

East Devon Local Plan 2020-2042

Site Selection report

Employment Land South East of Exeter Airport



February 2025

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1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2042 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not.¹ The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites.²
- 1.3 For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of employment sites to the south east of Exeter Airport. 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 employment sites to the south east of Exeter Airport:
 - GH/ED/42 overlaps with Rock_09.

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](#)

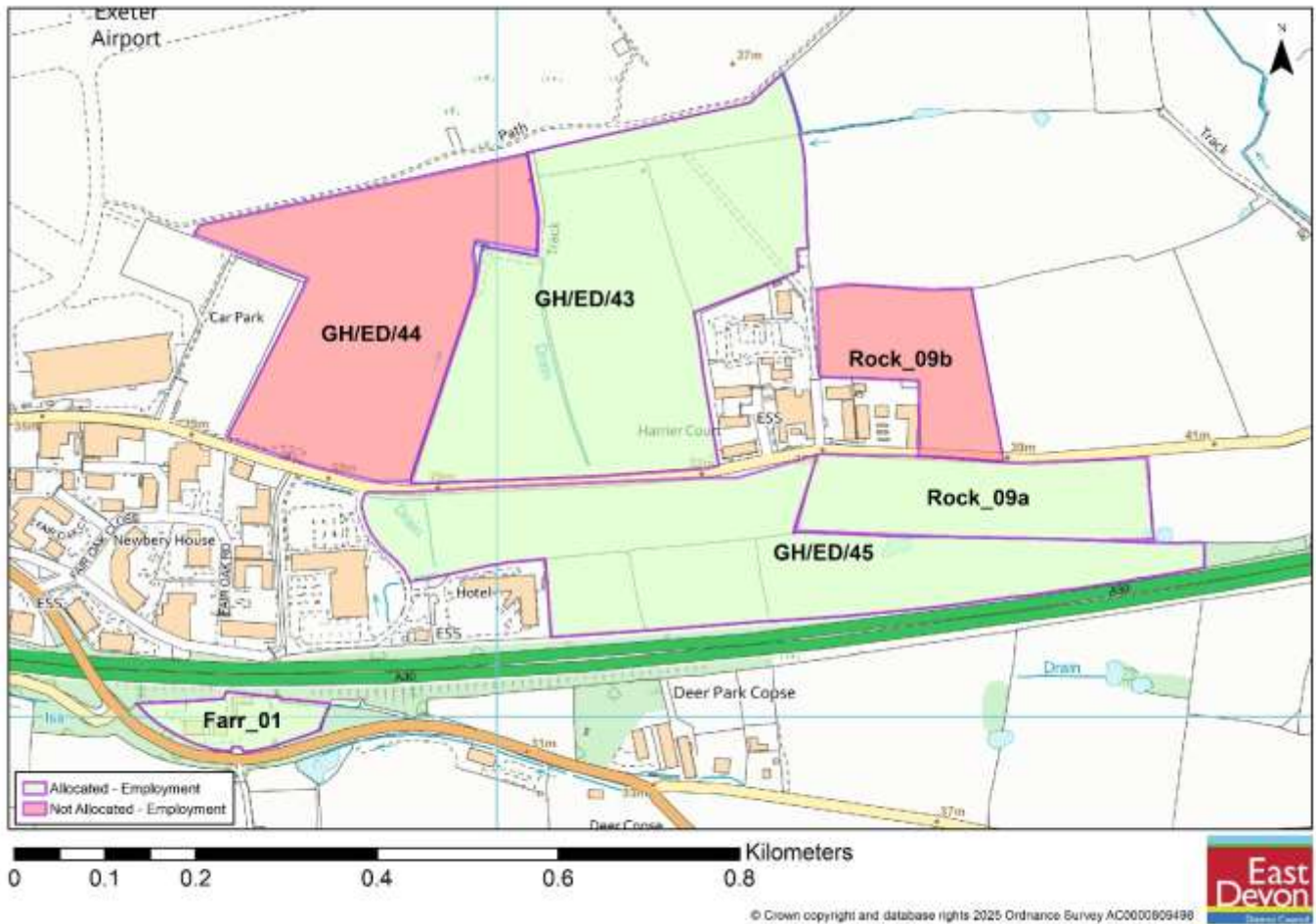


Figure 1.1: Overview of Site Selection findings of employment sites to the south east of Exeter Airport

Site reference	Number of dwellings / hectares of employment land	Allocate?
Farr_01	1 hectare	Yes
Rock_09	5.8 hectares	Part- (Rock_09a 3.3ha to the south of Long Lane)
GH/ED/43	11.8 hectares	Yes
GH/ED/44	7.32 hectares	No because this site is already subject to a Local Development Order
GH/ED/45	9.24 hectares	Yes

2 Site Reference Farr_01

Site details

Settlement: South of Exeter Airport

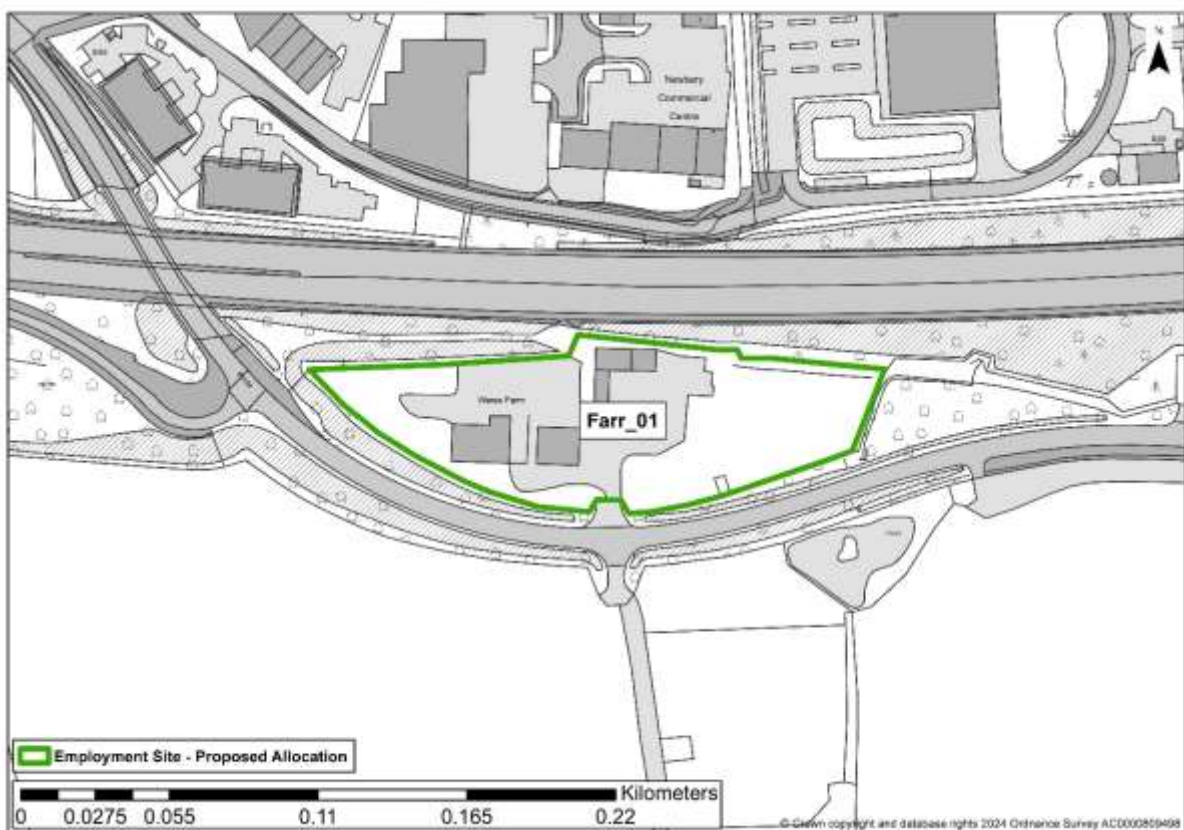
Reference number: Farr_01

Site area (ha): 1

Address: Wares farm, Clyst Honiton (south of A30)

Proposed use: Employment

Site map



Photos



Looking north into the site, the A30 runs along the rear boundary



Existing buildings looking south from the A30

Site Assessment Summary and Conclusion

Infrastructure

Close to existing employment site, albeit on opposite sides of the A30. Access may need to be upgraded

Landscape

Medium- non-designated rural landscape dominated by trunk road.

Historic environment

High-Medium- but further assessment is needed to confirm significance as little remains. The site was formerly a farmyard serving surrounding fields and potentially dating from 1452, however the A30 adjoins the site and has totally severed it from the surroundings.

Ecology

Minor adverse effect predicted (not significant)

Accessibility

Close to existing employment site and bus stop

Other constraints

Grade 2 Agricultural land

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

No

Opportunities

Yield (number of dwellings or hectares of employment land)

1 hectare of employment land

Contribution to spatial strategy

The site is not at a tiered settlement, it is in open countryside, albeit very closely related to an existing employment site

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site performs well and could provide alternative, smaller and more general industrial provision, to the very high quality employment sites at the Airport

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

Whole site should be allocated

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

For sites within National Landscape, applicable special qualities

Small group of disused farmbuildngs

Other relevant biodiversity, historic environment and/or geological designations

Former farmyard, Grade 2 agricultural land

Landscape Character Type and relevant key characteristics

3E. Lowland plains- Historic small parks and gardens, containing a high proportion of mature and veteran trees.

The range of settlements and building styles, from sleepy coastal villages to Cranbrook new town.

Its unassuming but still attractive rural feel, particularly away from larger settlements and roads.

Its strong visual relationship with surrounding higher landscapes – the Lowland Plains LCT is often seen from above, and is also visually influenced by surrounding LCTs.

Local landscape character of site and immediate surrounds

Former farmyard dominated by adjoining A30

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

The proposed commercial development is likely to be small scale and two storey, similar to the commercial development nearby but constrained by the small site size. The main landscape impacts are likely to arise from urbanisation and loss of openness but development would be seen in the context of nearby commercial buildings and the A30, the site is reasonably screened from the south (the A30 sits above it to the north).

General and site-specific affects that could arise from development

Yes

Analysis

Physical and natural characteristics	
Low-medium	The site is self-contained and dominated by the adjoining A30 and local roads. It is visible in the landscape but could be developed with minimal wider landscape impact
Cultural and historic associations	
Low	Historic boundary hedgerows, present on 1890 OS map. New A30 has reduced the size and usability of the site which used to be a farmyard serving the agricultural fields around it. Farm buildings are highlighted on the Devon HER as having historic importance due to their possible 15thC origins. Further assessment needed
Relationship to existing settlement edge	
High	The site is an historic farmyard but the building of the A30 and associated service roads has severed it from it's original hinterland (and in any case, these now lie to the north of the A30 and have been developed as a business park). It has lost it's original use and is 'left over' from the road scheme but it's medieval origins warrant further assessment
Experiential landscape character	
Low-medium	Looking south the site relates to the wider countryside, however the road noise is constant and there is a strong sense of activity and urbanisation. Looking north, the road is the dominant feature.

Views	
Low	The site already contains older farm buildings which would be replaced. New development would be seen in the context of a trunk road and, more distantly, commercial buildings. Existing tree planting would mitigate the impact of new buildings.
Overall landscape susceptibility	
Medium	Existing development on the site would be replaced but already provides built form in the countryside. The trunk road dominates the area and there is some existing planting around the site which could reduce the impact of new development. Unlikely to impact on wider views or the countryside beyond. There would be associated increase in activity. However, the potential medieval origins of the farm buildings mean that they may be significant and require further investigation
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
Slight	
If outside designated landscape, factors which may raise or lower value from moderate	
Value is reduced by nearby urban form and presence of existing farm/agricultural buildings	
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Overall landscape sensitivity	
Medium / Low	
Landscape guidance: opportunities in relation to development	
This site would be suitable for commercial development provided further investigation demonstrates that the existing buildings are not historically significant	

Historic Environment Site Assessment

Reference number: Farr_01

Notes on history of area

The site was formerly a farmyard serving surrounding fields and potentially dating from 1452, however the A30 adjoins the site and has totally severed it from the surroundings.

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?	No
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes Potential to significantly affect a heritage asset if Wares Farm is considered to be one, this needs further assessment prior to any development taking place
List any heritage assets potentially affected.	Wares farm. This farm lies on the parish boundary between clyst honiton and farringdon though just inside the latter parish. The farm buildings are shown on the clyst honiton tithe map of 1839 so there may be a historical connection with this parish. The farm is thought to have been in existence by 1452 (goodyear). A linhay of type 2, timber posts with front rails and joists running from front to back. Post-medieval remains to the east of the site and remains of orchard banks lie to the south

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Wares Farm The remains of Wares Farm are identified on the HER. Redevelopment of the site would require clearing these buildings which may have historic significance
Significance of asset and setting	Medium Further assessment is required as part of any planning permission.
Relationship of site with heritage asset	Further assessment is required as part of any planning permission.
Level of contribution (site to heritage asset)	Significant
Further assessment required?	Yes At present there is not enough information to properly assess the significance of the asset. Archaeological assessment is required.

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Major The site would need to be cleared in order to be redeveloped. It is unlikely that a layout could be drawn to retain the buildings
Could the site be developed in a way that minimised potential impact?	No
Would the development affect the heritage asset in other ways?	The site would need to be cleared. Further archaeological assessment would be required prior to demolishing buildings or undertaking groundworks.

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?	Yes
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	

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	5000	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	5000	Minor adverse effect predicted (not significant)
Ramsar site	International	7000	Minor adverse effect predicted (not significant)

Marine Conservation Zone (MCZ)	National	24000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	4600	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	5300	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	10300	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	3500	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1800	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	700	Minor adverse effect predicted (not significant)
Draft Nature Recovery	County	522	Minor adverse

Network areas (NRN)			effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	664	Minor adverse effect predicted (not significant)

Comments

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? 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 . Old, hard surfaced famyard, scrub and trees

Presence of veteran or ancient trees

See notes. Hedgerows to all boundaries, mature trees around outer edges of site

Large numbers of mature trees within hedgerows or otherwise

No.

Presence of ponds not identified on aerial imagery

No.

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

See notes. The site consists of a small group of several disused farm buildings, a concrete yard and scrub, surrounded by trees and enclosed by the A30 to the north and local roads to all other sides. Access would presumably use the existing gateway but might need to be widened to achieve visibility

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

No.

Is there any evidence which contradicts the desk study results?

No.

Conclusion

Minor adverse effect predicted (not significant)

3 Site Reference Rock_09

Site details

Settlement: South east of Exeter Airport

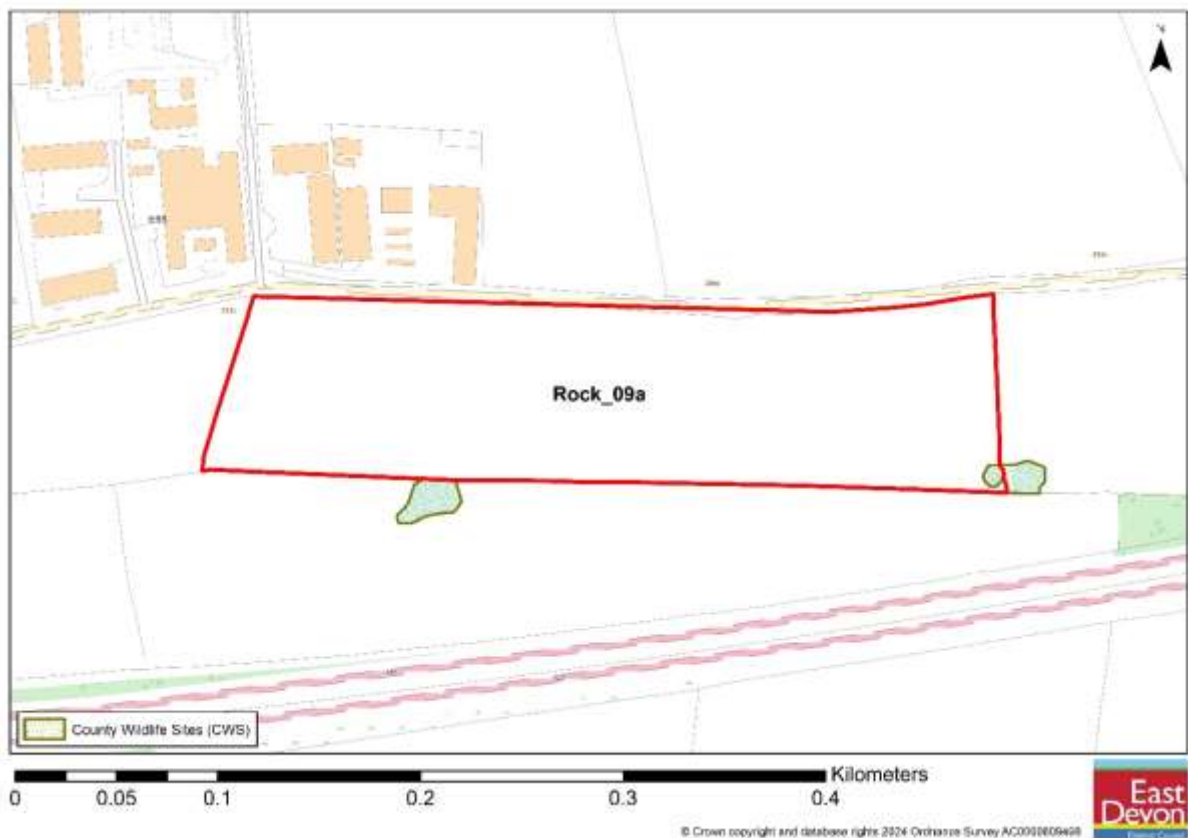
Reference number: Rock_09

Site area (ha): 5.8

Address: Land at Harrier Court, Clyst Honiton, Exeter, EX5 2DR

Proposed use: Employment

Site map





Note- the whole site was assessed as Rock_09 but it is subdivided into 'a' (which is proposed for allocation) and 'b' (which is not proposed for allocation)

Photos



View of Rock_09b from Long Lane looking north west towards Harrier's Court



General view of land to the east of the Exeter Airport Business Park. Land in the foreground is proposed for allocation as employment land



Rock_09a from Long Lane looking south east

Site Assessment Summary and Conclusion

Infrastructure

Access can be derived from Long Lane, but the currently partially completed works will need to be satisfactorily finished prior to commencement of any further development, as will the planned EDDC widening scheme.

Landscape

Low-Medium Site is agricultural but lies adjacent to employment land and the A30.

Historic environment

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

Ecology

Minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 metres of 4 or more different local facilities and within 1,600 metres of a train station or bus route with an hourly or better service

Other constraints

Significant and important site in proximity to our EZ, airport and Future Skills Centre. The improvements EDDC are funding to Long Lane will increase the value of this site for employment use. The AirPark site to the west is coming forward for development. Concern if increased HGV traffic associated with B8 logistics and warehousing on this site were to erode the highway improvements now underway and undermine the operation of high value exiting employers locally. B1 Office use would increase the viability of public transport to the site and increase both the density and value of employment provision. Connectivity to A30 is not great. Strong fibre connectivity.

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

No

Opportunities

Yield (number of dwellings or hectares of employment land)

5.8ha of employment land

Contribution to spatial strategy

The site is not at a tiered settlement, it is in open countryside, albeit very closely related to an existing employment site

Should the site be allocated?

Yes- part (referred to as 'A' on the map, part 'B' has been rejected and should not be allocated as it would extend built form further into open countryside and, cumulatively with other allocations, would exceed the amount of employment land likely to be needed

in this location during the plan period), However, this part of the site is subject to flooding and further work will be required to understand the extent and nature of the flood risk (through a Level 2 Strategic Flood Risk Assessment).

Reasons for allocating or not allocating

Site is agricultural but close to existing employment land. The area to the south of Long Lane forms the eastern extent of a larger allocation and can be accessed through it if necessary. Land to the north of Long Lane will require a new access, is more visually obtrusive and there are concerns that, overall, will result in an excess of employment land at this location in the plan period.

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

Yes- 3.3ha south of Long Lane. The land north of Long Lane should not be allocated as it would lead to an excessive amount of employment land in this location and it does not relate as closely to the existing employment sites. It would further exacerbate capacity problems on Long Lane.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

For sites within National Landscape, applicable special qualities

Two fields straddling a lane

Other relevant biodiversity, historic environment and/or geological designations

None identified although within a WW2 RAF airfield so underground archaeology is a possibility

Landscape Character Type and relevant key characteristics

3E. Lowland plains- Historic small parks and gardens, containing a high proportion of mature and veteran trees.

The range of settlements and building styles, from sleepy coastal villages to Cranbrook new town.

Its unassuming but still attractive rural feel, particularly away from larger settlements and roads.

Its strong visual relationship with surrounding higher landscapes – the Lowland Plains LCT is often seen from above, and is also visually influenced by surrounding LCTs. A tiny section to the west of the site is type 3C Sparsely settled valley floors, but this is also largely within the floodplain

Local landscape character of site and immediate surrounds

Level agricultural fields dominated by nearby airport, A30 and adjoining employment use

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

Yes

General and site-specific affects that could arise from development

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

Analysis

Physical and natural characteristics	
Low-medium	This site is semi-rural as it extends beyond the existing employment development at

	the airport, however the airport and A30 are very dominant features.
Cultural and historic associations	
Low-medium	Historic boundary hedgerows, present on 1890 OS map. Subterranean evidence of historic (medieval) field boundaries.
Relationship to existing settlement edge	
Low-medium	This site has a peripheral relationship to the existing employment development edges
Experiential landscape character	
Low-medium	The site feels quite rural but the proximity of commercial and airport development to the west and the A30 create some noise and activity intrusion. As new development takes place nearby the level of noise and activity is likely to increase, particularly on the southern part of the site
Views	
Low-medium	The site is largely flat and there is screening from hedge/tree boundaries to the south. There is limited intervisibility with the wider landscape but this is greater on the northern section of the site.
Overall landscape susceptibility	
Low-medium	Site is open and undeveloped but will be seen in the context of built form when the adjoining site is developed
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
None	
If outside designated landscape, factors which may raise or lower value from moderate	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Overall landscape sensitivity	
Medium / Low	
Landscape guidance: opportunities in relation to development	
None identified	

Historic Environment Site Assessment

Reference number: Rock_09

Notes on history of area

Exeter Airport was used by the RAF during WW2 and some remnants of historic military buildings and associated structures (particularly noting the rarely surviving utilitarian artefacts) remain. Given their scarcity, it is desirable to retain these if possible and assess whether subterranean remains are present.

Overall conclusion

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

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Potential to significantly affect a heritage asset if RAF infrastructure remains within the site.
List any heritage assets potentially affected.	Exeter Airfield RAF infrastructure and Bomb crater

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Lesser?
Significance of asset and setting	Lesser?
Relationship of site with heritage asset	Further assessment is required but it is likely to be possible to avoid any significant assets
Level of contribution (site to heritage asset)	Moderate?
Further assessment required?	Yes At present there is not enough information to properly assess the significance of the asset. Professional assessment is required as part of a development scheme.

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Moderate? The site would need to be cleared in order to be comprehensively redeveloped. A layout could be drawn to retain the bomb crater and this would leave a significant area for development
Could the site be developed in a way that minimised potential impact?	Potentially through considered design and layout appropriate to the asset.
Would the development affect the heritage asset in other ways?	Yes, the site would need to be cleared if it is comprehensively redeveloped. In any case there would be increased urbanisation, traffic, light pollution. If the asset is considered to be significant then the impact of clearing it would be very high. If it is not significant then the impact would be low.

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?	Yes
Would development enable better revealing of the significance of the heritage asset?	Yes
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	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	

Ecological assessment

Reference number: Rock_09

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	3600	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	3600	Minor adverse effect predicted (not significant)
Ramsar site	International	7000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	24000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	3600	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	5200	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	10200	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	2600	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	918	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	349	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)	County	362	Minor adverse effect predicted (not significant)

and streams, excluding hedgerow)			
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Comments

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? 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 . The site consists of two arable fields straddling a road

Presence of veteran or ancient trees

No.

Large numbers of mature trees within hedgerows or otherwise

Yes. There are several mature trees in each boundary hedgerow.

Presence of ponds not identified on aerial imagery

No.

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

A significant length of roadside hedgerow on north and south sides of the road 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

Minor adverse effect predicted (not significant)

4 Site Reference GH/ED/43

Site details

Settlement: South east of Exeter Airport

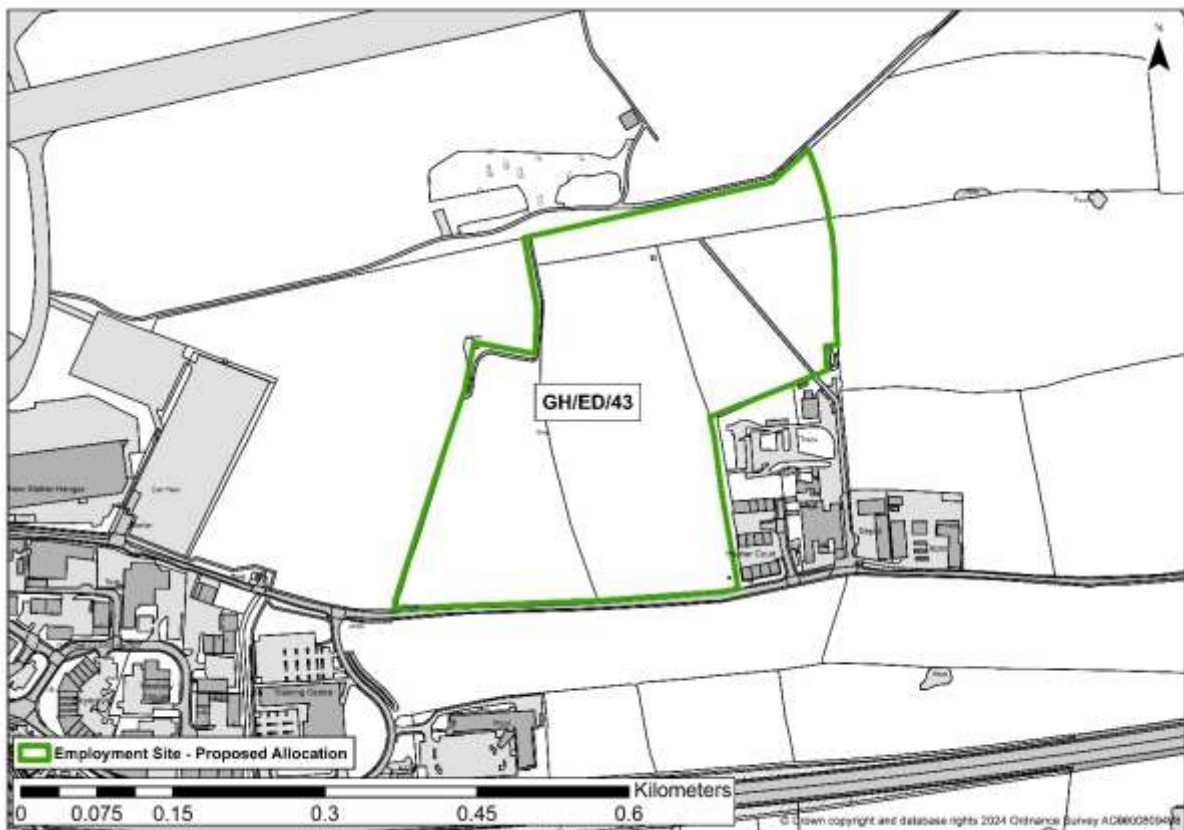
Reference number: GH/ED/43

Site area (ha): 11.8

Address: Land north of Long Lane, adjacent Airport

Proposed use: Employment

Site map



Photos



Looking north across the site from Long Lane



Looking east across the site from the south western corner



Looking east towards Harrier Court from Long Lane

Site Assessment Summary and Conclusion

Infrastructure

The site adjoins an existing business park. There may be access constraints but Long Lane is undergoing/has undergone improvements. Wider junction capacity constraints

Landscape

Low

Historic environment

Moderate - Change affecting the special character of assets, where elements which contribute to their significance and their setting are harmed. The site is within the RAF airfield, a non-designated heritage asset

Ecology

Minor adverse effect predicted (not significant)

Accessibility

Site lies within the West End, in close proximity to employment development.

Other constraints

Access can be achieved through existing field gate off Long Lane.

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

No

Opportunities

Yield (number of dwellings or hectares of employment land)

11.8ha of employment land

Contribution to spatial strategy

The site is not at a tiered settlement, it is in open countryside, albeit very closely related to an existing employment site

Should the site be allocated?

Yes. However, this site is subject to flooding and further work will be required to understand the extent and nature of the flood risk (through a Level 2 Strategic Flood Risk Assessment).

Reasons for allocating or not allocating

The site is well located in the West End adjacent to an existing employment area (and forming an extension to it).

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

Whole site should be allocated

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

For sites within National Landscape, applicable special qualities

Agricultural fields

Other relevant biodiversity, historic environment and/or geological designations

Improved grassland

None

Site lies within former RAF base so there may be archeology

Mostly Grade 3a agricultural land, the northern tip is 3b

Landscape Character Type and relevant key characteristics

3E. Lowland plains- Historic small parks and gardens, containing a high proportion of mature and veteran trees.

The range of settlements and building styles, from sleepy coastal villages to Cranbrook new town.

Its unassuming but still attractive rural feel, particularly away from larger settlements and roads.

Its strong visual relationship with surrounding higher landscapes – the Lowland Plains LCT is often seen from above, and is also visually influenced by surrounding LCTs.

Local landscape character of site and immediate surrounds

Level agricultural fields dominated by the nearby employment uses, airport and A30

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

The proposed commercial development is likely to be medium density and two storey, similar to the commercial development at the Science Park to the south of the site. The main landscape impacts are likely to arise from urbanisation and loss of openness but development would be seen in the context of existing commercial buildings.

General and site-specific affects that could arise from development

Yes

Analysis

Physical and natural characteristics	
Low-medium	This site is semi-rural as it extends beyond the existing employment development at the airport, however the airport and A30 are very dominant features.

Cultural and historic associations	
Low-medium	Historic boundary hedgerows, present on 1890 OS map. Subterranean evidence of historic (medieval) field boundaries.
Relationship to existing settlement edge	
Low-medium	This site has a peripheral relationship to the existing employment development edges
Experiential landscape character	
Low-medium	The site feels quite rural but the proximity of commercial and airport development to the west and the A30 create some noise and activity intrusion. As new development takes place on the adjoining site the level of noise and activity is likely to increase
Views	
Low-medium	The site is largely flat and there is limited screening from field boundaries. There is intervisibility with the wider landscape, although new planting would reduce this.
Overall landscape susceptibility	
Low-medium	Site is open and undeveloped but will be seen in the context of built form when the adjoining site is developed
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
None	
If outside designated landscape, factors which may raise or lower value from moderate	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Overall landscape sensitivity	
Medium / Low	
Landscape guidance: opportunities in relation to development	
None identified	

Historic Environment Site Assessment

Notes on history of area

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?	No
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Needs Assessment Potential to significantly affect a heritage asset if RAF infrastructure is considered to be one, this needs further assessment
List any heritage assets potentially affected.	Exeter Airfield RAF infrastructure and Bomb crater

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Exeter Airfield Former RAF Exeter, established in 1940 by RAF Fighter Command's No. 10 Group. Runways were laid and new buildings and structures, including hangars, a control tower, administrative offices, the station sick quarters, aircraft dispersal pens, living accomm. Of concern to this assessment are the 'Q' plinth, possible military building remains, airfield access road and possible bomb crater (UID MDV112979)
Significance of asset and setting	Lesser Further assessment is required but, as the assets cover only a peripheral part of the site significance is reduced
Relationship of site with heritage asset	Further assessment is required but it is likely to be possible to avoid any significant assets
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	Yes At present there is not enough information to properly assess the significance of the asset. Professional assessment is required.

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Moderate The site would need to be cleared in order to be comprehensively redeveloped. A layout could be drawn to retain the buildings and bomb crater and this would leave a significant area for development
Could the site be developed in a way that minimised potential impact?	Potentially through considered design and layout appropriate to the asset.
Would the development affect the heritage asset in other ways?	Yes, the site would need to be cleared if it is comprehensively redeveloped. In any case there would be increased urbanisation, traffic, light pollution. If the asset is considered to be significant then the impact of clearing it would be very high. If it is not significant then the impact would be low.

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?	See notes
Notes	Potentially a smaller part of the site could be developed to avoid individual structures and this is likely to be an acceptable solution

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	3700	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	3700	Minor adverse effect predicted (not significant)

Ramsar site	International	7000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	24000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	3700	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	5300	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	10300	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	2700	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1000	Minor adverse effect predicted (not significant)

Unconfirmed Wildlife Site (UWS)	County	893	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	25	Significant moderate adverse effect predicted

Comments

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? 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 . The site comprises 4 adjoining fields of differing sizes, all in arable use

Presence of veteran or ancient trees

No. Some mature hedgerow trees

Large numbers of mature trees within hedgerows or otherwise

No.

Presence of ponds not identified on aerial imagery

No.

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

Yes. The site is made up of 4 fields of differing sizes, separated and bounded by straight hedgerows. 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

Minor adverse effect predicted (not significant)

5 Site Reference ED/GH/44

Site details

Settlement: South east of Exeter Airport

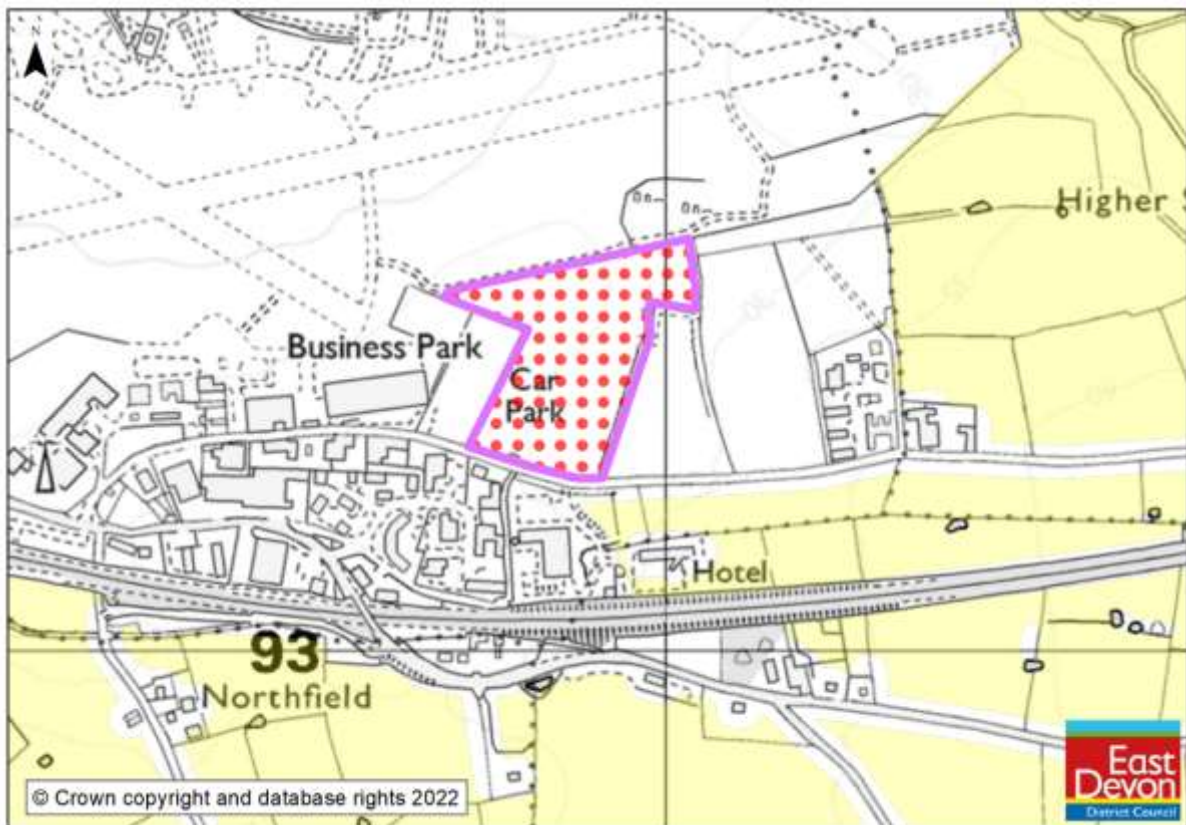
Reference number: GH/ED/44

Site area (ha): 7.32

Address: Land adjacent Exeter Airport, Long Lane

Proposed use: Employment

Site map



Photos



Looking north east across the site from the south western corner



Looking north into the site from Long Lane



Looking east across the site from the south western corner

Site Assessment Summary and Conclusion

Infrastructure

The site adjoins an existing business park. There may be access constraints but Long Lane is undergoing/has undergone improvements. Wider junction capacity constraints

Landscape

Low

Historic environment

Moderate - Change affecting the special character of assets, where elements which contribute to their significance and their setting are harmed. The site is within the RAF airfield, a non-designated heritage asset

Ecology

Minor adverse effect predicted (not significant)

Accessibility

This site is already subject to a Local Development Order

Other constraints

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

No

Opportunities

Yield (number of dwellings or hectares of employment land)

7.32ha of employment land

Contribution to spatial strategy

This site is already subject to a Local Development Order

Should the site be allocated?

No, the site does not need to be allocated as the use for employment has already been ascertained through the LDO

Reasons for allocating or not allocating

This site is already subject to a Local Development Order

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

Whole site is suitable for employment

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

For sites within National Landscape, applicable special qualities

Agricultural fields

Other relevant biodiversity, historic environment and/or geological designations

Improved grassland

None

Site lies within former RAF base so there may be archeology

Mostly Grade 3a agricultural land

Landscape Character Type and relevant key characteristics

3E. Lowland plains- Historic small parks and gardens, containing a high proportion of mature and veteran trees.

The range of settlements and building styles, from sleepy coastal villages to Cranbrook new town.

Its unassuming but still attractive rural feel, particularly away from larger settlements and roads.

Its strong visual relationship with surrounding higher landscapes – the Lowland Plains LCT is often seen from above, and is also visually influenced by surrounding LCTs.

Local landscape character of site and immediate surrounds

Level agricultural fields dominated by the nearby employment uses, airport and A30

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

The proposed commercial development is likely to be small scale and two storey, similar to the commercial development nearby but constrained by the small site size. The main landscape impacts are likely to arise from urbanisation and loss of openness but development would be seen in the context of nearby commercial buildings and the A30, the site is reasonably screened from the south (the A30 sits above it to the north).

General and site-specific affects that could arise from development

Yes

Analysis

Physical and natural characteristics	
Low-medium	This site is semi-rural as it extends beyond the existing employment development at the airport, however the airport and A30 are very dominant features.
Cultural and historic associations	
Low-medium	Historic boundary hedgerows, present on 1890 OS map. Subterranean evidence of historic (medieval) field boundaries.

Relationship to existing settlement edge	
Low-medium	This site has a peripheral relationship to the existing employment development edges
Experiential landscape character	
Low-medium	The site feels quite rural but the proximity of commercial and airport development to the west and the A30 create some noise and activity intrusion. As new development takes place on the adjoining site the level of noise and activity is likely to increase
Views	
Low-medium	The site is largely flat and there is limited screening from field boundaries. There is intervisibility with the wider landscape, although new planting would reduce this.
Overall landscape susceptibility	
Low-medium	Site is open and undeveloped but will be seen in the context of built form when the adjoining site is developed
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
None	
If outside designated landscape, factors which may raise or lower value from moderate	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Overall landscape sensitivity	
Medium / Low	
Landscape guidance: opportunities in relation to development	
None identified	

Historic Environment Site Assessment

Notes on history of area

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?	No
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Needs Assessment Potential to significantly affect a heritage asset if RAF infrastructure is considered to be one, this needs further assessment
List any heritage assets potentially affected.	Exeter Airfield and associated RAF infrastructure

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Exeter Airfield Former RAF Exeter, established in 1940 by RAF Fighter Command's No. 10 Group. Runways were laid and new buildings and structures, including hangars, a control tower, administrative offices, the station sick quarters, aircraft dispersal pens, living accomm. Of concern to this assessment are 4 munitions stores (IUD MDV78588), Pillbox (MDV55675), WW2 Transformer Plinth (MDV78586), 3 anti-aircraft unit huts (MDV78587), Marl Pit (MDV38948) and Pillbox (MDV55674)
Significance of asset and setting	Medium Further assessment is required but, as the airfield comprises just over half the site, it is potentially significant
Relationship of site with heritage asset	Further assessment is required but, as the airfield comprises just over half the site, it is potentially significant
Level of contribution (site to heritage asset)	Significant
Further assessment required?	Yes At present there is not enough information to properly assess the significance of the asset. Professional assessment is required.

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Major The site would need to be cleared in order to be comprehensively redeveloped. A layout could be drawn to retain the buildings/archaeology
Could the site be developed in a way that minimised potential impact?	Potentially through considered design and layout appropriate to the asset.
Would the development affect the heritage asset in other ways?	Yes, the site would need to be cleared if it is comprehensively redeveloped. In any case there would be increased urbanisation, traffic, light pollution. If the asset is considered to be significant then the impact of clearing it would be very high. If it is not significant then the impact would be low.

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?	See notes
Notes	Potentially a smaller part of the site could be developed to avoid individual structures (although noting that the whole airfield is on the HER and this would affect over half the site), however this would lead to piecemeal development and is unlikely to be an acceptable solution

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	3700	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	3700	Minor adverse effect predicted (not significant)
Ramsar site	International	7000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	24000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	3700	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	5300	Minor adverse effect predicted (not significant)

Local Nature Reserve (LNR)	Regional	10300	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	2700	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1000	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	1152	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	25	Significant moderate adverse effect predicted

Comments

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? 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 . The site comprises a large, arrow shaped field in arable use

Presence of veteran or ancient trees

No. A few mature hederow trees

Large numbers of mature trees within hedgerows or otherwise

No.

Presence of ponds not identified on aerial imagery

No.

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

No. A stretch of roadside hedge 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

Minor adverse effect predicted (not significant)

6 Site Reference GH/ED/45

Site details

Settlement: South east of Exeter Airport

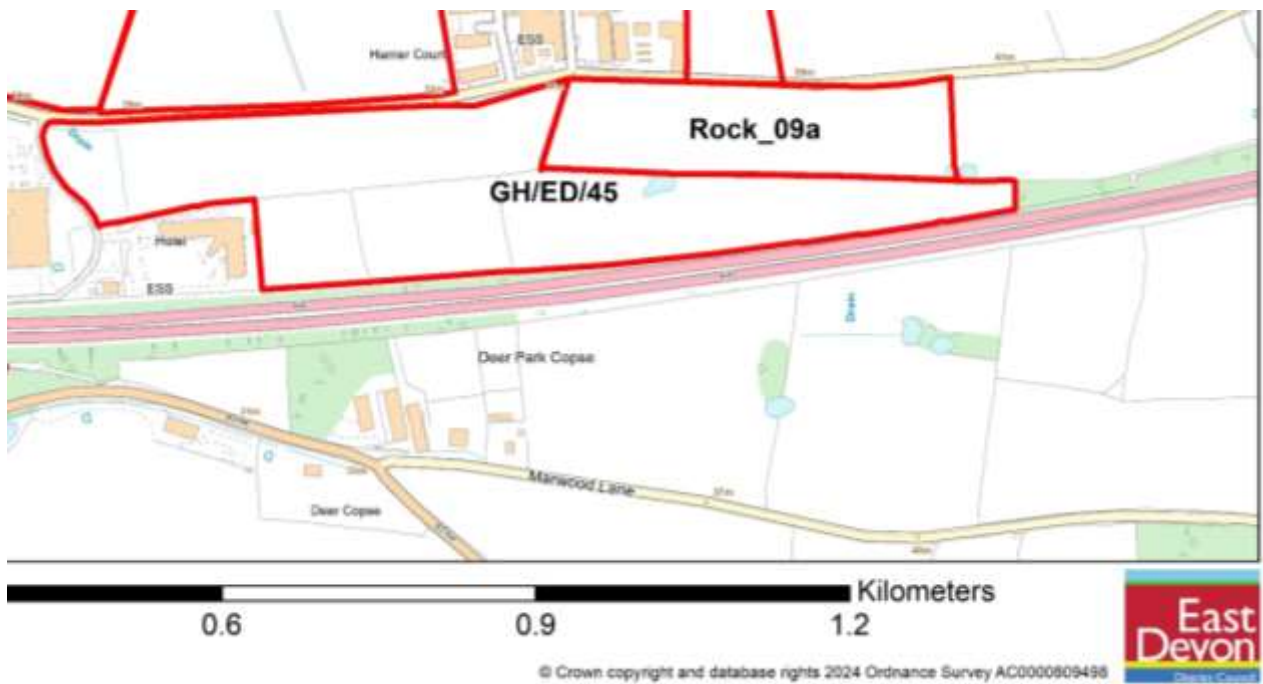
Reference number: GH/ED/45

Site area (ha): 9.24

Address: Land south of Long Lane, adjacent Exeter International Airport

Proposed use: Employment

Site map



Photos



Looking east across the site with the airport business park behind



Looking west towards the Hilton Hotel



Looking west across the site from Long Lane

Site Assessment Summary and Conclusion

Infrastructure

The site adjoins an existing business park. There may be access constraints but Long Lane is undergoing/has undergone improvements. Wider junction capacity constraints

Landscape

Low-Medium Site is agricultural but lies adjacent to employment land and the A30.

Historic environment

Moderate - Change affecting the special character of assets, where elements which contribute to their significance and their setting are harmed. The site is within the RAF airfield, a non-designated heritage asset

Ecology

Minor adverse effect predicted (not significant)

Accessibility

Site lies within the West End, in close proximity to employment development.

Other constraints

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

No

Opportunities

Yield (number of dwellings or hectares of employment land)

9.24ha of employment land

Contribution to spatial strategy

The site is not at a tiered settlement, it is in open countryside, albeit very closely related to an existing employment site

Should the site be allocated?

Yes, However, this site is subject to flooding and further work will be required to understand the extent and nature of the flood risk (through a Level 2 Strategic Flood Risk Assessment).

Reasons for allocating or not allocating

The site is well located in the West End adjacent to an existing employment area (and forming an extension to it). Road improvements are required but these are planned for.

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

No

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

For sites within National Landscape, applicable special qualities

Several adjoining fields lying between a lane and the A30

Other relevant biodiversity, historic environment and/or geological designations

Not applicable

None identified

Adjoining a WW2 RAF airfield so underground archaeology is a possibility

None identified

Landscape Character Type and relevant key characteristics

3E. Lowland plains- Historic small parks and gardens, containing a high proportion of mature and veteran trees.

The range of settlements and building styles, from sleepy coastal villages to Cranbrook new town.

Its unassuming but still attractive rural feel, particularly away from larger settlements and roads.

Its strong visual relationship with surrounding higher landscapes – the Lowland Plains LCT is often seen from above, and is also visually influenced by surrounding LCTs. A tiny section to the west of the site is type 3C Sparsely settled valley floors, but this is also largely within the floodplain

Local landscape character of site and immediate surrounds

Level agricultural fields dominated by nearby airport, A30 and adjoining employment use

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

Yes

General and site-specific affects that could arise from development

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

Analysis

Physical and natural characteristics	
Low-medium	This site is semi-rural as it extends beyond the existing employment development at the airport, however the airport and A30

	are very dominant features. Tree/hedge screening block much of the A30 visually but it is noisy
Cultural and historic associations	
Low-medium	Historic boundary hedgerows, present on 1890 OS map. Subterranean evidence of historic (medieval) field boundaries.
Relationship to existing settlement edge	
Low-medium	This site has a peripheral relationship to the existing employment development edges
Experiential landscape character	
Low-medium	The site has a rural appearance but the proximity of commercial and airport development to the west and the A30 to the south create considerable noise and activity intrusion.
Views	
Low-medium	The site is largely flat and there is screening from hedge/tree boundaries to the south. There is limited intervisibility with the wider landscape.
Overall landscape susceptibility	
Low-medium	Site is open and undeveloped but will be seen in the context of built form when the adjoining site is developed. The long, thin shape of the fields and the screening adjacent to the A30 reduces the visual impact on the wider landscape
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
None	
If outside designated landscape, factors which may raise or lower value from moderate	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Overall landscape sensitivity	
Medium / Low	
Landscape guidance: opportunities in relation to development	
None identified	

Historic Environment Site Assessment

Notes on history of area

Overall conclusion

Moderate - Change affecting the special character of assets, where elements which contribute to their significance and their setting are harmed.

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Needs Assessment Potential to significantly affect a heritage asset if RAF infrastructure is considered to be one, this needs further assessment
List any heritage assets potentially affected.	Exeter Airfield and associated RAF infrastructure

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Medium Further assessment is required but, as the airfield comprises just over half the site, it is potentially significant
Significance of asset and setting	Medium Further assessment is required but, as the airfield comprises just over half the site, it is potentially significant
Relationship of site with heritage asset	Further assessment is required but, as the airfield comprises just over half the site, it is potentially significant
Level of contribution (site to heritage asset)	Significant
Further assessment required?	Yes At present there is not enough information to properly assess the significance of the asset. Professional assessment is required.

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Major The site would need to be cleared in order to be comprehensively redeveloped. A layout could be drawn to retain the archaeology but, as this runs across the centre of the site, it would lead to a disparate layout
Could the site be developed in a way that minimised potential impact?	Potentially through considered design and layout appropriate to the asset.
Would the development affect the heritage asset in other ways?	Yes, the site would need to be cleared if it is comprehensively redeveloped. In any case there would be increased urbanisation, traffic, light pollution. If the asset is considered to be significant then the impact of clearing it would be very high. If it is not significant then the impact would be low.

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?	See notes
Notes	Potentially a smaller part of the site could be developed to avoid archaeology (although noting that the whole airfield is on the HER and this would affect over half the site), however this would lead to piecemeal development and is unlikely to be an acceptable solution

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	3700	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	3700	Minor adverse effect predicted (not significant)
Ramsar site	International	7000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	24000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	3700	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	5300	Minor adverse effect predicted (not significant)

Local Nature Reserve (LNR)	Regional	10300	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	2600	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	949	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	349	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	55	Significant moderate adverse effect predicted

Comments

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? 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 . The site comprises 4 adjoining fields of differing sizes, all in arable use

Presence of veteran or ancient trees

See notes. A number of mature trees/small groups of trees in the hedgerows around the site.

Large numbers of mature trees within hedgerows or otherwise

No.

Presence of ponds not identified on aerial imagery

No.

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

Yes. The site is made up of 4 fields of differing sizes, separated and bounded by straight hedgerows. 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

Minor adverse effect predicted (not significant)