

East Devon Local Plan 2020-2042

Site Selection report Addendum – Historic Environment Site Assessment & Site Assessment Honiton



November 2025

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 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. For each settlement, a Site Selection report¹ contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why.
- 1.2 The Regulation 19 Publication Draft Local Plan consultation was held from February to March 2025. Historic England and Devon County Council raised significant concerns about certain sites, particularly regarding potential impacts on the historic environment. Since that consultation, new supporting evidence has become available for all sites included in this report. This evidence either updates the baseline information used in previous assessments or helps to address and clarify earlier concerns. Accordingly, this report revisits and updates the site assessments to reflect the latest information. It acts as an addendum to the previous site assessment work, incorporating both historic environment considerations and wider planning factors to ensure a comprehensive review of each site.

¹ Site Selection reports are available at: [Evidence and Examination Library - Site Allocations \(SAL\) - East Devon](#)

2 Site Reference Honi_07

Site details

Settlement: Honiton

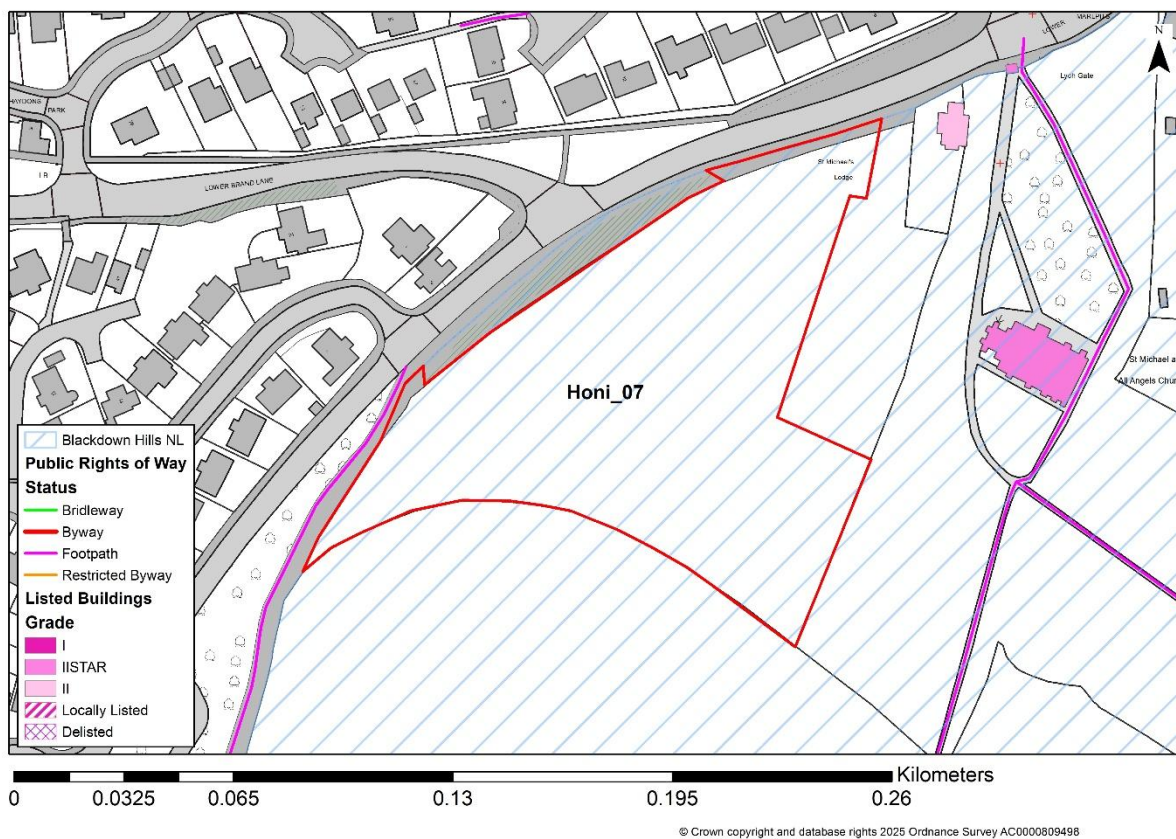
Reference number: Honi_07

Site area (ha): 1.17

Address: Land adjacent to St Michaels Church, Honiton, EX14 9TE

Proposed use: Residential

Site map



Photos



View from Waterleat Ave, showing Honi_07 and Former Sexton's House(left)



View from Waterleat Ave showing the Former Sexton's House



View from Waterleat Ave, showing Honi_07 site



Photo of Former Sexton's House



View from Lower Marl pits Hill showing the Church of St Michael and All Angels and lych gate and the site

Historic Environment Site Assessment

Notes on history of area

Honiton, a historic market town in East Devon, appears in the Domesday Book as "Honetone". Its location on the River Otter and the Fosse Way likely contributed to its growth, although the Fosse Way's precise route through Honiton is debated. A significant fire in 1747 destroyed much of the town centre, leading to rebuilding in the Georgian style, characterised by brick and slate. St. Michael's Church, though heavily restored, retains some older features, notably its Norman tower. Honiton's prosperity stemmed from lace-making, introduced in the 16th century, and its position on the main London to Exeter road (now the A30), which brought coaching inns and trade. The town's historic fabric includes remnants of earlier industry, such as pottery and brickworks, and worker's cottages. The town centre and surrounding landscape form a substantial conservation area, protecting its historical character.

Overall conclusion

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

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes Church of St Michael and All Angels and lych gate - 46m - Grade 2* listed building Former Sexton's House – 20m - Grade II listed building
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes
List any heritage assets potentially affected.	1 – 'Church of St Michael and All Angels and lych gate ' 2 – 'Former Sexton's House'

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Church of St Michael and All Angels and lych gate - Grade 2* listed building Dating from the late 15th century, the church retains a Norman tower and was substantially rebuilt in 1912 by C.E. Ponting following fire damage. The listing includes the associated lych gate. The church is now closed and is included on the Heritage at Risk Register.
Significance of asset and setting	High
Relationship of site with heritage asset	The site is close to the asset and visible from the asset, although views are not open due to the presence of intervening hedgerow and mature trees. Both the site and asset use the same road as main access.
Level of contribution (site to heritage asset)	High – Potential
Further assessment required?	As the church is on the market for sale, any proposed change of use should be subject to careful review, as it may influence the extent of any required contributions. For example, redevelopment of the site could play a role in securing the long-term future of the church—potentially preserving it as a community asset and enabling the use of developer contributions to support this aim.

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- high The close proximity and clear inter-visibility between the site and the asset means that development would affect the setting of the asset.
Could the site be developed in a way that minimised potential impact?	A buffer zone in the eastern portion of the site could be retained and repositioned towards the northern section, in order to preserve key views of the heritage 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?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	Yes, possible.
Would development enable the asset to be removed from the at risk register?	<p>Yes, possible.</p> <p>A recent assessment has confirmed that the church is in poor condition and currently unoccupied. It is included on the Heritage at Risk Register due to issues such as internal corrosion and leaking gutters. Although urgent repair works have commenced, further measures are necessary to ensure the long-term sustainability of the building.</p> <p>As the church is currently being offered for sale, any change in ownership or use should be carefully considered, as this may affect the scale and nature of any required contributions. Development of the site could play a significant role in securing the future of the church, for example by supporting its continued use as a community asset and through the application of developer contributions.</p>
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	No
Could the site boundary be changed to avoid harm?	Yes
Could the amount of development be reduced to avoid harm?	Yes, reducing the amount of housing development would likely reduce the overall impact. However, it may not be financially viable to do so.
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	If the new development design keep the same design code and colour as the neighbourhood nearby.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 2	
Description of asset	Former Sexton's House – 20m - Grade II listed building Built in the late 19th century, it is a modest two-storey dwelling of red brick with slate roof, historically associated with the church. Its architectural interest lies in its intact form and ecclesiastical connection.
Significance of asset and setting	High
Relationship of site with heritage asset	The site lies immediately adjacent and forms part of its immediate setting.
Level of contribution (site to heritage asset)	Little -Medium
Further assessment required?	As the adjacent church is currently on the market for sale, any proposed change in its use should be carefully reviewed, as this may influence the level of required contributions. One of the key considerations in relation to the listed building is its group value: it derives historic and spatial significance from its association with the Grade II listed Church of St Michael and All Angels, to which it was functionally related, as well as the nearby lych gate.

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?	High The site lies immediately adjacent and forms part of its immediate setting, with a clear inter-visibility between the site and the asset means that development would affect the setting of the asset.
Could the site be developed in a way that minimised potential impact?	set back in the north-east part of the site, in order to lower the visual impact.
Would the development affect the heritage asset in other ways?	Yes, if the listed building is currently in use, the proposed development could have an impact, particularly depending on the design of the access road. While the new access could potentially improve connectivity, careful consideration must be given to its effect on the setting of the listed building and any resulting visual impact.

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, the proposed development has the potential to enhance public access to the heritage asset, particularly through improvements to the design and layout of the access road.
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, possible.
Would development enable the asset to be removed from the at risk register?	No.
Heritage asset 2 avoiding harm	
Are there reasonable alternative sites?	No
Could the site boundary be changed to avoid harm?	Yes – set back from the north east part of the site could avoid direct visual impact
Could the amount of development be reduced to avoid harm?	Yes, reducing the amount of housing development would likely reduce the overall impact. However, it may not be financially viable to do so.
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	If the new development design keep the same design code and colour as the neighbourhood nearby.

3 Site Reference Honi_12

Site details

Settlement: Honiton

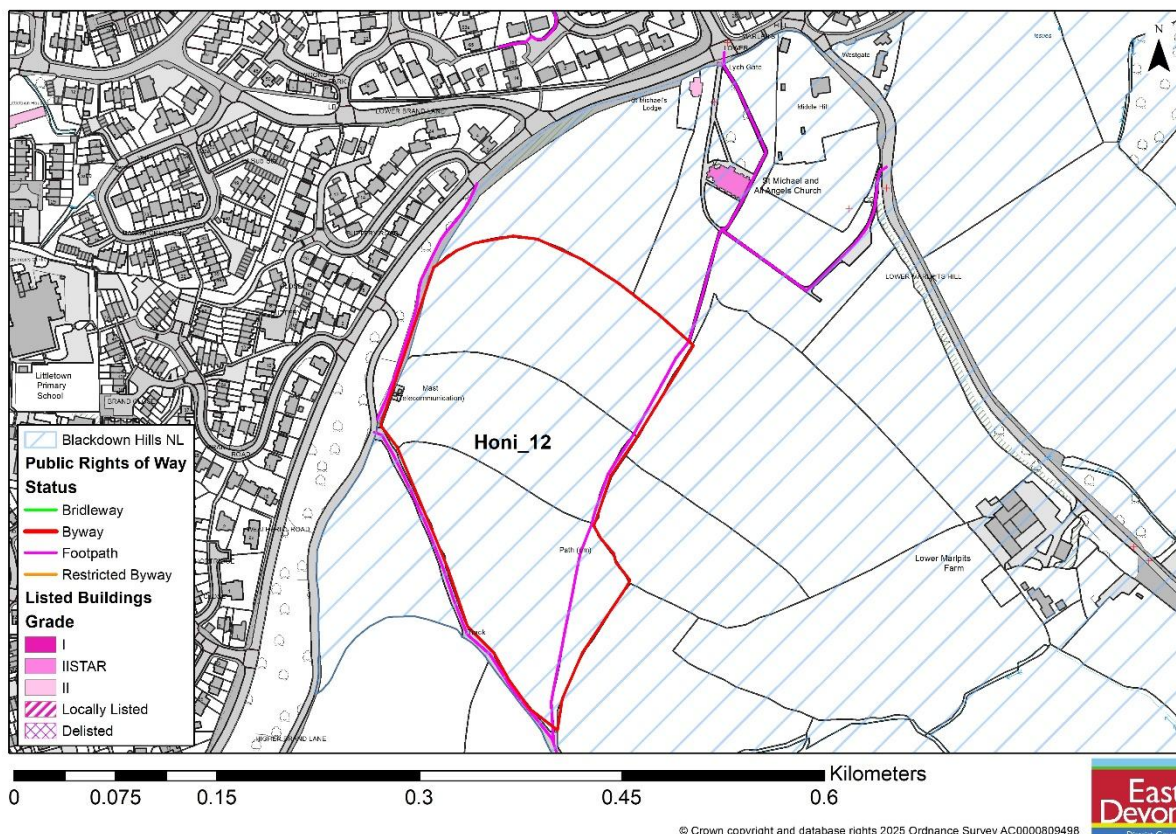
Reference number: Honi_12

Site area (ha): 4.75

Address: land on the south-east side of Cuckoo Down Lane, Honiton and land at Lower Marlpits Farm, Honiton, EX14 9TB

Proposed use: Residential

Site map



Historic Environment Site Assessment

Photos



Photo taken within the site boundary, showing the existing site conditions and the surrounding area



Photo taken within the site boundary, showing the existing site conditions and the spatial relationship with the Church of St Michael.



Photo taken within the site boundary, showing the existing site conditions and the spatial relationship with the Church of St Michael.

Notes on history of area

Honiton, a historic market town in East Devon, appears in the Domesday Book as "Honetone". Its location on the River Otter and the Fosse Way likely contributed to its growth, although the Fosse Way's precise route through Honiton is debated. A significant fire in 1747 destroyed much of the town centre, leading to rebuilding in the Georgian style, characterised by brick and slate. St. Michael's Church, though heavily restored, retains some older features, notably its Norman tower. Honiton's prosperity stemmed from lace-making, introduced in the 16th century, and its position on the main London to Exeter road (now the A30), which brought coaching inns and trade. The town's historic fabric includes remnants of earlier industry, such as pottery and brickworks, and worker's cottages. The town centre and surrounding landscape form a substantial conservation area, protecting its historical character.

Overall conclusion

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

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes Church of St Michael and All Angels and lych gate – 100m - grade 2* listed building
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes
List any heritage assets potentially affected.	1 – 'Church of St Michael and All Angels and lych gate '

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Church of St Michael and All Angels and lych gate - Grade 2* listed building Dating from the late 15th century, the church retains a Norman tower and was substantially rebuilt in 1912 by C.E. Ponting following fire damage. The listing includes the associated lych gate. The church is now closed and is included on the Heritage at Risk Register.
Significance of asset and setting	Medium
Relationship of site with heritage asset	The site is close to the asset and visible from the asset, although views are not open due to the presence of intervening hedgerow and mature trees. Both the site and asset use the same road as main access.
Level of contribution (site to heritage asset)	High – Potential
Further assessment required?	As the church is on the market for sale, any proposed change of use should be subject to careful review, as it may influence the extent of any required contributions. For example, redevelopment of the site could play a role in securing the long-term future of the church—potentially preserving it as a community asset and enabling the use of developer contributions to support this aim.

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.
Could the site be developed in a way that minimised potential impact?	buffer area in the North-east part of the site could be set, in order to protect 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?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	No
Could the site boundary be changed to avoid harm?	Yes
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 the new development design keep the same design code and colour as the neighbourhood nearby

4 Site Reference Honi_13

Site details

Settlement: Honiton

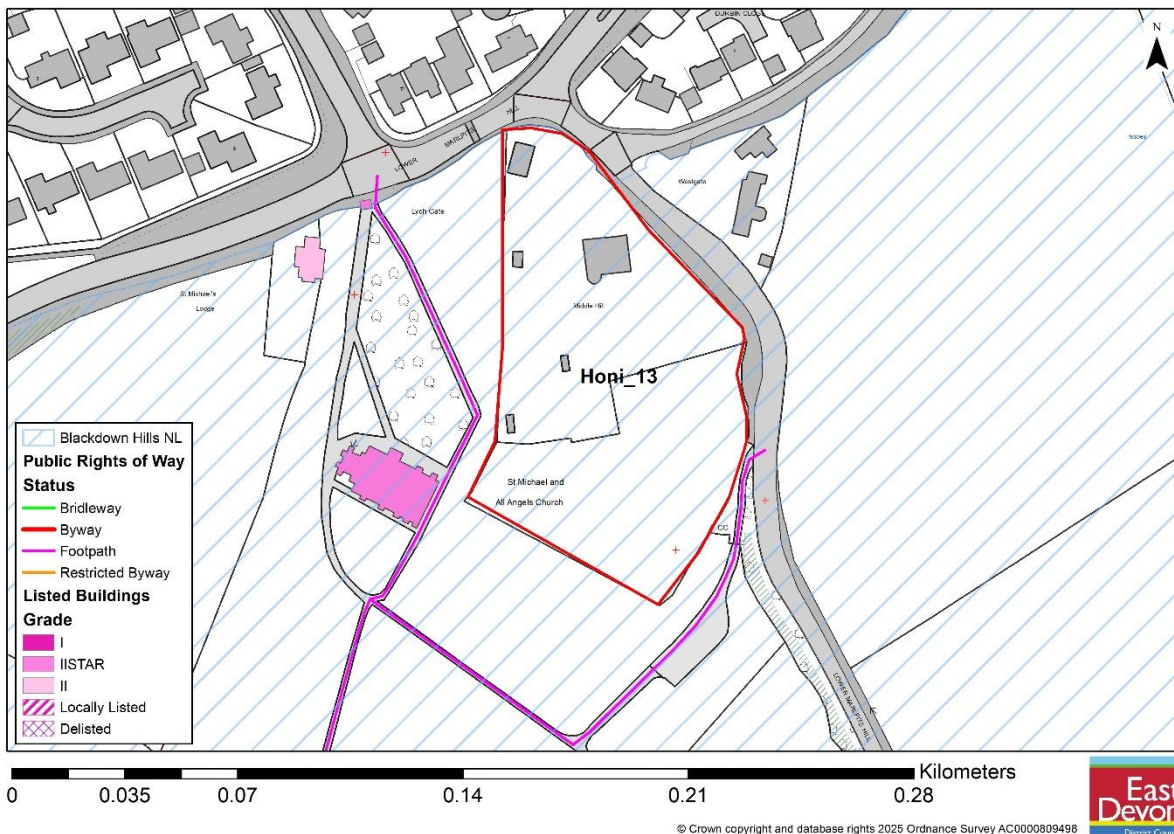
Reference number: Honi_13

Site area (ha): 0.83

Address: Middle Hill, Church Hill, Honiton, EX14 9TE

Proposed use: Residential

Site map



Photos



Photo taken within the site boundary, showing the existing site conditions



Photo taken within the site boundary, showing the existing site conditions



Photo taken from Waterleat Ave, showing the access road.



Photo taken from Waterleat Ave, showing the access road conditions and the spatial relationship with the Church of St Michael and All Angels and lych gate.

Historic Environment Site Assessment

Notes on history of area

Honiton, a historic market town in East Devon, appears in the Domesday Book as "Honetone". Its location on the River Otter and the Fosse Way likely contributed to its growth, although the Fosse Way's precise route through Honiton is debated. A significant fire in 1747 destroyed much of the town centre, leading to rebuilding in the Georgian style, characterised by brick and slate. St. Michael's Church, though heavily restored, retains some older features, notably its Norman tower. Honiton's

prosperity stemmed from lace-making, introduced in the 16th century, and its position on the main London to Exeter road (now the A30), which brought coaching inns and trade. The town's historic fabric includes remnants of earlier industry, such as pottery and brickworks, and worker's cottages. The town centre and surrounding landscape form a substantial conservation area, protecting its historical character.

Overall conclusion

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

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes Church of St Michael and All Angels and lych gate - 43m - Grade 2* listed building Former Sexton's House – 58m - Grade II listed building
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes
List any heritage assets potentially affected.	1 – 'Church of St Michael and All Angels and lych gate ' 2 – 'Former Sexton's House'

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Church of St Michael and All Angels and lych gate - Grade 2* listed building Dating from the late 15th century, the church retains a Norman tower and was substantially rebuilt in 1912 by C.E. Ponting following fire damage. The listing includes the associated lych gate. The church is now closed and is included on the Heritage at Risk Register.
Significance of asset and setting	High
Relationship of site with heritage asset	The site lies immediately adjacent to the Grade II listed Church of St Michael and All Angels. Although there is a degree of intervisibility with the churchyard, views are filtered by intervening hedgerow and mature trees.
Level of contribution (site to heritage asset)	High – Potential
Further assessment required?	As the church is on the market for sale, any proposed change of use should be subject to careful review, as it may influence the extent of any required contributions. For example, redevelopment of the site could play a role in securing the long-term future of the church—potentially preserving it as a community asset and enabling the use of developer contributions to support this aim.

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Major Due to the site's immediate proximity and filtered intervisibility with the Grade II listed Church of St Michael and All Angels, any development would have a tangible impact on the setting of the heritage asset. The shared access route and visual connection, albeit partially screened, contribute to the asset's wider setting, which would be affected by changes in the site's character or appearance.
Could the site be developed in a way that minimised potential impact?	buffer area in the west part of the site could be set, in order to protect 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?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	Yes, possible.
Would development enable the asset to be removed from the at risk register?	<p>Yes, possible.</p> <p>A recent assessment has confirmed that the church is in poor condition and currently unoccupied. It is included on the Heritage at Risk Register due to issues such as internal corrosion and leaking gutters. Although urgent repair works have commenced, further measures are necessary to ensure the long-term sustainability of the building.</p> <p>As the church is currently being offered for sale, any change in ownership or use should be carefully considered, as this may affect the scale and nature of any required contributions. Development of the site could play a significant role in securing the future of the church, for example by supporting its continued use as a community asset and through the application of developer contributions.</p>
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	No
Could the site boundary be changed to avoid harm?	Yes
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 the new development design keep the same design code and colour as the neighbourhood nearby.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 2	
Description of asset	Former Sexton's House – 20m - Grade II listed building Built in the late 19th century, it is a modest two-storey dwelling of red brick with slate roof, historically associated with the church. Its architectural interest lies in its intact form and ecclesiastical connection.
Significance of asset and setting	Medium
Relationship of site with heritage asset	No direct visual connection between the subject site and the Former Sexton's House due to the intervening presence of the Church of St Michael and All Angels and associated landscaping, the site still forms part of the wider setting in which this group of heritage assets is experienced. while the individual impact on the Former Sexton's House is limited, the cumulative effect on the group value of the heritage assets, particularly in terms of historic context and spatial relationship, should be considered
Level of contribution (site to heritage asset)	Little -Medium
Further assessment required?	Due to the adjacent church is currently on the market for sales, if any changes to the use of church, should review and might affect the level of contribution. As one of the main factor for listed building is Group value: * it benefits from historic and spatial group value with the Grade II* listed Church of St Michael and All Angels with which it was functionally-related and the nearby lych gate.

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?	Medium The site lies nearby but does not form part of the immediate setting of the Former Sexton's House, with no direct inter-visibility between them. However, as part of a group of related heritage assets, development may still have a limited impact on the wider setting and should be carefully designed to respect the character of the group.
Could the site be developed in a way that minimised potential impact?	No
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?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No.
Heritage asset 2 avoiding harm	
Are there reasonable alternative sites?	No
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	If the new development design keep the same design code and colour as the neighbourhood nearby.

5 Site Reference GH/ED/39

Site details

Settlement: Honiton

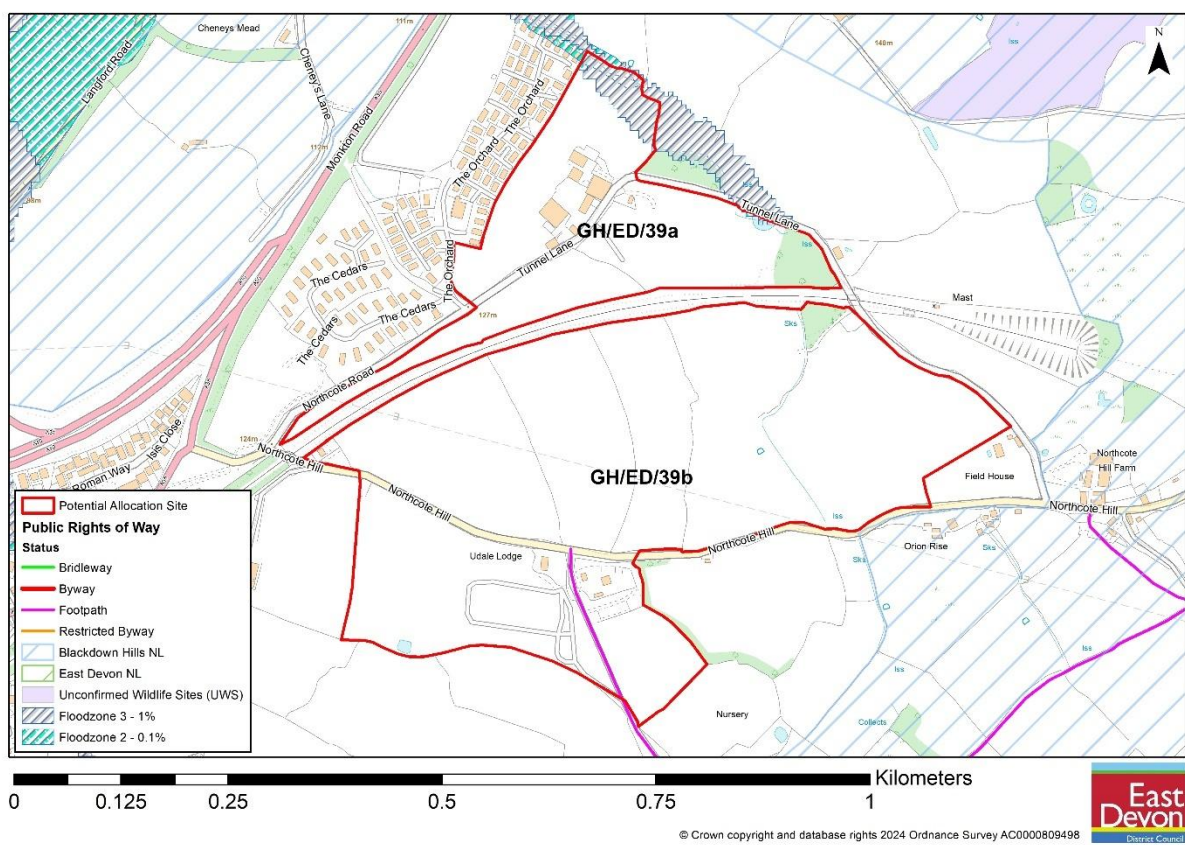
Reference number: GH/ED/39

Site area (ha): 28.30

Address: Land south of Northcote Hill, Honiton

Proposed use: Residential

Site map



Photos



Site existing condition – GH/ED/39b photo taken from the access gate at Northcote Hill



View from Tunnel Lane



Access Road to GH/ED/39a – photo taken from Tunnel Lane



Existing Northcote Hill Farm Photo taken from Tunnel Lane

Site Assessment Summary and Conclusion

Infrastructure

Access: The site is accessed via Northcote Hill or Northcote Road/Tunnel Lane, which are narrow country lanes leading from the A30/A35 junction at the eastern end of Honiton. In the early stages, concerns were raised about constrained access due to relatively narrow roads and railway bridges, with potential need for improvements and traffic management.

With further information provided by the transport consultants (Transport Planning Associates), detailed proposals have been developed to address these concerns. Drawings have been prepared showing highway works to provide access from Northcote Hill and signalisation of the junction near the railway bridge. These works can be delivered within the highway boundary or land under the developer's control. Provision for pedestrian and cycle infrastructure has also been incorporated, including an emergency-only ped/cycle access to the north and a continuous pedestrian route to Honiton.

Devon County Council has confirmed agreement in principle to these proposals, and an audit of the route into Honiton will be undertaken in line with Active Travel England regulations. Based on these measures, it is considered that access to the site can be satisfactorily achieved.

Landscape

Landscape sensitivity: High. The site is outside but abuts the Blackdown Hills National Landscape, which wraps around the eastern end of Honiton and is in close proximity to the East Devon National Landscape which starts further up Tower Hill. Parts of the site have significant intervisibility with the Blackdown Hills National Landscape to the north of the A30, where they would highly likely be visible from key vantage points such as Dumpdon Hill. However, the site may be seen in the context of the existing settlement, A30 and A35 to an extent. Natural England advised that the site may struggle to meet the NPPF exception test in terms of impact on the National Landscape, as better options for development exist elsewhere. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various Public Rights of Way in the wider landscape context, one of which crosses the site. Some are highly likely to offer views of the site. Requires further visual assessment.

Historic environment

The site located in the remote location in Honiton, no designated heritage asset within 100m

Ecology

The north of the railwayline the site is covered by improved grassland with small areas having overgrown grass and grazed by sheep, and to the south of the railway site is mixed with improved grassland and arable. Trees and vegetation on the edge of the site boundary. Two small woodlands within the site. Minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 meters of 9 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

Flooding: In addition to the area within Floodzone 3, a small area (c.0.02ha) on the north side of the site lies within Floodzone 2. This area has a medium probability of experiencing fluvial flooding and only has the potential to be developed for reside

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

No

Opportunities

No specific opportunities are identified at this stage in respect of possible site development.

Yield (number of dwellings or hectares of employment land)

310

Contribution to spatial strategy –

Compatible with status of Honiton in settlement hierarchy.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

Although this site did not pass the stage 2 HELAA Panel assessment, it warrants appraisal due to known developer interest and the potential to overcome existing constraints, particularly regarding highway considerations. Developing this site could significantly increase East Devon's housing supply. With further technical input from transport consultants and agreement in principle from Devon County Council, the earlier access concerns have now been addressed, and suitable solutions are in place to enable safe and practical access to the site.

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

Landscape Sensitivity Assessment

Reference number: GH/ED/39

Context

Landscape designation context

Outside of NL

For sites within NL, applicable special qualities

Other relevant biodiversity, historic environment and/or geological designations

Landscape Character Type and relevant key characteristics

3A Upper farmed and wooded slopes • Undulating upper valley slopes on Greensand • Deciduous woodland and copses, especially on upper slopes • Pastoral farmland, with some arable cultivation on lower slopes. • Small to medium-size fields with irregular boundaries • Winding narrow lanes, many sunken with high banks • An intimate and intricate landscape with wider views often confined by vegetation

Local landscape character of site and immediate surrounds

Yes

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

General and site-specific affects that could arise from development

Housing - predominantly two storey (8.5m to ridge).

Analysis

Physical and natural characteristics	
Medium-high	<ul style="list-style-type: none"> • Introduction of built form and associated infrastructure • Impact on topography – steep slopes likely to require significant earthworks/ retaining structures • Impact of light spill from street lighting or windows on areas noted for dark skies• Site access requirements- consider if existing arrangements are satisfactory or can be improved by minor modification or if major alteration/ new access provision required • Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss• Offsite access to services – eg need for extended footways/ cycleways/ bus stops
Cultural and historic associations	
Low-medium	gently rolling topography, heathland landcover, hedgerow with trees, large field scale, varied landcover with Woodlands
Relationship to existing settlement edge	
Medium	<p>North to railway :Devon HLC identifies field as Post-medieval enclosures with medieval elements</p> <p>South to rail way :Devon HLC identifies field as Medieval enclosures based on strip fields</p>
Experiential landscape character	

Medium	North of the railway: Settlement edge type :fringing development, Edge form:screened & vegetated, Settlement setting: open & wooded South of the railway: Settlement edge type :fringing development, Edge form:screened & vegetated, Settlement setting: op
Views	
Medium-high	North of the railway: low-medium, sheltered, settled, small-medium scale dwellings surrounded, Winding rural lanes& straight roads. South of the railway: isolated, curved or sinuous , Winding rural lanes, undeveloped, Monotonous
Overall landscape susceptibility	
Medium-high	North of the railway: Medium, Enclosure/ openness: part enclosed Skylines: open / lightly settled Skyline structures: modern buildings, telecoms pylons Views: framed Intervisibility: existing settlement & NL Degree of intervisibility: partial Visible from: publically accessible land/ long distance trails/ roads Visual receptors: Walkers and cyclists on minor roads/ railway users South of the railway: Medium-high , Enclosure/ openness: part enclosed Skylines: open / undevelop Skyline structures: telecoms pylons Views: Distant / expansive Intervisibility: NL Degree of intervisibility: partial
Within nationally designated landscape?	
No	
Degree of intervisibility with nationally designated landscape	
Site is not within a designated landscape, but adjoins the Blackdown Hills National Landscape.	
If outside designated landscape, factors which may raise or lower value from moderate	
Moderate	
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Overall landscape sensitivity	
High / Medium	
Landscape guidance: opportunities in relation to development	

Should use the existing road layout and keep the hedgerows in the site boundary, in order to reduce landscape impact and the noise impact from railway.

Historic Environment Site Assessment

Reference number: GH/ED/39

Notes on history of area

Honiton, a historic market town in East Devon, appears in the Domesday Book as "Honetone". Its location on the River Otter and the Fosse Way likely contributed to its growth, although the Fosse Way's precise route through Honiton is debated. A significant fire in 1747 destroyed much of the town centre, leading to rebuilding in the Georgian style, characterised by brick and slate. St. Michael's Church, though heavily restored, retains some older features, notably its Norman tower. Honiton's prosperity stemmed from lace-making, introduced in the 16th century, and its position on the main London to Exeter road (now the A30), which brought coaching inns and trade. The town's historic fabric includes remnants of earlier industry, such as pottery and brickworks, and worker's cottages. The town centre and surrounding landscape form a substantial conservation area, protecting its historical character.

Overall conclusion

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	
List any heritage assets potentially affected.	

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	
Significance of asset and setting	
Relationship of site with heritage asset	
Level of contribution (site to heritage asset)	
Further assessment required?	

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?	
Could the site be developed in a way that minimised potential impact?	
Would the development affect the heritage asset in other ways?	

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?	
Would development enable further research and recording of the heritage asset?	
Would development enable better revealing of the significance of the heritage asset?	
Would development enable the asset to be removed from the at risk register?	
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	
Could the site boundary be changed to avoid harm?	
Could the amount of development be reduced to avoid harm?	
Would a different type of development (use) avoid harm?	
Could design avoid harm?	
Notes	

Ecology Site Assessment

Reference number: GH/ED/39

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	10082	Minor adverse effect predicted

			(not significant)
Special Protection Area (SPA)	International	14016	Minor adverse effect predicted (not significant)
Ramsar site	International	24349	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	10000+	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	2660	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	14174	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	5609	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	981	Minor adverse effect predicted (not significant)

County Wildlife Site (CWS)	County	358	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	196	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	10	Significant moderate adverse effect predicted

Comments

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 0

On site assessment

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

7/20/2022 . See notes

Presence of veteran or ancient trees

North of the railway: improved grassland with small areas have overgrown grass and grazed by sheeps Trees and vegetation on the edge of the site boundary. Eastern and North east have woodlands South of railway: mixed with improved grassland and arable. No

Large numbers of mature trees within hedgerows or otherwise

. Yes

Presence of ponds not identified on aerial imagery

Woodlands in the east and north east. 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

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

Large scale site comprises mutiple sites, removal would be expected. No

Is there any evidence which contradicts the desk study results?

. No

Conclusion

Minor adverse effect predicted (not significant)

