

East Devon Local Plan 2020-2042

Site Selection report

Broadhembury



February 2025

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1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2042 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not.¹ The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites or not.²
- 1.3 For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site, or not. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of sites at Broadhembury. 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 did not pass ‘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 site did not pass site sifting at Broadhembury:
 - Brhe_03 is not within or adjacent, or otherwise well-related, to Broadhembury.

¹ Site Selection Methodology (2024): [sal-001-site-selection-methodology_v2-2020-2042.pdf](#); Landscape Assessment: [sal-002-landscape-sensitivity-assessment-methodology.pdf](#) ; HESA Methodology: [sal-003-historic-environment-site-assessment-methodology.pdf](#); Ecology Guidelines: [sal-004-ecology-guidelines-for-housing-allocation.pdf](#)

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

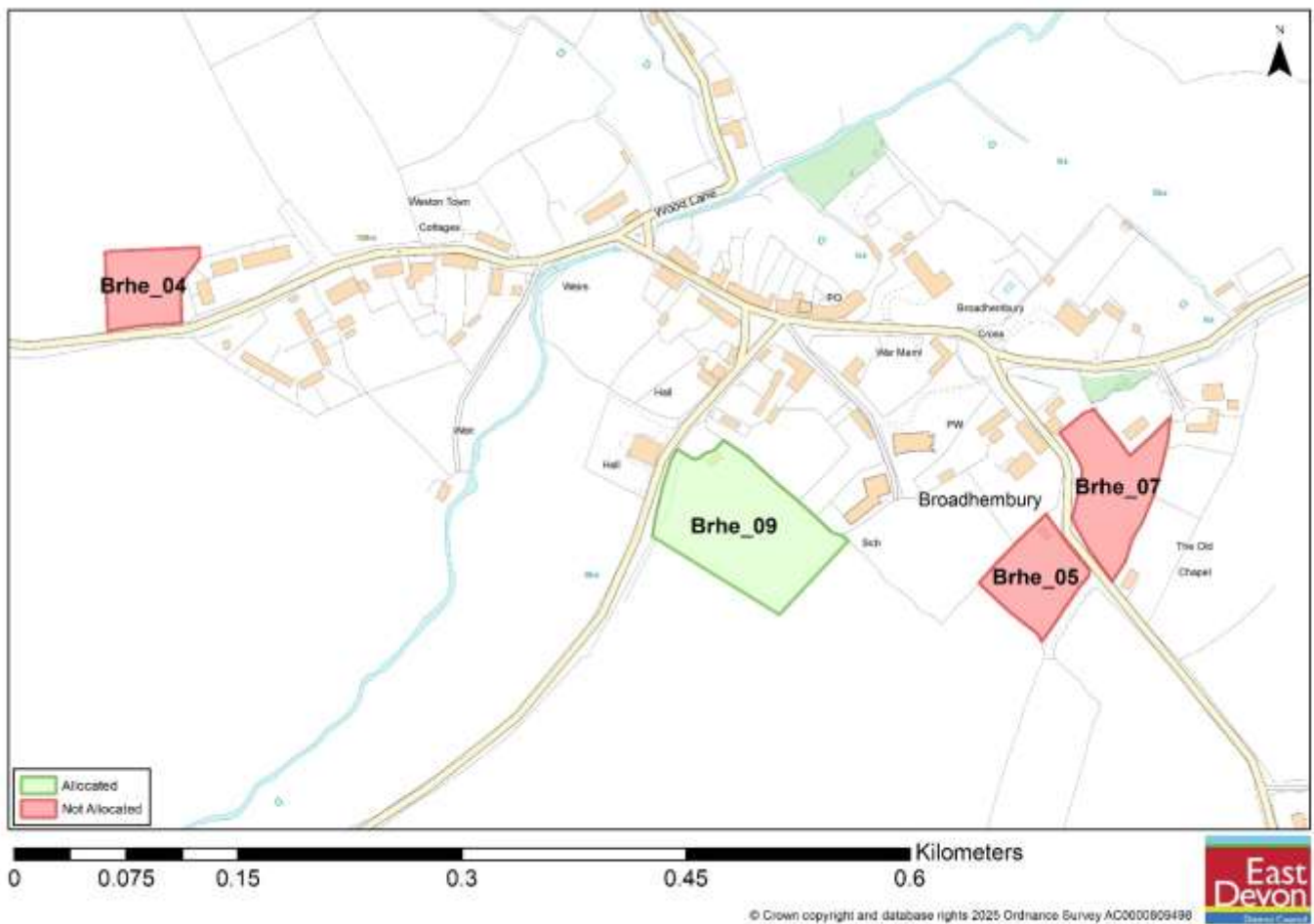


Figure 1.1: Overview of Site Selection findings at Broadhembury

Site reference	Number of dwellings / hectares of employment land	Allocate?
Brhe_04	8 dwellings	No
Brhe_05	10 dwellings	No
Brhe_07	10 dwellings	No
Brhe_09	10 dwellings	Yes

2 Site Reference Brhe_04

Site details

Settlement: Broadhembury

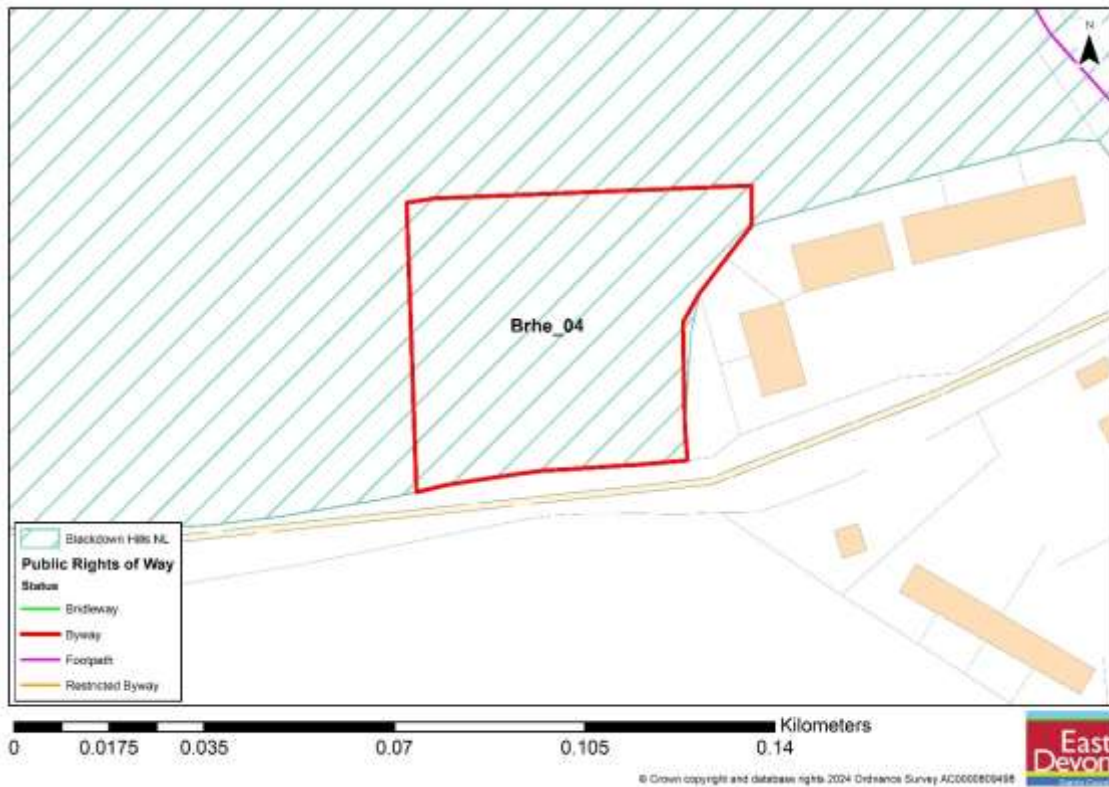
Reference number: Brhe_04

Site area (ha): 0.28

Address: Causeway End, Broadhembury, EX14 3LR

Proposed use: Residential

Site map



Photos



View from the south eastern corner, adjacent to existing bungalows, looking north west



View from the western edge of the site, looking west



View from the western edge of the site looking east across the site, back towards the village

Site Assessment Summary and Conclusion

Infrastructure

No obvious access difficulties. Broadhembury Primary has capacity to support some development. Additional secondary provision required. Transport costs would apply for secondary pupils.

Landscape

National Landscape site. Very high landscape value but the site is a corner of a much larger field with limited intrinsic local value, adjoining a small group of post war housing, so it's sensitivity to development is medium-high.

Historic environment

No heritage implications identified.

Ecology

Minimal ecological impact provided the boundary trees and hedgerows were retained. Within the site there is limited habitat of value. Potential to separate the site from the larger field with new hedgerow planting.

Accessibility

The site includes a range of community facilities and services within 1600m. These include a pub, hall, school and PO shop and tea room. There is not a frequent bus service. The majority of these facilities are within the village centre although access from the site would be via a narrow lane without lighting or pavement.

Other constraints

None identified

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

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

8

Contribution to spatial strategy

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

Should the site be allocated?

No

Reasons for allocating or not allocating

The site performs reasonably well in terms of accessibility (although a lack of pavements or lighting could prove hazardous) and landscape impact can be addressed, although an alternative site, outside the National Landscape is considered preferable and it is not considered necessary to allocate two sites. Given the village's heritage importance, there is a need to reflect the existing historic character in new development. There is also a strong local desire to restrict new development to that which will meet existing need for affordable, small family and elderly/adaptable housing. Current planning application 23/2538/OUT may be determined ahead of the Local Plan making process.

Landscape Sensitivity Assessment

Context

Landscape designation context

Blackdown Hills National Landscape

For sites within National Landscape, applicable special qualities

Located entirely within Blackdown Hills National Landscape. Improved grassland arable site with mature trees and hedgerow to south and east only. Far reaching views across the aONB. The site is situated in the transition zone between LCT 3A and 3E and has a gentle slope which rises to the Blackdown Hills scarp to the north and east and eases into the lowland plains landscape to the south and southwest.

Other relevant biodiversity, historic environment and/or geological designations

The site comprises the corner of a large field under arable cultivation. Surrounding farmland comprises medium sized arable fields with generally straight hedgerow boundaries and numerous mature trees with pasture and woodland on higher slopes. The roadside hedge forming the southern boundary is historic and a section would need to be removed to accommodate entrance visibility splays and this may impact a mature roadside oak to the west of the site.

Landscape Character Type and relevant key characteristics

The site is situated in the transition zone between LCT 3A and 3E and has a gentle slope which rises to the Blackdown Hills scarp to the north and east and eases into the lowland plains landscape to the south and southwest.

Local landscape character of site and immediate surrounds

The site comprises the corner of a large field under arable cultivation. Surrounding farmland comprises medium sized arable fields with generally straight hedgerow boundaries and numerous mature trees with pasture and woodland on higher slopes. The roadside hedge forming the southern boundary is historic and a section would need to be removed accommodate entrance visibility splays and this may impact a mature roadside oak to the west of the site.

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 of light spill
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- major alteration/ new access provision required

- Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss
- Loss of trees/ hedgerow
- Impact on boundaries –tree and hedgerow root protection areas,
- Impact on cws to northwest
- Offsite access to services – eg need for extended footways/ cycleways/ bus stops
- Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.

Analysis

Physical and natural characteristics	
Medium	Trees and modern housing on the edge of the existing settlement provide enclosure to the east side of the site. The site has an open aspect to the north and west with the Blackdown Hills scarp rising beyond. There is a degree of openness also to the south and southwest but views are filtered by the presence of numerous trees and hedgerows.
Cultural and historic associations	
Low	The site has no cultural or historical associations or features other than the roadside hedge forming the southern boundary.
Relationship to existing settlement edge	
Medium	The western end of the village comprises mid 20th century housing. The site abuts a small estate of council bungalows on the western edge of the settlement. The settlement boundary is irregular and softened by hedgerow and mature trees. The historic core of the village is not visible. Development would extend the visible settlement envelope slightly westwards along the road.
Experiential landscape character	
Medium	The surrounding landscape provides an attractive rural setting. The site itself is unremarkable and influenced by adjacent

	modern development on the edge of the village.
Views	
Medium	The site is visible from the length of Broadhembury footpath 2 which follows the eastern boundary of the adjoining field to the north. It is also visible in views from a number of roadside field gateways to the north and south as well as from the road to the south adjacent to the site and on the western approach to the village. The site is unlikely to be visible in views from publically accessible paths and land on higher ground. There is intervisibility with site Bre_03 to the west.
Overall landscape susceptibility	
Medium	
Within nationally designated landscape?	
Site is within a designated landscape and has very high landscape value.	
Degree of intervisibility with nationally designated landscape	
N/A	
If outside designated landscape, factors which may raise or lower value from moderate	
N/A	
Landscape value	
Very High – Nationally or internationally designated for landscape value (National Landscape/ WHS)	
Overall landscape sensitivity	
Medium High	
Landscape guidance: opportunities in relation to development	
Should the site be included for development a high level of design would be required as development would form the gateway approach to the village. A new Devon hedgebank should be provided along the boundary with the retained field.	

Historic Environment Site Assessment

Notes on history of area

Broadhembury is located in a valley below the Neolithic Hembury Fort. It is predominantly in the National Landscape. The village is Saxon with a Grade 1 (A-ecclesiastical grade) Church, consecrated in 1259. Most of the village centre buildings are 16thC, of rendered cob and thatch with some examples of slate and flint boundary walls, but there are many examples of earlier architecture. One family has owned much of the village for the past 100 years and there has been little growth and

very limited peripheral infilling so that ‘green gaps’ between buildings are a notable feature. To the west of the village there are several small post-war developments of social housing but these are discreet and rendered in a similar yellow colour to the houses in the village centre. There are no pavements or street lighting/street furniture in the village.

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?	The Broadhembury Conservation Area lies approx 140m to the east and a historic garden and former road associated with The Grange, lie 300m to the west. These are not considered to have a relationship with the site.
List any heritage assets potentially affected.	

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	15500	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	13000	Minor adverse effect predicted (not significant)
Ramsar site	International	20500	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	20500	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	7000	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	14000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	11000	Minor adverse effect predicted (not significant)

Ancient Woodland Inventory Site (AWSI)	Regional	2000	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1600	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	495	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	185	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	600	Minor adverse effect predicted (not significant)

Comments

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 0

On site assessment

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

No, Improved grassland/arable

Presence of veteran or ancient trees

See notes. Some mature trees to the eastern boundary

Large numbers of mature trees within hedgerows or otherwise

No.

Presence of ponds not identified on aerial imagery

No.

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

See notes. Hedgerow may need to be removed to facilitate road access

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

No.

Is there any evidence which contradicts the desk study results?

No.

Conclusion

Minor adverse effect predicted (not significant)

3 Site Reference Brhe_05

Site details

Settlement: Broadhembury

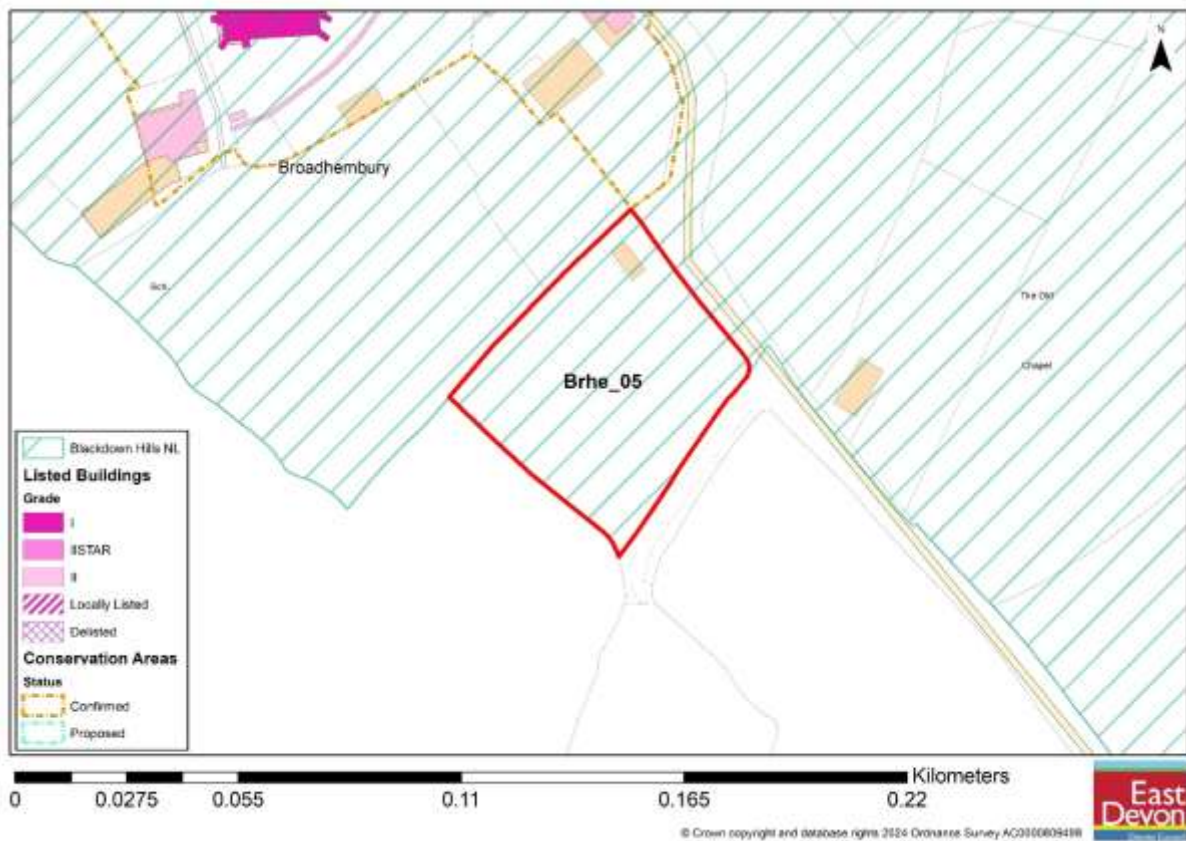
Reference number: Brhe_05

Site area (ha): 0.32

Address: The Old Orchard, Broadhembury

Proposed use: Residential

Site map



Photos



View into site from track along the southeastern boundary



View across site, looking northwest, from the southeastern boundary



View when approaching from the east



Access into the site from the northern corner

Site Assessment Summary and Conclusion

Infrastructure

Access from highway OK. Broadhembury Primary has capacity to support some development. Additional secondary provision required. Transport costs would apply for secondary pupils.

Landscape

National Landscape site. Very high landscape value but the site is a small, well screened paddock so its sensitivity to development is medium-high.

Historic environment

Significant heritage implications- within the site lie historic earthworks and the site would directly impact upon the setting and appearance of the Grade 1 listed Church

Ecology

Minimal ecological impact provided the boundary trees and hedgerows were retained. Within the site there is limited habitat of value.

Accessibility

The site includes a range of community facilities and services within 1600m. These include a pub, hall, school and PO shop and tea room. There is not a frequent bus service. The majority of these facilities are within the village centre although access from the site would be via a narrow lane without lighting or pavement.

Other constraints

None identified

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

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

10

Contribution to spatial strategy

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

Should the site be allocated?

No

Reasons for allocating or not allocating

The site performs well in terms of accessibility and ecology but landscape and heritage impacts cannot be satisfactorily overcome.

Landscape Sensitivity Assessment

Landscape designation context

Blackdown Hills National Landscape

For sites within National Landscape, applicable special qualities

Located entirely within Blackdown Hills National Landscape. Improved grassland / arable site with mature trees and hedgerow to surround only. Set against backdrop of significant development to multiple borders / from external viewpoints. The site is situated on the boundary between landscape character types 3A – Upper farmed and wooded slopes and 3E – Lowland plains. While the character of the site itself more closely aligns with the former, the landscape character changes distinctly beyond the southern boundary, opening out to the southwest to a rolling landform with larger fields and characteristic red soils. The site comprises a level plot set somewhat higher than the existing village settlement to the west. Land to the east rises to a steep, wooded scarp and drops away to the northwest to the River Tale.

Other relevant biodiversity, historic environment and/or geological designations

The site comprises a level small rectangular field set somewhat higher than the existing village settlement to the west. Land to the east rises to a steep, wooded scarp and drops away to the northwest to the River Tale.

Very close to Grade 1 listed Church

Landscape Character Type and relevant key characteristics

The site is situated on the boundary between landscape character types 3A – Upper farmed and wooded slopes and 3E – Lowland plains. While the character of the site itself more closely aligns with the former, the landscape character changes distinctly beyond the southern boundary, opening out to the southwest to a rolling landform with larger fields and characteristic red soils. The site comprises a level plot set somewhat higher than the existing village settlement to the west. Land to the east rises to a steep, wooded scarp and drops away to the northwest to the River Tale.

Local landscape character of site and immediate surrounds

The site comprises a level small rectangular field set somewhat higher than the existing village settlement to the west. Land to the east rises to a steep, wooded scarp and drops away to the northwest to the River Tale.

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 of light spill
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- major alteration/ new access provision required
- Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss
- Loss of trees/ hedgerow
- Impact on boundaries –tree and hedgerow root protection areas,
- Impact on cws to northwest
- Offsite access to services – eg need for extended footways/ cycleways/ bus stops
- Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.

Analysis

Physical and natural characteristics	
Medium	The site comprises a small rectangular field bounded by hedgebanks with mature trees to the southern, western and eastern boundaries. The field itself is used as a paddock and the grass is of limited biodiversity value. There are marked differences in field pattern in the surrounding landscape with fields to the north and east being of small to medium size under pasture with frequent boundary trees while to the southwest fields are

	large and mostly arable with fewer boundary trees.
Cultural and historic associations	
Medium-high	
Relationship to existing settlement edge	
Medium-high	
Experiential landscape character	
Medium High	The site is presently used as a pony paddock and includes a small timber stable/ store in the northwest corner which can be glimpsed through the field gate. The surrounding hedgebanks are in generally good condition and contribute positively to local landscape character. The site is tranquil and has a strong rural character with no modern influences, other than its current use and a line of telegraph wires and poles across the frontage.
Views	
Medium-high	There is very limited, if any, opportunity for views from higher ground within the National Landscape. Development would be evident in passing along the roads adjacent to site but would be seen in the context of existing houses.
Overall landscape susceptibility	
Medium-high	There is very limited, if any, opportunity for views from higher ground within the National Landscape. Development would be evident in passing along the roads adjacent to site but would be seen in the context of existing houses.
Within nationally designated landscape?	
Site is within a designated landscape and has very high landscape value.	
Degree of intervisibility with nationally designated landscape	
N/A	
If outside designated landscape, factors which may raise or lower value from moderate	
N/A	
Landscape value	
Very High – Nationally or internationally designated for landscape value (National Landscape/ WHS)	
Overall landscape sensitivity	
The site is within the National Landscape and therefore has a Very High value.	
Landscape guidance: opportunities in relation to development	

The sensitivity of the site in relation to the historic settlement and the special qualities of the National Landscape would require a high standard of design with use of materials which reflect local vernacular or which help to blend development into the landscape. Buildings should front to the road. Window openings should be limited in size to minimise glare and light spill and external lighting should be avoided. Development should be set back from existing trees and hedgerow. The roadside hedgebank requires laying and gapping up to maintain a strong visual and physical frontage in the long term. The southern boundary also requires gapping up to create a dense understorey. Telegraph wires across the site frontage should be undergrounded. The planting of traditional orchard trees within the site would reflect its historic use and contribute positively to local character.

Historic Environment Site Assessment

Notes on history of area

Broadhembury is located in a valley below the Neolithic Hembury Fort. It is predominantly in the National Landscape. The village is Saxon with a Grade 1 (A-eclesiastical grade) Church, consecrated in 1259. Most of the village centre buildings are 16thC, of rendered cob and thatch with some examples of slate and flint boundary walls, but there are many examples of earlier architecture. One family has owned much of the village for the past 100 years and there has been little growth and very limited peripheral infilling so that ‘green gaps’ between buildings are a notable feature. To the west of the village there are several small post-war developments of social housing but these are discreet and rendered in a similar yellow colour to the houses in the village centre. There are no pavements or street lighting/street furniture in the village.

Overall conclusion

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

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes
List any heritage assets potentially affected.	1. St. Andrew’s Church- Grade 1 listed (approx. 100m northwest of the site ; 2.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	St Andrews Church St Andrews Church is medieval in origin and is the most significant, and prominent, building in the village. The Church tower (described in the listing as 'very grand') can be seen from a considerable distance in all directions.
Significance of asset and setting	High The Parish Church is Grade 1 listed and is of high significance due to its architectural and historic importance. The Church tower physically dominates this part of the village. Its setting is quiet and pastoral with a small number of individual houses nearby. This part of the village is characterised by large green spaces between buildings; narrow, very quiet country lanes and a lack of street furniture or lighting.
Relationship of site with heritage asset	The Church tower is the tallest and most visible structure in the village and there is a high degree of intervisibility with the site despite intervening trees and vegetation. It can be clearly seen across the site when approaching from the south west.
Level of contribution (site to heritage asset)	Significant
Further assessment required?	No

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Moderate Development would be seen in the context of the Church tower and the wider, pastoral setting of the Church. The asset is of high significance and development would result in moderate harm to its setting, through increased urbanisation and noise in particular, and appearance.
Could the site be developed in a way that minimised potential impact?	Development density could be reduced but the overall height and massing would still impact
Would the development affect the heritage asset in other ways?	Increased urbanisation would lead to additional light pollution, traffic movements and domestic noise and paraphernalia.

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

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 2	
Description of asset	Chapel on opposite side of the road to the site but site potentially affects it's setting Cypress Bungalow is a former Wesleyan Methodist Chapel, now residential.
Significance of asset and setting	Lesser Much of the original detail has been lost through change of use, however the original, modest form remains. The relatively isolated, peripheral setting of the building in quiet surroundings reflects its former use.
Relationship of site with heritage asset	The heritage asset is located opposite, and in close proximity to, the site. There would be a visual relationship between the new development and the heritage asset, with the new development potentially being visually dominant due to its greater scale and density, although the asset is located on higher ground so would be looking across the new development.
Level of contribution (site to heritage asset)	Little
Further assessment required?	No

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 2	
What impact would development have on the heritage asset and its setting?	<p>Minor</p> <p>There would be intervisibility between the asset and new development, however the significance of the asset is lesser and any harm is minor. The heritage asset is located opposite, and in close proximity to, the site. There would be a visual relationship between the new development and the heritage asset, with the new development potentially being visually dominant due to its greater scale and density, although the asset is located on higher ground.</p> <p>Previously development on this site would have undermined /distracted from the Chapel's position as a first/last opportunity for religious observance for those arriving at/or leaving the village, however this association is no longer relevant due to the change of use.</p>
Could the site be developed in a way that minimised potential impact?	<p>It might be possible to locate the access to the site away from the asset and position buildings away from the eastern boundary of the site.</p>
Would the development affect the heritage asset in other ways?	<p>Increased traffic, noise and activity</p>

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

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 3	
Description of asset	Earthworks The remains of ridges made for fruit tree planting and improved drainage probably of post-medieval to mid-19th century date, were visible as low parallel earthwork banks on aerial photographs of the 1940s onwards on the north-west-facing slopes south of the village
Significance of asset and setting	Lesser Photographic and mapping evidence suggests that the site has a centuries old history as a domestic fruit orchard and it is likely that local varieties of apples would have been grown. The earthworks are the only remaining indication of this use. Over 90% of Devon's orchards have been lost to agriculture and development.
Relationship of site with heritage asset	The orchard no longer exists but development would permanently change the use from pastoral to built form.
Level of contribution (site to heritage asset)	Significant
Further assessment required?	No

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 3	
What impact would development have on the heritage asset and its setting?	Moderate The historic fruit tree planting and associated drainage which comprise the asset are no longer in active use, although some visual evidence remains but this is considered to be of lesser significance. The asset comprises earthworks potentially covering the whole site but only visible on part of the site. It is not known what remains lie below the ground.
Could the site be developed in a way that minimised potential impact?	The site layout could retain the visible earthwork ridges as part of a landscaping scheme.
Would the development affect the heritage asset in other ways?	No

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 3 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 3 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	See notes
Notes	Potentially as the visible earthworks could be retained as part of a landscaping scheme and any subterranean material could be identified through an archaeological assessment prior to 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	15500	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	13000	Minor adverse effect predicted (not significant)
Ramsar site	International	20500	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	20500	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	7000	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	14000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	11000	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	2000	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	2200	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	1050	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	122	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	600	Minor adverse effect predicted (not significant)

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 0

On site assessment

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

No, Improved grassland poached by equestrian use

Presence of veteran or ancient trees

Yes.

Large numbers of mature trees within hedgerows or otherwise

Yes.

Presence of ponds not identified on aerial imagery

No.

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

See notes. Hedgerow may need to be removed to facilitate road access

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

No.

Is there any evidence which contradicts the desk study results?

No.

Conclusion

Minor adverse effect predicted (not significant)

4 Site Reference Brhe_07

Site details

Settlement: Broadhembury

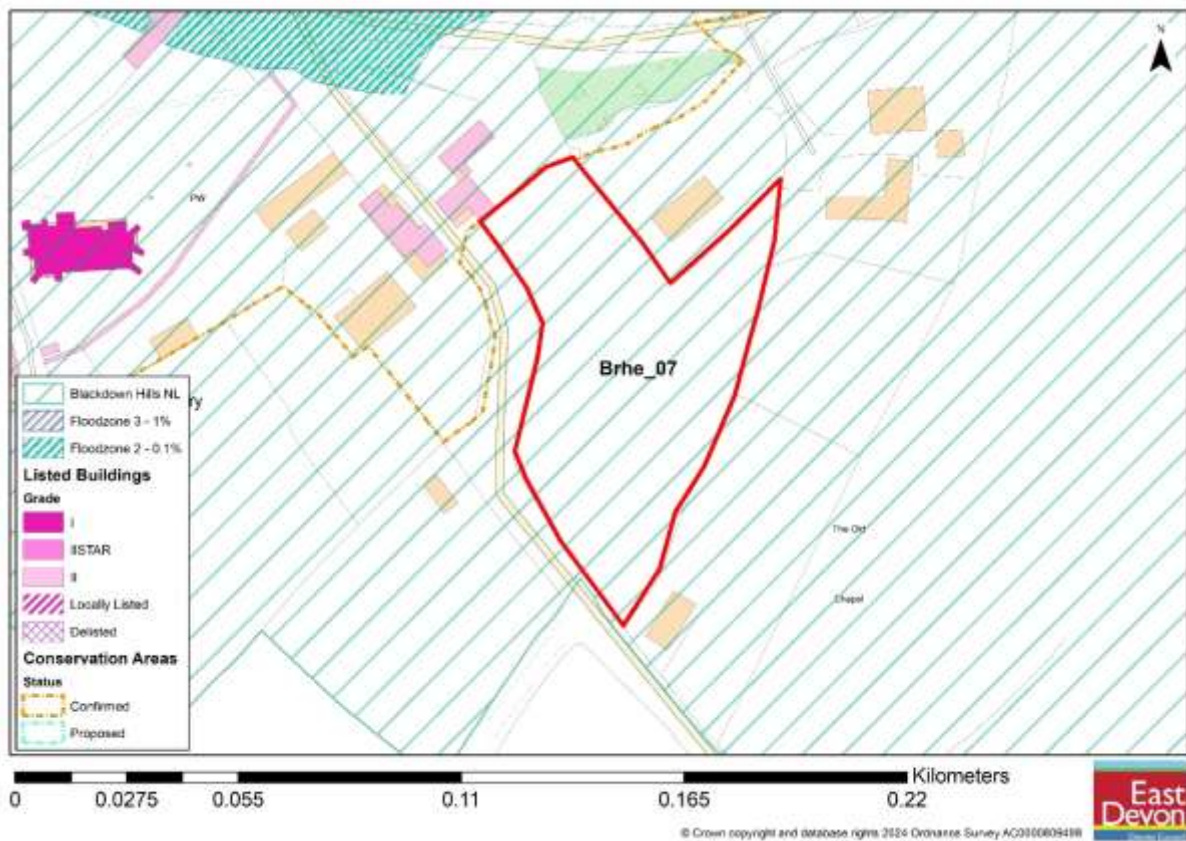
Reference number: Brhe_07

Site area (ha): 0.44

Address: Land South of the Vicarage, Broadhembury, EX14 3FF

Proposed use: Residential

Site map



Photos



Western boundary and approach to site, from north western corner looking south east



Access to site at southern corner, looking north east into site



Looking north across the site, access is on the left of the picture

Site Assessment Summary and Conclusion

Infrastructure

This site is on the edge of Broadhembury with good highway connection to the centre. Broadhembury Primary has capacity to support some development. Additional secondary provision required. Transport costs would apply for secondary pupils.

Landscape

National Landscape site. Very high landscape value and the site slopes so the upper parts are visible, increasing its development sensitivity to high.

Historic environment

Significant heritage implications- adjacent, and higher than, adjoining listed buildings and the site would (to a lesser degree) impact upon the setting and appearance of the Grade 1 listed Church

Ecology

Minimal ecological impact provided the boundary trees and hedgerows were retained. Within the site there is limited habitat of value.

Accessibility

The site includes a range of community facilities and services within 1600m. These include a pub, hall, school and PO shop and tea room. There is not a frequent bus service. The majority of these facilities are within the village centre although access from the site would be via a narrow lane without lighting or pavement.

Other constraints

None identified

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

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

10

Contribution to spatial strategy

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

Should the site be allocated?

No

Reasons for allocating or not allocating

The site performs well in terms of accessibility and ecology but landscape and heritage impacts cannot be satisfactorily overcome.

Landscape Sensitivity Assessment

Context

Landscape designation context

Blackdown Hills National Landscape

For sites within National Landscape, applicable special qualities

Located entirely within Blackdown Hills National Landscape. Improved grassland / arable site with mature trees and hedgerow to surround only

Other relevant biodiversity, historic environment and/or geological designations

The site comprises a small, irregularly shaped sloping paddock, rising to the east/north east.

Within the setting of Grade 1 listed Church

Landscape Character Type and relevant key characteristics

The site is situated within landscape character type 3A – Upper farmed and wooded slopes

Local landscape character of site and immediate surrounds

The site comprises an irregularly shaped field with awkwardly tapering northeast corner, currently used as pony paddock affording limited biodiversity value but with species rich boundary hedgerows with mature trees. Surrounding field parcels are of smaller size. The surrounding landform provides enclosure to the east. The site itself is gently sloping with northwesterly aspect overlooking the village core and set somewhat above it on a valley slope rising to a wooded scarp to the east and overlooking a wooded scarp to the northwest.

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 of light spill
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- major alteration/ new access provision required
- Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss
- Loss of trees/ hedgerow
- Impact on boundaries –tree and hedgerow root protection areas,
- Impact on cws to northwest
- Offsite access to services – eg need for extended footways/ cycleways/ bus stops

- Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.

Analysis

Physical and natural characteristics	
Medium-high	<p>Site is semi enclosed by vegetation to the north, east and south with more open westerly/ northwesterly aspect. Roadside boundary hedge likely to require removal/ translocation to accommodate visibility splay. May also require removal of mature oak in roadside hedgebank. Site enclosed by hedgerow to all sides. Vegetation and landform provide strong sense of enclosure to north, east and south. More open to northwest and west with views over boundary hedgebanks. The church tower is visible as a prominent skyline feature to the west.</p> <p>Boundary trees and hedgerows would provide limited screening of new development from principal viewpoints and will limit developable area somewhat.</p>
Cultural and historic associations	
Medium	<p>No cultural or historical associations/ features within the site. Boundary hedges are likely to be of medieval origin. The site is adjacent to the conservation area and boundary of grade II listed cottage to the northwest and forms the backdrop to views heading southeast out of village from historic core. Proposed development would be prominent in this view detracting from setting of listed buildings and their associated context.</p>
Relationship to existing settlement edge	
High	<p>The site is set at a noticeably higher level than the main settlement and overlooks a grade II listed cottage which abuts the northwest boundary and a second listed cottage situated on the opposite side of the road. These form a distinctive gateway to the village from the southeastern approach. A small converted chapel is adjacent to the southeast corner</p>

	of the site. A mid-20th century detached house is situated close to the northern boundary and the gable end faces onto the site but is lower set and framed by surrounding trees. The tower of St Andrew's church is prominent to the west. Development of the site would block intervisibility between the church and chapel situated to the east.
Experiential landscape character	
Medium-high	A narrow sunken lane winds around the western edge of the site. Surrounding buildings comprise listed cottages to the west of the site, a converted chapel to the east and lower set detached modern dwelling to the north.
Views	
Medium-high	The site has some intervisibility with Bre_04.
Overall landscape susceptibility	
Medium-high	The site has some intervisibility with Bre_04.
Within nationally designated landscape?	
Site is within a designated landscape and has very high landscape value.	
Degree of intervisibility with nationally designated landscape	
N/A	
If outside designated landscape, factors which may raise or lower value from moderate	
N/A	
Landscape value	
Very High – Nationally or internationally designated for landscape value (National Landscape/ WHS)	
Overall landscape sensitivity	
High	
Landscape guidance: opportunities in relation to development	
High density development would be very out of keeping with surroundings but would be difficult to achieve given the irregularity of the site boundaries. If the site was to be developed care would need to be taken to minimise hedgerow loss adjacent to the site entrance and replacing any losses to maintain boundary integrity. Development including groundworks should be kept out of the root protection areas of surrounding trees and hedgerow. Additional planting would be required to the western/ north western boundary to partially screen development from identified views. Given proximity to the conservation edge sympathetic materials would be required and size of window openings should be limited to reflect local vernacular and minimise light spill. External lighting should be avoided.	

Historic Environment Site Assessment

Notes on history of area

Broadhembury is located in a valley below the Neolithic Hembury Fort. It is predominantly in the National Landscape. The village is Saxon with a Grade 1 (A-ecclesiastical grade) Church, consecrated in 1259. Most of the village centre buildings are 16thC, of rendered cob and thatch with some examples of slate and flint boundary walls, but there are many examples of earlier architecture. One family has owned much of the village for the past 100 years and there has been little growth and very limited peripheral infilling so that ‘green gaps’ between buildings are a notable feature. To the west of the village there are several small post-war developments of social housing but these are discreet and rendered in a similar yellow colour to the houses in the village centre. There are no pavements or street lighting/street furniture in the village.

Overall conclusion

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

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes
List any heritage assets potentially affected.	1. St. Andrew’s Church- Grade 1 listed (approx. 100m west of the site ; 2. Penywain and Vicarage Cottages- Grade 2 listed, adjacent to the site

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	St Andrews Church St Andrews Church is medieval in origin and is the most significant, and prominent, building in the village. The Church tower (described in the listing as 'very grand') can be seen from a considerable distance in all directions.
Significance of asset and setting	High The Parish Church is Grade 1 listed and is of high significance due to its architectural and historic importance. The Church tower physically dominates this part of the village. Its setting is quiet and pastoral with a small number of individual houses nearby. This part of the village is characterised by large green spaces between buildings; narrow, very quiet country lanes and a lack of street furniture or lighting.
Relationship of site with heritage asset	The Church tower is the tallest and most visible structure in the village and there is a high degree of intervisibility with the site despite intervening trees and vegetation. It can be clearly seen across the site when approaching from the south west.
Level of contribution (site to heritage asset)	Significant
Further assessment required?	No

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Moderate Development would be seen in the context of the Church tower and the wider, pastoral setting of the Church. The asset is of high significance and development would result in moderate harm to its setting, through increased urbanisation and noise in particular, and appearance.
Could the site be developed in a way that minimised potential impact?	Development density could be reduced but the overall height and massing would still impact
Would the development affect the heritage asset in other ways?	Increased urbanisation would lead to additional light pollution, traffic movements and domestic noise and paraphernalia.

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

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 2	
Description of asset	Pair of cottages adjacent to the site Penywain and Vicarage Cottages, pair of 17th C estate workers cottages
Significance of asset and setting	Medium
Relationship of site with heritage asset	The site has a significant relationship to the cottages as it forms a gently sloping agricultural backdrop, contributing to their rural setting
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	No

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 2	
What impact would development have on the heritage asset and its setting?	Moderate There would be considerable intervisibility between the assets and new development, increased due to the sloping nature of the site. There would be a visual relationship between the new development and the heritage assets, with the new development potentially being visually dominant due to its greater scale, density and height.
Could the site be developed in a way that minimised potential impact?	No, developing the lower part of the site would reduce the distance between the assets and new housing, moving it further away would increase the ground level and dominance
Would the development affect the heritage asset in other ways?	Increased traffic, noise and activity

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

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	15500	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	13000	Minor adverse effect predicted (not significant)
Ramsar site	International	20500	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	20500	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	7000	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	14000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	11000	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	2000	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	2200	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	1095	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	77	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	600	Minor adverse effect predicted (not significant)

Comments

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 0

On site assessment

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

No . Improved grassland

Presence of veteran or ancient trees

See notes. Several mature trees in the boundary hedges

Large numbers of mature trees within hedgerows or otherwise

No.

Presence of ponds not identified on aerial imagery

No.

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

See notes. Hedgerow may need to be removed to facilitate road access

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

No.

Is there any evidence which contradicts the desk study results?

No.

Conclusion

Minor adverse effect predicted (not significant)

5 Site Reference Brhe_09

Site details

Settlement: Broadhembury

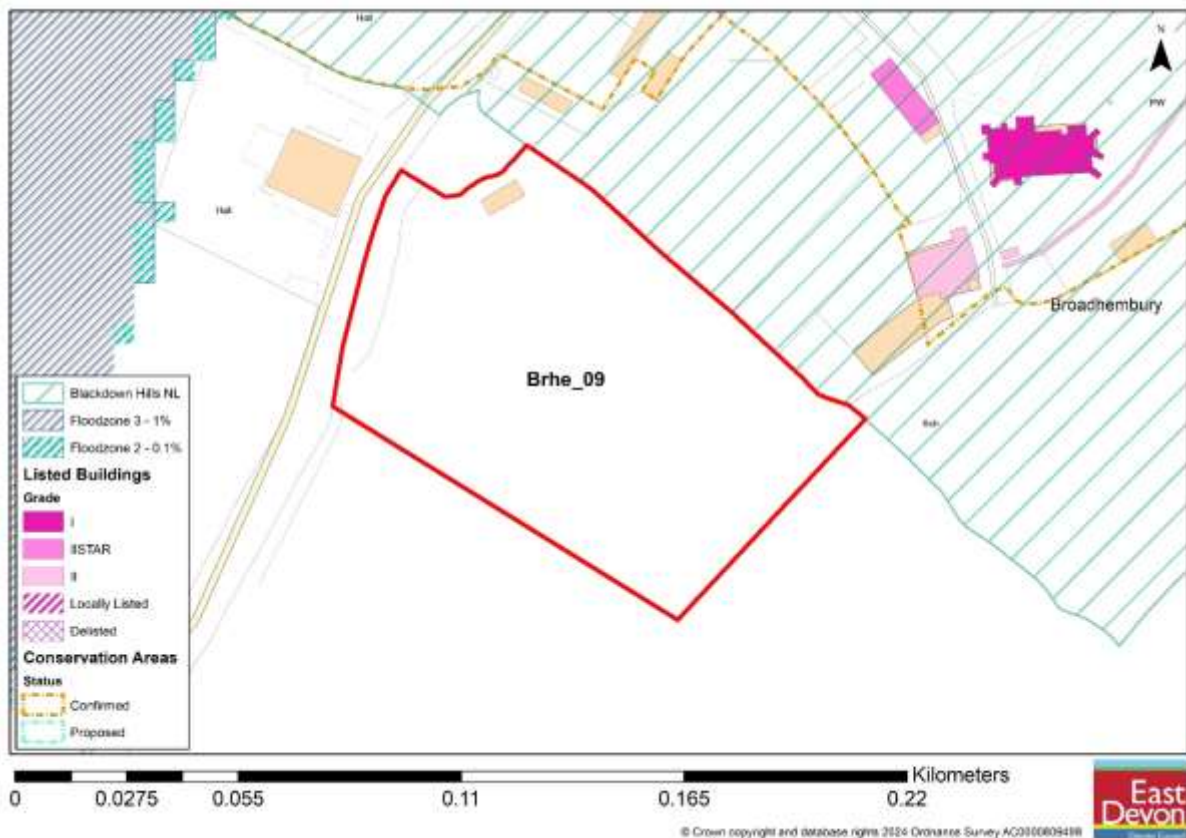
Reference number: Brhe_09

Site area (ha): 0.839

Address: Land S.E. (opposite) Broadhembury Village Hall, Broadhembury, EX14 3NG

Proposed use: Residential

Site map



Photos



View of the site looking east from the village hall car park



View into and across the site from the lane to the east. Note, this view is not visible from road level due to topography but this is a potential access point



View across site, looking east from northern corner



View of site from adjacent lane, looking south



The site in its wider context, it lies to the far north of this field (currently accessed from this gateway to the southern corner)

Site Assessment Summary and Conclusion

Infrastructure

This site is on the edge of Broadhembury with good highway connection to the centre. Broadhembury Primary has capacity to support some development. Additional secondary provision required. Transport costs would apply for secondary pupils.

Landscape

Adjoins National Landscape, high landscape value and intervisibility and forms part of the setting, but largely screened from it by mature trees and hedgerow to northern boundary. It is not a locally or regionally designated landscape, but proximity to National Landscape and conservation area should confer High value. Opportunities to reinstate historic hedgebank to form southern site boundary. Grade 2 Agricultural land. Northern corner of a much larger, sloping arable site.

Historic environment

Medium- development will impact on the pastoral approach to the conservation area and the setting of the CA and Grade 1 listed Church. However, a careful design scheme and intervening landscaping could make this acceptable

Ecology

Minimal ecological impact provided the boundary trees and hedgerows were retained. Within the site there is limited habitat of value. Potential to separate the site from the larger field with new hedgerow planting.

Accessibility

The site is within 1600m of a school, pub, village hall, shop

Other constraints

None identified

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

No

Opportunities

Opportunity to provide direct footpath link to school from site and to provide footpath link to connect with trackway opposite methodist chapel.

Opportunity to reinstate historic hedgebank to form southern site boundary.

Yield (number of dwellings or hectares of employment land)

10 dwellings (maximum)

Contribution to spatial strategy

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

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site is on the periphery of the settlement and is the only stage 3 pass option outside the National Landscape so is the most appropriate site for allocation (noting that a current application for 6 houses is under consideration on an alternative site and the potential for cumulative impact). No ecology concerns. Heritage impacts can be mitigated (although further assessment is recommended as part of any application, and a detailed design and landscaping scheme). Tree planting is required to reduce visual impact. The site is sufficiently large that there is a considerable area for landscaping and screening- the number and size of houses should be strictly limited to reflect the existing village character.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

For sites within National Landscape, applicable special qualities

Other relevant biodiversity, historic environment and/or geological designations

Adjoins National Landscape

Adjacent to the conservation area, close to several listed buildings

Grade 2 Agricultural land

Landscape Character Type and relevant key characteristics

The site is situated within landscape character type 3A – Upper farmed and wooded slopes

Local landscape character of site and immediate surrounds

Northern corner of a much larger, sloping arable site. Outside but adjacent to the Blackdown Hills National Landscape so there is extensive intervisibility (albeit this is greater with the wider landscape due to intervening screening in the immediate locality).

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 of light spill from street lighting or windows
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- major alteration/ new access provision required

- Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss
- Loss of trees/ hedgerow
- Impact on boundaries –tree and hedgerow root protection areas,
- Offsite access to services – eg need for extended footways/ cycleways/ bus stops
- Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.

Analysis

Physical and natural characteristics	
Medium	The site is open and rural, albeit on the edge of the village. It slopes from east down to west. Hedgerow boundaries to the north east and northwest contribute to local landscape character. There will be medium range views (short range views are limited towards the north due to topography and vegetation)
Cultural and historic associations	
Low-medium	Historic boundary hedgerows, present on 1890 OS map. Within 20m of conservation area (although there are intervening non-designated buildings and land between). Listed buildings within 100m and Grade 1 listed Church beyond and above the site (intervening buildings and land). No evidence of cultural or historic artefacts on site
Relationship to existing settlement edge	
Medium	The settlement edge is quite modern (it adjoins a utilitarian building and sits opposite a modern village hall) but there are glimpses of the tighter, historic village core beyond. The edge is uneven and indistinct due to vegetation and topography. Development could create a strong settlement edge and entrance to the village, although the design and layout, and the new boundary with the larger field, would need careful consideration to ensure they are in keeping with the historic character of the village.

Experiential landscape character	
Medium	The site is pastoral and feels rural, although there is some quiet background noise from the hall, school and adjoining road
Views	
Medium	Development will be seen above the roadside hedgerow and the visibility will increase as the land slopes upwards away from the road. Some screening will be provided by new and existing planting. There may be an impact on the character and setting of the Church beyond the site. It is likely that development will be partially visible in long range views but this will be in the context of existing loose built form
Overall landscape susceptibility	
High	Site is open and undeveloped but will be seen in the context of existing loose built form
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	
High – Locally or regionally designated landscape. Also areas which documentary evidence and /or site observations indicate as being more valued than surrounding areas.	
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	
Medium	
Landscape guidance: opportunities in relation to development	
Opportunity to provide direct footpath link to school from site and to provide footpath link to connect with trackway opposite methodist chapel. Opportunity to reinstate historic hedgebank to form southern site boundary.	

Historic Environment Site Assessment

Notes on history of area

Broadhembury is located in a valley below the Neolithic Hembury Fort. It is predominantly in the National Landscape. The village is Saxon with a Grade 1 (A- ecclesiastical grade) Church, consecrated in 1259. Most of the village centre buildings are 16thC, of rendered cob and thatch with some examples of slate and flint boundary walls, but there are many examples of earlier architecture. One family has owned much of the village for the past 100 years and there has been little growth and very limited peripheral infilling so that 'green gaps' between buildings are a notable feature. To the west of the village there are several small post-war developments of social housing but these are discreet and rendered in a similar yellow colour to the houses in the village centre. There are no pavements or street lighting/street furniture in the village.

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 Conservation Area and Grade 1 listed Church
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes Conservation Area and Grade 1 listed Church
List any heritage assets potentially affected.	Conservation Area and Grade 1 listed Church

Step 2. Existing contribution of site to significance of heritage asset

Heritage asset 1

Description of asset	<p>Broadhembury Conservation Area</p> <p>The conservation area has a cohesive, single character zone focussed on the historic core of the settlement around the church. There are 36 listed buildings. Apart from the Grade 1 listed Church all the properties on the statutory list are C16-C17 (many with earlier origins) domestic properties of vernacular proportions and construction. The buildings are particularly cohesive in terms of scale and materials (thatch with swept eaves, and plastered cob on rubble stone footings with traditional tar band), modest but extensive vernacular detailing. It is clear that the buildings were mostly built and maintained as belonging to a single estate. There are very few detracting features that are considered to cause loss of character or intrusion.</p>
Significance of asset and setting	<p>Medium</p> <p>The heritage asset is located to the north of the site. It is separated from it by a small paddock and several hedgerows.</p>
Relationship of site with heritage asset	<p>Site is located at the northern edge of a sloping field. The conservation area lies to the north. A small paddock is a green break between CA and the site.</p>
Level of contribution (site to heritage asset)	<p>Medium</p>
Further assessment required?	<p>See notes</p> <p>The significance of the contribution of the site increases with proximity to the heritage asset, so that it is of minor significance to the south but more significant towards the north of the site where roofs and chimneys are likely to be visible from the conservation area.</p>

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 Development will be visible from the pastoral approach to the village which is part of the Conservation Area setting. The site topography means that significance will increase as development moves up the slope
Could the site be developed in a way that minimised potential impact?	Yes, through considered design and layout
Would the development affect the heritage asset in other ways?	Yes, increased urbanisation, domestic paraphernalia, traffic, light pollution, noise.

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

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 2	
Description of asset	1. St. Andrew's Church- Grade 1 listed (approx. 90m east of the site) St Andrews Church is medieval in origin and is the most significant, and prominent, building in the village. The Church tower (described in the listing as 'very grand') can be seen from a considerable distance in all directions.
Significance of asset and setting	Medium The site forms part of the wider setting of the Church
Relationship of site with heritage asset	Medium
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	See Notes The Grade 1 listed Church tower is, by design, the tallest and most visible structure in the village and there is a reasonable degree of intervisibility with the site despite intervening trees and vegetation. This increases to the east of the site. The Church setting is quiet and pastoral with a small number of individual houses nearby. It should be noted however, that the purpose of the Church was to be seen as a dominant feature from the approaches to the village and visibility from surrounding houses (and thus reinforcement of God's omnipresence) was desirable. Given the topography, intervisibility with new housing is not considered to detract from the setting of the Church provided a suitable design can be achieved

Step 3. Identifying potential impact on significance of heritage asset

Heritage asset 2

What impact would development have on the heritage asset and its setting?

Minor-medium
The Grade 1 listed Church tower is, by design, the tallest and most visible structure in the village and there is a reasonable degree of intervisibility with the site despite intervening trees and vegetation. This increases to the east of the site. The Church setting is quiet and pastoral with a small number of individual houses nearby. It should be noted however, that the purpose of the Church was to be seen as a dominant feature from the approaches to the village and visibility from surrounding houses (and thus reinforcement of God's omnipresence) was desirable. Given the topography, intervisibility with new housing is not considered to detract from the setting of the Church provided a suitable design can be achieved

Could the site be developed in a way that minimised potential impact?

Impact could be minimised by reducing the scale of the development to a maximum 10 dwellings, by a design that follows the typical layout and dwelling type found elsewhere in the village and through landscaping and positioning.

Would the development affect the heritage asset in other ways?

Development would be seen in the context of the Church tower and the wider, pastoral setting of the Church. The asset is of high significance and, whilst the visual impact of development could be minimised and may not harm the setting (bearing in mind the function of the Church in overseeing local residents), increased urbanisation and noise could negatively impact on it. Increased urbanisation would lead to additional light pollution, traffic movements and domestic noise and paraphernalia.

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

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	15500	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	13000	Minor adverse effect predicted (not significant)
Ramsar site	International	20500	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	20500	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	7000	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	14000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	11000	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	2000	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	2000	Minor adverse effect predicted (not significant)

Unconfirmed Wildlife Site (UWS)	County	830	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	600	Minor adverse effect predicted (not significant)

Comments

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone?

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 0

On site assessment

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

No . Improved grassland

Presence of veteran or ancient trees

See notes. Several mature trees in the boundary hedges

Large numbers of mature trees within hedgerows or otherwise

No.

Presence of ponds not identified on aerial imagery

No.

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

See notes. Hedgerow may need to be removed to facilitate road access

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)