

**East Devon Local Plan 2020-2042**

# **Site Selection report**

## **Broadclyst**



**East Devon – an outstanding place**

**February 2025**

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## 1. Introduction

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 report contains the assessment of sites and identifies those recommended to be allocated, alongside those that are not recommended.

This report contains a summary of the assessment and selection of sites in Broadclyst.

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## 2. Full picture of sites considered

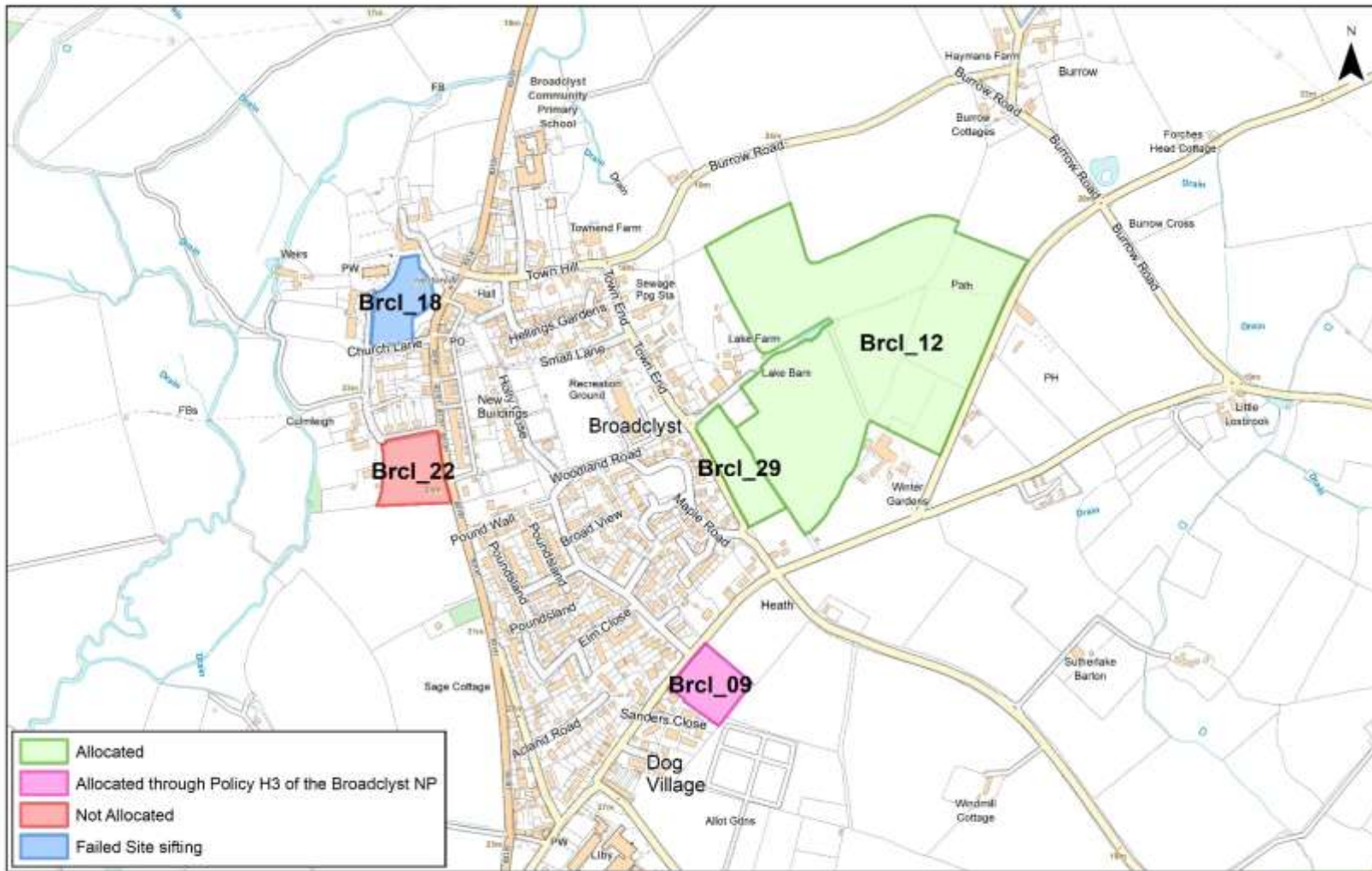
As part of the overall work there have been a number of calls for sites. Submitted sites are recorded on the map over the page. Noting that the picture is complicated by the fact that – in some cases – overlapping sites, and variations with for example differing boundaries, have been submitted at different points in time.

Initial work undertaken involved sifted out sites that failed to meet certain specified considerations, particularly as highlighted by the work of the Housing and Employment Land Availability Assessment Panel and in their assessment, where they concluded that sites were unacceptable for development.

Non-developable conclusions were based on technical assessment, not policy judgement, and included sites where for example it was concluded that safe highway access could not be achieved. Also through this sifting work, sites were sifted out where they were assessed as remote from settlements falling in the local plan hierarchy.

Sites sifted out of the process at this stage were:

- Brcl\_09 has now been allocated through Policy H3 of the Broadclyst NP.
- Brcl\_18 is within a conservation area and surrounded on all sides by listed buildings, including the Grade I listed St John the Baptist Church.



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### 3. Sites subject to detailed assessment

This section of the report provides information on sites that passed the sifting stage and draws conclusions on assessment results (noting that site assessment follows on in separate report sections – though in this report we provide summary details on fuller assessment that has been undertaken).

#### Overview

Site reference	Number of dwellings / hectares of employment land	Allocate?
<b>BROADCLYST WARD (VILLAGE OF BROADCLYST)</b>		
Brcl_12	100 dwellings and 0.6ha of employment land	Yes, combined with Brcl_29
Brcl_22	20 dwellings	No
Brcl_29	24 dwellings and 0.1ha of employment land	Yes, combined with Brcl_12

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## 4. Site Reference: Brcl\_12

### Site details

**Settlement:** Broadclyst

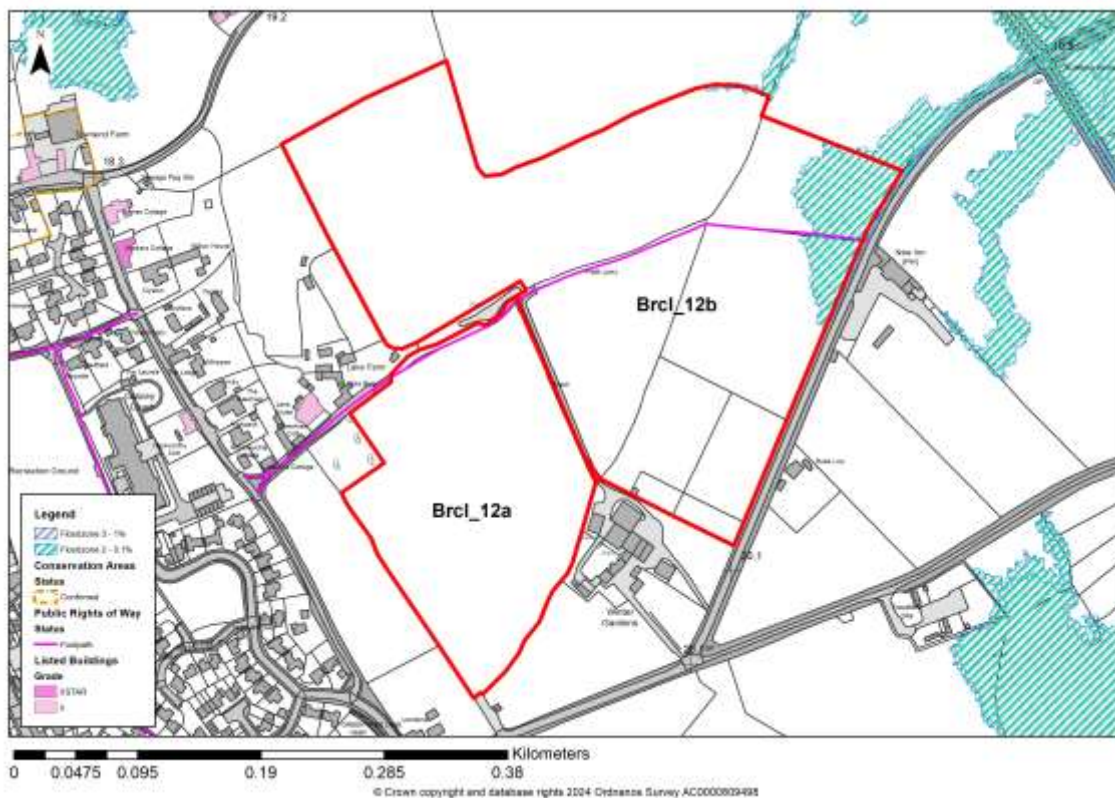
**Reference number:** Brcl\_12

**Site area (ha):** 12.56

**Address:** Land west of Whimble Road, Broadclyst, EX5 3BX

**Proposed use:** Mixed use

### Site map



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**Photos**



*Photo Area 1*



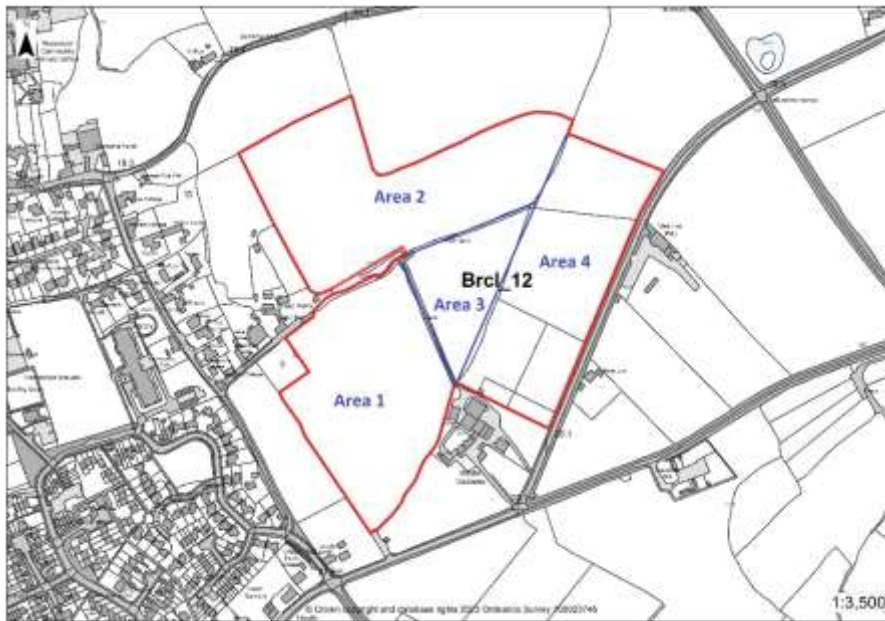
*Photo Area 2*



*Photo Area 3*



*Photo Area 4*



*Diagram of photo areas*

## Site Assessment Summary and Conclusion

### Infrastructure

**Access:** Accessible from highway OK. **DCC Education:** Broadclyst Primary School is very popular and fills up with out of area children. Development within Broadclyst would mean that there would be a push back to other schools. The current primary school could not support the level of development proposed 36.8 ha, and could not be extended further. Additional new secondary provision required to support any development.

### Landscape

Outside of National Landscape. Comprised of six small and medium fields with mature hedgerows and mature trees. Residential development to west provides some context of built form when viewing but site is otherwise bordered by agricultural fields. Public footpath crosses site east to west. Overall, the site has medium landscape sensitivity to new development.

### Historic environment

Assets Present: Grade II listed Lake House (20m), Grade II listed College Cottage (105m), multiple listed buildings and Broadclyst Conservation Area 130-150m distant with

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screening / separation. Overall, moderate - Change affecting the special character of assets, where elements which contribute to their significance and their setting are harmed.

### **Ecology**

Nature Recovery Network (1m), Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) (1m). Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

### **Accessibility**

Eight out of 12 facilities within 1,600m of site.

### **Other constraints**

A portion of the eastern section of the site (within Brcl\_12b) is located within flood zones 2 and 3 which would reduce overall potential yield. Also present in patches are areas at low risk of surface water runoff. Site is grade 1 agricultural land.

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

No

### **Opportunities**

No

### **Yield (number of dwellings or hectares of employment land)**

100 dwellings and 0.6ha of employment land.

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## **Contribution to spatial strategy**

Broadclyst is a Tier 3 settlement and acts as a Local Centre that should meet local needs and those in the immediate surrounding. This development would help to maintain the settlement's role as a local centre.

## **Should the site be allocated?**

Yes, in part, and alongside Brcl\_29.

## **Reasons for allocating or not allocating**

This site is comprised of six small and medium fields with mature hedgerows and trees to borders. Residential development to the west provides some context of built form but the site is otherwise bordered by agricultural fields.

Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. It is on Grade 1 agricultural land but outside of the National Landscape. Overall, the site has a medium landscape sensitivity to new development, and moderate heritage sensitivity.

With regard to ecology, a significant moderate adverse effect is predicted. Site is considered appropriate for development, subject to final detailed scheme and proportionate mitigation.

Development of this site, on the eastern side of the village, will need to come forward to an agreed Masterplan that provides for a comprehensive development scheme for both Brcl\_12 and Brcl\_29. Vehicle access to the combined sites will need to be from Whimple Road with vehicle and pedestrian access from Brcl\_12 linking through and into Brcl\_29.

Brcl\_12 should accommodate around 100 new homes and 0.6 hectares of employment land. Built form shall be focused on the land to the north west of Winter Gardens and south of Lake Farm with lower density development forming a frontage onto the road from Burrows Cross within the field to the north west of Winter Gardens. To the north of Brcl\_12 there is scope to provide open space and habitat and other open space areas.

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## Landscape Sensitivity Assessment

### Context

#### Landscape designation context

Outside of NL

#### For sites within NL, applicable special qualities

A series of level fields adjacent to winter gardens to the east of Broadclyst village.

#### Other relevant biodiversity, historic environment and/or geological designations

n/a

Exe Estuary and Pebblebed Heaths mitigation zone.

Site is 20m from a grade II listed building, and is 140m to the west of the conservation area, which would need to be considered.

#### Landscape Character Type and relevant key characteristics

5D - Estate wooded farmland

- Rolling hills and ridges drained by frequent streams creating an undulating topography
- Well-wooded character, with frequent plantations, estate woodlands, historic woodpasture and conifer blocks. Also ornamental tree planting.
- Predominantly pastoral farmland, with areas of arable cultivation. Fields enclosed by wildflower-rich banks and mixed hedges. Some estate railings and walls.
- Grassland, ponds and valley mire, and bands of ancient woodland.
- Historic parkland, estates and manors influencing landscape character and creating strong sense of place.
- Nucleated historic hamlets and villages with square stone church towers forming local landmarks. A range of materials and building styles, with distinctive yellow ochre estate villages around Killerton.
- Winding rural roads bounded by Devon banks restricting views, crossing streams on stone bridges. Network of green lanes around Bicton.

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- Strong sense of peace and tranquillity, particularly away from the cores of estates. Around Bicton, pines have a sculptural quality against the skyline.

- Key views include those from the main houses and gardens. Some features (e.g. Bicton obelisk and Killerton cottages) are landmarks, whilst others are more subtle.

**Local landscape character of site and immediate surrounds**

A series of level fields adjacent to winter gardens to the east of Broadclyst village

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

Yes

**General and site-specific affects that could arise from development**

Outside of NL. Comprised of six small and medium fields with mature hedgerows and mature trees. Residential development to west provides some context of built form when viewing but site is otherwise bordered by agricultural fields. PROW (public footpath) crosses site east to west.

- Introduction of built form and associated infrastructure to this green field site with significant separation from and poor relation to the built form of Broadclyst
- Impact of light spill from street lighting or windows on areas noted for dark skies
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Potential loss of trees / hedgerow
- Potential impact on boundaries – tree and hedgerow root protection areas
- Construction phase impacts for adjacent residents

**Analysis**

<b>Physical and natural characteristics</b>	
Medium-high	This site is to the north-east of the village on land between the settlement and The New Inn on Whimple Road. The fields are separated by trees and hedgerows.
<b>Cultural and historic associations</b>	
Medium	Broadclyst is a fairly large nucleated village set to the south and east of the

	broad floodplain of the River Clyst. It is not within an NL, but is set in an attractive rural landscape where much of the land is owned by the National Trust. Historic boundary hedgerows, present on 1880s/1890s OS map.
<b>Relationship to existing settlement edge</b>	
Medium	The historic New Inn is to the east of the site, with the Winter Gardens to the south. The site is to the west of Town End but does not directly abut this 20th C housing.
<b>Experiential landscape character</b>	
Medium	The site is pastoral and feels rural. Whimple Road, to the east, is a relatively quiet country road; Town End, to the west, is on the edge of the village.
<b>Views</b>	
Low-medium	Development may be seen above the roadside hedgerow but the area is relatively flat and views from the village will be limited.
<b>Overall landscape susceptibility</b>	
Medium	The agricultural character of the site, bounded by mature trees and hedgerows.
<b>Within nationally designated landscape?</b>	
Site is not within a designated landscape.	
<b>Degree of intervisibility with nationally designated landscape</b>	
None	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
<b>Landscape value</b>	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
<b>Overall landscape sensitivity</b>	
Medium	
<b>Landscape guidance: opportunities in relation to development</b>	

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## Historic Environment Site Assessment

### Notes on history of area

Broadclyst's earliest settlement dates from the prehistoric to the Romano-British period as indicated by cropmark enclosures, ring ditches and the Iron Age Hillfort at Killerton, a Scheduled monument (DCC Historic Environment reference: MDV1312, MDV52108, MDV52109, MDV52112, MDV52113, MDV54115). Medieval development of Broadclyst is mentioned in the Domesday book 1086 and within the area are heritage assets such as the Parish Church of St John the Baptist, Clyston Mill (MDV19788), and Old Windmill (MDV10152), all of which give a sense of the Parish's rich 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.

<b>Step 1. Identify any heritage assets potentially affected</b>	
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 Large site with clear potential for impact
List any heritage assets potentially affected.	1. Grade II listed Lake House, 2. Grade II listed Hackworthy Cottage, 3. Grade II listed Heath Gardens, 4. Grade II Listed College Cottage HER checked - no additional features.

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 1	
Description of asset	<p>Lake House</p> <p>Grade II House. C16 or early-C17, substantially remodelled and enlarged in early C19. Main range of cob, stone plinth, rendered, under gabled-end slate roof with sprocketed eaves and box gutter on shaped brackets. This was the original 3-room, through- passage plan house to which a rear wing, stone, rendered, with hipped slate roof was added in circa 1840. 2 end stacks and an axial stack, all rendered with moulded caps. 2 storeys. Front: 4 window range. 3 of the upper windows and 2 at ground level have C19 tripartite hornless sash windows (side panels with 2 sashes of 2 panes, central light, 2 sashes of 6 panes). Sash window above door with two 6 pane sashes. Door, set right of centre under semi-circular arch, panelled reveals. Window to left of door being altered at time of inspection in 1984. Rusticated quoining. Evidence of the earlier house survives in the right-hand room: large end fireplace with unchamfered timber lintel, stone jambs and blocked back oven. To the left of this a newel staircase with heavy (possibly contemporary) wooden treads and risers. Dividing this room from present hall (which probably lies to the right of original passage) is a seven-bay plank and muntin screen, chamfered and stopped to within 2 feet of ground level, at which point a horizontal line marks a former bench fixture. Good early C19 panelled doors and fittings and 2 later C19 polished limestone fire surrounds in the rear wing. Roof: early C19 collar trusses with sawn timbers. Tall brick entrance pier with moulded stone cap remains at left.</p>
Significance of asset and setting	Medium
Relationship of site with heritage asset	<p>Open fields on opposite side of road, beyond the immediate adjacent field, will be impacted by development. Setting and character of the vicinity will be compromised. The asset looks out over the site, potential for high intervisibility between asset and development. The approach to the asset currently has a rural fringe character. This character would be impacted by unsympathetic development.</p>

Level of contribution (site to heritage asset)	Significant
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Moderate
Could the site be developed in a way that minimised potential impact?	Yes, through considered design and layout appropriate to the listed asset.
Would the development affect the heritage asset in other ways?	Increase in traffic, residential noise, change to context of the local area due to scale of site / significant housing numbers proposed.

<b>Step 4. How to maximise enhancements and avoid harm</b>	
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?	Yes
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 2	
Description of asset	Hackworthy Cottage GII House. C17 or earlier, with C18 and later alterations. Cob, stone plinth, rendered. Thatched roof, half-hipped to left, gabled end to right, with right-end suck. Prominent front lateral suck (although now flush with right-hand face of building) with one off-set and large bake-oven projection with tile roof. 4 windows to ground floor, all c19, 2-light timber casements. 6 panes to each light; 3 windows to first floor, one to the left of suck as ground, those to the right c18, one 2 and one 3-light timber casements, 8 panes to each light. No original features visible at ground floor level. Interior not inspected, but it is reported that 6 trusses survive, some and probably all jointed crucks. (NT vernacular buildings survey).
Significance of asset and setting	Lesser
Relationship of site with heritage asset	Built form and separation between site and heritage asset limits relationship.
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	NoSee notes

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 2	
What impact would development have on the heritage asset and its setting?	Minor
Could the site be developed in a way that minimised potential impact?	n/a
Would the development affect the heritage asset in other ways?	Increase in local traffic and increased development of the local area.

<b>Step 4. How to maximise enhancements and avoid harm</b>	
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	

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 3	
Description of asset	Heath Gardens Gill House, previously 2 cottages. Late-017 or early C18. Cob, on stone plinth, rendered, with half-hipped thatched roof. Originally a 3-room cross passage plan, t 2 storeys. Front: 4 window range. 2 front doors under C20 gabled slate roofed porches, boarded above entrance. 3 light windows to ground floor, three 3-light and one 2-light window above with lintel well below eaves level, all casements 2 pane timber, renewed. Left-hand internal end stack. Thatched continuous outshut to rear, also a thatched rear wing with a back lateral stack at junction of main range and wing. Interior not inspected.
Significance of asset and setting	Lesser Well screened site - mature tree lines could be maintained.
Relationship of site with heritage asset	Site and asset are intervisible. Site is on rising land to the south / south-west of asset. Currently green field site providing rural edge setting.
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	See notes Appropriate screening, landscaping, and site layout would be required with any future scheme.

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 3	
What impact would development have on the heritage asset and its setting?	Minor
Could the site be developed in a way that minimised potential impact?	Yes, through considered design and layout appropriate to the listed asset.
Would the development affect the heritage asset in other ways?	Increased urbanisation, light pollution, traffic

<b>Step 4. How to maximise enhancements and avoid harm</b>	
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?	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	

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 4	
Description of asset	<p>College Cottage  GII House. C15 or earlier, with later modifications. Cob, on stone plinth, rendered, with gabled-end wheat-reed thatch roof. Formerly a 3-room, cross passage plan. The higher end to the right of passage (which no longer survives) all under a smoke-blackened medieval roof marked externally by the higher roof-ridge. The inner room later heated by an external end stack, the hall by an external front, lateral stack, all with brick shafts, the tops rebuilt with later bricks. The lower end (with internal end stack) was possibly always of 2 storeys with a large projecting newel stair turret. Now 2 storeys throughout. Front: between left-hand stair turret and the entrance, two 2-light windows to ground floor, and two 2-light windows to 1st floor, under eyebrow eaves, the gables boarded. All casements timber of 3 panes each and C20. To the right of the front stack 2 timber windows each of 3 lights but at first floor matching those to left. The left hand gable end with one blocked ground-floor light, early C19. Right-hand end with no windows. Rear: one 2-light window at ground floor level, one above under eyebrow eaves (unboarded gable), and another tiny first-floor window. Rear door not opposed to front. Interior: considerably altered, but inner room retains a beam, chamfered, with step stop, and is divided from hall by a plank and muntin screen, muntins chamfered, the upper horizontal beam with mural decoration of painted black floral design. Roof: smoke blackened principals and rafters over higher end; the trusses, possibly jointed crucks, the apex morticed and side pegged, with ridge piece.</p>
Significance of asset and setting	Medium
Relationship of site with heritage asset	The asset looks out over the single land, Burrow Road, beyond to agricultural fields. The site is beyond the first field closest to the asset. College looks out over this agricultural setting with a moderate impact from the development to the existing context.
Level of contribution (site to heritage asset)	Little
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 4	
What impact would development have on the heritage asset and its setting?	Minor
Could the site be developed in a way that minimised potential impact?	Yes
Would the development affect the heritage asset in other ways?	Increase in local traffic and a reduction in the rural character of area.

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

## 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	7650	Minor adverse effect predicted (not significant)

Special Protection Area (SPA)	International	7612	Minor adverse effect predicted (not significant)
Ramsar site	International	8542	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	15627	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	2779	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	8363	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	6198	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	2895	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	894	Minor adverse effect

			predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	381	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	1	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	1	Significant moderate adverse effect predicted

### Comments

Small area of grassland adjacent to the site - adverse effect will be limited.

**Within River Axe SAC Nutrient catchment zone? No**

**Within Beer Quarry and Caves SAC bat consultation zone? No**

**Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes**

**Within Exe Estuary SPA HRA mitigation zone? Yes**

**Within East Devon Pebblebed Heaths 400m exclusion zone? No**

**Number of European sites potentially impacted by site: 2**

### On site assessment

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

No.

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**Presence of veteran or ancient trees**

No.

**Large numbers of mature trees within hedgerows or otherwise**

Yes.

**Presence of ponds not identified on aerial imagery**

Yes. See pics

**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. The site is spread over four large fields. Development would potentially destroy some sections of hedgerow.

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

No.

**Is there any evidence which contradicts the desk study results?**

See evidence of pond.

**Conclusion**

Significant moderate adverse effect predicted

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## 5. Site Reference: Brcl\_22

### Site details

**Settlement:** Broadclyst

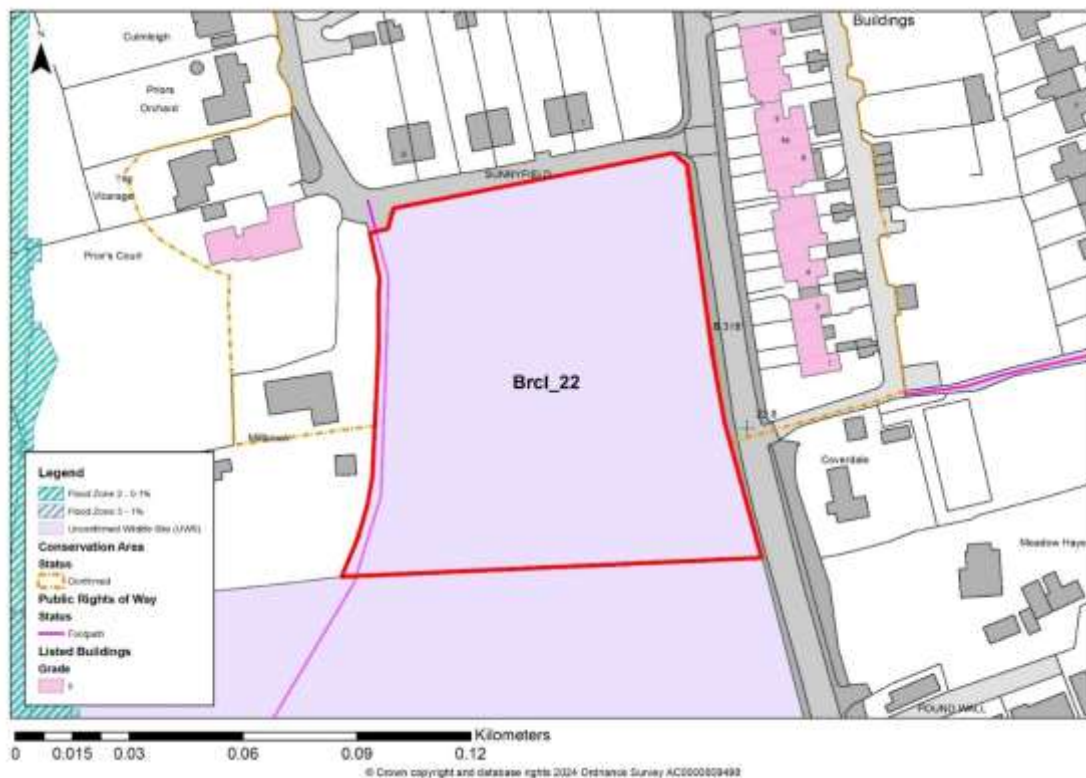
**Reference number:** Brcl\_22

**Site area (ha):** 0.92

**Address:** Land at Jarvishayes Farm Junction of B3181 and Sunnyfield, Broadclyst, EX5 3EU

**Proposed use:** Residential

### Site map



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## Photos



## Site Assessment Summary and Conclusion

### Infrastructure

**DCC Highways:** Site accessibility – no significant issues. Would require appropriate delivery of vehicular and pedestrian access to the wider network. **DCC Education:** Broadclyst primary school is very popular and fills up with out of area children. Development within Broadclyst would mean that there would be a push back to other schools. Additional secondary provision required. Transport costs could apply to transport children to primary school and Clyst Vale Community College. n.b. This site was submitted as part of the 2022 Call For Sites, so has not been through the Housing and Economic Land Availability (HELAA) process; therefore, we do not have comments from DCC Highways or DCC Education. However, we have provided comments made on the nearby site, Brcl\_18.

### Landscape

Outside of National Landscape. An area of green field at 0.92 Ha. Site is comprised of a single greenfield site with mature hedgerows and trees to borders. Grade 1 agricultural land. Residential development to north, east and west provide some context of built form.

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### **Historic environment**

Assets Present: Grade II listed Priors Court (20m), multiple Grade II listed buildings and Broadclyst Conservation Area adjacent. Overall, Major – Considerable change affecting the special character of assets including their setting, where the significance of those elements is substantially harmed or lost.

### **Ecology**

Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.

### **Accessibility**

Eight out of 12 facilities within 1,600m of site.

### **Other constraints**

Site is free from flood risk. Site is grade 1 agricultural land.

### **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)**

20 dwellings

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### **Contribution to spatial strategy**

Broadclyst is a Tier 3 settlement and acts as a Local Centre that should meet local needs and those in the immediate surrounding. This development would help to maintain the settlement's role as a local centre.

### **Should the site be allocated?**

No

### **Reasons for allocating or not allocating**

This site is surrounded to three sides by the Broadclyst Conservation Area, with a high presence of listed buildings. It is overlooked by the 'gateway' to the Conservation Area, with the typical yellow estate properties to the east. In this instance, and with the presence of available alternative sites to meet local need, the site is considered unacceptable for future development.

## **Landscape Sensitivity Assessment**

### **Context**

#### **Landscape designation context**

Outside of NL

#### **For sites within NL, applicable special qualities**

Greenfield, gently sloping site rising from NW to SE located on the west side of Broadclyst village. It comprises the northern part of a larger field in agricultural use.

#### **Other relevant biodiversity, historic environment and/or geological designations**

n/a

Exe Estuary and Pebblebed Heaths mitigation zone.

Site is surrounded to three sides by the Conservation Area with a high presence of listed buildings. Gateway to Broadclyst Conservation Area with typical yellow estate properties to the east that overlook the site.

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## **Landscape Character Type and relevant key characteristics**

### 5D - Estate wooded farmland

- Rolling hills and ridges drained by frequent streams creating an undulating topography
- Well-wooded character, with frequent plantations, estate woodlands, historic woodpasture and conifer blocks. Also ornamental tree planting.
- Predominantly pastoral farmland, with areas of arable cultivation. Fields enclosed by wildflower-rich banks and mixed hedges. Some estate railings and walls.
- Grassland, ponds and valley mire, and bands of ancient woodland.
- Historic parkland, estates and manors influencing landscape character and creating strong sense of place.
- Nucleated historic hamlets and villages with square stone church towers forming local landmarks. A range of materials and building styles, with distinctive yellow ochre estate villages around Killerton.
- Winding rural roads bounded by Devon banks restricting views, crossing streams on stone bridges. Network of green lanes around Bicton.
- Strong sense of peace and tranquillity, particularly away from the cores of estates. Around Bicton, pines have a sculptural quality against the skyline.
- Key views include those from the main houses and gardens. Some features (e.g. Bicton obelisk and Killerton cottages) are landmarks, whilst others are more subtle.

### **Local landscape character of site and immediate surrounds**

The northern portion of an agricultural field abutting the north-western edge of the settlement. The Broadclyst Conservation Area is to the west, north and east of the site, with the distinctive National Trust “yellow cottages” that give Broadclyst its own unique character directly to the east 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**

Outside of NL. Comprised of a single green field site with mature trees and hedgerow to surround.

- Introduction of built form and associated infrastructure to this green field site
- Impact of light spill from street lighting or windows
- Potential loss of trees / hedgerow
- Construction phase impacts for adjacent residents

## Analysis

<b>Physical and natural characteristics</b>	
High	This site abuts the southern edge of the north-western portion of the village. It comprises the northern portion of a larger field and the site is square in shape.
<b>Cultural and historic associations</b>	
Medium-high	Broadclyst is a fairly large nucleated village set to the south and east of the broad floodplain of the River Clyst. It is not within an NL, but is set in an attractive rural landscape where much of the land is owned by the National Trust.
<b>Relationship to existing settlement edge</b>	
High	The site borders housing to the west, north and east, with more greenfield land to the south.
<b>Experiential landscape character</b>	
Medium	Site runs along a relatively busy road to the east (B3181), with Sunnyfield (a quiet, residential road) to the north and access track to Millbrook to the west.
<b>Views</b>	
Medium-high	Development may be seen above the roadside from the Conservation Area.
<b>Overall landscape susceptibility</b>	
Medium-high	Site is surrounded to three sides by the Conservation Area with a high presence of listed buildings. Gateway to Broadclyst Conservation Area with typical yellow estate properties to the east that overlook the site.
<b>Within nationally designated landscape?</b>	
Site is not within a designated landscape.	
<b>Degree of intervisibility with nationally designated landscape</b>	
None	

<b>If outside designated landscape, factors which may raise or lower value from moderate</b>
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value
<b>Landscape value</b>
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value
<b>Overall landscape sensitivity</b>
Medium
<b>Landscape guidance: opportunities in relation to development</b>

## Historic Environment Site Assessment

### Notes on history of area

Broadclyst's earliest settlement dates from the prehistoric to the Romano-British period as indicated by cropmark enclosures, ring ditches and the Iron Age Hillfort at Killerton, a Scheduled monument (DCC Historic Environment reference: MDV1312, MDV52108, MDV52109, MDV52112, MDV52113, MDV54115). Medieval development of Broadclyst is mentioned in the Domesday book 1086 and within the area are heritage assets such as the Parish Church of St John the Baptist, Clyston Mill (MDV19788), and Old Windmill (MDV10152), all of which give a sense of the Parish's rich historical character.

### Overall conclusion

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

<b>Step 1. Identify any heritage assets potentially affected</b>	
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. Grade II listed Priors Court (20m), 2. 1-18 'New Buildings' Grade II Listed, 3. Broadclyst Conservation Area adjacent. 4. MDV65113 Name: Sunnyfield Cottages

	<p>4. 1 - 6 Sunnyfield Cottages in Broadclyst are three pairs of two storey semi-detached Killerton estate cottages built in 1873 of sandstone rubble with front + rear gabled dormers + slate roofs. They were built after the Broadclyst fire of 1870 (nt).</p>
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<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 1	
Description of asset	<p>Priors Court Grade II House. Late C16 core with C19 remodelling and extension. Cob, rendered, under gabled-end slate roof. Remains of the earlier house incorporated into a range that was at right angles to the present front, forming an L-shaped plan. 2 storeys, Front: Symmetrical 3-window range of the early C19, the central bay brought out as a 2-storey porch, open below, possibly a later C19 addition re-using earlier window. Panelled door with fluted pilaster jambs and panelled reveals ; all windows with two 6-pane timber hornless sashes. Right-hand side elevation with stack, to the right of which is an externally revealed moulded beam now acting as the lintel of a 3- light C18 window, 6 leaded panes to each light, and iron uprights. Interior: room to end of wing with 2 beams chamfered, one with step stops. Listing NGR: SX9816097012</p>
Significance of asset and setting	Medium
Relationship of site with heritage asset	<p>The site is a parcel of agricultural land that contributes to the setting of this asset in addition to a range of heritage assets bordering the site to the west, north and east. The cumulative presence of heritage assets, made up of multiple residences, results in high heritage sensitivity for the site. Any change of use, including development for housing, is likely to have a significant impact.</p>
Level of contribution (site to heritage asset)	Significant
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Moderate
Could the site be developed in a way that minimised potential impact?	No, the site is closely related to multiple assets and is small in scale.
Would the development affect the heritage asset in other ways?	Increased urbanisation, noise and traffic. Intervisibility would detract from local assets.

<b>Step 4. How to maximise enhancements and avoid harm</b>	
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	

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 2	
Description of asset	1-18 'New Buildings' Grade II Listed Block of houses. 1870-1. Rendered red sandstone under gabled-end roof with synthetic red tiles; unrendered sandstone rear extensions containing workshops and privies. 2 storeys with attics, and axial stacks with brick shafts. Front: central separately gabled projection, eaves (with fascia) brought down a little lower than flanking range, with 2 windows to each floor, all with sashes, and 2-light casement window in gable wall; one window to each floor of main range, 2 lights, 6 panes per light. One 2-light casement window to gable wall at either end. All sash and casement windows are of timber under shallow window arches. Part of a long sequence of 8 blocks of houses built to replace dwellings on the same site destroyed in the Broadclyst fire of 1870. The houses are construed as a group and have basic features in common although they are at the same time carefully varied from unit to unit.
Significance of asset and setting	Medium
Relationship of site with heritage asset	The site is a parcel of agricultural land that contributes to the setting of the assets in addition to a range of heritage assets bordering the site to the west, north and east. The cumulative presence of heritage assets, made up of multiple residences, results in high heritage sensitivity for the site. Any change of use, including development for housing, is likely to have a significant impact.
Level of contribution (site to heritage asset)	Significant
Further assessment required?	NoNo

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 2	
What impact would development have on the heritage asset and its setting?	Major
Could the site be developed in a way that minimised potential impact?	No, the site is closely related to multiple assets and is small in scale.
Would the development affect the heritage asset in other ways?	Increased urbanisation, noise and traffic. Intervisibility would detract from local assets.

<b>Step 4. How to maximise enhancements and avoid harm</b>	
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	

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 3	
Description of asset	<p>Broadclyst Conservation Area</p> <p>Broadclyst Conservation Area is relatively small in relation to the village as a whole, and covers only the northern part which is largely owned by the National Trust as part of the Killerton Estate. Buildings are well maintained in colours of cream and sepia brown widely used by the Trust and most conspicuous in the earlier buildings of cob and thatch. Red brick, tile and local sandstone, often against a backdrop of evergreens also feature.</p> <p>The conservation area was first designated by Devon County Council prior to local government reorganisation in 1974. It currently contains some 75 listed buildings covered by 30 list entries.</p>
Significance of asset and setting	High
Relationship of site with heritage asset	The conservation area adjoins the site to the north, east and west with a range of listed buildings and local heritage assets contained within and bordering the site.
Level of contribution (site to heritage asset)	Significant
Further assessment required?	No

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

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

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 4	
Description of asset	MDV65113 Name: Sunnyfield Cottages 1 - 6 sunnyfield cottages in broadclyst are three pairs of two storey semi-detached killerton estate cottages built in 1873 of sandstone rubble with front + rear gabled dormers + slate roofs. They were built after the broadclyst fire of 1870 (nt).
Significance of asset and setting	Medium
Relationship of site with heritage asset	The site is a parcel of agricultural land that contributes to the setting of the assets in addition to a range of heritage assets bordering the site to the west, north and east. The cumulative presence of heritage assets, made up of multiple residences, results in high heritage sensitivity for the site. Any change of use, including development for housing, is likely to have a significant impact.
Level of contribution (site to heritage asset)	Significant
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 4	
What impact would development have on the heritage asset and its setting?	Moderate
Could the site be developed in a way that minimised potential impact?	No, the site is closely related to multiple assets and is small in scale.
Would the development affect the heritage asset in other ways?	Increased urbanisation, noise and traffic. Intervisibility would detract from local assets.

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

## Ecological Assessment

### Context – Sites and features (desk study)

<b>Site / feature name</b>	<b>Geographic value</b>	<b>Distance from site / feature (metres)</b>	<b>Predicted impact</b>
Special Area of Conservation (SAC)	International	8207	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	8207	Minor adverse effect predicted (not significant)
Ramsar site	International	8687	Minor adverse effect predicted (not significant)

Marine Conservation Zone (MCZ)	National	16069	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	3050	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	9016	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	6717	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	2405	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1138	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	0	Significant moderate adverse effect predicted
Draft Nature Recovery Network areas (NRN)	County	0	Significant moderate adverse

			effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	70	Significant moderate adverse effect predicted

### Comments

Forms part of Broadclyst Moor - Dymond's Bridge Marsh UWS

**Within River Axe SAC Nutrient catchment zone? No**

**Within Beer Quarry and Caves SAC bat consultation zone? No**

**Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes**

**Within Exe Estuary SPA HRA mitigation zone? Yes**

**Within East Devon Pebblebed Heaths 400m exclusion zone? No**

**Number of European sites potentially impacted by site: 2**

### On site assessment

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

No.

**Presence of veteran or ancient trees**

No.

**Large numbers of mature trees within hedgerows or otherwise**

No.

**Presence of ponds not identified on aerial imagery**

No.

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

No.

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

No.

**Is there any evidence which contradicts the desk study results?**

No.

## **Conclusion**

Significant major adverse effect predicted



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## Photos





## Site Assessment Summary and Conclusion

### Infrastructure

**Access:** Constrained approach road not currently capable of two way vehicular flow. No existing ped/cycle infrastructure in the immediate vicinity. Mitigation likely to be required.

**DCC Education:** Broadclyst Primary School is very popular and fills up with out of area children. Development within Broadclyst would mean that there would be a push back to other schools. The current primary school could not support the level of development proposed 36.8 ha, and could not be extended further. Additional new secondary provision required to support any development.

n.b. This site was submitted as part of the 2022 Call For Sites, so has not been through the Housing and Economic Land Availability (HELAA) process; therefore, we do not have comments from DCC Highways or DCC Education. However, for education, we have provided comments made on the nearby site, Brcl\_12.

### Landscape

Outside of National Landscape. An area of green field at 0.96ha, adjacent to Brcl\_12. Site is comprised of a single greenfield site with mature hedgerows and trees to borders. Grade 1 agricultural land and outside of the National Landscape. Residential

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development to west provides some context of built form but site is otherwise bordered by agricultural fields.

### **Historic environment**

Assets Present: Grade II listed Lake House (20m), Grade II listed Hackworthy Cottage (105m), multiple listed buildings and Broadclyst Conservation Area 130-150m distant with screening / separation. Overall, moderate – Change affecting the special character of assets, where elements which contribute to their significance and their setting are harmed.

### **Ecology**

Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone. Overall, significant moderate adverse effect predicted.

### **Accessibility**

Eight out of 12 facilities within 1,600m of site.

### **Other constraints**

Site is free from flood risk. Site is grade 1 agricultural land.

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

No

### **Opportunities**

Site provides improved access to Brcl\_12.

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## **Yield (number of dwellings or hectares of employment land)**

24 dwellings and 0.1ha of employment land

## **Contribution to spatial strategy**

Broadclyst is a Tier 3 settlement and acts as a Local Centre that should meet local needs and those in the immediate surrounding. This development would help to maintain the settlement's role as a local centre.

## **Should the site be allocated?**

Yes, and alongside Brcl\_12.

## **Reasons for allocating or not allocating**

An area of green field at 1ha, adjacent to Brcl\_12. Site is comprised of a single greenfield site with mature hedgerows and trees to borders. Grade 1 agricultural land and outside of the National Landscape. Residential development to west provides some context of built form but site is otherwise bordered by agricultural fields. Site is within both the Exe Estuary SPA HRA mitigation zone and the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Overall, the site has a medium landscape sensitivity to new development, moderate heritage sensitivity where change would affect the special character of assets, where elements which contribute to their significance and their setting are harmed. With regard to ecology, significant moderate adverse effect is predicted. Site is considered appropriate for development, subject to final detailed scheme and proportionate mitigation.

Development of this site, on the eastern side of the village, will need to come forward to an agreed Masterplan that provides for a comprehensive development scheme for both Brcl\_12 and Brcl\_29. Vehicle access to the combined sites will need to be from Whimple Road with vehicle and pedestrian access from Brcl\_12 linking through and into Brcl\_29.

Brcl\_29 should accommodate around 24 new homes and 0.1 hectares of employment land. Vehicle and pedestrian access routes will need to be provided to link into allocated land at Brcl\_12. And there will need to be pedestrian access to Green Tree Lane and/or Town End.

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## Landscape Sensitivity Assessment

### Context

#### Landscape designation context

Outside of NL

#### For sites within NL, applicable special qualities

A narrow field that runs parallel to the road at the southern end of Town End.

#### Other relevant biodiversity, historic environment and/or geological designations

n/a

Exe Estuary and Pebblebed Heaths mitigation zone.

Site is 20m from a grade II listed building which would need to be considered.

#### Landscape Character Type and relevant key characteristics

5D - Estate wooded farmland

- Rolling hills and ridges drained by frequent streams creating an undulating topography
- Well-wooded character, with frequent plantations, estate woodlands, historic woodpasture and conifer blocks. Also ornamental tree planting.
- Predominantly pastoral farmland, with areas of arable cultivation. Fields enclosed by wildflower-rich banks and mixed hedges. Some estate railings and walls.
- Grassland, ponds and valley mire, and bands of ancient woodland.
- Historic parkland, estates and manors influencing landscape character and creating strong sense of place.
- Nucleated historic hamlets and villages with square stone church towers forming local landmarks. A range of materials and building styles, with distinctive yellow ochre estate villages around Killerton.
- Winding rural roads bounded by Devon banks restricting views, crossing streams on stone bridges. Network of green lanes around Bicton.
- Strong sense of peace and tranquillity, particularly away from the cores of estates. Around Bicton, pines have a sculptural quality against the skyline.

- Key views include those from the main houses and gardens. Some features (e.g. Bicton obelisk and Killerton cottages) are landmarks, whilst others are more subtle.

### Local landscape character of site and immediate surrounds

Oblong shaped field running parallel to the road surrounded by hedgerow, interspersed with trees.

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

Yes

### General and site-specific affects that could arise from development

Outside of NL. Comprised of a single green field site with mature trees and hedgerow to surround.

- Introduction of built form and associated infrastructure to this green field site
- Impact of light spill from street lighting or windows
- Potential loss of trees / hedgerow
- Construction phase impacts for adjacent residents

### Analysis

<b>Physical and natural characteristics</b>	
Medium	This site borders Brcl_12 along the majority of its eastern boundary. The site makes a minimal contribution to local landscape character due to being flat, with few notable features, and is well shielded from the road.
<b>Cultural and historic associations</b>	
Medium	Broadclyst is a fairly large nucleated village set to the south and east of the broad floodplain of the River Clyst. It is not within an NL, but is set in an attractive rural landscape where much of the land is owned by the National Trust.
<b>Relationship to existing settlement edge</b>	
Medium	Grade II listed Lake House directly to the north of the site. The road-side of the site faces the back of early 21st C housing.

<b>Experiential landscape character</b>	
Medium	The site is enclosed and set off a relatively quiet road. It abuts housing to the north and the back of further dwellings to the west (across the road), so there is already some intrusion from noise and lighting.
<b>Views</b>	
Low-medium	Development would be seen above the hedgerow from Town End but within the context of existing housing.
<b>Overall landscape susceptibility</b>	
Medium	The agricultural character of the site, bounded by mature trees and hedgerows.
<b>Within nationally designated landscape?</b>	
Site is not within a designated landscape.	
<b>Degree of intervisibility with nationally designated landscape</b>	
None	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
<b>Landscape value</b>	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
<b>Overall landscape sensitivity</b>	
Medium	
<b>Landscape guidance: opportunities in relation to development</b>	

## Historic Environment Site Assessment

### Notes on history of area

Broadclyst's earliest settlement dates from the prehistoric to the Romano-British period as indicated by cropmark enclosures, ring ditches and the Iron Age Hillfort at Killerton, a Scheduled monument (DCC Historic Environment reference: MDV1312, MDV52108, MDV52109, MDV52112, MDV52113, MDV54115). Medieval development of Broadclyst is mentioned in the Domesday book 1086 and within the area are heritage assets such as the Parish Church of St John the Baptist, Clyston Mill (MDV19788), and Old Windmill (MDV10152), all of which give a sense of the Parish's rich 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,

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are diminished or compromised. Mitigation may make the impact acceptable. The overall significance of the asset would not therefore be materially changed.

<b>Step 1. Identify any heritage assets potentially affected</b>	
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. Grade II listed Lake House (20m), 2. Grade II listed Hackworthy Cottage (105m) HER checked - no additional features.

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 1	
Description of asset	<p>Lake House</p> <p>Grade II House. C16 or early-C17, substantially remodelled and enlarged in early C19. Main range of cob, stone plinth, rendered, under gabled-end slate roof with sprocketed eaves and box gutter on shaped brackets. This was the original 3-room, through- passage plan house to which a rear wing, stone, rendered, with hipped slate roof was added in circa 1840. 2 end stacks and an axial stack, all rendered with moulded caps. 2 storeys. Front: 4 window range. 3 of the upper windows and 2 at ground level have C19 tripartite hornless sash windows (side panels with 2 sashes of 2 panes, central light, 2 sashes of 6 panes). Sash window above door with two 6 pane sashes. Door, set right of centre under semi-circular arch, panelled reveals. Window to left of door being altered at time of inspection in 1984. Rusticated quoining. Evidence of the earlier house survives in the right-hand room: large end fireplace with unchamfered timber lintel, stone jambs and blocked back oven. To the left of this a newel staircase with heavy (possibly contemporary) wooden treads and risers. Dividing this room from present hall (which probably lies to the right of original passage) is a seven-bay plank and muntin screen, chamfered and stopped to within 2 feet of ground level, at which point a horizontal line marks a former bench fixture. Good early C19 panelled doors and fittings and 2 later C19 polished limestone fire surrounds in the rear wing. Roof: early C19 collar trusses with sawn timbers. Tall brick entrance pier with moulded stone cap remains at left.</p>
Significance of asset and setting	Medium
Relationship of site with heritage asset	<p>Open field on opposite side of road, to the south west of the immediate adjacent field, will be impacted by development. Setting and character of the vicinity will be compromised. The asset looks out over the site at an angle, potential for intervisibility between asset and development. The approach to the asset currently has a rural fringe character. This character would be impacted by unsympathetic development.</p>

Level of contribution (site to heritage asset)	Moderate
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Moderate
Could the site be developed in a way that minimised potential impact?	Yes, through considered design and layout appropriate to the listed asset.
Would the development affect the heritage asset in other ways?	Increase in traffic, residential noise, change to context of the local area due to scale of combined sites / significant housing numbers proposed.

<b>Step 4. How to maximise enhancements and avoid harm</b>	
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?	Yes
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 2	
Description of asset	Hackworthy Cottage GII House. C17 or earlier, with C18 and later alterations. Cob, stone plinth, rendered. Thatched roof, half-hipped to left, gabled end to right, with right-end suck. Prominent front lateral suck (although now flush with right-hand face of building) with one off-set and large bake-oven projection with tile roof. 4 windows to ground floor, all c19, 2-light timber casements. 6 panes to each light; 3 windows to first floor, one to the left of suck as ground, those to the right c18, one 2 and one 3-light timber casements, 8 panes to each light. No original features visible at ground floor level. Interior not inspected, but it is reported that 6 trusses survive, some and probably all jointed crucks. (NT vernacular buildings survey).
Significance of asset and setting	Lesser
Relationship of site with heritage asset	Built form and separation between site and heritage asset limits relationship.
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 2	
What impact would development have on the heritage asset and its setting?	Minor
Could the site be developed in a way that minimised potential impact?	n/a
Would the development affect the heritage asset in other ways?	Increase in local traffic and increased development of the local area.

<b>Step 4. How to maximise enhancements and avoid harm</b>	
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	

## Ecological Assessment

### Context – Sites and features (desk study)

<b>Site / feature name</b>	<b>Geographic value</b>	<b>Distance from site / feature (metres)</b>	<b>Predicted impact</b>
Special Area of Conservation (SAC)	International	7843	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	8679	Minor adverse effect predicted (not significant)
Ramsar site	International	8745	Minor adverse effect predicted (not significant)

Marine Conservation Zone (MCZ)	National	15725	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	3061	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	8382	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	6939	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	2865	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	974	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	406	Minor adverse effect predicted (not significant)
Draft Nature Recovery	County	53	Significant moderate adverse

Network areas (NRN)			effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	116	Minor adverse effect predicted (not significant)

### Comments

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? Yes**

**Within Exe Estuary SPA HRA mitigation zone? Yes**

**Within East Devon Pebblebed Heaths 400m exclusion zone? No**

**Number of European sites potentially impacted by site: 2**

### On site assessment

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

No.

**Presence of veteran or ancient trees**

No. TPOs in place

**Large numbers of mature trees within hedgerows or otherwise**

No.

**Presence of ponds not identified on aerial imagery**

No.

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

No.

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

No.

**Is there any evidence which contradicts the desk study results?**

No.

## **Conclusion**

Minor adverse effect predicted (not significant)

