

East Devon Local Plan 2020-2042

Site Selection report

Dunkeswell



February 2025

Contact details

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

Phone: 01404 515616

Email: planningpolicy@eastdevon.gov.uk

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

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

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1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2042 that will allocate sites for development. The Site Selection 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 Dunkeswell. 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 sites did not pass site sifting at Dunkeswell:
 - Dunk_03 overlaps with Dunk_02.
 - Dunk_04 is unachievable in the HELAA due to no access from public highway.

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](#)

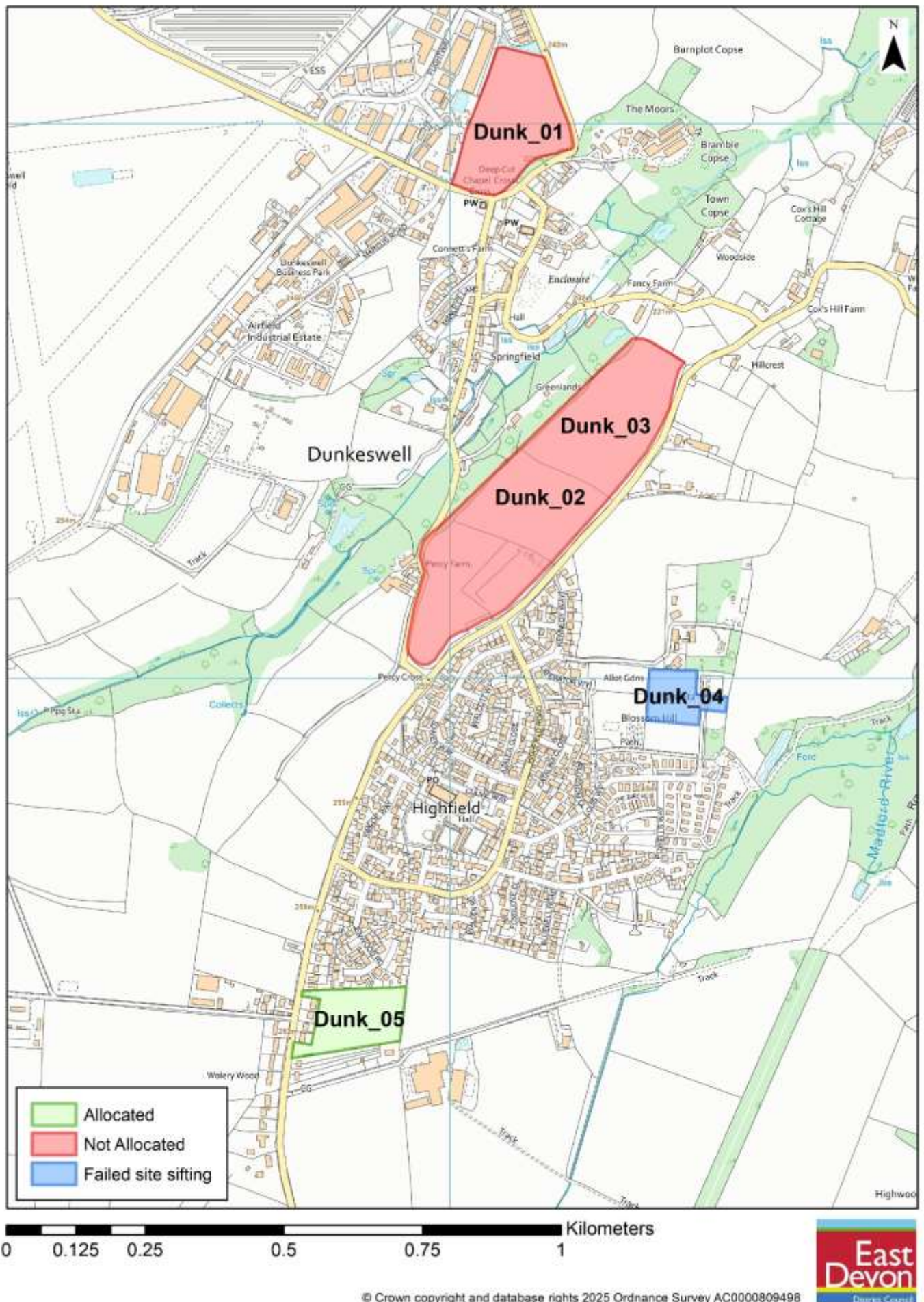


Figure 1.1: Overview of Site Selection findings at Dunkeswell

Site reference	Number of dwellings / hectares of employment land	Allocate?
Dunk_01	53	No
Dunk_02	150	No
Dunk_05	43	Yes

2 Site Reference Dunk_01

Site details

Settlement: Dunkeswell

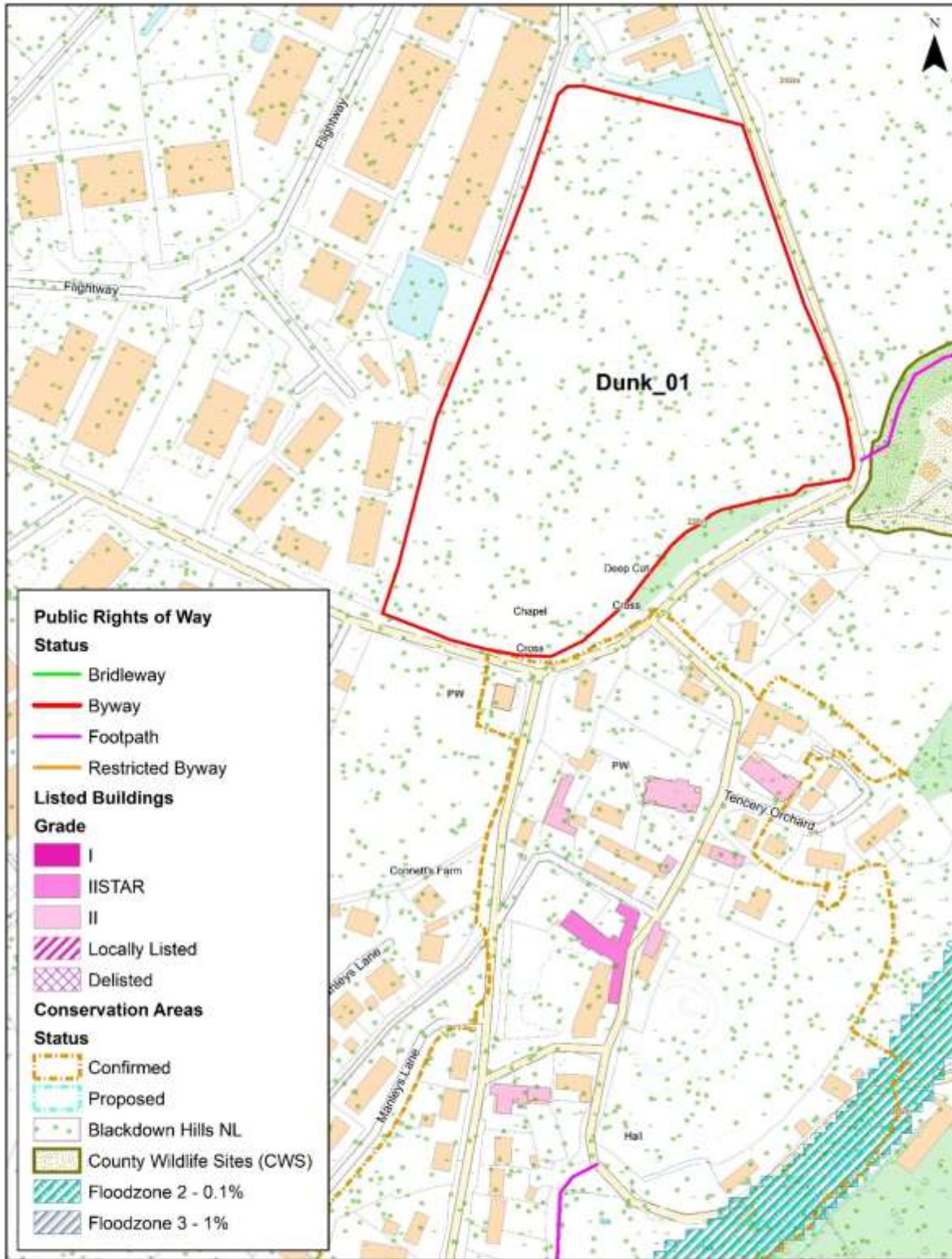
Reference number: Dunk_01

Site area (ha): 3.592

Address: Land at Hutshayes Farm

Proposed use: Residential

Site map



Photos



Looking across the site from the southern boundary



Looking northwest towards the site from beyond the southern boundary. The site is considerably higher than the road here



Looking across the site from the eastern boundary gives a strong sense of the openness and rural character of the site

Site Assessment Summary and Conclusion

Infrastructure

Close to facilities but village lacks pavements and lighting. Hedgerow would need to be removed to gain access

Landscape

High- National Landscape site. Industrial area edge provides some context of built form, but this is softened by landscaping and the presence of mature hedgerows and trees meaning the site has mostly a rural, countryside appearance. The topography is such that roadside views are partly blocked by a hedgerow

Historic environment

High- adjoins Conservation Area and close to several listed buildings which would be impacted.

Ecology

Significant impact- adjoins woodland (priority habitat), significant hedgerow removal to enable access

Accessibility

Facilities are within 1600m but no pavements/lighting. Infrequent bus service

Other constraints

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)

53 dwellings

Contribution to spatial strategy

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

Should the site be allocated?

No

Reasons for allocating or not allocating

The site is unacceptable in landscape, ecology and heritage terms

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

No

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. Set against backdrop of significant development to multiple borders / from external viewpoints. Airfield and business park / industrial estate dominates to the west. Adjacent potentially contaminated land (former airfield, currently employment). Adjacent live / work units to north with employment site to west. Priority habitat to east and unconfirmed wildlife site to the east and west. Adjacent conservation area and listed buildings to south.

Other relevant biodiversity, historic environment and/or geological designations

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

Adjacent to Conservation area. Within 55m of a Grade 2 listed building and 120m of a Grade 2* listed building

Landscape Character Type and relevant key characteristics

1A: Open Inland Planned Plateaux

- High, open flat plateaux comprising a series of long, narrow ridge tops, sometimes undulating. Little surface water.
- Occasional copses and conifer plantations punctuate the open farmland. Boundary trees along roads and hedgerows mostly beech in north, and oak/ hazel further south and around plateaux edges.
- Predominantly pastoral farming on heavy soils, with some arable. Regular, medium large scale fields bounded by well-trimmed hedges on narrow earth banks.
- Semi-natural habitats include patches of heath, unimproved grassland and wide verges.
- Archaeology and cultural heritage includes prehistoric barrow cemeteries, Iron Age hillforts, later beacon and military sites.
- Settlement generally comprises isolated farmsteads and clusters of buildings at crossroads. 20th Century settlement associated with airfields.
- Long, straight roads in the centre of ridges, often lined with beech avenues, with narrower, winding roads towards the edges. Few public rights of way.
- A very uniform appearance, with a simple landscape pattern and often a fairly large scale.
- Extensive views often blocked by woodland on boundary or roadside trees, but occasional long views. Wellington Monument, Gittisham masts and Stockland transmitter are landmarks.

Local landscape character of site and immediate surrounds

Yes

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

Triangular field adjoining former airfield/employment site and housing. Semi-rural character due to adjoining countryside to east and trees/hedgerows

General and site-specific affects that could arise from development

Located entirely within Blackdown Hills National Landscape, this site is a triangular field adjoining former airfield/employment site

Analysis

Physical and natural characteristics	
High	This site lies on the edge of the industrial area of the village. The site contributes to local landscape character through reasonable hedgerow boundaries and long range views (it is on the plateau). It is undistinctive in terms of landform or land cover, being improved grassland, and it is seen in the context of existing buildings, however it retains a countryside character
Cultural and historic associations	
Medium	Historic boundary hedgerows, present on 1890 OS map.
Relationship to existing settlement edge	
Medium	Dunkeswell consists of the old village, a new estate and an airfield/industrial estate. This site adjoins the industrial development but retains a rural character.
Experiential landscape character	
Low-medium	The site lies close to active industrial use and the road to the airfield. It is quiet but does not feel remote and you are aware of constant low level activity nearby
Views	
Medium-high	
Overall landscape susceptibility	
Medium-high	Industrial area edge provides some context of built form, but this is softened by landscaping and the presence of mature hedgerows and trees meaning the site has mostly a rural, countryside appearance. The topography is such that roadside views are partly blocked by a hedgerow
Within nationally designated landscape?	
Site is within a nationally designated landscape and has very high landscape value.	
Degree of intervisibility with designated landscape	N/A as within the landscape
Landscape value	
Very High – Nationally designated for landscape value (National Landscape)	
Overall landscape sensitivity	
Medium/High	
Landscape guidance: opportunities in relation to development	

Historic Environment Site Assessment

Notes on history of area

There are significant concentrations of prehistoric evidence within the Blackdown Hills area and within the heart of Dunkeswell village is a Bronze Age barrow which is designated as a Scheduled Ancient Monument (shown on Map 1). The barrow mound stands about 2 metres high with a

diameter of 31 metres. There is a partly infilled trench 2 metres wide and 10 metres long on the south east side of the mound. This implies that there was probably a Bronze Age settlement in the vicinity and the sheltered valley with a spring line along the contour of the village centre may well have been the location of an earlier settlement. The origins of the existing village are probably 12th century as the rebuilt 1860's church contains a Norman font.

Worthy of note are the remains of Dunkeswell Abbey, two miles north of the village and conservation area, which was founded in 1201 by William Briwere as a Cistercian monastery. The abbey was closed in 1539 and was mostly demolished, though a section remained in domestic use until the 19th century. In 1842 a church was built over part of the site and some surviving sections of monastery include the partial end wall of the cellarer's range and parts of a gatehouse. The vast majority of the vernacular buildings in the conservation area are 17th and 18th century although Connett's Farm is late medieval. The village has developed around the church with a relatively dense core of buildings to the south and a more dispersed distribution of cottages further up the valley on the lower land in the valley bottom. Later Victorian and twentieth century development is predominantly on the periphery of the village. The historic core of the village should be considered to have archaeological potential as the origins of the human settlement clearly date back to the Bronze age. The church is a relatively modern rebuild of at least one earlier church and the immediate area surrounding the church may well be archaeological significant. The archaeology of the conservation area is fundamental to help understand the sense of place of the area and the context from which the area evolved.

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. Dunkeswell Conservation Area (adjacent), 2. Spring Cottage (GII) (APPEARS ON GIS BUT NOT ON HE LIST - NOT INCLUDED), 3. St Nicholas Church (GII), 4. Bramble Cottage (GII) 5. MDV45090 Name: Dunkeswell Airfield (not

	assessed as already subject to modern development / development of site would have no additional impact)
Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	<p>Dunkeswell Conservation Area</p> <p>The conservation area has clear character zones. Dunkeswell can be considered as having two separate character zones; the historic core of the settlement around the church and the more fragmented development following the thoroughfare from the southern approach. Within the historic core of the village there are fifteen individually listed buildings, all grade II apart from Connett's Farm which is grade II*.</p> <p>Apart from St Nicholas's Church all the properties on the statutory list are C16-C18 domestic properties of vernacular proportions and construction. They all follow a similar layout of a single room depth of about 5m and between 2-4 rooms wide. Roofs are generally thatched over steeply pitched and fully gabled roofs. Full and half hipped roofs are more or less absent from the conservation area apart from a couple of exceptions.</p> <p>The roofscape is a particular character feature of the village and displays a mix of thatch, corrugated iron and some slate. The roofs are prominent from views above the village and are considered important in terms of their simplicity, variation in levels and vernacular detailing. While the church is a relatively new addition to the village it is clearly a landmark structure within the centre of the settlement and views from close by and further away are important in defining the character of the area and the hierarchy of building structures.</p> <p>The character area of the conservation area between Corner Cottage to Autumn Cottage is less coherent in that this is where the village had expanded with more modern development. The historic buildings in this area are of the same overriding character as those within the village centre and tend to be situated parallel to the highway. While The Old Forge and Autumn cottage are the only listed buildings south of the group including Corner Cottage there are other historic buildings that contribute positively</p>

	to the character of the area are identified on Map 1 as being key buildings. These include The Royal Oak Inn, Carpenter's Cottage, The Old Rectory and Garden Cottage. The Springfield development of post-war semis is clearly of its time but respects the proportions and massing of more traditional properties while incorporating modern building materials and finishes. This character area is more dispersed with substantial spaces between buildings which together with more prominent tree groups and spaces to the road frontage are considered an important aspect of the character and distinctiveness of the urban grain. Proposals for infill development will likely have a significant impact upon the character of the conservation area.
Significance of asset and setting	Medium
Relationship of site with heritage asset	Site is located on high ground to the north of the conservation area (CA). South of the site is adjacent to the CA. Green field site that serves as a green break between CA and light industrial units to the west of the site.
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	No

Step 3. Identifying potential impact on significance of heritage asset

Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Moderate
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?	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?	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	Site is on high ground over historic core of Dunkeswell.

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	11400	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	17225	Minor adverse effect predicted (not significant)
Ramsar site	International	24016	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	19438	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	2293	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	17833	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	9732	Minor adverse effect predicted (not significant)

Ancient Woodland Inventory Site (AWSI)	Regional	1473	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	8	Significant moderate adverse effect predicted
Unconfirmed Wildlife Site (UWS)	County	1	Significant moderate adverse effect predicted
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

Adjacent s41 priority habitat - National Forest Inventory 2014 - deciduous woodland

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

Yes. Hedgerows contain some mature specimen trees

Large numbers of mature trees within hedgerows or otherwise

Yes. Oak, Ash, Beech

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. The site consists of an irregularly shaped field, bounded by hedgerows. It is possible that an access could be taken through adjoining development but more likely a length of roadside hedge would need to be removed to achieve an adequate 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

Significant moderate adverse effect predicted

3 Site Reference Dunk_02

Site details

Settlement: Dunkeswell

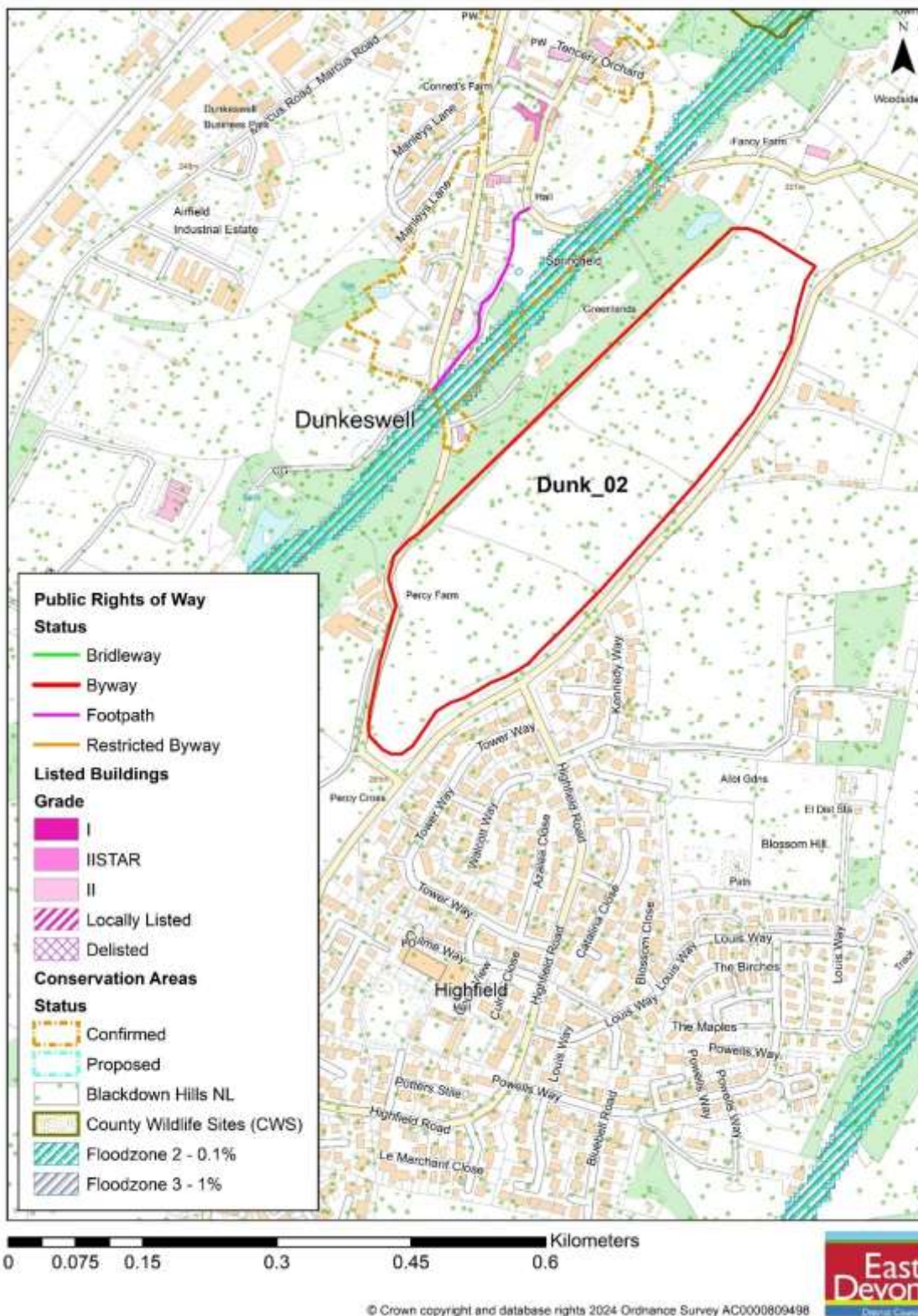
Reference number: Dunk_02

Site area (ha): 10.92

Address: Land East of Manleys Farm, Dunkeswell, Honiton, Devon, Ex140SZ

Proposed use: Residential

Site map



Photos



Site from the north east looking west



From the middle field eastern corner looking north west. The old village and airfield are glimpsed in the distance



The site is on the left. Modern housing extends up to the opposite side of the road from this southernmost section of the site

Site Assessment Summary and Conclusion

Infrastructure

Close to facilities but village lacks pavements and lighting. Hedgerow would need to be removed to gain access

Landscape

High- National Landscape site. Bounded by mature hedgerows and trees meaning the site has a remote , countryside appearance. Very sensitive to change

Historic environment

Minor- close to Conservation area and listed buildings but no unacceptable impact

Ecology

Significant impact- partially comprises woodland (priority habitat), significant hedgerow removal to enable access. TPO'd trees and other mature trees would be impacted

Accessibility

Facilities are within 1600m but no pavements/lighting. Infrequent bus service

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)

150

Contribution to spatial strategy

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

Should the site be allocated?

No

Reasons for allocating or not allocating

The unacceptable ecological and landscape impacts can't be mitigated

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

No

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. Comprised of three fields with mature hedgerows and trees to surround. TPO to south east border / priority habitat to entire length of north west border. Southern parcel features sports pitch being Green Lane / Dunkeswell Rovers FC. Southern parcel set within context of residential development to south / south east. Adjacent potentially contaminated land (poultry houses).

Other relevant biodiversity, historic environment and/or geological designations

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

Within 50m of conservation area and Gade 2 listed buildings, Grade 2* listed building is 221m

Landscape Character Type and relevant key characteristics

1A: Open Inland Planned Plateaux (and 2A to part - see below)

- High, open flat plateaux comprising a series of long, narrow ridge tops, sometimes undulating. Little surface water.
- Occasional copses and conifer plantations punctuate the open farmland. Boundary trees along roads and hedgerows mostly beech in north, and oak/ hazel further south and around plateaux edges.
- Predominantly pastoral farming on heavy soils, with some arable. Regular, medium large scale fields bounded by well-trimmed hedges on narrow earth banks.
- Semi-natural habitats include patches of heath, unimproved grassland and wide verges.
- Archaeology and cultural heritage includes prehistoric barrow cemeteries, Iron Age hillforts, later beacon and military sites.
- Settlement generally comprises isolated farmsteads and clusters of buildings at crossroads. 20th Century settlement associated with airfields.
- Long, straight roads in the centre of ridges, often lined with beech avenues, with narrower, winding roads towards the edges. Few public rights of way.
- A very uniform appearance, with a simple landscape pattern and often a fairly large scale.
- Extensive views often blocked by woodland on boundary or roadside trees, but occasional long views. Wellington Monument, Gittisham masts and Stockland transmitter are landmarks.

2A - Steep wooded scarp slopes

- A narrow band of steeply sloping land immediately below the plateau edges. Underlying greensand geology contains springlines.
- Extensive woodland, both deciduous and coniferous. Trees and hedgerows increase its wooded appearance. Notable mature oak and ash trees, with beech in the north.
- Land use of mixed woodland and semi improved or unimproved pasture. Small scale, irregular field pattern.
- Many patches of semi-natural habitats, including springline mires, scrub, grassland and woodland.
- Concentration of Iron Age hillforts in prominent locations. Also Roman and medieval ironworking sites, and medieval farmsteads, banks, fields and lanes.
- Lightly settled, with occasional scattered farms, often nestled in folds of the scarp.

- Narrow winding lanes with well-treed banks. Lanes often run at an angle to the slope. Some green lanes and footpaths, but much of the LCT is inaccessible.
- Strong sense of enclosure in wooded areas, and a contrast of light and darkness. Irregular fields create varied and distinctive patterns.
- Seasonal contrasts in colour, particularly in deciduous woodlands, including spring bluebell woods and autumn leaves.
- From less wooded areas, and openings in trees, there are sudden and spectacular views over surrounding landscapes.
- Strong sense of tranquillity over much of the LCT, particularly away from roads and settlements.

Local landscape character of site and immediate surrounds

Yes

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

Several adjoining fields bounded by trees/woodland with some protected mature trees. Rural character

General and site-specific affects that could arise from development

Located entirely within Blackdown Hills National Landscape, this site is a series of three gently sloping fields

Analysis

Physical and natural characteristics	
High	This site forms a gap between the built areas of the village. The site contributes to local landscape character through reasonable hedgerow boundaries and individual mature trees. The three fields are undistinctive in terms of landform or land cover being medium sized, regularly shaped, improved grassland, fields however there is intervisibility with the wider landscape due to their sloping nature and a lack of intervening built form.
Cultural and historic associations	
Medium-high	Historic boundary hedgerows, present on 1890 OS map. Adjoins much older woodland
Relationship to existing settlement edge	
Medium-high	Dunkeswell consists of the old village, a new estate and an airfield/industrial estate. This site forms a wooded, green separation between them. It does not relate to nearby built form.
Experiential landscape character	

Medium-high	Quiet, tranquil, site. The southern section relates to the adjoining road but is otherwise remote feeling. Dense hedges, mature trees and improved grassland provide a rural feel and sense of tranquility.
Views	
Medium-high	
Overall landscape susceptibility	
High	The agricultural character of the site, bounded by mature trees, woodland and hedgerows, these hedgerows are also present on 1890 map.
Within nationally designated landscape?	
Site is within a nationally designated landscape and has very high landscape value.	
Degree of intervisibility with designated landscape	N/A as site is within landscape
Landscape value	
Very High – Nationally designated for landscape value (National Landscape)	
Overall landscape sensitivity	
High	
Landscape guidance: opportunities in relation to development	

Historic Environment Site Assessment

Notes on history of area

There are significant concentrations of prehistoric evidence within the Blackdown Hills area and within the heart of Dunkeswell village is a Bronze Age barrow which is designated as a Scheduled Ancient Monument (shown on Map 1). The barrow mound stands about 2 metres high with a diameter of 31 metres. There is a partly infilled trench 2 metres wide and 10 metres long on the south east side of the mound. This implies that there was probably a Bronze Age settlement in the vicinity and the sheltered valley with a spring line along the contour of the village centre may well have been the location of an earlier settlement. The origins of the existing village are probably 12th century as the rebuilt 1860's church contains a Norman font.

Worthy of note are the remains of Dunkeswell Abbey, two miles north of the village and conservation area, which was founded in 1201 by William Briwere as a Cistercian monastery. The abbey was closed in 1539 and was mostly demolished, though a section remained in domestic use until the 19th century. In 1842 a church was built over part of the site and some surviving sections of monastery include the partial end wall of the cellarer's range and parts of a gatehouse. The vast majority of the vernacular buildings in the conservation area are 17th and 18th century although Connett's Farm is late medieval. The village has developed around the church with a relatively dense core of buildings to the south and a more dispersed distribution of cottages further up the valley on the lower land in the valley bottom. Later Victorian and twentieth century development is predominantly on the periphery of the village. The historic core of the village should be considered

to have archaeological potential as the origins of the human settlement clearly date back to the Bronze age. The church is a relatively modern rebuild of at least one earlier church and the immediate area surrounding the church may well be archaeological significant. The archaeology of the conservation area is fundamental to help understand the sense of place of the area and the context from which the area evolved.

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. Dunkeswell Conservation Area, 2. Autumn Cottage (GII), 3. Fancy Farm (GII) 4. MDV117945 Name: Orchard Banks at Percy Farm, Dunkeswell, 5. MDV117946 Name: Field boundary, northeast of Percy Farm, Dunkeswell

Step 2. Existing contribution of site to significance of heritage asset
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Heritage asset 1

Description of asset	<p>Dunkeswell Conservation Area</p> <p>The conservation area has clear character zones. Dunkeswell can be considered as having two separate character zones; the historic core of the settlement around the church and the more fragmented development following the thoroughfare from the southern approach. Within the historic core of the village there are fifteen individually listed buildings, all grade II apart from Connett's Farm which is grade II*.</p> <p>Apart from St Nicholas's Church all the properties on the statutory list are C16-C18 domestic properties of vernacular proportions and construction. They all follow a similar layout of a single room depth of about 5m and between 2-4 rooms wide. Roofs are generally thatched over steeply pitched and fully gabled roofs. Full and half hipped roofs are more or less absent from the conservation area apart from a couple of exceptions.</p> <p>The roofscape is a particular character feature of the village and displays a mix of thatch, corrugated iron and some slate. The roofs are prominent from views above the village and are considered important in terms of their simplicity, variation in levels and vernacular detailing. While the church is a relatively new addition to the village it is clearly a landmark structure within the centre of the settlement and views from close by and further away are important in defining the character of the area and the hierarchy of building structures.</p> <p>The character area of the conservation area between Corner Cottage to Autumn Cottage is less coherent in that this where the village had expanded with more modern development. The historic buildings in this area are of the same overriding character as those within the village centre and tend to be situated parallel to the highway. While The Old Forge and Autumn cottage are the only listed buildings south of the group including Corner Cottage there are other historic buildings that contribute positively to the character of the area are identified on Map 1 as being key buildings. These include The Royal Oak Inn, Carpenter's Cottage, The Old Rectory and Garden Cottage. The Springfield development of</p>
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	post-war semis is clearly of its time but respects the proportions and massing of more traditional properties while incorporating modern building materials and finishes. This character area is more dispersed with substantial spaces between buildings which together with more prominent tree groups and spaces to the road frontage are considered an important aspect of the character and distinctiveness of the urban grain. Proposals for infill development will likely have a significant impact upon the character of the conservation area.
Significance of asset and setting	Medium
Relationship of site with heritage asset	Whilst the site sits on higher ground to the CA, the site is well screened by an established tree line and woodland area. An earth bank along Manleys Lane linking the CA to the site furthers this sense of separation.
Level of contribution (site to heritage asset)	Little
Further assessment required?	No

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Minor
Could the site be developed in a way that minimised potential impact?	Yes, through considered design and layout appropriate to the listed asset.
Would the development affect the heritage asset in other ways?	Yes, increased urbanisation, domestic paraphernalia, traffic, light pollution, noise. CA is only 40m away at nearest point.

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

Description of asset	<p>Autumn Cottage (GII) Autumn Cottage (Persley Cottage on - O.S) - GII House, formerly a pair of cottages. Late C18 - early C19. Plastered local stone and flint rubble, the front plaster lightly incised as ashlar; stone rubble stacks with plastered chimneyshafts; thatch roof. Plan: the house faces west. Originally it was a pair of contemporary mirror-plan cottages. Each former cottage had a smaller unheated inner room and outer room with projecting gable-end stack. Both had a central front doorway but that to the former right cottage has now been blocked. The 2 cottages were united in the C20. 2 storeys. Exterior: 4-window front of C20 casements with glazing bars. Each former cottage had a 2-window front arranged about a central doorway. The right doorway is blocked and the left doorway contains a C20 part-glazed door behind a contemporary thatch roof porch on plain posts. Roof is gable-ended. Interior: is largely the result of C20 modernisations although the basic layout (and structure) is preserved. No beams are exposed. The left fireplace is plastered stone rubble with a chamfered date lintel, the right fireplace has been rebuilt. Roof not inspected.</p>
Significance of asset and setting	<p>Medium Cottage has been subject to some modernisation and is set adjacent to the roadside.</p>
Relationship of site with heritage asset	<p>Asset benefits from significant separation from the site with elevated tree line and agricultural land in between.</p>
Level of contribution (site to heritage asset)	<p>Little</p>
Further assessment required?	<p>No</p>

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 2	
What impact would development have on the heritage asset and its setting?	Minor
Could the site be developed in a way that minimised potential impact?	Yes
Would the development affect the heritage asset in other ways?	Yes, increased urbanisation, traffic, light pollution.
Step 4. How to maximise enhancements and avoid harm	
Heritage asset 2 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 2 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	No
Notes	
Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 3	

Description of asset	<p>Fancy Farm (GII)</p> <p>GII Farmhouse. Early - mid C17, enlarged and partly rearranged in the late C19, modernised circa 1970. Local stone rubble with some late C19 brick dressings; stone rubble stacks topped with C20 brick; slate roof, originally thatch. Plan and development: 4-room-and-through-passage plan house facing south-south-west, say south. The main rooms are those 2 at the left (west) end with the passage between them. The end room is the principal parlour and it has a gable-end stack. The room the other side of the passage has an axial stack backing onto a small unheated room and, at the right (east) end is a stable (now a workshop). There are 2-storey service outshots across the rear and these include a kitchen with an axial stack. The original part of the house is the 2-room-and-through-passage section at the left (west) end. A straight join in the front wall between this section and the rest proves that the unheated room and stable were added in the C19. The unheated room was built as a cellar/buttery but has now been converted to domestic use. However the original house must have been larger since the 2 rooms are well-appointed and there are no kitchen or service rooms. Presumably they were in some rear block which has been replaced by the rear outshots. House is 2 storeys throughout. Exterior: irregular 6-window front. The 3-window section to left (the original house) has early-mid C17 Beerstone windows with ovolo-moulded mullions and hoodmoulds to the ground floor windows. The passage front doorway contains a late C19 part-glazed 4-panel door. The right-hand 3-window section contains C20 casements most with glazing bars. The one over the stable doorway occupies the former hayloft loading hatch. The stable doorway and another into the former cellar/buttery are C20. The roof is gable-ended. Interior: the 2-rooms of early-mid C17 house have good quality original features. Both rooms have Beerstone ashlar fireplaces with oak lintels, their soffits shaped as low Tudor arches. The left room fireplace has a chamfered surround and the one in the room right of the passage has a moulded surround. Both rooms have chamfered</p>
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	<p>crossbeams but only those in the left room have scroll stops. There is a small original fireplace in the chamber over the left room. The rear wall of the original house contains an original 2-light Beerstone window containing rectangular panes of ancient leaded glass. (It is now internal). The roof structure over the original section still contains the original A-frame trusses with pegged dovetail-shaped lap-jointed collars. The apexes have been cut off. The rest of the house has C19 joinery and other detail and the hayloft floor was rebuilt circa 1970.</p>
Significance of asset and setting	<p>Medium The site sits beyond the ridgeline to the south - south-west of the asset. The field boundary at the visible ridgeline divides an agricultural field from the site. The site groundlevels rise beyond the visible hedgerow/ ridgeline.</p>
Relationship of site with heritage asset	Little
Level of contribution (site to heritage asset)	No
Further assessment required?	Moderate

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?	Yes, through considered design and layout appropriate to the listed asset.
Could the site be developed in a way that minimised potential impact?	Yes, increased urbanisation, domestic paraphernalia, traffic, light pollution, noise, broken skyline.
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?	Yes
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?	No
Would a different type of development (use) avoid harm?	Yes
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	11600	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	16433	Minor adverse effect predicted (not significant)
Ramsar site	International	24264	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	18837	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	2049	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	17890	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	9814	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1749	Minor adverse effect predicted (not significant)

County Wildlife Site (CWS)	County	217	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	12	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	0	Significant moderate adverse effect predicted

Comments

Partial on site and adjacent s41 priority habitat - National Forest Inventory 2014 - deciduous woodland

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

Yes. TPO along part of south eastern boundary. Numerous large trees including oak, beech and ash. Adjoins woodland to the west

Large numbers of mature trees within hedgerows or otherwise

Yes. Oak, Ash, Beech

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. The site consists of three adjoining fields with hedgerows separating them. These hedgerows could be largely retained in any scheme. A significant length of roadside hedgerow would need to be removed to facilitate 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

Significant moderate adverse effect predicted

4 Site Reference Dunk_05

Site details

Settlement: Dunkeswell

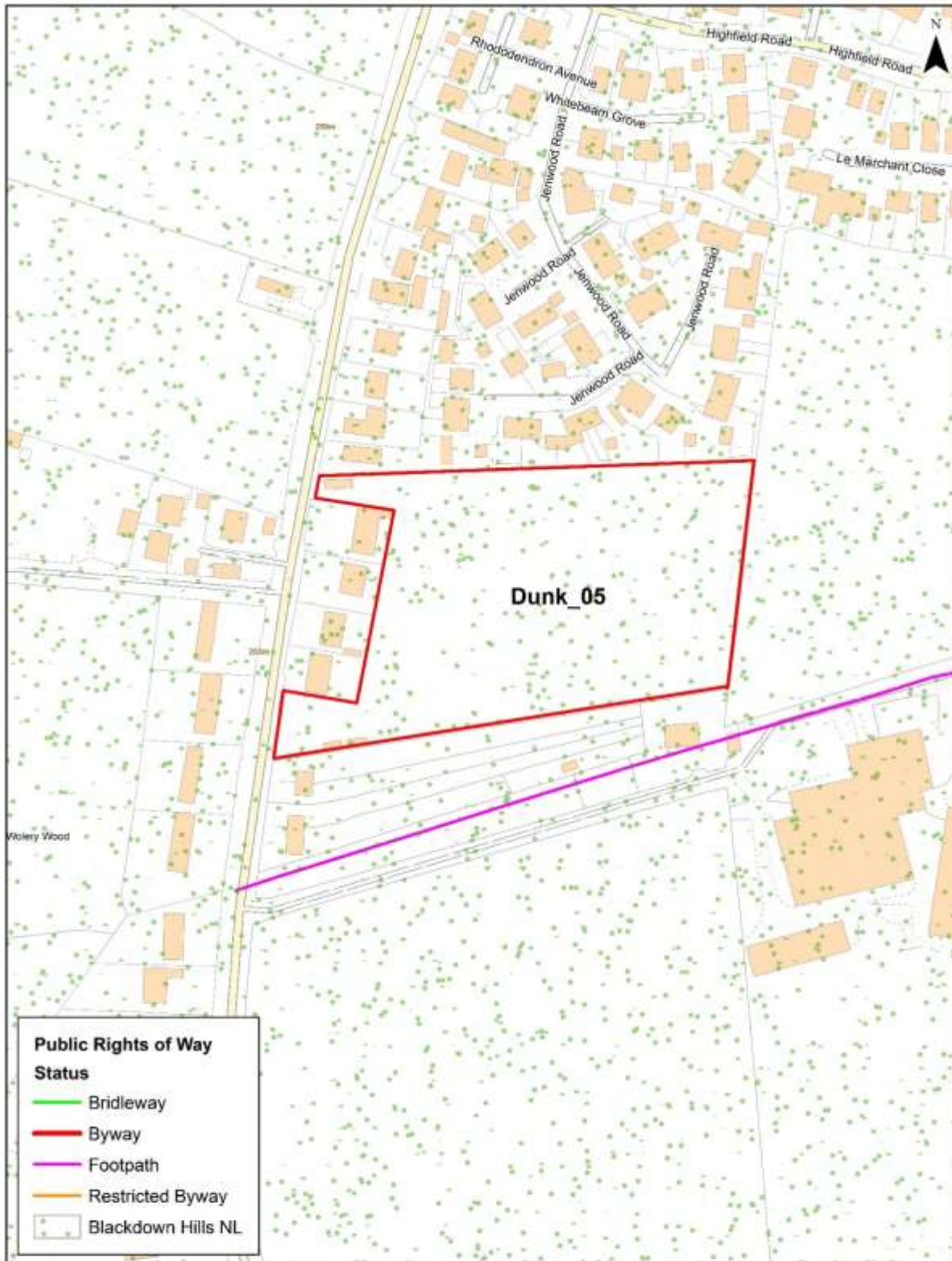
Reference number: Dunk_05

Site area (ha): 1.79

Address: Broomfields Dunkeswell, EX144QH

Proposed use: Residential

Site map



Photos



The site is difficult to see from outside, the aerial photo shows the extent of it



The site viewed from the adjacent housing estate. The boundary trees are protected by preservation orders



The site lies beyond this access and the adjoining gardens, so is barely visible in this picture. It does show the wider landscape setting

Site Assessment Summary and Conclusion

Infrastructure

Close to facilities but village lacks pavements and lighting. Hedgerow would need to be removed to gain access

Landscape

High-National Landscape site. Greenfield site set within context of residential area to north and large detached properties and gardens along western / southern border. TPO mature trees / hedgerow to northern and eastern borders / mature hedgerow to south. Agricultural land to east. Adjacent to potentially contaminated land to the south east corner (poultry houses).

Historic environment

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.

Ecology

Minor- TPO along whole north and eastern boundary and numerous large trees including oak, beech and ash but the main site can be developed as these are contained in the boundaries.

Accessibility

Facilities are within 1600m with some pavements/lighting in this part of the village. Infrequent bus service

Other constraints

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

No

Opportunities

As a minimum a pedestrian link should be provided from the southeast corner of the site and corner of adjacent field to link to Dunkeswell footpath 2

Yield (number of dwellings or hectares of employment land)

43

Contribution to spatial strategy

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

Should the site be allocated?

Yes. Whole site should be allocated

Reasons for allocating or not allocating

Site relates well to adjoining residential uses. Close to facilities and this part of the village has pavements. Site is not visible in the wider landscape and is seen against existing development, the protected and mature trees can be retained in boundaries. A pedestrian link should be provided from the southeast corner of the site and corner of adjacent field to link to Dunkeswell footpath 2

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. Greenfield site set within context of residential area to north and large detached properties and gardens along western / southern border. TPO mature trees / hedgerow to northern and eastern borders / mature hedgerow to south. Agricultural land to east. Adjacent to potentially contaminated land to the south east corner (poultry houses).

Other relevant biodiversity, historic environment and/or geological designations

Site includes Nature recovery network area

Over 400m from any listed building or conservation area

Landscape Character Type and relevant key characteristics

1A: Open Inland Planned Plateaux

- High, open flat plateaux comprising a series of long, narrow ridge tops, sometimes undulating. Little surface water.
- Occasional copses and conifer plantations punctuate the open farmland. Boundary trees along roads and hedgerows mostly beech in north, and oak/ hazel further south and around plateaux edges.
- Predominantly pastoral farming on heavy soils, with some arable. Regular, medium large scale fields bounded by well-trimmed hedges on narrow earth banks.
- Semi-natural habitats include patches of heath, unimproved grassland and wide verges.
- Archaeology and cultural heritage includes prehistoric barrow cemeteries, Iron Age hillforts, later beacon and military sites.
- Settlement generally comprises isolated farmsteads and clusters of buildings at crossroads. 20th Century settlement associated with airfields.
- Long, straight roads in the centre of ridges, often lined with beech avenues, with narrower, winding roads towards the edges. Few public rights of way.
- A very uniform appearance, with a simple landscape pattern and often a fairly large scale.
- Extensive views often blocked by woodland on boundary or roadside trees, but occasional long views. Wellington Monument, Gittisham masts and Stockland transmitter are landmarks.

Local landscape character of site and immediate surrounds

Yes

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

Level agricultural field, formerly a playing field. Bounded by housing on two sides, farmbuildings and open countryside to the east, with extensive easterly views. Thick hedgerows and mature deciduous trees blocks views into and out of the site

General and site-specific affects that could arise from development

Located entirely within Blackdown Hills National Landscape, this site is a Flat field in agricultural use but may be used as playing field (visible pitch markings), set behind frontage development but well related to nearby housing and good access.

Analysis

Physical and natural characteristics	
High	The site can be seen from the south and glimpsed in long range views but it is screened by existing development in short range views, and seen in the context of adjacent housing
Cultural and historic associations	
Medium	Historic boundary hedgerows, present on 1890 OS map.
Relationship to existing settlement edge	
Low-medium	This site adjoins the modern housing estate and is bordered on two sides by a loose ribbon of 20th C dwellings.
Experiential landscape character	
Low-medium	The adjoins active residential use and the main road into the village. There is a sense of low level activity and disturbance.
Views	
Medium	The site is well screened from public vantage points by hedgerows, trees and development. New development might be seen in long distance views but it would be in the context of existing modern estate housing
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 designated landscape	N/A as site is within landscape
Landscape value	
Very High – Nationally designated for landscape value (National Landscape)	
Overall landscape sensitivity	
High / Medium	
Landscape guidance: opportunities in relation to development	
As a minimum a pedestrian link should be provided from the southeast corner of the site and corner of adjacent field to link to Dunkeswell footpath 2	

Historic Environment Site Assessment

Notes on history of area

There are significant concentrations of prehistoric evidence within the Blackdown Hills area and within the heart of Dunkeswell village is a Bronze Age barrow which is designated as a Scheduled Ancient Monument (shown on Map 1). The barrow mound stands about 2 metres high with a

diameter of 31 metres. There is a partly infilled trench 2 metres wide and 10 metres long on the south east side of the mound. This implies that there was probably a Bronze Age settlement in the vicinity and the sheltered valley with a spring line along the contour of the village centre may well have been the location of an earlier settlement. The origins of the existing village are probably 12th century as the rebuilt 1860's church contains a Norman font.

Worthy of note are the remains of Dunkeswell Abbey, two miles north of the village and conservation area, which was founded in 1201 by William Briwere as a Cistercian monastery. The abbey was closed in 1539 and was mostly demolished, though a section remained in domestic use until the 19th century. In 1842 a church was built over part of the site and some surviving sections of monastery include the partial end wall of the cellarer's range and parts of a gatehouse. The vast majority of the vernacular buildings in the conservation area are 17th and 18th century although Connett's Farm is late medieval. The village has developed around the church with a relatively dense core of buildings to the south and a more dispersed distribution of cottages further up the valley on the lower land in the valley bottom. Later Victorian and twentieth century development is predominantly on the periphery of the village. The historic core of the village should be considered to have archaeological potential as the origins of the human settlement clearly date back to the Bronze age. The church is a relatively modern rebuild of at least one earlier church and the immediate area surrounding the church may well be archaeological significant. The archaeology of the conservation area is fundamental to help understand the sense of place of the area and the context from which the area evolved.

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?	No
List any heritage assets potentially affected.	1. MDV45103 Name: Dispersed Accommodation Site 4 (WAAF), Dunkeswell Airfield.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Earthworks remaining following WW2 accommodation use of area around Dunkeswell Airfield
Significance of asset and setting	Low- there are no visible remnants and nothing within the site boundary
Relationship of site with heritage asset	The earthworks are contained within the adjoining site which has been developed for residential housing.
Level of contribution (site to heritage asset)	Little
Further assessment required?	No

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	12000	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	15698	Minor adverse effect predicted (not significant)
Ramsar site	International	24197	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	18900	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	2759	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	18914	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	10723	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1025	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	614	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	545	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	276	Minor adverse effect predicted (not significant)

Comments

Nature recovery network - entire site

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

Yes. TPO along whole north and eastern boundary. Numerous large trees including oak, beech and ash.

Large numbers of mature trees within hedgerows or otherwise

Yes. Oak, Ash, Beech

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. The site consists of a square field, bounded by hedgerows. Some hedge may need to be removed to achieve an adequate 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)