vicinity of Colyford (Coly_05, 04 and 11). The ability to provide safe walking routes between the proposed sites and the primary school should be considered. Secondary transport costs would apply. Secondary capacity needs to be assessed with other proposed sites within the Axe Valley school catchment area.

Landscape

Open sloping side, with distant, expansive views, including from National Landscape 961m to east. Open views from short distance too. Settlement edge provides some context of built form. Historic hedgerow boundary with trees, present on 1890 OS map, but of limited landscape value due to missing sections and being close-cut. Grade II listed Harepath Farm buildings to north east has east-west aspect with limited views to south, a setting already compromised by A3052 and modern development to east and west. Overall, the site has a medium landscape sensitivity to new development.

Historic environment

Grade II listed Harepath Farm across road to NE, so potential impact upon its significance. However, this asset has east-west aspect with limited views to south, with a setting already compromised by A3052 and modern development to east and west. The HER identifies a network of ditches and gullies across the site, and a ring ditch in the centre of the site. Overall, medium: no significant effects that cannot be mitigated.

Ecology

Single arable field, with historic hedgerow including several mature trees. No ecological designations within 100m of site, but within Beer Quarry and Caves SAC bat consultation zone, sustenance zones, landscape connectivity zone. In addition, within bats pinch point, with a key maternity roost around 300m to north east. Overall, significant moderate adverse effect predicted.

Accessibility

10 out of 12 facilities within 1,600m of site (excl. Colyton Grammar). Footpath along eastern boundary is narrow and may need widening. Hourly or better bus route runs along eastern boundary, with existing bus stop on south east edge of site.

Other constraints

Grade 2 agricultural land. Sloping site from west to east (mostly gradient 1:10 to 1:3). Small areas of surface water flood risk on road to east and north, so should ensure run-off does not exacerbate problems in these areas. High cumulative flood risk in Strategic Flood Risk Assessment. Eastern field was refused planning permission for 149 dw and a Kingdom Hall (09/0179/MFUL) due to being outside development boundary, within green wedge, landscape impact, design/layout, harm to setting of Harepath Farm House, and absence of legal agreements for off-site open space and sewage treatment works. Within Green Wedge designated in Local Plan 2013-31, but it is not considered that development would damage settlement identity or lead to settlement coalescence. Planning application 22/2781/MOUT pending a decision includes a football pitch in the eastern field.

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

Yes

Opportunities

Potential to help deliver part of walking/cycling link around north edge of Seaton. Deliver long-held aspirations for a new football pitch in Seaton.

Yield (number of dwellings or hectares of employment land)

75 dwellings. This comprises the 4.15 hectares of land not within the area shown as a football pitch in planning application 22/2718/MOUT. The net area of developable land (2.49 ha) at 30 dwellings per hectare results in 75 dwellings.

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Seaton to serve its own needs and that of wider surrounding areas. However, Seaton has fewer jobs, lacks some strategic facilities (train station, secondary school, swimming pool), and is located in a less accessible location compared to some other Main Centres.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The scale of development on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. Good access to facilities and employment, but medium landscape sensitivity, medium heritage impact, and adverse ecological impacts relating to bats associated with Beer Quarry and Caves SAC - specifically, the constriction of the bat pinch point located between the northern edge of Seaton and Colyford.

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

N/A.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

Other relevant biodiversity, historic environment and/or geological designations

Grade II listed Harepath Farm across the road to north east with open views into the site

Landscape Character Type and relevant key characteristics

3B Lower rolling farmed and settled valley slopes: • Gently rolling landform, sloping up from valley floor. • Many hedgerow trees, copses and streamside tree rows. Oak and ash predominate, and there are small blocks of woodland. • Predominantly pastoral farmland, often with a wooded appearance. Variable sized fields with wide, low hedged boundaries and a mostly irregular pattern, reflecting different phases of enclosure. • Settled, with various settlement sizes, building ages, patterns and styles. Various building materials, including stone,

cob, whitewash/ render, slate, thatch and tile. • Views tend to occur across valleys, rather from within them. Higher land in other LCTs forms the backdrop to views.

Local landscape character of site and immediate surrounds

Sloping site from west to east (mostly gradient 1:10 to 1:3). Located between the northern edge of Seaton and A3052 Harepath Hill. Comprised of two agricultural fields - arable rather than pastoral. • Gently rolling landform, sloping up from valley floor. • Many hedgerow trees, copses. • Variable sized fields with wide, low hedged boundaries and a mostly irregular pattern, reflecting different phases of enclosure. • Views occur across valleys, rather from within them. Higher land in other LCTs forms the backdrop to views.

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

Yes

General and site-specific affects that could arise from development

• Introduction of built form and associated infrastructure. • Impact on topography – steep slopes likely to require significant earthworks/ retaining structures. • Site access requirements- direct access on to Harepath Road to east. • Typical access works- some grading required to accommodate level differences, tree/ hedgerow loss to gain access. • Impact on designated assets within and in vicinity of site - visible from National Landscape 1.4km to east; Grade II listed Harepath Farm across the road to north east with open views into the site, so impact on setting of this listed building.

Analysis

Physical and natural characteristics	
Medium	Two medium sized, arable fields, set on the valley side. Apart from western edge where the boundary cuts across a larger field, historic hedgerow (present on 1890 map) forms the site boundary. However, this hedgerow has limited landscape value particularly in northern boundary where there are substantial missing sections, and because hedgerow in other boundaries is close cut. The southern boundary is well treed in places. Aside from a clump of medium sized trees in the northeast corner, trees on the northern boundary comprise only some 4 or 5 medium size multi-stem ash of poor quality which are potentially susceptible to ash dieback disease. There are better quality medium sized trees along the northern half of the eastern boundary. No trees to the western boundary. Uniform landcover complexity and regular field pattern.
Cultural and historic associations	
Medium	Historic hedgerow boundary with trees, present on 1890 OS map, but as explained have limited landscape value. Grade II listed Harepath Farm to north overlooks site, but it has an east-west aspect and views to the

	south from it and its complex of outbuildings are limited. The setting is already compromised by the A3052 and modern development to the east and west. Modern 20th and 21st C dwellings adjoin to south. Devon HLC identifies site as post-medieval enclosure.
Relationship to existing settlement edge	
Medium	Linear edge, adjoining modern development on settlement edge to south. The existing settlement edge to the south is poor quality, consisting of modern residential and employment land which do not relate well to the adjacent countryside and which provide a poor visual approach to the town from the north. The site itself is somewhat separated from open countryside to the north by ribbon development along the north side of the A3052. Group of mature trees obscures development adjoining to south east, as do trees on south west corner. Valley side settlement setting, meaning the site features prominently in wider views albeit in context of Seat_02 and 05 and existing development to the south.
Experiential landscape character	
Low-medium	Open, exposed and expansive site. A3052 along northern boundary, Harepath Road along east and their junction at north east edge, makes it an active and busy area. Fields are intensively managed for arable. Dwellings to south and industrial units to south east also indicate human disturbance. Overhead power/ communications lines which follow the northern boundary and the busy A3052 are modern detractors. Overall the site has a distinctly urban fringe character.
Views	
Medium	Open landscape, with distant, expansive views, including from National Landscape 961m to east. Site is visible in short distance from A3052 and Harepath Road, and medium distance from the Wetlands. Footpath along Harepath Road going out to Colyford means site is clearly visible to walkers. Also long distance views from Seaton Footpath 4, on Seaton Down Hill. However, development would be seen in the context of Seat 05 and 02 and existing development to the south. Clear intervisibility with Seat 05.
Overall landscape susceptibility	
Medium	Open sloping side, with distant, expansive views, including from National Landscape 961m to east. Open views from short distance too. Settlement edge provides some context of built form. Historic hedgerow boundary with trees, present on 1890 OS map, but of limited landscape value particularly in northern boundary where there are substantial missing sections, and because hedgerow in other boundaries is close cut. Grade II listed Harepath Farm buildings to north east overlooks site.
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
Moderate	
If outside designated landscape, factors which may raise or lower value from moderate	
Site has memorable/distinctive views, given its position on the valley side and undeveloped, hedgerow skyline. There are viewpoints of the site from sensitive receptors (public, including footpaths, and National Landscape). Natural heritage is also a factor, given the boundary of historic hedgerows albeit of limited landscape value as explained.	

Landscape value
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value
Overall landscape sensitivity
Medium
Landscape guidance: opportunities in relation to development
If the site was to be developed, built development should be concentrated in the less prominent eastern edge near Harepath Road, and/or to the south adjoining existing dwellings up to 55m contour line. Development should also respect the setting of Grade II listed Harepath Farm. A wide buffer should be provided to the northern and western boundaries with tree planting/landscaping in northern and western edge to soften boundary edge with the countryside to create a well considered and designed northern edge to Seaton.

Historic Environment Site Assessment

Notes on history of area

See Seat_01.

Overall conclusion

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

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes Grade II listed Harepath Farm House and associated buildings is across the road (20m) from the north eastern edge of the site.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes Grade II listed Harepath Farm across the road from site to the NE, so potential impact upon its significance. Site is visible from Grade I listed Axmouth church, but 1.5km away and would not affect its setting. In addition, the HER identifies a network of ditches and gullies across the site, probably relating to phases of land drainage and field division from the prehistoric to post-medieval periods; and a ring ditch in the centre of the site.
List any heritage assets potentially affected.	1 - 'Harepath Farm'. 2 - 'Ring ditch and network of ditches and gullies'.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Harepath Farm Farm house. Circa C16, remodelled in C18. Stone rubble house at right angles to road. Roughcast end wall with corner pilasters. Thatched hipped roof. Two storeys. Long seven window range. Two-light casements with glazing bars. Tudor arched doorway. Stone and brick chimney stacks at the ridge. Ashlar chimney stack in rear wall with set-offs. 3x other buildings in close proximity (Linhay, Stables, Barn) also listed because of group value.
Significance of asset and setting	Medium Grade II listed farm house and associated buildings. Open views from the south mean the asset is experienced from public view points along Harepath Road and the A3052, albeit interspersed by hedgerow and trees along Harepath Road. The busy road (A3052) adjacent to the south, and modern development to the east and west of the asset has a negative contribution to the setting.
Relationship of site with heritage asset	Close proximity but farm house has an east-west aspect with limited views to south, with a setting already compromised by A3052 and modern development to east and west. The noise and disturbance from cars using the busy A3052 also detracts from the relationship between the asset and the site.
Level of contribution (site to heritage asset)	Moderate
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?	Moderate The close proximity and clear inter-visibility between the site and the asset means that development would affect the setting of the asset, particularly the open area to the south of the asset, currently a field. Medium distance views of the asset from the south (on Harepath Rd) and west (on A3052) would be affected. The asset would remain visible from the south east.
Could the site be developed in a way that minimised potential impact?	Development in the north east part of the site could be restricted to respect the setting of the asset. Key views could be retained when considering the layout of development.
Would the development affect the heritage asset in other ways?	The landscape context of the asset would clearly be affected, as the site offers the only open views of the asset due to existing buildings and tall trees around the north of the asset. Lighting associated with developing the site would also affect the asset.

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?	Yes
Would development enable further research and recording of the heritage asset?	No
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?	See notes
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	Including an area of open space opposite the asset, with interpretation boards, could both improve public access and respect the setting of the asset. The site boundary could be moved to the south to lessen the impact upon the setting. The materials in the development could reflect the stone rubble construction of the listed buildings. Alternative sites are being considered in Seaton, but Seat_03 is a preferred allocation based upon the range of planning issues.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 2	
Description of asset	Ring ditch and network of ditches and gullies A network of ditches and gullies probably relating to phases of land drainage and field division from the prehistoric to post-medieval periods. Circular ring ditch approximately 7 metres in diameter, identified by geophysical survey and partly revealed by trench evaluation, prehistoric.
Significance of asset and setting	Lesser Local archaeological importance.
Relationship of site with heritage asset	Located in eastern field, below surface so not present when viewing site.
Level of contribution (site to heritage asset)	Little
Further assessment required?	Yes Archaeological assessment should be undertaken prior to the site being developed.

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?	Beneficial Development offers the opportunity to investigate and excavate archaeology as necessary.
Could the site be developed in a way that minimised potential impact?	Yes - archaeological so assess prior to developing the site.
Would the development affect the heritage asset in other ways?	No

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 2 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	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 2 avoiding harm	
Are there reasonable alternative sites?	See notes
Could the site boundary be changed to avoid harm?	See notes
Could the amount of development be reduced to avoid harm?	See notes
Would a different type of development (use) avoid harm?	Yes
Could design avoid harm?	Yes
Notes	If further archaeological assessment identifies particularly valuable findings, development of these areas could be avoided if necessary. Interpretation boards could be installed to explain archaeological records. Alternative sites are being considered in Seaton, but it remains to be confirmed which sites are suitable for allocation.

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	1684	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	16592	Minor adverse effect predicted (not significant)
Ramsar site	International	24897	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	1000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1684	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	2394	Minor adverse effect predicted (not significant)

Local Nature Reserve (LNR)	Regional	449	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1585	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	429	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	400	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	125	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	125	Minor adverse effect predicted (not significant)

Comments

Seaton Down is nearest UWS, 400m to west. Axe Estuary MCZ to east. Traditional orchard s.41 habitat 125m to north east. Although outside SAC, site is within Beer Quarry and Caves SAC consultation zone, sustenance zones, landscape connectivity zone. In addition, located within bats pinch point, with a key maternity roost around 300m to north. The constriction of the bat pinch point located between the northern edge of Seaton and Colyford means that the development of the entire site is unlikely to be acceptable from a Habitats Regulation Assessment (HRA) standpoint, but a smaller part of the site, along the southern and/or eastern boundary, would have less of an ecological and landscape impact, and this could be considered further. In order to ensure no adverse effect on the integrity of the Beer Quarry Caves SAC, suitable avoidance/mitigation/compensation measures would need to be identified. At this preliminary stage, it is considered that these would consist of a sensitive lighting plan (including sensitive site design, to ensure light levels of no more than 0.5 lux at the northern development boundary) and compensatory bat foraging and commuting habitat within the remainder of the proposed allocation site (to secure and enhance the pinch point in perpetuity).

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? Yes

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

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

No. Two arable fields.

Presence of veteran or ancient trees

No

Large numbers of mature trees within hedgerows or otherwise

Yes. Several mature trees within hedgerow. Species likely to include bats as within bat sustenance zone and pinch point.

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. Two arable fields.

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

Significant moderate adverse effect predicted

5 Site Reference Seat_05

Site details

Settlement: Seaton

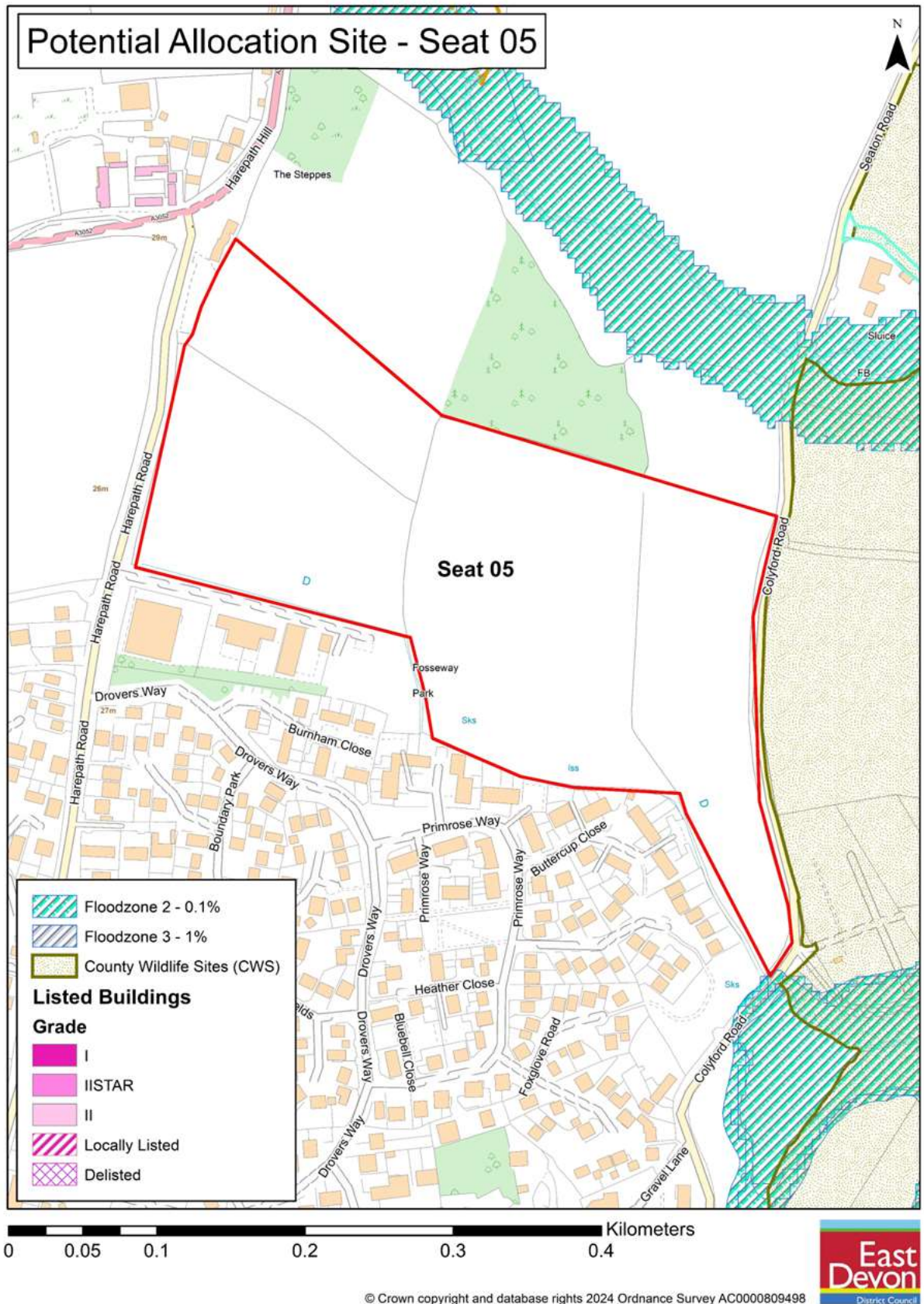
Reference number: Seat_05

Site area (ha): 8.85

Address: Land off Harepath Road, Seaton, Devon, EX12 2WH

Proposed use: Residential and employment

Site map



Photos



View from Harepath Road, looking across the southern part of the site



View from Harepath Road, looking across the northern part of the site



View from Seaton Down Hill, looking north east approximately 1km from the site (beneath arrow)

Site Assessment Summary and Conclusion

Infrastructure

DCC Highways: Access could be gained to this site from Harepath Rd or maybe via the private road serving Seat_04. DCC Education: Significant ha sites proposed for development, mainly to the north of the town. Proposed site Seat_01, 09 and 10 are to the south west of the town. Seaton primary has capacity to support some development - but not to the level proposed. The impact should be considered alongside proposed sites in the vicinity of Colyford (Coly_05, 04 and 11). The ability to provide safe walking routes between the proposed sites and the primary school should be considered. Secondary transport costs would apply. Secondary capacity needs to be assessed with other proposed sites within the Axe Valley school catchment area. Southern part of site is within current LP mixed-use employment and recreation allocation, intended for the relocation of Seaton Town FC (IDP, 2017).

Landscape

Historic hedgerow boundary with trees, present on 1890 OS map. Small blocks of woodland to north and south are typical of the landscape character type, providing a relationship with surrounding countryside albeit with the context of built form of the industrial estate. Site is visible from National Landscape 546m to the east, although it is set low down in the valley and seen in the context of the existing town which runs along the southern boundary, reducing its visual prominence. Overall, medium landscape sensitivity to new development.

Historic environment

There are views from the site of Grade II listed Harepath Farm, 46m to the north west, so potential impact upon its significance, but has a setting already compromised by A3052 and

modern development to east and west. The HER notes some archaeology findings on the site. Overall, medium: no significant effects that cannot be mitigated.

Ecology

Arable fields, bounded by historic hedgerow and adjoined by small area of woodland to the north. Seaton Marshes CWS across road to east. Woodland in draft NRN adjoins to north. Within Beer Quarry and Caves SAC bat consultation zone, sustenance zones, landscape connectivity zone. In addition, within bats pinch point, with a roost around 500m to north. Overall, significant moderate adverse effect predicted.

Accessibility

10 out of 12 facilities within 1,600m of site (excl. Colyton Grammar). Footpath along western boundary is narrow and may need widening. No sustainable travel links on eastern boundary - development should enable walking, cycling and public transport links to the east. Hourly or better bus route runs along western boundary, with existing bus stop on south west edge of site. Around one mile to town centre, although several other facilities are closer (e.g. primary school, shop, GP).

Other constraints

Grade 2 agricultural land. Surface water flooding affects southern boundary of site, so development should address this issue. Area of high flood risk across road to south east, associated with Seaton Wetlands. High cumulative flood risk in Strategic Flood Risk Assessment. Current LP mixed-use allocation for employment and recreation that has not been delivered, so need to consider whether this need remains and/or whether housing should (also) be proposed. Slightly larger site (including field to north east) comprising 170 dw, employment land, football pitches was refused at appeal in 2014 (APP/U1105/A/13/2202124) as “proposed development would harm the character and appearance of the area in the vicinity of The Long House and towards the southern edge of Colyford along the A3052”...“finely balanced”... but “until such time as the Green Wedge policy has been either confirmed or revised through the local plan examination procedure, the harm to the character and appearance of the area would outweigh the benefits of the proposed scheme”. Subsequently, an application for employment, open space and up to 150 dw (15/2188/MOUT) was refused by the council because of viability and deliverability concerns, part of the site being outside the built-up area boundary, impact on bats, and lack of delivery mechanism for affordable housing, employment land, recreation, or habitat mitigation. Eastern section of site was included in 'publication' LP as a reserve site – the Local Plan Inspector’s Report (para 83) states it “would be a logical extension to Seaton”. Northern and eastern fields are within Green Wedge designated in Local Plan 2013-31, but it is not considered that development would damage settlement identity or lead to settlement coalescence. Planning application 22/2781/MOUT pending a decision.

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

Yes

Opportunities

Opportunity to deliver long-held ambition to relocate Seaton Town FC. Current LP allocation has not come forward due to viability issues, so housing may help deliver the football pitches and employment land. Could also help deliver a pedestrian/cycle link around northern Seaton.

Yield (number of dwellings or hectares of employment land)

130 dwellings and 2.2 hectares of employment land.

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Seaton to serve its own needs and that of wider surrounding areas. However, Seaton has fewer jobs, lacks some strategic facilities (train station, secondary school, swimming pool), and is located in a less accessible location compared to some other Main Centres.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The scale of development on this site would help deliver the district-wide housing and employment requirement in a manner that is consistent with the spatial strategy. Good access to facilities and employment, medium landscape sensitivity, and minor heritage impact but loss of Grade 2 (best and most versatile) agricultural land. Site should provide employment land in field north of existing industrial estate, which should be identified separately on Policies Map. Significant ecological impacts relating to bats will need to be addressed in bringing the site forward, specifically, the constriction of the bat pinch point located between the northern edge of Seaton and Colyford.

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

N/A.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

Other relevant biodiversity, historic environment and/or geological designations

Seaton Marshes County Wildlife Site across the road on the eastern boundary of the site.

Grade II listed Harepath Farm 46m to north west looks into the site.

Landscape Character Type and relevant key characteristics

3B Lower rolling farmed and settled valley slopes: • Gently rolling landform, sloping up from valley floor. Numerous shallow valleys contain small streams. • Many hedgerow trees, copses and streamside tree rows. Oak and ash predominate, and there are small blocks of woodland. • Predominantly pastoral farmland, often with a wooded appearance. Variable sized fields with wide, low hedged boundaries and a mostly irregular pattern, reflecting different phases of enclosure. • Semi-natural habitats include streams and ditches, grassland, woodland and trees. • Numerous historic landscape features including farmsteads. • Various building materials, including stone, cob, whitewash/ render, slate, thatch and tiles. • Views tend to occur across valleys, rather from within them. Higher land in other LCTs forms the backdrop to views. • Often strong colours within the landscape, influenced by underlying geology, season and choice of crops.

Local landscape character of site and immediate surrounds

Gently sloping from west to east, currently used for agriculture purposes - arable rather than pastoral. Southern part of site is adjacent to the urban edge of Seaton, with open countryside surrounding the remainder of the site. • Gently rolling landform, sloping up from valley floor. Shallow valley with small stream on south west. • Many hedgerow trees, copses and streamside tree rows. Oak and ash predominate, and there are small blocks of woodland. Variable sized fields with wide, low hedged boundaries and a mostly irregular pattern, reflecting different phases of enclosure. • Semi-natural habitats include streams and ditches, grassland, woodland and trees. Open, rather than enclosed landscape.

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

Yes

General and site-specific affects that could arise from development

• Introduction of built form and associated infrastructure. • Site access requirements- minor works can facilitate direct access on to Harepath Road or alternatively from private road on Fosseyway Park. Access from Colyford Road would be more challenging to create viability splays. Access works would mean tree/ hedgerow loss. • Impact on watercourses/ waterbodies- stream runs along southern boundary of site. • Impact on other notable site features - small area of woodland adjoins to north. • Impact on designated assets within and in vicinity of site- TPO in southern edge of site, site is visible from National Landscape 546m to the east, Grade II listed

Harepath Farm 46m to north west with open views into the site, so impact on setting of this listed building.

Analysis

Physical and natural characteristics	
Medium	Gently sloping, valley bottom site comprised of 4x fields of arable crops. Historic hedgerow (1890 map) boundaries with trees. Medium sized, regular fields, simple landcover complexity.
Cultural and historic associations	
Medium	Historic hedgerow boundary with trees, present on 1890 OS map. Grade II listed Harepath Farm to north west has views into the site, obscured slightly by intervening vegetation. Several other attractive, stone buildings close to listed building. 20th C Fosseyway Industrial estate adjoins to south. Devon HLC identifies eastern field as medieval enclosure, with remaining three fields being post-medieval.
Relationship to existing settlement edge	
Medium	Linear edge, adjoining modern (20th C) industrial units to south. Open site, set in the valley bottom. Long distance views to surrounding countryside, albeit at a low profile. The adjacent industrial units are visually prominent, but this context of built form is softened by small areas of woodland adjoining to the north and south of the site. Development would protrude into countryside, but given the sites' low profile and clear presence of existing settlement to south, development could integrate with the existing settlement edge.
Experiential landscape character	
Low-medium	Active, open, and expansive site. Industrial units to south, A3052 to north, Harepath Road along west and their junction at north west edge. These factors make it an active and busy area. Fields are intensively managed. Telegraph wires on site. Dwellings and industrial units to south also indicate human disturbance.
Views	
Medium	Open site, with generally open skyline apart from small areas of woodland to north and south. Footpath along Harepath Road going out to Colyford means site is clearly visible to walkers. Also long distance views from Seaton Footpath 4, on Seaton Down Hill. Site is visible from National Landscape 546m to the east, although it is set low down in the valley and seen in the context of the existing town which runs along the southern boundary, reducing its visual prominence. The cemetery overlooks the site beyond the south east edge, although these views are seen in the context of existing dwellings. Clear intervisibility with Seat_03 to west.
Overall landscape susceptibility	
Medium	Historic hedgerow boundary with trees, present on 1890 OS map. Small blocks of woodland to north and south are typical of the landscape character type. Site is visible from National Landscape 546m to the east, although it is set low down in the valley and seen in the context of the existing town which runs along the southern boundary, reducing its visual prominence.
Within nationally designated landscape?	

Site is not within a designated landscape.
Degree of intervisibility with nationally designated landscape
Moderate
If outside designated landscape, factors which may raise or lower value from moderate
There are viewpoints of the site from sensitive receptors (public, including footpaths, and National Landscape). Natural heritage is also a factor, given the boundary of historic hedgerows, and small areas of adjoining woodland that characteristic of the LCT.
Landscape value
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value
Overall landscape sensitivity
Medium
Landscape guidance: opportunities in relation to development
If the site was developed, the small areas of adjoining woodland should be enhanced through additional planting. Tree planting/landscaping in northern edge would help soften boundary edge with the countryside. Similarly, screening of site in the east would reduce impact upon the National Landscape, for example using eastern field as SUDS/recreation land. Utilising existing field access on west edge would minimise hedgerow loss.

Historic Environment Site Assessment

Notes on history of area

See Seat_01.

Overall conclusion

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

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes Grade II listed Harepath Farm House and associated buildings is located 46m from the north west edge of the site.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes There are views from the site of Grade II listed Harepath Farm, 46m to the north west, so potential impact upon its significance. Colyford Conservation is 200m to north at its closest point, but this distance means it will not affect its setting. Site is visible from Grade I listed Axmouth church, but 1km away and would not affect its setting. The HER also notes a settlement identified through archaeological

	features and deposits, archaeological anomalies, and possible medieval field boundary on the site.
List any heritage assets potentially affected.	1 - 'Harepath Farm'. 2 - 'Archaeological features and deposits, archaeological anomalies, and possible medieval field boundary'.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Harepath Farm Farm house. Circa C16, remodelled in C18. Stone rubble house at right angles to road. Roughcast end wall with corner pilasters. Thatched hipped roof. Two storeys. Long seven window range. Two-light casements with glazing bars. Tudor arched doorway. Stone and brick chimney stacks at the ridge. Ashlar chimney stack in rear wall with set-offs. 3x other buildings in close proximity (Linhay, Stables, Barn) also listed because of group value.
Significance of asset and setting	Medium Grade II listed farm house and associated buildings. Open views from the south mean the asset is experienced from public view points along Harepath Road and the A3052, albeit interspersed by hedgerow and trees along Harepath Road. The busy road (A3052) adjacent to the south of the asset has a negative contribution to this setting. Other buildings present in close proximity around the north of the asset.
Relationship of site with heritage asset	The site is visible from the asset, although views are not open due to the presence of intervening hedgerow and trees. At the closest distance, The Long House is located between the asset and the site. There are two busy roads (Harepath Rd and A3052) between the site and the asset which further reduce its contribution to the significance of the asset.
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 The proximity and visibility of the site means that development would affect the setting of the asset. However, development would not restrict key views of the asset. The two busy roads in between the site and the asset already detract from their relationship.
Could the site be developed in a way that minimised potential impact?	Development in the north west part of the site could be restricted to respect the setting of the asset.
Would the development affect the heritage asset in other ways?	No

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	Yes
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	Yes
Could the amount of development be reduced to avoid harm?	Yes
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	The inclusion of an area of open space in the north west part of the site, with interpretation boards, could both improve public access and respect the setting of the asset. The site boundary could be moved to the south east to lessen the impact upon the setting. The materials in the development could reflect the stone rubble construction of the listed buildings. Alternative sites are being considered in Seaton, but Seat_05 is a preferred allocation based upon the range of planning issues.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 2	
Description of asset	Archaeological features and deposits, archaeological anomalies, and possible medieval field boundary Survey identified a number of archaeological anomalies. An evaluation identified occupation layers, spreads and artefacts, indicating settlement dating from the Mesolithic through to the Romano-British period. Medieval pottery was also recovered. In eastern edge linear ditch may be the remains of a medieval hollow way or field boundary. Earthworks are likely to survive.
Significance of asset and setting	Lesser Local archaeological importance.
Relationship of site with heritage asset	Heritage asset is below surface so not present when viewing site.
Level of contribution (site to heritage asset)	Little
Further assessment required?	Yes Archaeological assessment should be undertaken prior to the site being developed.

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?	Beneficial Development offers the opportunity to investigate and excavate archaeology as necessary.
Could the site be developed in a way that minimised potential impact?	Yes - archaeological so assess prior to developing the site.
Would the development affect the heritage asset in other ways?	No

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 2 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	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 2 avoiding harm	
Are there reasonable alternative sites?	See notes
Could the site boundary be changed to avoid harm?	See notes
Could the amount of development be reduced to avoid harm?	See notes
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	If further archaeological assessment identifies particularly valuable findings, development of these areas could be avoided if necessary. Interpretation boards could be installed to explain archaeological records. Alternative sites are being considered in Seaton, but it remains to be confirmed which sites are suitable for allocation.

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	1432	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	16939	Minor adverse effect predicted (not significant)
Ramsar site	International	25208	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	550	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1432	Minor adverse effect predicted (not significant)

National Nature Reserve (NNR)	National	1915	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	185	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1068	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	3	Significant moderate adverse effect predicted
Unconfirmed Wildlife Site (UWS)	County	800	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	0	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	100	Significant moderate adverse effect predicted

Comments

Seaton Marshes CWS across road to east. Woodland in draft NRN adjoins to north. Floodplain grazing s.41 100m to south east, traditional orchard s.41 100m to north. Although outside SAC, site is within Beer Quarry and Caves SAC consultation zone, sustenance zones, landscape connectivity zone. In addition, located within bats pinch point, with a roost around 500m to north. The development of the entire site is unlikely to be acceptable from a Habitats Regulation Assessment (HRA) standpoint, but a smaller part of the site, along the southern and/or eastern boundary, would have less of an ecological and landscape impact, and could be considered further. In order to ensure no adverse effect on the integrity of the Beer Quarry Caves SAC, suitable avoidance/mitigation/compensation measures would need to be identified. At this preliminary stage, it is considered that these would consist of a sensitive lighting plan (including sensitive site design, to ensure light levels of no more than 0.5 lux at the northern development boundary) and compensatory bat foraging and commuting habitat within the remainder of the proposed allocation site (to secure and enhance the pinch point in perpetuity).

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? Yes

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

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

No. Arable fields.

Presence of veteran or ancient trees

No

Large numbers of mature trees within hedgerows or otherwise

Yes. Several mature trees within hedgerow. Small area of woodland adjacent to north of site. Species likely to include bats as within bat sustenance zone and pinch point.

Presence of ponds not identified on aerial imagery

No

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

Yes. Site comprises 4x fields, so potential requirement for hedgerow removal, although relatively large fields so recommend that any removal will be limited.

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

Significant moderate adverse effect predicted

6 Site Reference Seat_08

Site details

Settlement: Seaton

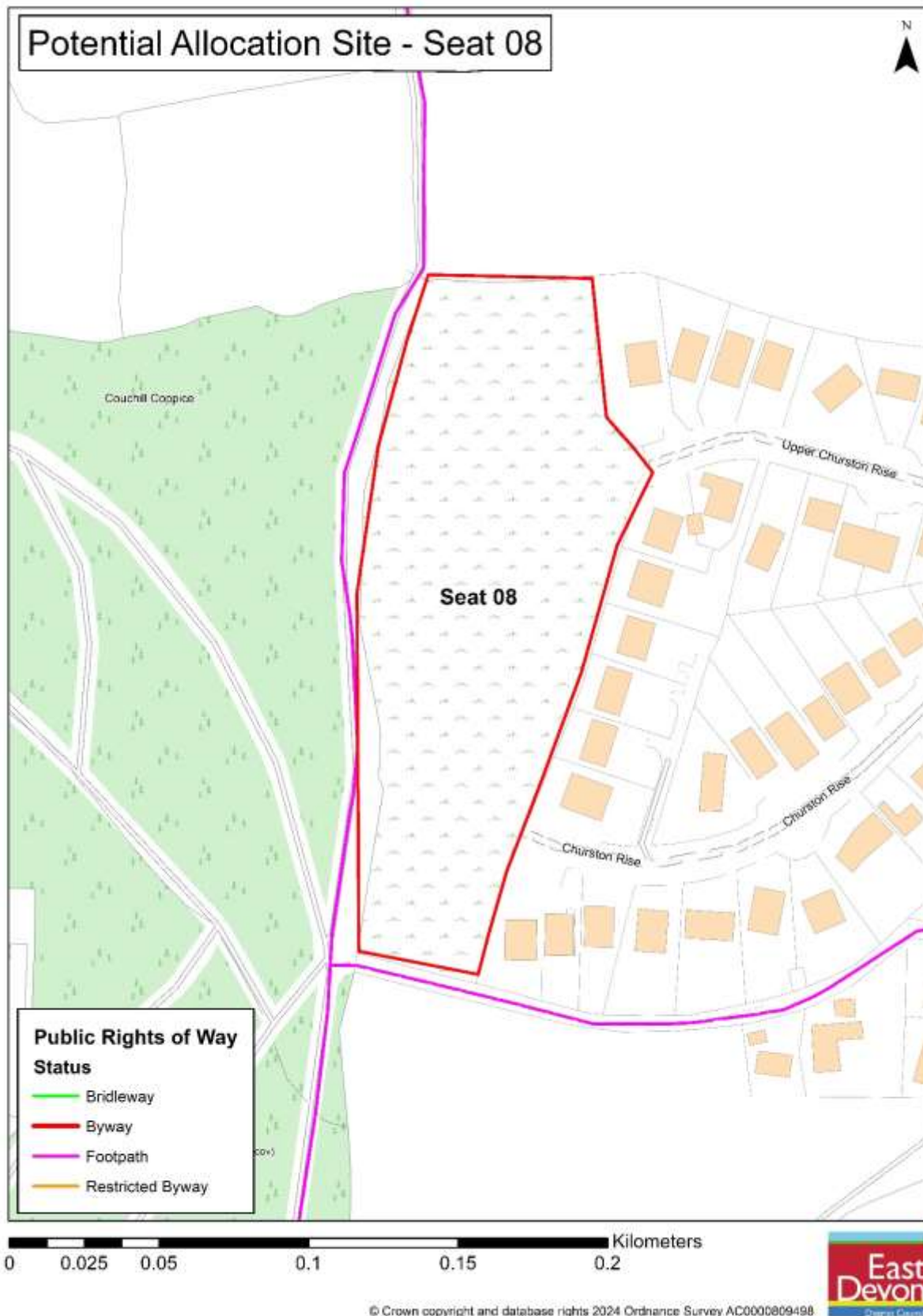
Reference number: Seat_08

Site area (ha): 1.57

Address: Land Between Churston Rise and Couchill Copse, Seaton, EX12 2HD

Proposed use: Residential

Site map



Photos



On-site view, looking east



On-site view, looking south



View from Upper Churston Rise, on north east edge of site

Site Assessment Summary and Conclusion

Infrastructure

DCC Highways: Land available from both Churston Rise and Upper Churston Rise, which are both housing estate roads and the two connections in tangent would provide for emergency alternative access through this parcel would produce an overall low number of dwellings. Ped and cycle links possible in a Manual for Streets design. DCC Education: Significant ha sites proposed for development, mainly to the north of the town. Proposed sites Seat_01, 09 and 10 are to the south west of the town. Seaton primary has capacity to support some development - but not to the level proposed. The impact should be considered alongside proposed sites in the vicinity of Colyford (Coly_05, 04 and 11). The ability to provide safe walking routes between the proposed sites and the primary school should be considered. Secondary transport costs would apply. Secondary capacity needs to be assessed with other proposed sites within the Axe Valley school catchment area.

Landscape

Rooftops of existing dwellings on eastern boundary indicate human presence, but countryside/woodland on remaining edges provide a rural feel and sense of tranquility. Varied landcover with a mix of scrub, unimproved pasture, small trees, and other low level vegetation (e.g. ferns). Within CPA defined on the basis of visual openness and views to and from the sea, however location on the plateau edge limits views of the site to a degree. Open landscape, with wooded skyline along its western edge. Overall, high/medium landscape sensitivity to new development.

Historic environment

No designated heritage assets within 100m of site. No records on HER on site, but numerous records to east and west means that archaeology may be present on site. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

Ecology

Field that is 'overgrown' with areas of unimproved grassland, ferns, small trees, and other vegetation. Woodland and forest adjacent to west. Site is within Beer Quarry and Caves SAC consultation zone, sustenance zones, landscape connectivity zone - the large amount of rank grassland, scrub and encroaching woodland on site are valuable habitats for foraging and commuting bats and other ecological receptors. Overall, significant moderate adverse effect predicted.

Accessibility

9 out of 12 facilities within 1,600m of site (excl. Colyton Grammar), although most of these are relatively far at approx 1km away and a hilly journey that could discourage walking/cycling. 'Town' bus service (no. 393) departs from Churston Rise every 1 or 2 hours. Around one mile to the town centre, nearest shop, primary school and GP are slightly closer at 1km.

Other constraints

Grade 3 agricultural land. Adjacent dwellings to east are set below the site, so development should be designed to avoid impacting upon their amenity. Despite signs stating "private land - no public right of way" it was clear from the site visit that it is well used for informal recreation. Proposal for 11 bungalows on site refused in 1980 due to landscape impact and being located outside development boundary; same reasons plus inadequate turning and STW impact in proposal for five bungalows in southern half of site in 1985.

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

No

Opportunities

Potential to extend existing bus service from Churston Rise into the site.

Yield (number of dwellings or hectares of employment land)

38

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Seaton to serve its own needs and that of wider surrounding areas. However, Seaton has fewer jobs, lacks some

strategic facilities (train station, secondary school, swimming pool), and is located in a less accessible location compared to some other Main Centres.

Should the site be allocated?

No

Reasons for allocating or not allocating

Although there is reasonably good access to community services, facilities and employment opportunities and low heritage impact, the adverse landscape impact is principal reason for not allocating this site. The site also contains large amounts of rank grassland, scrub and encroaching woodland, which are valuable habitats for foraging and commuting bats associated with the Beer Quarry and Caves SAC, as well as other ecological receptors.

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

No.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

Other relevant biodiversity, historic environment and/or geological designations

Landscape Character Type and relevant key characteristics

4D Coastal slopes combes: • Broadleaved woodland, dominant in places, particularly along valley tops and along watercourses. • Mix of unenclosed woodland and small to medium irregular fields marked by low hedgebanks. • Semi-natural habitats include grassland, woodland, scrub, wet pasture. • Coastal influence in exposure, vegetation and extensive views. • Sense of timelessness in parts. • Coastal views.

Local landscape character of site and immediate surrounds

Yes

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

Sloping field (gradient 1:10 to 1:3) adjoining the western edge of Seaton. • Broadleaved woodland adjoins the western edge of site, dominant in places, along valley top. • Mix of unenclosed woodland and small to medium irregular field marked by low hedgebanks. • Semi-

natural habitats include grassland, woodland, scrub. Coastal influence in exposure, vegetation and extensive views. High, open and exhilarating on top slopes. Within the Coastal Preservation Area designated in the Local Plan on the basis of visual openness and views to and from the sea.

General and site-specific affects that could arise from development

Direct access on to both Churston Rise and Upper Churston Rise, which are both housing estate roads, should be straightforward. Some tree/hedgerow loss is necessary to gain access to the site. The presence of several trees on site, and forest adjoining to west, are notable features that will be affected by development.

Analysis

Physical and natural characteristics	
Medium-high	Medium sized, gently rolling field, near to the plateau on the valley top, western edge of Seaton. Varied landcover with a mix of scrub, unimproved pasture, small trees, and other low level vegetation (e.g. ferns). Several 'informal' paths cross the site. Hedgerow with trees forms the site boundary. North, west and south field boundaries are present on 1890 map. Devon HLC identifies area as medieval enclosure.
Cultural and historic associations	
Low-medium	Devon HLC identifies area as medieval enclosure, but only north, west and south field boundaries are present on 1890 map. Scheduled monument (Roman settlement) 223m to north east, but intervening dwellings mean limited relationship with this heritage asset.
Relationship to existing settlement edge	
Medium	Long, eastern edge of site adjoins the rear boundaries of modern dwellings on Churston Rise/Upper Churston Rise. Vegetated, linear edge, with fields to north and south and a large woodland to the west. Set on plateau edge, slightly higher than adjoining dwellings.
Experiential landscape character	
Medium-high	Wild, tranquil, relatively exposed and open site. Rooftops of existing dwellings on eastern boundary indicate human activity, but countryside/woodland on remaining edges provide a rural feel and sense of tranquility. Telegraph wires in south of site. Undeveloped and neglected condition, which is complex due to a mixture of grass, small vegetation and trees.
Views	
Medium-high	Open landscape, with wooded skyline along its western edge. Distant, expansive views to the National Landscape 2km to the east. However, views of the site from the National Landscape are seen in the urban context of adjacent dwellings, along with the wider settlement. Within CPA defined on the basis of visual openness and views to and from the sea. Location on the plateau edge limits views of the site to a degree. Seaton Footpath 20 runs along western and southern edge of the site - the boundary of trees/hedgerow limit views into the site.
Overall landscape susceptibility	

Medium-high	Rooftops of existing dwellings on eastern boundary indicate human activity, but countryside/woodland on remaining edges provide a rural feel and sense of tranquility. Varied landcover with a mix of scrub, unimproved pasture, small trees, and other low level vegetation (e.g. ferns). Within CPA defined on the basis of visual openness and views to and from the sea, however location on the plateau edge limits views of the site to a degree. Open landscape, with wooded skyline along its western edge.
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
Slight	
If outside designated landscape, factors which may raise or lower value from moderate	
Perceptual (scenic) due to distinctive views from the coast (within designated CPA) and viewpoints of the site from sensitive receptors (public right of way, National Landscape); and perceptual (wildness and tranquility) due to the varied landcover, and woodland adjacent to west. North part of site is within two LCTs (4D, 2A) and close to 1B.	
Landscape value	
High – Locally or regionally designated landscape. Also areas which documentary evidence and /or site observations indicate as being more valued than surrounding areas.	
Overall landscape sensitivity	
High / Medium	
Landscape guidance: opportunities in relation to development	
Tree planting across site would help to break up development in the context of the wooded skyline that provides a backdrop to views from the east. Provide links into footpath running along west and south boundary. Telegraph wires on site should be undergrounded.	

Historic Environment Site Assessment

Notes on history of area

See Seat_01.

Overall conclusion

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

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	No Northern edge of site is 223m from SM, but steep topography means there is limited/nil intervisibility.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No No records on HER on site, but numerous records to east and west means that

	archaeological assessment may be required prior to developing the site.
List any heritage assets potentially affected.	None

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	966	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	15950	Minor adverse effect predicted (not significant)
Ramsar site	International	23758	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	1800	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	966	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	2491	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	899	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	940	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	484	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	900	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	0	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	220	Minor adverse effect predicted (not significant)

Comments

Woodland and forest in draft NRN adjacent to west. Deciduous woodland s.41 habitat 220m to west. Although outside SAC, site is within Beer Quarry and Caves SAC consultation zone, sustenance zones, landscape connectivity zone. The site also contains large amounts of rank grassland, scrub and encroaching woodland, which are valuable habitats for foraging and

commuting bats associated with the Beer Quarry and Caves SAC, as well as other ecological receptors.

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? Yes

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

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

Yes. Field that is 'overgrown' with areas of unimproved grassland, ferns, small trees, and other vegetation, offering suitable wildlife habitat.

Presence of veteran or ancient trees No

Large numbers of mature trees within hedgerows or otherwise

Yes. Mature trees along western boundary, where woodland adjoins the site.

Presence of ponds not identified on aerial imagery No

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

No. A single field, but removal of hedgerow and some large trees would be required to access the site.

Any other incidental features of ecological interest (protected/notable species incidentally recorded) No

Is there any evidence which contradicts the desk study results?

Conclusion

Significant moderate adverse effect predicted

7 Site Reference Seat_09

Site details

Settlement: Seaton

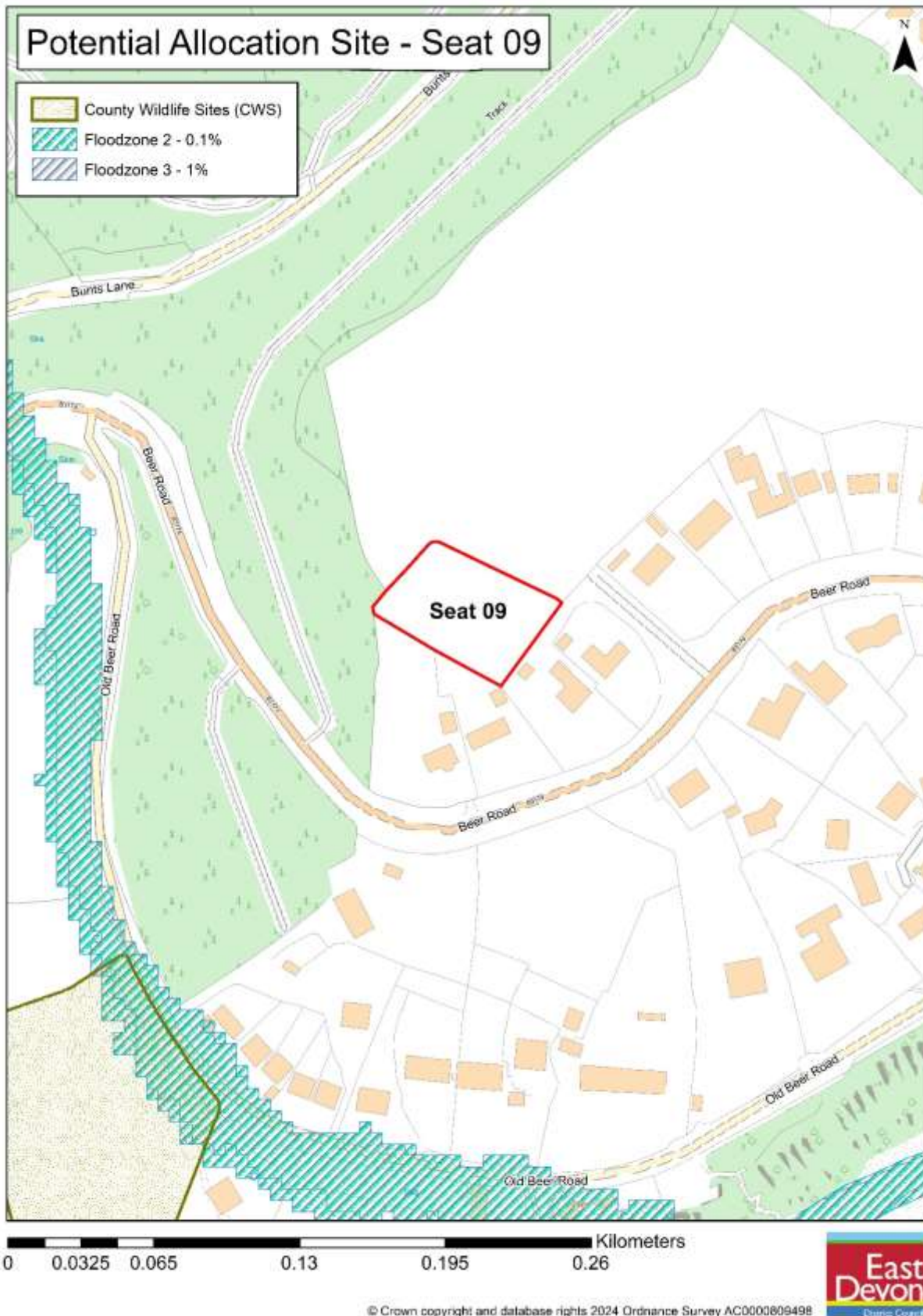
Reference number: Seat_09

Site area (ha): 0.29

Address: Land at Clay Common (Little Paddock), Seaton,

Proposed use: Residential

Site map



Photos



View from eastern edge of site, looking west



View from eastern edge of site, looking south west to the rear of housing on Beer Road

Site Assessment Summary and Conclusion

Infrastructure

DCC Highways: No access difficulties. The site has direct level access onto Beer Road. Possible cycle/ped access onto Beer Road. DCC Education: Significant ha sites proposed for development, mainly to the north of the town. Proposed site Seat_01, 09 and 10 are to the south west of the town. Seaton primary has capacity to support some development - but not to the level proposed. The impact should be considered alongside proposed sites in the vicinity of Colyford (Coly_05, 04 and 11). The ability to provide safe walking routes between the proposed sites and the primary school should be considered. Secondary transport costs would apply. Secondary capacity needs to be assessed with other proposed sites within the Axe Valley school catchment area.

Landscape

Unimproved pasture, including overgrown grassland, cow parsley and cow slip. Hedgerow with trees along northern boundary, woodland to west. Devon HLC identifies area as medieval enclosure, with west, north and east field boundary present on 1890 map. Located in CPA due to views to the sea. Small site size and urban context of dwellings to south reduces susceptibility to change, however surrounding character of large dwellings in large plots means that only a low housing density scheme would be acceptable. Overall, high-medium sensitivity to development.

Historic environment

Closest designated heritage asset is Jurassic Coast WHS, 270m to south. However, intervening dwellings and trees mean there are only glimpsed views of the site from the WHS. No HER archaeological records. Overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

Ecology

Site comprises unimproved grassland, including overgrown grass, cow parsley and cow slip. Woodland and forest in draft NRN adjoins site to west. Beer fields CWS 188m to west. Site is within Beer Quarry and Caves SAC consultation zone, sustenance zones, landscape connectivity zone. Minor adverse effect predicted (not significant)

Accessibility

9 out of 12 facilities within 1,600m of site (excl. Colyton Grammar). Can link to existing footpath on Beer Road, which provides connectivity into town centre. Bus stop on Beer Road provides hourly or better service. Around 1km to town centre.

Other constraints

Grade 3 agricultural land. No planning history or other known site constraints.

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

No

Opportunities

Ensure connection to footpath on Beer Road to ensure connectivity to town centre, and which will also enable access to bus stops.

Yield (number of dwellings or hectares of employment land)

7 dwellings. This is the yield suggested by the HELAA site submitter, which equates to 25 dwellings per hectare.

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Seaton to serve its own needs and that of wider surrounding areas. However, Seaton has fewer jobs, lacks some strategic facilities (train station, secondary school, swimming pool), and is located in a less accessible location compared to some other Main Centres.

Should the site be allocated?

No

Reasons for allocating or not allocating

The scale of development on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. The site will contribute towards 10% of requirement on smaller sites. However, even allocating the minimum of five dwellings would be contrary to character and appearance of the surrounding area.

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

No.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

Other relevant biodiversity, historic environment and/or geological designations

Within Beer Quarry and Caves SAC consultation zone, sustenance zones, landscape connectivity zone. Woodland and forest in draft NRN adjoins site to west.

Landscape Character Type and relevant key characteristics

4D Coastal slopes combes: • Broadleaved woodland, dominant in places, particularly along valley tops and along watercourses. • Semi-natural habitats include grassland, woodland, scrub, wet pasture. • Sense of timelessness in parts. • Coastal views.

Local landscape character of site and immediate surrounds

Yes

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

Broadleaved woodland, dominant in places - along western boundary of site. Large detached dwellings along southern boundary. Small field marked by low hedgebanks, currently overgrown with long grass. Sense of timelessness in parts. Within the Coastal Preservation Area designated in the Local Plan on the basis of visual openness and views to and from the sea.

General and site-specific affects that could arise from development

• Introduction of built form and associated infrastructure • Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads • Site access requirements- existing arrangements from side road leading to Beer Road in south are satisfactory. • Likely hedgerow loss to enable site access.

Analysis

Physical and natural characteristics	
Medium	Small, rectangular, enclosed field that is relatively flat. Simple landcover complexity of unimproved pasture, including overgrown grassland, cow parsley and cow slip. Hedgerow with trees along northern boundary, beyond which is a large unimproved pasture field (Seat_01). Rear gardens of large detached dwellings, including close board fencing, to south. Woodland adjoins to west. Devon HLC identifies area as medieval enclosure, with west, north and east field boundary present on 1890 map. Existing level access in south east would require minimal modification to facilitate development.
Cultural and historic associations	
Low-medium	Devon HLC identifies area as medieval enclosure, with west, north and east field boundary present on 1890 map. Surrounding dwellings to south and east date from 20th century. Overall, limited cultural and historical associations.
Relationship to existing settlement edge	

Low-medium	4x large detached modern dwellings adjoin to south. The site is contained by these dwellings, woodland to west and hedgerow with trees along north. This sense of enclosure means a low density development would have limited effect upon the settlement edge.
Experiential landscape character	
Medium	Site is enclosed by dwellings to south in large plots, so low-density surrounds. Woodland/trees/hedgerow on remaining sides. Large dwellings along south giving a strong sense of an urban context. 'B' road fronts these dwellings, indicating human activity. Telegraph wire crosses southern part of site. Other boundaries comprise hedgerows and trees in good condition.
Views	
Medium	Glimpsed public views into the site from the footpath and road at Beer Road to south, and the SW Coastal Path beyond. These views are filtered by existing dwellings. Within the Coastal Preservation Area designated in the Local Plan on the basis of visual openness and views to and from the sea. Intervisibility with Seat 01 to north east.
Overall landscape susceptibility	
Medium	Unimproved pasture, including overgrown grassland, cow parsley and cow slip. Hedgerow with trees along northern boundary, woodland to west. Devon HLC identifies area as medieval enclosure, with west, north and east field boundary present on 1890 map. Glimpsed public views into the site. Located in CPA due to views to the sea. Small site size and urban context of dwellings to south reduces susceptibility to change, however surrounding character of large dwellings in large plots.
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	
Landscape which is in a good physical state, being unimproved pasture that has been left to grow. Within CPA but an urban context with dwellings to south.	
Landscape value	
High – Locally or regionally designated landscape.	
Overall landscape sensitivity	
High-medium	
Landscape guidance: opportunities in relation to development	
If the site were to be developed, access should be from cul-de-sac off Beer Road to east, using existing field access to minimise hedgerow removal. Telegraph wires on site should be undergrounded. Development should be low density to reflect surrounding character. Planting along southern boundary would reduce the urban context from views to the south.	

Historic Environment Site Assessment

Notes on history of area

See Seat_01.

Overall conclusion

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

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	No Closest designated heritage asset is Jurassic Coast WHS, 270m to south. However, intervening dwellings and trees mean there are only glimpsed views of the site from the WHS.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No No records on HER for this site.
List any heritage assets potentially affected.	None.

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	263	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	15904	Minor adverse effect predicted (not significant)
Ramsar site	International	23536	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	1700	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	263	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	2200	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	1508	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1483	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	188	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	1800	Minor adverse effect predicted (not significant)

Draft Nature Recovery Network areas (NRN)	County	0	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	250	Minor adverse effect predicted (not significant)

Comments

Woodland and forest in draft NRN adjoins site to west. Beer fields CWS 188m to west. Although outside SAC, site is within Beer Quarry and Caves SAC consultation zone, sustenance zones, landscape connectivity zone.

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? Yes

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

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

Yes. Unimproved grassland, including overgrown grass, cow parsley and cow slip.

Presence of veteran or ancient trees

No

Large numbers of mature trees within hedgerows or otherwise

Yes. Several mature trees in hedgerow boundary. Woodland adjoins the western edge of site.

Presence of ponds not identified on aerial imagery

No

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

No. Single, small field. Limited hedgerow removal may be required to access the site.

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)

8 Site Reference Seat_10

Site details

Settlement: Seaton

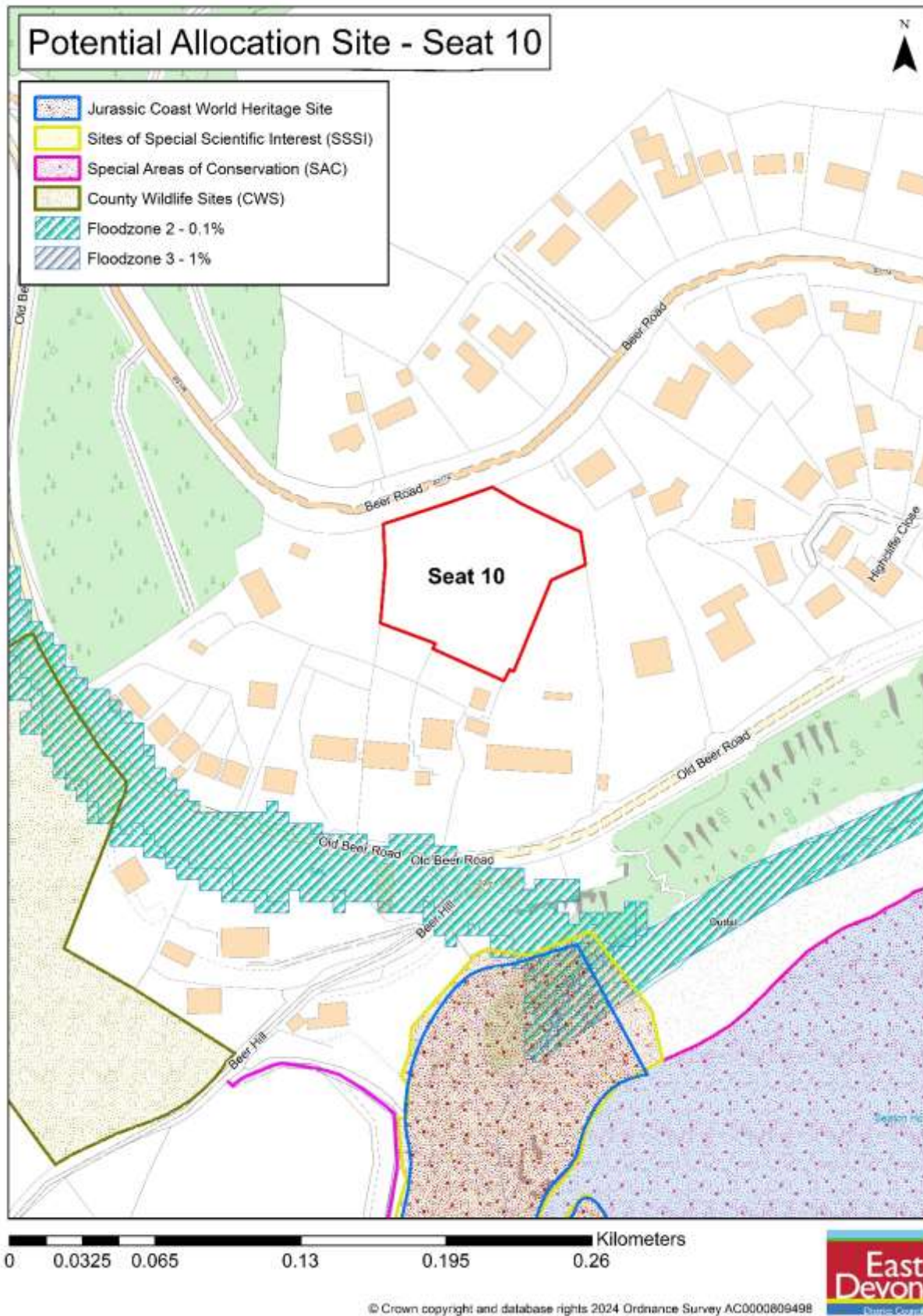
Reference number: Seat_10

Site area (ha): 0.51

Address: Land south of Beer Road, Seaton,

Proposed use: Residential

Site map



Photos



View from Beer Road on northern edge of site, looking to the south



View from across Beer Road on northern edge of site, looking to the south



View from South West Coast Path, approximately 300m south west of site (beneath the arrow)

Site Assessment Summary and Conclusion

Infrastructure

DCC Highways: A small housing site overall, visibility splay is on the outer side of the concave so should be constructable, Beer Road has ped links but no cycle link, Seaton within vicinity for facilities and services. DCC Education: Significant ha sites proposed for development, mainly to the north of the town. Proposed site Seat_01, 09 and 10 are to the south west of the town. Seaton primary has capacity to support some development - but not to the level proposed. The impact should be considered alongside proposed sites in the vicinity of Colyford (Coly_05, 04 and 11). The ability to provide safe walking routes between the proposed sites and the primary school should be considered. Secondary transport costs would apply. Secondary capacity needs to be assessed with other proposed sites within the Axe Valley school catchment area.

Landscape

Busy with human activity present given the site is adjacent to Beer Road and modern dwellings to north and east. Within CPA due to its visual openness and views to and from the sea, with open views from sensitive receptors. Overall, high/medium landscape sensitivity to new development.

Historic environment

Jurassic Coast WHS is closest designated asset, 125m to south of the site. The WHS was inscribed for the outstanding universal value of its rocks, fossils and landforms - developing the site would not affect these aspects due to distance and intervening dwellings. 3x archaeological records on site identified in the HER. Therefore, overall, Low: no concerns identified on current evidence, although archaeological mitigation measures may be required.

Ecology

Site is unimproved grassland, grazed by horses. Sidmouth to West Bay SAC/SSSI 118m to south. Beer Brook fields CWS 134m to west. Several mature trees around site boundary that are protected by TPOs. Within Beer Quarry and Caves SAC consultation zone, sustenance zones, landscape connectivity zone. Minor adverse effect predicted (not significant)

Accessibility

9 out of 12 facilities within 1,600m of site (excl. Colyton Grammar). Can link to existing footpath across the road, which provides connectivity into town centre. Bus stop on Beer Road provides hourly or better service. Around 1km to town centre.

Other constraints

Grade 3 agricultural land. Steep topography, particularly on southern half of site. Three planning applications (for 3 dw, 2 dw, and 1 dw, respectively) have been dismissed on appeal at this site since 2016 due to significant harm to the character and appearance of the area, most recently in June 2022.

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

No

Opportunities

Construct a crossing point to enable pedestrians to connect to footpath on north side of Beer Road.

Yield (number of dwellings or hectares of employment land)

12

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Seaton to serve its own needs and that of wider surrounding areas. However, Seaton has fewer jobs, lacks some strategic facilities (train station, secondary school, swimming pool), and is located in a less accessible location compared to some other Main Centres.

Should the site be allocated?

No

Reasons for allocating or not allocating

Reasonably good access to community services, facilities and employment opportunities, but adverse landscape impact is principal reason for not allocating this site.

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

No.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

Other relevant biodiversity, historic environment and/or geological designations

Within Beer Quarry and Caves SAC consultation zone, sustenance zones, landscape connectivity zone.

Landscape Character Type and relevant key characteristics

4D Coastal slopes combes: • Multiple branching valleys that can range from narrow and steep including scarp slopes to more open shallow systems. • Mix of unenclosed woodland and small to medium irregular fields marked by low hedgebanks. Mainly pasture, with pockets of wet pasture and scrub. • Semi-natural habitats include grassland, woodland, scrub. • Coastal influence in exposure, vegetation and extensive views. High, open and exhilarating on top slopes, grading to intimate and enclosed in lower valleys. • Coastal views.

Local landscape character of site and immediate surrounds

Yes

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

Small irregular field marked by low hedgebanks. Urban influence, due to presence of large detached dwellings to north and west, but open to south and countryside to west. Mature trees, subject to TPO along western boundary and to north east. Coastal influence in exposure, vegetation and extensive views. High, open and exhilarating on top slopes. Coastal views, within the Coastal Preservation Area designated in the Local Plan on the basis of visual openness and views to and from the sea.

General and site-specific affects that could arise from development

• Introduction of built form and associated infrastructure. • Impact on topography – steep slopes likely to require significant earthworks/ retaining structures. • Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads • Site access requirements- direct access on to Beer Road, no hedgerow on north boundary of site. •

Impact on TPOs trees along western boundary and to north east. Site is visible from SW Coast Path and Jurassic Coast World Heritage Site, albeit seen in the context of large detached dwellings in large plots which surround the site.

Analysis

Physical and natural characteristics	
Medium-high	Irregular shaped small field, northern part is relatively level, but southern part slopes steeply down towards the coast. Landcover of unimproved pasture, currently being used by grazing horses. Northern boundary with Beer Road is post and rail fence, several large TPO trees form the western boundary, with gappy hedgerow and trees (including TPO trees) on east and south boundaries. Medieval enclosure on Devon HLC, eastern hedgerow is present on 1890 map. Coastal influence in exposure, vegetation and extensive views is typical of LCT.
Cultural and historic associations	
Medium	Medieval enclosure on Devon HLC, eastern hedgerow is present on 1890 map. Palaeolithic Tools found in north part of site during construction of Beer Road. Several trees around the edges of the site are subject to TPO.
Relationship to existing settlement edge	
Medium-high	Site is located on western edge of Seaton, with large, detached modern dwellings to north and east. Dwellings to south are down a steep slope, and therefore do not have a close relationship with site. Trees/countryside to west. Both the edge form and settlement setting are open due to views to south and west, including public views to the coast.
Experiential landscape character	
Medium	Busy with human activity present given the site is adjacent to Beer Road and modern dwellings to north and east. Open, exposed site with coastal views that provide a high scenic quality.
Views	
Medium-high	Within CPA due to its visual openness and views to and from the sea – development would result in loss of sea view from Beer Road. Short distance, open views of site for pedestrians, cyclists and motorists on Beer Road. Also visible from SW coast path, located in the designated Heritage Coast and Jurassic Coast WHS. Skyline to north of site is large, modern detached dwellings with fields/woodland beyond. Medieval enclosure on Devon HLC, eastern hedgerow is present on 1890 map. Palaeolithic Tools found in north part of site during construction of Beer Road. Several trees around the edges of the site are subject to TPO.
Overall landscape susceptibility	
Medium-high	Busy with human activity present given the site is adjacent to Beer Road and modern dwellings to north and east. Within CPA due to its visual openness and views to and from the sea, with open views from sensitive receptors.
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
Slight.	

If outside designated landscape, factors which may raise or lower value from moderate
Within CPA, designated in the Local Plan due to its visual openness and views to and from the sea, with open views from sensitive receptors.
Landscape value
High – Locally or regionally designated landscape. Also areas which documentary evidence and /or site observations indicate as being more valued than surrounding areas.
Overall landscape sensitivity
High / Medium
Landscape guidance: opportunities in relation to development
If development were to occur on the site, the TPO trees should be protected from development. Key views to/from the coast should be incorporated. Direct access on to Beer Road. Further archaeological investigations of Palaeolithic Tools found in north part of site.

Historic Environment Site Assessment

Notes on history of area

See Seat_01.

Overall conclusion

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

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	No Jurassic Coast WHS is 125m to south of the site. The WHS was inscribed for the outstanding universal value of its rocks, fossils and landforms - developing the site would not affect these aspects due to distance and intervening dwellings.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes 3x archaeological records on site identified in the HER.
List any heritage assets potentially affected.	1 - 'Earthwork feature, artefact scatter, possible building'

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	118	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	15950	Minor adverse effect predicted (not significant)
Ramsar site	International	23512	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	1700	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	118	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	2134	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	1526	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1598	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	134	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	1800	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	20	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	130	Minor adverse effect predicted (not significant)

Comments

Sidmouth to West Bay SAC/SSSI 118m to south. Beer Brook fields CWS 134m to west. Woodland and forest in draft NRN 20m to south west. Maritime cliff and slope s.41 habitat 130m to south. Although outside SAC, site is within Beer Quarry and Caves SAC consultation zone, sustenance zones, landscape connectivity zone.

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? Yes

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

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

Yes. Unimproved grassland, grazed by horses.

Presence of veteran or ancient trees

No

Large numbers of mature trees within hedgerows or otherwise

Yes. Several mature trees around site boundary that are protected by TPOs.

Presence of ponds not identified on aerial imagery

No

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

No

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

No

Is there any evidence which contradicts the desk study results?

No

Conclusion

Minor adverse effect predicted (not significant)

9 Site Reference Seat_13a

Site details

Settlement: Seaton

Reference number: Seat_13a

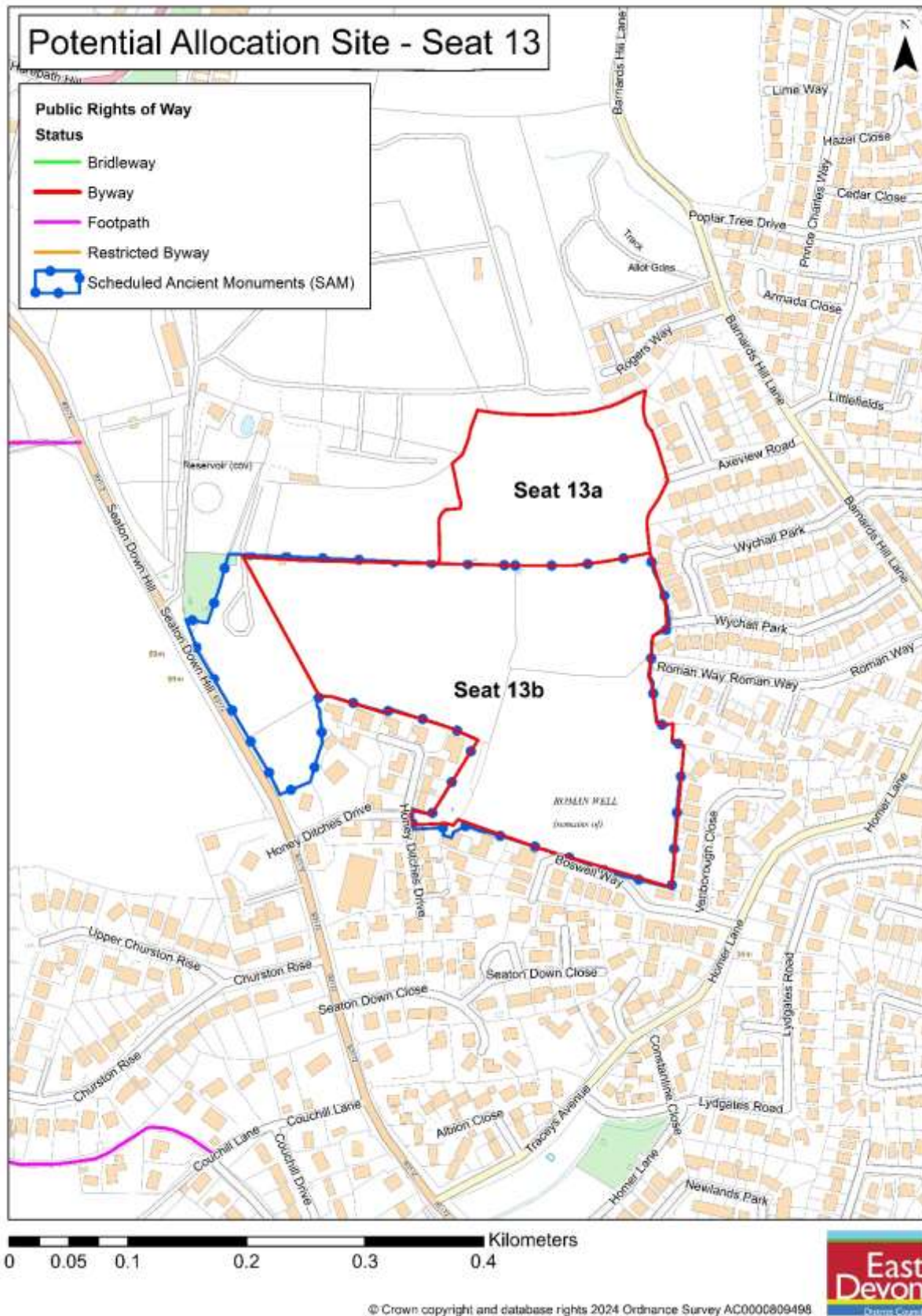
Site area (ha): 8.39

Address: Land adjacent to Axe View Road, Axe View Road, Seaton, EX12 2JT

Proposed use: Residential

Note: HELAA Stage B suitability assessment discounts 6.22 Ha of Seat_13 because of unacceptable impact on the environment (that part of the Roman And Earlier Settlement At Honeyditches Scheduled Ancient Monument within the site), so only the single field immediately north of the Scheduled Monument is subject to the site assessment (known as Seat_13a).

Site map



Photos



On-site view to the east across the site



View from southern edge of site, looking north



On-site view to the north west across the site



View from the west towards the site, from Seaton Tramway 1.5km away (site is beneath the arrow)

Site Assessment Summary and Conclusion

Infrastructure

DCC Education: Seaton Primary school can facilitate the proposed level of development. Contributions toward secondary would be required. Implications on home to school transport for secondary would need to be mitigated by developer contribution. DCC Highways: Access would be off existing Estate Roads. Existing pedestrian infrastructure and local transport nearby.

Landscape

Widely visible site, sloping from west to east towards the Axe Valley. However, seen in context of modern dwellings to east/north east and caravan park to north/north west, and simple landcover. Overall, medium landscape sensitivity to new development.

Historic environment

Roman And Earlier Settlement At Honeyditches Scheduled Monument forms the southern three fields of Seat_13. This Scheduled Monument runs along the southern boundary of the remaining (northern) field which passes the HELAA, and is therefore subject to site assessment. Given proximity to SM, archaeological assessment required before site is developed. Overall, medium: no significant effects that cannot be mitigated.

Ecology

Single field of agriculturally improved grassland, 4-5 mature trees within hedgerow boundary including 1x veteran tree. Within Beer Quarry and Caves SAC consultation zone, sustenance zones, landscape connectivity zone, so a significant moderate adverse effect predicted.

Accessibility

10 out of 12 facilities within 1,600m of site (excl. Colyton Grammar). Pedestrian access can link into existing footpath on Axeview Road. Hourly or greater (intra town) bus service from Barnards Hill Lane 120m to east. 1.4km to town centre, but school, GP closer at 400m.

Other constraints

Grade 3 agricultural land. Slither of surface water flood risk (1/100yr) runs east to west through the southern part of the site. High cumulative flood risk in Strategic Flood Risk Assessment. Northern half is within Green Wedge designated in Local Plan 2013-31, but it is not considered that development would damage settlement identity or lead to settlement coalescence.

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

Yes

Opportunities

Pedestrian access can link into existing footpath on Axeview Road, adjacent to east.

Yield (number of dwellings or hectares of employment land)

39

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Seaton to serve its own needs and that of wider surrounding areas. However, Seaton has fewer jobs, lacks some strategic facilities (train station, secondary school, swimming pool), and is located in a less accessible location compared to some other Main Centres.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The scale of development on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. Good access to facilities and employment, medium landscape sensitivity, but ecological impacts relating to use by Beer Quarry and Caves SAC bats and impact upon Roman Villa Scheduled Monument will need to be addressed in delivering the site.

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

Yes – as explained, the northern field outside of the Scheduled Monument did not pass the HELAA Stage B suitability assessment. This field (Seat_13a) should be allocated.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

Other relevant biodiversity, historic environment and/or geological designations

Roman And Earlier Settlement At Honeyditches Scheduled Monument adjacent to south of the site, with clear intervisibility. Visible from NATIONAL LANDSCAPE 1.6km to the east and E Devon Heritage Coast and SW Coast Path 1.8km to south east.

Landscape Character Type and relevant key characteristics

LCT 3B - Lower Rolling Farmed and Settled Valley Slopes: • Gently rolling landform, sloping up from valley floor. • Hedgerow trees. Oak and ash predominate. • Predominantly pastoral farmland, often with a wooded appearance. Variable sized fields with wide, low hedged boundaries and a mostly irregular pattern, reflecting different phases of enclosure. • Semi-natural habitats include grassland, woodland and trees. • Numerous historic landscape features including concentrations of Roman sites. • Settled, with various settlement sizes, building ages, patterns and styles. • Views tend to occur across valleys, rather from within them. Higher land in other LCTs forms the backdrop to views.

Local landscape character of site and immediate surrounds

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

Gently rolling medium sized pastoral field, set on the western slopes of the Axe Valley, overlooking the urban area of Seaton in its immediate context, but long distance views beyond that to the River Axe and wider valley, coast, and NATIONAL LANDSCAPE. Site does not appear to be "a relatively enclosed and sheltered landscape" as it has open views across the Axe Valley.

General and site-specific affects that could arise from development

- Introduction of built form and associated infrastructure. • Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads. • Site access requirements- On level access can be obtained via Axeview Road, minor modification. • Typical access works- grading to accommodate level differences, highway infrastructure including removal of a tree and short section of hedgerow to gain access from Axeview Road. • Impact on designated assets within and in vicinity of site - site is visible from National Landscape 1600m to east and Scheduled Monument adjacent to south.

Analysis

Physical and natural characteristics	
Medium	A gently rolling, medium scale field, sloping from west to east towards the Axe Valley. Simple landcover of improved pasture. Reasonable hedgerow boundary, which contains 4-5 mature trees (including a veteran on southern boundary).
Cultural and historic associations	
Medium	Site is bounded by historic hedgerow (present on 1888-1890 map), with a veteran tree on southern boundary. Roman And Earlier Settlement At Honeyditches Scheduled Monument adjacent to south of the site, with clear intervisibility.
Relationship to existing settlement edge	
Low-medium	Eastern, largely linear, boundary adjoins modern dwellings on the settlement edge. Caravan park adjoining to north/north west already extends further up the valley side, with existing dwellings 150m to south also on higher ground, so development would integrate with the general settlement form of rising up the valley side.
Experiential landscape character	
Low-medium	Tranquil, simple, exposed site with open, expansive views to the east across Seaton and the Axe Valley. Modern development adjoining to east/north east, caravan park to north/north west, and telegraph wires/pylons around the perimeter are all intrusive elements of human activity that negatively impact upon experiential landscape character.
Views	
Medium	Distant views of the site from across the Axe Valley, including intervisibility with the National Landscape 1.6km to the east. Site is visible from SW Coast Path 1.8km to south east, and eastern end of Seaton beach in the vicinity of Axmouth harbour. However, the long distance intervening urban form of Seaton, and adjoining development (in particular the caravan park), limit the visual intrusion of developing the site. Short distance views from public open space 100m to south, although these views are set against the context of existing dwellings/caravan park.
Overall landscape susceptibility	
Medium	Widely visible site, but context of modern dwellings to east/north east and caravan park to north/north west, and simple landcover, hence medium susceptibility to development.
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
Moderate	
If outside designated landscape, factors which may raise or lower value from moderate	
Site has memorable/distinctive views, given its slightly elevated position on the valley side. There are views of the site from sensitive receptors (public, National Landscape) but at a distance and in context of built form. Cultural heritage given presence of Scheduled Monument in fields adjacent to south. Natural heritage is also a factor, given the boundary of historic hedgerows.	
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
Ensure protection of veteran tree on southern boundary. Consider the impact upon the SM to the south by for example limiting development in this vicinity, providing interpretation boards. No bright colours given visual prominence of site.

Historic Environment Site Assessment

Notes on history of area

See Seat_01.

Overall conclusion

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

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes Roman And Earlier Settlement At Honeyditches Scheduled Monument forms the southern three fields of Seat_13. This Scheduled Monument runs along the southern boundary of the remaining (northern) field which passes the HELAA, and is therefore subject to site assessment.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes Scheduled Monument adjacent to southern boundary.
List any heritage assets potentially affected.	1 - 'Roman And Earlier Settlement At Honeyditches Scheduled Monument'.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Roman And Earlier Settlement At Honeyditches Scheduled Monument Includes a Roman villa which overlays the site of a pre-Roman Iron Age/Romano-British farmstead. Survives as below ground remains and slight earthworks.
Significance of asset and setting	Medium The Scheduled Monument survives as below ground remains and slight earthworks, so limited above ground presence of the asset. Dwellings adjoin the eastern and southern boundaries of the SM, with views of the urban form of Seaton particularly prominent to the east.
Relationship of site with heritage asset	Site can clearly be seen from the Scheduled Monument, adjacent to the south. The SM is positioned on an east-facing slope on the western side of the Axe Estuary, buildings have been shown by excavation to be orientated north east-south west and north west-south east. 1888-1890 map shows the Roman Villa located in the southern part of western field of the SM.
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	See notes Archaeological assessment through geophysical survey and field evaluation should be undertaken prior to the site being developed. Consider the importance of the site in the setting of the Roman Villa itself, located in the southern part of western field of the SM.

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 Close proximity means a moderate impact on the asset and its setting.
Could the site be developed in a way that minimised potential impact?	Yes - archaeological so assess prior to developing the site. Potentially restrict development in area closest to SM.
Would the development affect the heritage asset in other ways?	Yes Change in landscape context.

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?	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 1 avoiding harm	
Are there reasonable alternative sites?	See notes
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	If further archaeological assessment identifies particularly valuable findings, development of these areas could be avoided if necessary. Could retain a green open buffer rather than encircling the site in development. Interpretation boards could be installed to explain archaeological records and the SM adjacent to the south. Alternative sites are being considered in Seaton.

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	1700	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	16000	Minor adverse effect predicted (not significant)
Ramsar site	International	24500	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	1200	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1700	Minor adverse effect predicted (not significant)

National Nature Reserve (NNR)	National	2300	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	800	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1300	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	800	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	600	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	70	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	800	Minor adverse effect predicted (not significant)

Comments

"Cropland" NRN is the only feature within 100m, at approx 70m to north (allotments).

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? Yes

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

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

No. Single field of agriculturally improved grassland.

Presence of veteran or ancient trees

Yes.

Veteran tree located on southern hedge boundary.

Large numbers of mature trees within hedgerows or otherwise

No. 4-5 mature trees within hedgerow.

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. Most likely access from Axeview Rd will require removal of a tree and small amount of hedgerow.

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

Significant moderate adverse effect predicted

10 Site Reference Seat_15

Site details

Settlement: Seaton

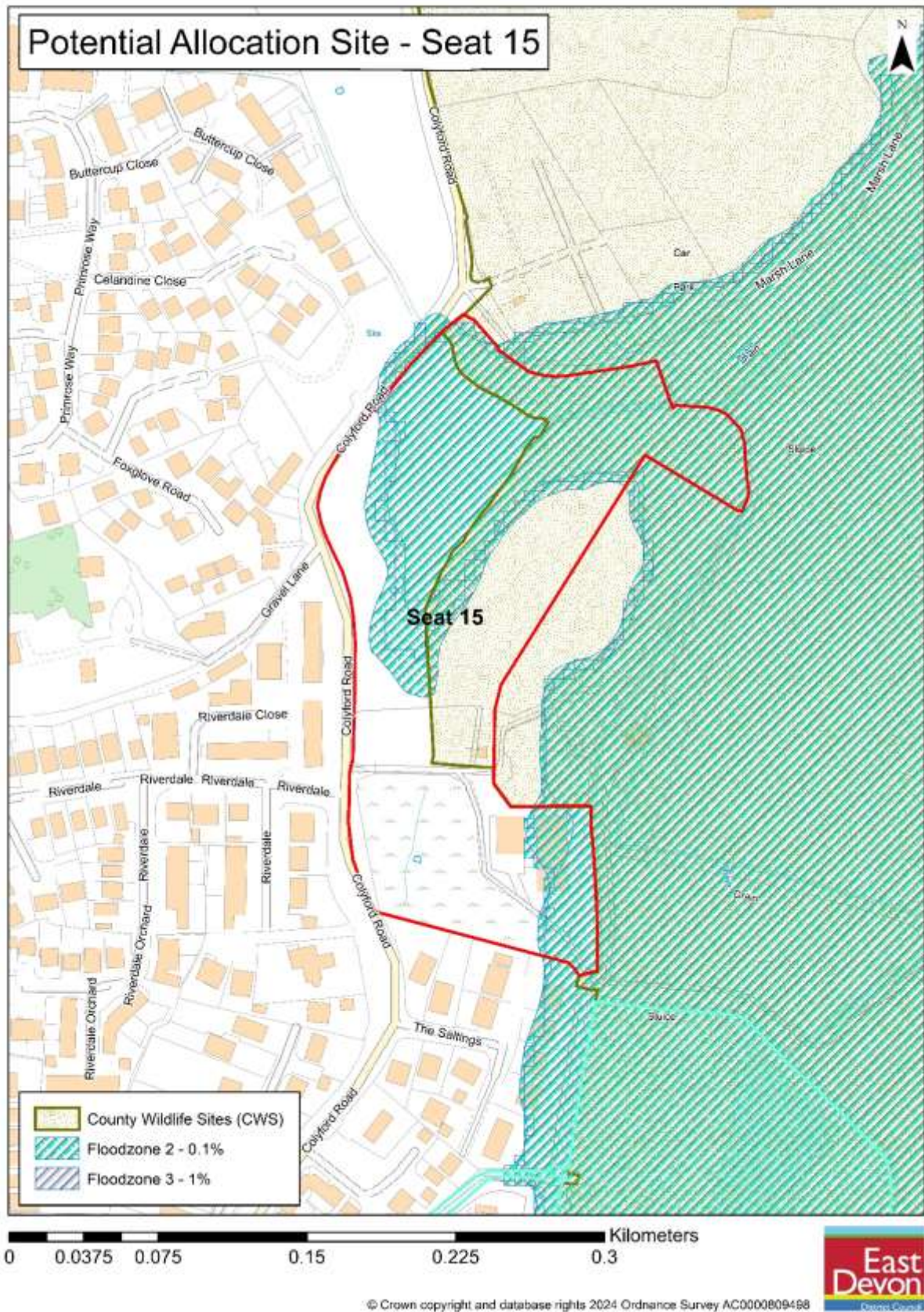
Reference number: Seat_15

Site area (ha): 3.5

Address: White Cross, Colyford Road, Seaton, EX12 2SN

Proposed use: Residential

Site map



Photos



View from Colyford Road on western edge of site, looking north east



View from Seaton Tramway, around 500m east of site (beneath arrow)



View from Colyford Road, looking east across the southern part of the site

Site Assessment Summary and Conclusion

Infrastructure

DCC Highways: Level access onto Colyford Road, with a secondary emergency/ped/cycle access available on Marsh Lane. DCC Education: Significant ha sites proposed for development, mainly to the north of the town. Proposed sites Seat_01, 09 and 10 are to the south west of the town. Seaton primary has capacity to support some development - but not to the level proposed. The impact should be considered alongside proposed sites in the vicinity of Colyford (Coly_05, 04 and 11). The ability to provide safe walking routes between the proposed sites and the primary school should be considered. Secondary transport costs would apply. Secondary capacity needs to be assessed with other proposed sites within the Axe Valley school catchment area.

Landscape

Open to views from sensitive receptors to east (National Landscape, recreation at Wetlands, Grade I listed Axmouth church), and west particularly when the proposed cycle path is delivered. Landscape character to the east (Wetlands) is remote, wild and tranquil. Development should respect these key factors. Urban context to west and presence of two industrial/farm buildings on site lessens susceptibility. Overall, medium landscape sensitivity to new development.

Historic environment

No designated heritage assets within 100m of site. Various archaeological records in the HER. Site is visible from Grade I listed Axmouth church, but 800m away and would not affect its

setting. Overall, Minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.

Ecology

Partly unimproved grassland, including overgrown grass, cow parsley, cow slip, and trees (including 3x veteran trees). Eastern section of site is within Seaton Marshes County Wildlife Site. 15m to south east is Seaton Marshes Local Nature Reserve. Coastal and floodplain s.41 habitat adjoins to east. 3x veteran trees present on site. Although outside SAC, site is within Beer Quarry and Caves SAC consultation zone, sustenance zones, landscape connectivity zone. Overall, significant moderate adverse effect predicted.

Accessibility

10 out of 12 facilities within 1,600m of site (excl. Colyton Grammar). Hourly or better bus service approx 200m away to west - development could contribute towards creating a bus stop near junction of Gravel Ln and Scalwell Ln to provide better access. Proposed cycle path approved around the southern, western and northern edge of site will provide good links north to the Wetlands and south to the town centre (1km away).

Other constraints

Grade 2 agricultural land in northern part of site. Medium/high flood risk (zones 2/3) covers northern half of site, with surface water flood risk running through middle of the site, north to south. High cumulative flood risk in Strategic Flood Risk Assessment. A pedestrian and cycle footpath was recently delivered around the southern, western and northern edge of site. Agricultural storage building in south east part of site approved back in 2006.

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

No

Opportunities

Incorporate approved cycle/footpath link north to the Wetlands and south to Seat_06 as part of the development. Re-use of previously developed land in south east where agricultural buildings are located.

Yield (number of dwellings or hectares of employment land)

36

Contribution to spatial strategy

As a Main Centre, the emerging LP proposes significant development at Seaton to serve its own needs and that of wider surrounding areas. However, Seaton has fewer jobs, lacks some

strategic facilities (train station, secondary school, swimming pool), and is located in a less accessible location compared to some other Main Centres.

Should the site be allocated?

No

Reasons for allocating or not allocating

Good access to community services, facilities and employment opportunities. Adjacent to existing urban edge. However, adverse impact on ecology and flood risk mean this site should not be allocated.

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

No.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

Other relevant biodiversity, historic environment and/or geological designations

Seaton Marshes County Wildlife Site is within eastern and southern part of site.

Landscape Character Type and relevant key characteristics

3B Lower rolling farmed and settled valley slopes: • Many hedgerow trees, copses and streamside tree rows. Oak and ash predominate, and there are small blocks of woodland. • Predominantly pastoral farmland, often with a wooded appearance. Variable sized fields with wide, low hedged boundaries and a mostly irregular pattern, reflecting different phases of enclosure. • Semi-natural habitats include streams and ditches, grassland, woodland and trees. • Settled, with various settlement sizes, building ages, patterns and styles. • Views tend to occur across valleys, rather from within them. Higher land in other LCTs forms the backdrop to views.

Local landscape character of site and immediate surrounds

Yes

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

Relatively level site, adjacent to the eastern edge of Seaton. Currently field with vegetation and trees. Adjoined by fields to north and east, and existing dwellings to west and south. • Many hedgerow trees, copses and streamside tree rows. Oak and ash predominate, and there are small blocks of woodland. • Predominantly pastoral farmland, with a wooded appearance. Variable sized fields with wide, low hedged boundaries and a mostly irregular pattern, reflecting different phases of enclosure. • Semi-natural habitats include streams and ditches, grassland, woodland and trees. • A relatively enclosed and sheltered landscape. LCT 4B 'Marine levels and coastal plains' extends into the eastern edge of site, and the site exhibits many of the characteristics of LCT 4B.

General and site-specific affects that could arise from development

• Introduction of built form and associated infrastructure. Existing single lane access on to Colyford Road will need to be widened, with works to ensure appropriate visibility splays - likely to result in hedgerow/tree loss. Development could affect a watercourse that runs through the centre of the site, north to south. Other notable site features include presence of several mature trees. Impact upon CWS in north and east of site. Site is visible from National Landscape 434m to east, but set low down in the valley and seen in the context of adjacent built form along the south and west which reduces the impact upon the National Landscape.

Analysis

Physical and natural characteristics	
Medium	Valley bottom, flat landform comprised of unimproved pasture, vegetation mature and veteran trees. Boundary is a mixture of gappy hedgerow, post and wire fencing, and trees. Irregular field pattern.
Cultural and historic associations	
Medium	3x veteran trees present. Visible from Grade I listed Axmouth church 750m to east, but low trajectory views and seen in context of wider urban area of Seaton. Medieval enclosure on Devon HLC.
Relationship to existing settlement edge	
Medium	Existing, modern dwellings on western and southern boundary. Linear edge form. Valley bottom setting. Cemetary beyond hedgerow/trees to north, with open views to east towards the Wetlands. Development could integrate with settlement edge, but needs to respect landscape character of Wetlands.
Experiential landscape character	
Medium	Open and active, due to noise from adjacent Colyford Road and dwellings to west. Southern part has a neglected feel, with the presence of rubble and two old industrial/farm buildings. Wetlands to the east are remote, wild and tranquil.
Views	
Medium	Site is open to views from sensitive receptors to east including Seaton Tramway, and recreation areas on the Wetlands and across the River in Axmouth (picnic area, camp site) which are in the National Landscape approx 450m away- these are all low trajectory views and seen in the context of built form of Seaton to the west. Views of site from other,

	higher parts of the NATIONAL LANDSCAPE, but again seen in an urban context which reduces sensitivity. Open views to site from the west for pedestrians, and also cyclists in the future when the proposed cycle path is delivered.
Overall landscape susceptibility	
Medium	Open to views from sensitive receptors to east (NATIONAL LANDSCAPE, recreation at Wetlands, Grade I listed Axmouth church), and west particularly when the proposed cycle path is delivered. Landscape character to the east (Wetlands) is remote, wild and tranquil. 3x veteran trees present on site. Development should respect these key factors. Urban context to west and presence of two industrial/farm buildings on site lessens susceptibility.
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
Moderate	
If outside designated landscape, factors which may raise or lower value from moderate	
Perceptual (scenic) factor due to open views to site from National Landscape 434m to east, albeit seen in urban context. Potential recreational opportunities given adjacent to Seaton Wetlands and proposed cycle path. Presence of veteran trees on site. Site provides a link between two LCTs: 3B and 4B.	
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	
There are potential recreational opportunities given the site is adjacent to Seaton Wetlands and the proposed cycle path along western edge of site - potential development of site should incorporate these links. Development should consider landscaping opportunities along eastern edge to better screen the site from National Landscape. Lighting should be limited to respect the character of the Wetlands.	

Historic Environment Site Assessment

Notes on history of area

See Seat_01.

Overall conclusion

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

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 Various archaeological records in the HER. Site is visible from Grade I listed Axmouth church, but 800m away and would not affect its setting.
List any heritage assets potentially affected.	1 - 'Archaeological records: Fliot Mill, 17th C embankment, Saltworks, White Cross field, Saltern earthworks, Paleoenvironmental evidence, Drains and sluices' Several of these assets relate to Seaton Marshes.

Ecological assessment

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	1418	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	17288	Minor adverse effect predicted (not significant)
Ramsar site	International	25300	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	500	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1418	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	1626	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	15	Significant moderate adverse effect predicted
Ancient Woodland Inventory Site (AWSI)	Regional	840	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	0	Significant moderate adverse effect predicted
Unconfirmed Wildlife Site (UWS)	County	1000	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	0	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	0	Significant moderate adverse effect predicted

Comments

Eastern section of site is within Seaton Marshes County Wildlife Site. 15m to south east is Seaton Marshes Local Nature Reserve. Wetland in draft NRN is within north and east parts of site. Coastal and floodplain s.41 habitat adjoins to east. Although outside SAC, site is within Beer Quarry and Caves SAC consultation zone, sustenance zones, landscape connectivity zone. Stream shown on OS map running north to south through the centre of the site. The site consists of optimal foraging habitat for Beer Quarry and Caves SAC bats and any losses of habitat would be required to be adequately compensated for within the HRA process. The owner of the site also owns the adjacent fields in the floodplain, which could be enhanced and managed in perpetuity for bats in order compensate for bat habitat losses within HRA.

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? Yes

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

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

Yes. Unimproved grassland, including overgrown grass, cow parsley, cow slip, and trees.

Presence of veteran or ancient trees

Yes. 3x veteran trees in centre of site.

Large numbers of mature trees within hedgerows or otherwise

Yes. Several mature trees located across site.

Presence of ponds not identified on aerial imagery

No

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

No. Limited hedgerow loss is likely as existing field access could be used, and hedgerow within site is not substantial.

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

Significant moderate adverse effect predicted
