

**East Devon Local Plan 2020-2042**

# Site Selection report

## Colyton



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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.<sup>1</sup> 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.<sup>2</sup>

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 Colyton. 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 failed '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 Colyton:

- Coly\_01 – is not within or adjacent, or otherwise well-related, to Colyton.

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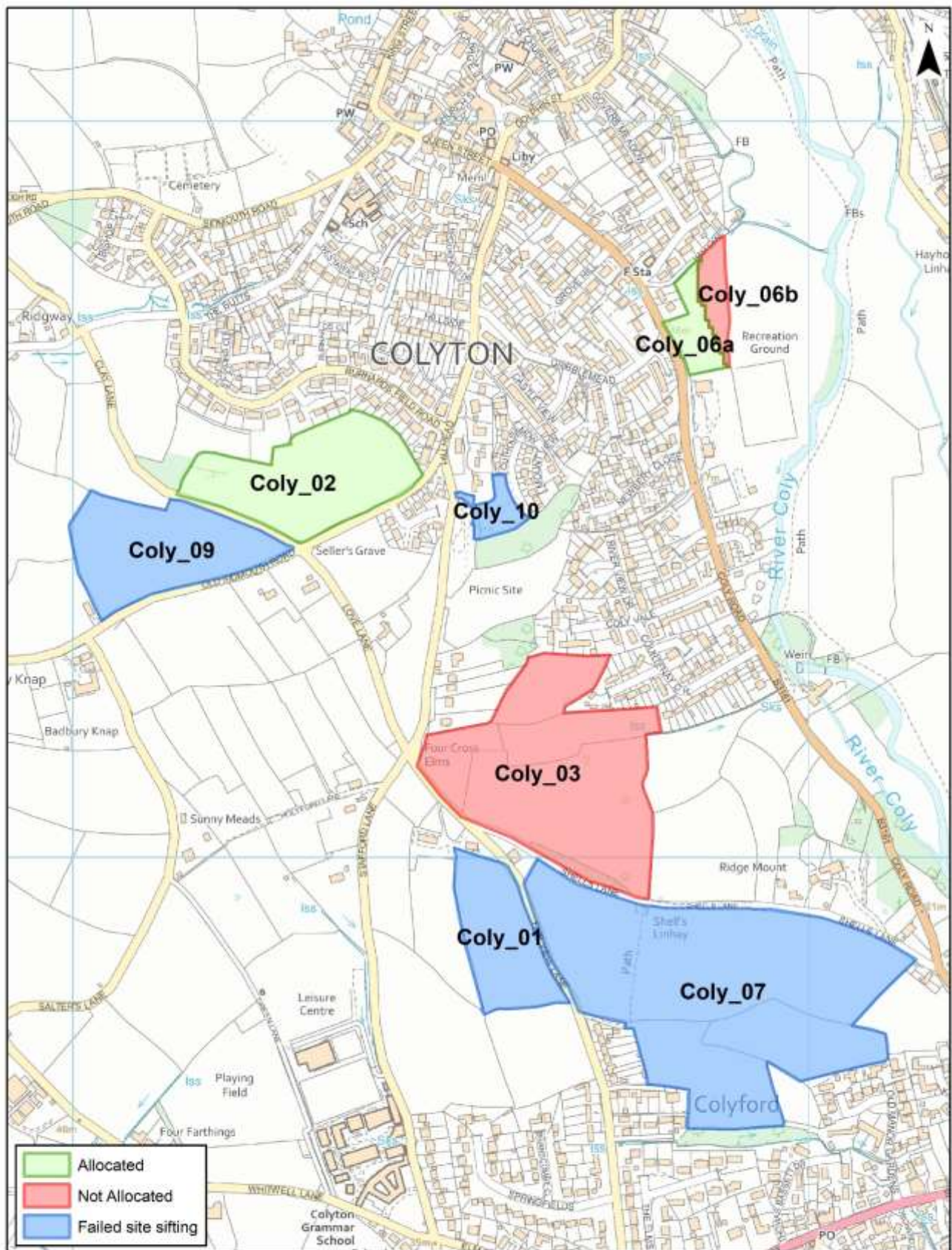
<sup>1</sup> Site Selection Methodology (2024): [eastdevon.gov.uk/media/4vrnkicu/sal-001-site-selection-methodology\\_v2-2020-2042.pdf](https://eastdevon.gov.uk/media/4vrnkicu/sal-001-site-selection-methodology_v2-2020-2042.pdf); Landscape Assessment: [sal-002-landscape-sensitivity-assessment-methodology.pdf](https://eastdevon.gov.uk/media/4vrnkicu/sal-002-landscape-sensitivity-assessment-methodology.pdf) ; HESA Methodology: [sal-003-historic-environment-assessment-methodology.pdf](https://eastdevon.gov.uk/media/4vrnkicu/sal-003-historic-environment-assessment-methodology.pdf); Ecology Guidelines: [sal-004-ecology-guidelines-for-housing-allocation.pdf](https://eastdevon.gov.uk/media/4vrnkicu/sal-004-ecology-guidelines-for-housing-allocation.pdf)

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

- Coly\_07 – is not within or adjacent, or otherwise well-related, to Colyton.
- Coly\_09 – is not within or adjacent, or otherwise well-related, to Colyton.
- Coly\_10 – remaining area of original, larger site, which the HELAA panel concluded is probably unachievable due to poor access.

- **Figure 1.1: Overview of Site Selection findings at Colyton**

<b>Site reference</b>	<b>Number of dwellings / hectares of employment land</b>	<b>Allocate?</b>
Coly_02	49 dwellings (25 on Coly_02a and 24 on Coly_02b)	Yes
Coly_03	97 dwellings	No
Coly_06	12 dwellings	Coly_06a – Yes Coly_06b – No



## 2. Site Reference: Coly\_02

### Site details

**Settlement:** Colyton

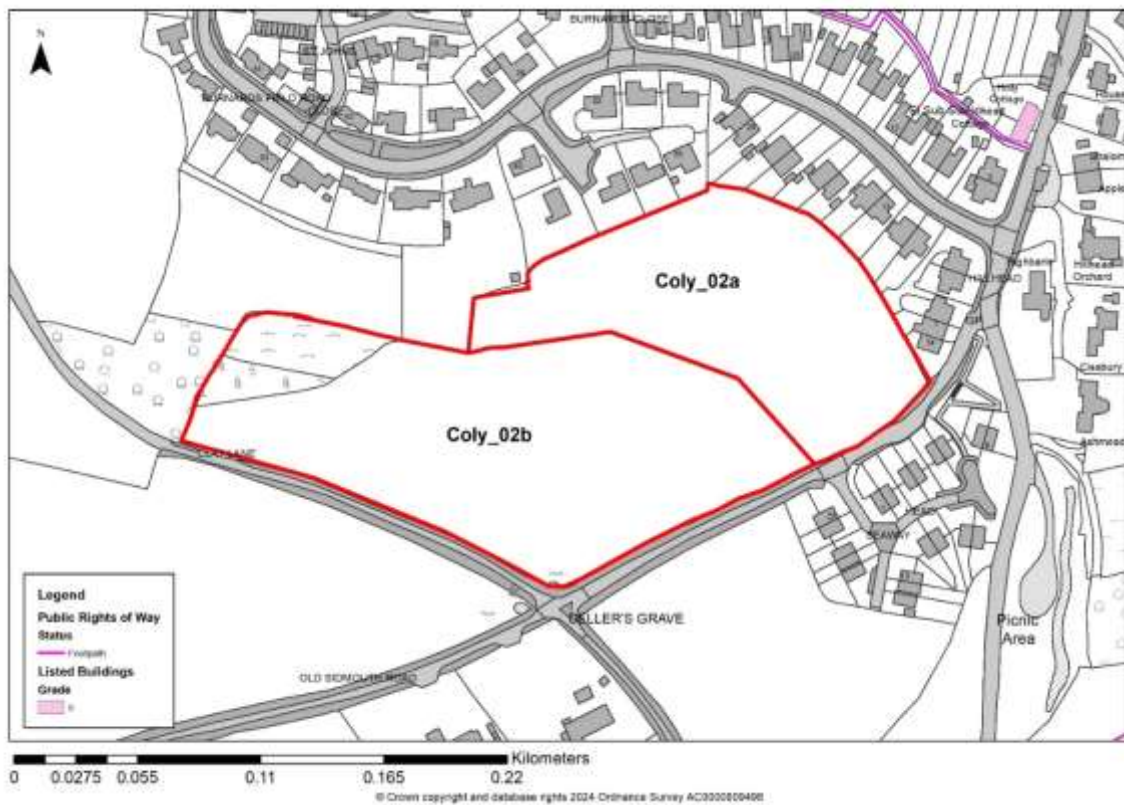
**Reference number:** Coly\_02a & Coly\_02b

**Site area (ha):** 3.28 (Coly\_02a – 1.26ha & Coly\_02b – 2.02ha)

**Address:** Land at Hillhead, Colyton

**Proposed use:** Residential

### Site map



## Photos



View towards the north-east from the entrance to the site  
where Clay Lane meets Old Sidmouth Road



View from the northern edge of the site towards Burnards Fields Road and Colyton



View from the northern edge of the site back up towards Old Sidmouth Road, showing the proposed development area



View from the eastern edge of the site towards Burnards Fields Road

## Site Assessment Summary and Conclusion

### Infrastructure

**Devon County Council (DCC) Highways:** Accessible from Clay Lane & Old Sidmouth Rd OK. **DCC Education:** Proposed sites in the vicinity of Colyton and Colyford approx. 46ha – Colyton and Seaton primary schools have some capacity to support development, but not to total level. Additional capacity would need to be funded by developers. Axe Valley has some capacity to support development, but not at this level. Transport costs would apply for secondary.

### Landscape

The site is to the south-west of the town centre, sloping from south to north (towards the settlement). Dwellings are to the north and east of the site. The site was in use for growing barley (recently harvested) at the time of assessment. There are narrow country lanes adjacent to the south-west and south-east of the site with a crossroads to the south of the site, where the access point to the field is located. There is woodland to the west of the site, with individual TPOs along the aforementioned country lanes and a group of TPOs separating the north-west of the site from dwellings off Burnards Field Road. The site itself forms a large simple field sitting on the northern side of a low hill. The wider landscape is more complex, with smaller fields with more trees to the north and west and large, open fields along the high ground to the east. The site also forms the backdrop for Colyton when viewed across the river valley from the National Landscape to the north of the town. The topography provides a well-defined settlement edge, with the majority of development being a field depth below the top of the hill (the notable exception is recently built housing to the south-east of the site). The site feels exposed but relatively tranquil for an area close to the town. There are extensive and expansive views from the hilltop site to visual landmarks, including over the river valley to a range of hills beyond. The visible skylines are generally open or lightly settled. The site forms part of a predominant skyline that is important for the reasons stated above. Overall, the site has a high/medium landscape sensitivity to new development.

### Historic environment

Assets Present: Grade II listed dwelling – 1 Hillhead Cottages is approximately 87 metres from the eastern edge of the site. The listed building is already surrounded by modern development and is probably too far from the site for it to impact. Devon's Historic Environment Records show possible firing butts (Butt Ground) directly north of the site. Overall, Minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.

## **Ecology**

There is woodland to the west of the site, with individual TPOs on two oaks along the aforementioned country lanes (one to the south-west and one to the south-east) and a group of TPOs (oaks) separating the north-west of the site from dwellings off Burnards Field Road in a 'L'-shape. The site is within the Beer Quarry Caves Consultation Zone and, specifically, the Landscape Connectivity Zones (the complex network of commuting routes used by the SAC's population of bats which provides connectivity between designated roosts) for both the Lesser Horseshoe Bat and the Greater Horseshoe Bat, as well as the Key Lesser Horseshoe Bat Sustenance Zone (the area which includes critical foraging and commuting habitat for the bats). The Key Lesser Horseshoe Bat roost at Coles Mill, Colyford is around 1,075 metres from the site, whilst the roost at Alaska Farm, Colyford is around 1,200 metres from the site. Overall, significant moderate adverse effect predicted.

## **Accessibility**

The sites passes 10 out of the 12 criteria set, with a bus route, primary school, convenience store, post office, community hall, pub, open space/allotments, play area, doctor's surgery and employment site all within a 20 minute walk. However, both the nearest train station and secondary school are located in Axminster, which is roughly a 25 minute bus journey or seven mile car journey.

## **Other constraints**

Grade 3 Agricultural Land: Good to Moderate Quality – This land has moderate limitations that affect the choice of crops to be grown, timing and type of cultivation, harvesting or yield; the yield of more demanding crops grown on this land is generally lower or more variable than on Grade 1 and 2.

## **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)**

49 dwellings

## **Contribution to spatial strategy**

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

**Should the site be allocated?**

Yes

**Reasons for allocating or not allocating**

This greenfield site, in agricultural use, is sensitively located on open land at the top of a hill that forms the backdrop for Colyton when viewed from across the river. The site may not be located in National Landscape but, when viewed from the NL to the north of the town, forms a key undeveloped skyline to the town's immediate south. The eastern portion of the site is surrounded by housing to the north, east and south, which provides some context of built form, but the site is otherwise bordered by agricultural fields. The site is within walking distance of the facilities on offer within Colyton, albeit, at the top of a very steep hill. The topography makes for a very well-defined existing settlement edge, which is still significant despite being undermined by the Seaway Head development. Overall, the site has a high-medium landscape sensitivity to new development, and minor heritage sensitivity. With regard to ecology, significant moderate adverse effect is predicted. There is local opposition to development with objections including the loss of scenic views and the negative impact on the East Devon National Landscape should development take place. Site is considered appropriate for development, subject to final detailed scheme.

## **Landscape Sensitivity Assessment**

### **Context**

#### **Landscape designation context**

Outside of NL

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

The site is not located in the NL, but when viewed from the NL to the north of Colyton the site forms a key undeveloped skyline to the immediate south of the town. The containment of the majority of the town below this ridge helps the town to 'sit within' the river valley when viewed from this part of the NL.

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

Grade II listed building - 1 Hillhead Cottages - is 88 metres from eastern edge of site

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

2A: Steep wooded scarp slopes: Land use of mixed woodland and semi-improved or unimproved pasture; small scale, irregular field pattern / 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 / 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. Small section in the south of the site is LCT 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 / Extensive views often blocked by woodland on boundary or roadside trees, but occasional long views.

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

Site is to the south-west of town centre, sloping from south to north (towards the settlement). Dwellings are to the north and east of the site. Currently in use for growing barley (recently harvested). Narrow country lanes adjacent to the south-west and south-east of the site with a crossroads to the south of the site, where the access point to the field is located. There is woodland to the west of the site, with individual TPOs along the aforementioned country lanes and a group TPO separating the north-west of the site from dwellings off Burnards Field Road.

### **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 infrastrucutre / Impact of topography / Impact on tranquillity / Site access requirements / Typical access works / Impact on designated asset within vicinity of site (listed cottage nearby) / Construction phase impacts

## **Analysis**

<b>Physical and natural characteristics</b>
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Medium-high	The site itself forms a large simple field sitting on the northern side of a low hill. The wider landscape is more complex, with smaller fields with more trees to the north and west and large, open fields along the high ground to the east. The site also forms the backdrop for Colyton when viewed across the river valley from the NL to the north of the town. The medium high rating reflects the site's role in the wider landscape.
<b>Cultural and historic associations</b>	
Medium	The site is not located in the NL, but when viewed from the NL to the north of Colyton the site forms a key undeveloped skyline to the immediate south of the town. The containment of the majority of the town below this ridge helps the town to 'sit within' the river valley when viewed from this part of the NL.
<b>Relationship to existing settlement edge</b>	
Medium-high	The topography provides a well defined settlement edge, with the majority of development respecting and being a field depth below the top of the hill (the notable exception is recently built housing to the south east of the site).
<b>Experiential landscape character</b>	
Medium	The site feels exposed but relatively tranquil for an area close to the town.
<b>Views</b>	
Medium-high	There are extensive and expansive views from the hill top site to visual landmarks, including over the river valley to a range of hills beyond. The site forms part of a large open field on a hill top with low wide hedgerows. The visible skylines are generally open or lightly settled. The site forms part of a predominant skyline that is important for the reasons stated above. It would be very sensitive to residential

	development, which would undermine its landscape function as a backdrop.
<b>Overall landscape susceptibility</b>	
Medium-high	The site is very sensitively located on open land on the top of a hill that forms the backdrop for Colyton when viewed across the river from the NL. The topography makes for a very well defined existing settlement edge, which is still significant despite being undermined by recent development.
<b>Within nationally designated landscape?</b>	
Site is not within a designated landscape.	
<b>Degree of intervisibility with nationally designated landscape</b>	
Moderate	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
Perceptual (scenic): Views from the NL into the site	
<b>Landscape value</b>	
High – Locally or regionally designated landscape. Also areas which documentary evidence and /or site observations indicate as being more valued than surrounding areas.	
<b>Overall landscape sensitivity</b>	
High / Medium	
<b>Landscape guidance: opportunities in relation to development</b>	

## Historic Environment Site Assessment

### Notes on history of area

Colyton is a medieval market town with the East Devon NL to its west, east and north. There are a wealth of old and listed buildings throughout the town's maze of Saxon streets. It is known as the "most rebellious town" in the country after so many of its residents joined the Monmouth Rebellion in 1685 against the then monarch James II. The town's striking looking church dates back to the 15th century. Colyton train station opened in 1868 and was part of the Seaton branchline until its closure in 1966; it has been part of Seaton Tramway since the tourist attraction was established in 1970. The CeramTec factory, built in 1950s for the processing of china clay and the production and distribution of ceramic components for electrical equipment, employed between 80 to 100 people in the town but closed in 2015; the site is now being redeveloped for housing.

### Overall conclusion

Medium: no significant effects which cannot be mitigated. An impact is predicted, but would not compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value,

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

<b>Step 1. Identify any heritage assets potentially affected</b>	
Is the site within 100 metres of a designated heritage asset?	Yes A Grade II listed building - 1 Hillhead Cottages - is approximately 87 metres from the eastern edge of the site.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	The listed building is already surrounded by modern development and is probably too far from the site for it to impact. However, Devon's Historic Environment Records show possible firing butts (Butt Ground) directly north of the site.
List any heritage assets potentially affected.	Grade II listed 1 Hillhead Cottage HER checked - no additional features.

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 1	
Description of asset	Hillhead Cottage Pair of Cottages. C18. Plastered cob and stone rubble with thatched hipped roof. Two storeys, four windows range. C18/19 three light casements with leaded panes. No 2 has ground floor splayed bay with casements and flat roof porch. Hillhead Cottage to left has thatched roof porch. Rendered brick ridge chimney stacks and large brick chimney stack with pilasters at north end.
Significance of asset and setting	
Relationship of site with heritage asset	
Level of contribution (site to heritage asset)	
Further assessment required?	See 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	1452	Minor adverse effect predicted (not significant)

Special Protection Area (SPA)	International	17024	Minor adverse effect predicted (not significant)
Ramsar site	International	27003	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	1727	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1452	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	3903	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	1379	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	2288	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	526	Minor adverse effect

			predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	484	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	57	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	512	Minor adverse effect predicted (not significant)

### Comments

Minor adverse effect predicted (not significant)

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

**Within Beer Quarry and Caves SAC bat consultation zone? Yes**

**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.

**Presence of veteran or ancient trees**

See notes. TPOs in place

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

Yes.

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

No.

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

No.

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

See notes. The site is within the Beer Quarry Caves Consultation Zone and, specifically, the Landscape Connectivity Zones (the complex network of commuting routes used by the SAC's population of bats which provides connectivity between designated roosts) for both the Lesser Horseshoe Bat and the Greater Horseshoe Bat, as well as the Key Lesser Horseshoe Bat Sustenance Zone (the area which includes critical foraging and commuting habitat for the bats). The Key Lesser Horseshoe Bat roost at Coles Mill, Colyford is around 1,075 metres from the site, whilst the roost at Alaska Farm, Colyford is around 1,200 metres from the site.

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

No.

**Conclusion**

Significant moderate adverse effect predicted



## Photos



View from the western side of the site, where Hillhead meets Fair View Lane



View from the south-western side of the site, where Fair View Lane meets Shells Lane



View from the inside the south-eastern portion of the site,  
with Coly Vale visible on the right of the image

## Site Assessment Summary and Conclusion

### Infrastructure

**DCC Highways:** Accessible from Fair View Lane OK. **DCC Education:** Proposed sites in the vicinity of Colyton and Colyford approx. 46ha – Colyton and Seaton primary schools have some capacity to support development, but not to total level. Additional capacity would need to be funded by developers. Axe Valley has some capacity to support development, but not at this level. Transport costs would apply for secondary.

### Landscape

The site is to the south of the town centre, sloping from west to east. Dwellings are mainly to the north and north-east of the site, with a handful to the north-west. There is a country lane running to the west of the site, with a sunken footpath (Shells Lane) running adjacent to the south of the site. The site is a series of interconnecting fields, separated by hedgerows and trees, in a beautifully bucolic setting, with current uses including an orchard and a sheep pasture. Much of the land has the feel of a wild meadow, with many butterflies in evidence. The intricate field pattern, topography, hedgerows and trees

contribute to a rich landscape pattern that would be highly sensitive to change. Although outside of the National Landscape, there are extensive views from/to the National Landscape on the other side of the valley that raises the sensitivity rating. Part of the site is identified as a traditional orchard. The southern fields are detached from the settlement boundary and form an important backdrop to the settlement that visually separates Colyton and Colyford. Parts of the two northern fields adjoin the settlement boundary, but this is relatively well integrated into the landscape. The character of the landscape is tranquil with few discordant features. The southern part of the site forms part of a ridge with extensive views across the river valley. The site forms the foreground for picturesque views across the valley from the crossroads at Four Cross Elms. Although the site is located on rising ground with fairly extensive views, including towards the NL to the east, the small field size, attractive boundary and field trees and hedgerows reduce the sense of openness. There is a small but distinctive ridge to the south, which is well treed and very lightly settled. Skylines in the vicinity are generally undeveloped or lightly settled, although to the north the settlement level increases. The site forms part of a rich and complex landscape on rising ground to the south of Colyford, which would be sensitive to landscape change. Overall, the site has a high/medium landscape sensitivity to new development.

### **Historic environment**

Assets Present: There are no listed buildings, conservation areas, scheduled ancient monuments or historic parks & gardens within 100 metres. Devon's Historic Environment Records show, on site, a possible trackway (Hollow Way) and probable post-medieval orchard tree planting ridges (Orchard; Tree Mound). The site abuts the location of two 19th century lincays and, also, where a fragment of a Bronze Age sword was found. Overall, Minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.

### **Ecology**

The site includes an orchard and many butterflies are present. The site is within the Beer Quarry Caves Consultation Zone and, specifically, the Landscape Connectivity Zones (the complex network of commuting routes used by the SAC's population of bats which provides connectivity between designated roosts) for both the Lesser Horseshoe Bat and the Greater Horseshoe Bat, as well as the Key Lesser Horseshoe Bat Sustenance Zone (the area which includes critical foraging and commuting habitat for the bats). The Key Lesser Horseshoe Bat roost at Coles Mill, Colyford is around 500 metres from the site, whilst the roost at Alaska Farm, Colyford is around 730 metres from the site. Significant moderate adverse effect predicted.

### **Accessibility**

The sites passes 10 out of the 12 criteria set, with a bus route, primary school, convenience store, post office, community hall, pub, open space/allotments, play area, doctor's surgery and employment site all within a 20 minute walk. However, both the nearest train station and secondary school are located in Axminster, which is roughly a 25 minute bus journey or seven mile car journey.

### **Other constraints**

The majority of the sites is Grade 3 Agricultural Land: good to moderate quality – moderate limitations that affect the choice of crops to be grown, timing and type of cultivation, harvesting or yield; the yield of more demanding crops grown on this land is generally lower or more variable than on Grade 1 and 2. However, the western portion of the site is Grade 2: very good quality agricultural land – minor limitations which affect crop yield, cultivations or harvesting.

### **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)**

97 dwellings

### **Contribution to spatial strategy**

Colyton is a Tier 3 settlement and acts as a Local Centre that should meet local needs and those in the immediate surrounding.

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

No

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

The site forms part of a rich and complex landscape on rising ground to the south of Colyford, which would be highly sensitive to change. Although outside of the National Landscape, there are extensive views from/to the National Landscape on the other side

of the valley that raises the sensitivity rating. The southern fields are detached from the settlement boundary and form an important backdrop to the settlement that visually separates Colyton from Colyford. Parts of the two northern fields adjoin the settlement boundary, but this is relatively well integrated into the landscape and creating new access points here would be highly challenging.

## **Landscape Sensitivity Assessment**

### **Context**

#### **Landscape designation context**

Outside of NL

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

Although outside of the NL, there are extensive views from/to the NL on the other side of the valley that raise the sensitivity rating to moderate. The south western part of the site is identified as a traditional orchard.

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

There are no listed buildings, conservation areas, scheduled ancient monuments or historic parks & gardens within 100 metres.

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

3B: Lower rolling farmed and settled slopes: Many hedgerow trees, copses and streamside tree rows; oak and ash predominate, and there are small blocks of woodland / Predominantly pastoral farmland, often with a wooded appearance; variable sized fields with wide, low hedged boundaries and a mostly irregular pattern, reflecting different phases of enclosure / Winding, often narrow sunken lanes, with tall earth banks; local examples of deep cuttings through sandstone, particularly at entrances to settlements / A relatively enclosed and sheltered landscape; some parts of the LCT feel well settled, whilst others feel exceptionally remote, with very little traffic. Small section in the north-west of the site is LCT 2A - Steep wooded scarp slopes: Land use of mixed woodland and semi-improved or unimproved pasture; small scale, irregular field pattern / 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 / 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

Site is to the south of town centre, sloping from west to east. Dwellings are mainly to the north and north-east of the site, with a handful to the north-west. There is a country lane running to the west of the site, with a sunken footpath (Shells Lane) running adjacent to the south of the site. The site is a series of interconnecting fields, separated by hedgerows and trees, in a beautifully bucolic setting, with current uses including an orchard and a sheep pasture. Much of the land has the feel of a wild meadow, with many butterflies in evidence.

### 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 topography / Impact on tranquillity / Site access requirements / Typical access works / Loss of trees and hedgerows / Construction phase impacts

### Analysis

<b>Physical and natural characteristics</b>	
Medium-high	The intricate field pattern, topography and hedgerows and trees contribute to a rich landscape pattern that would be highly sensitive to change.
<b>Cultural and historic associations</b>	
Medium	Although outside of the NL, there are extensive views from/to the NL on the other side of the valley that raises the sensitivity rating. Part of the site is identified as a traditional orchard.
<b>Relationship to existing settlement edge</b>	
Medium-high	The southern fields are detached from the settlement boundary and form an important backdrop to the settlement that visually separates Colyton and Colyford. Parts of the two northern fields adjoin the settlement boundary, but this is relatively well integrated into the landscape.
<b>Experiential landscape character</b>	

Medium	Although part of the site borders the southern edge of Colyton the character of the landscape is tranquil with few discordant features.
<b>Views</b>	
Medium-high	The southern part of the site forms part of a ridge with extensive views across the river valley. The site forms the foreground for picturesque views across the valley from the cross roads at Four Cross Elms. Although the site is located on rising ground with fairly extensive views, including towards the NL to the east, the small field size, attractive boundary and field trees and hedgerows reduce the sense of openness. There is a small but distinctive ridge to the south, which is well treed and very lightly settled. Skylines in the vicinity are generally undeveloped or lightly settled, although to the north the settlement level increases. The site slopes steeply to the south to form part of the ridge that follows Shells Lane and helps to give a visual separation between Colyton and Colyford.
<b>Overall landscape susceptibility</b>	
Medium-high	The site forms part of a rich and complex landscape on rising ground to the south of Colyford, which would be sensitive to landscape change.
<b>Within nationally designated landscape?</b>	
Site is not within a designated landscape.	
<b>Degree of intervisibility with nationally designated landscape</b>	
Moderate	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
Natural heritage: butterflies and orchards / Landscape condition / Perceptual (scenic) / Perceptual (wildness and tranquility)	
<b>Landscape value</b>	
High – Locally or regionally designated landscape. Also areas which documentary evidence and /or site observations indicate as being more valued than surrounding areas.	
<b>Overall landscape sensitivity</b>	
High / Medium	
<b>Landscape guidance: opportunities in relation to development</b>	

## Historic Environment Site Assessment

### Notes on history of area

Colyton is a medieval market town with the East Devon NL to its west, east and north. There are a wealth of old and listed buildings throughout the town's maze of Saxon streets. It is known as the "most rebellious town" in the country after so many of its residents joined the Monmouth Rebellion in 1685 against the then monarch James II. The town's striking looking church dates back to the 15th century. Colyton train station opened in 1868 and was part of the Seaton branchline until its closure in 1966; it has been part of Seaton Tramway since the tourist attraction was established in 1970. The CeramTec factory, built in 1950s for the processing of china clay and the production and distribution of ceramic components for electrical equipment, employed between 80 to 100 people in the town but closed in 2015; the site is now being redeveloped for housing.

### 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.

<b>Step 1. Identify any heritage assets potentially affected</b>	
Is the site within 100 metres of a designated heritage asset?	No There are no listed buildings, conservation areas, scheduled ancient monuments or historic parks & gardens within 100 metres.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Devon's Historic Environment Records show, on site, a possible trackway (Hollow Way) and probable post-medieval orchard tree planting ridges (Orchard; Tree Mound). The site abuts the location of two 19th century lincays and, also, where a fragment of a Bronze Age sword was found.
List any heritage assets potentially affected.	HER: Probable post-medieval orchard tree planting ridges are visible as earthworks on aerial photographs taken from 1996 onwards.

## Ecological assessment

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

<b>Site / feature name</b>	<b>Geographic value</b>	<b>Distance from site / feature (metres)</b>	<b>Predicted impact</b>
Special Area of	International	1086	Minor adverse

Conservation (SAC)			effect predicted (not significant)
Special Protection Area (SPA)	International	17251	Minor adverse effect predicted (not significant)
Ramsar site	International	26961	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	1083	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1086	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	3285	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	716	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1741	Minor adverse effect predicted

			(not significant)
County Wildlife Site (CWS)	County	604	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	197	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	249	Minor adverse effect predicted (not significant)

### Comments

Minor adverse effect predicted (not significant)

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

**Within Beer Quarry and Caves SAC bat consultation zone? Yes**

**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)?**

See notes. There is an orchard in the eastern portion of the site; Core Nature Area - Grassland

**Presence of veteran or ancient trees**

No.

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

Yes.

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

No.

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

Yes.

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

See notes. The site is within the Beer Quarry Caves Consultation Zone and, specifically, the Landscape Connectivity Zones (the complex network of commuting routes used by the SAC's population of bats which provides connectivity between designated roosts) for both the Lesser Horseshoe Bat and the Greater Horseshoe Bat, as well as the Key Lesser Horseshoe Bat Sustainance Zone (the area which includes critical foraging and commuting habitat for the bats). The Key Lesser Horseshoe Bat roost at Coles Mill, Colyford is around 500 metres from the site, whilst the roost at Alaska Farm, Colyford is around 730 metres from the site. There are also butterflies present in a wild meadow environment.

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

No.

**Conclusion**

Significant major adverse effect predicted

## 4. Site Reference: Coly\_06

### Site details

**Settlement:** Colyton

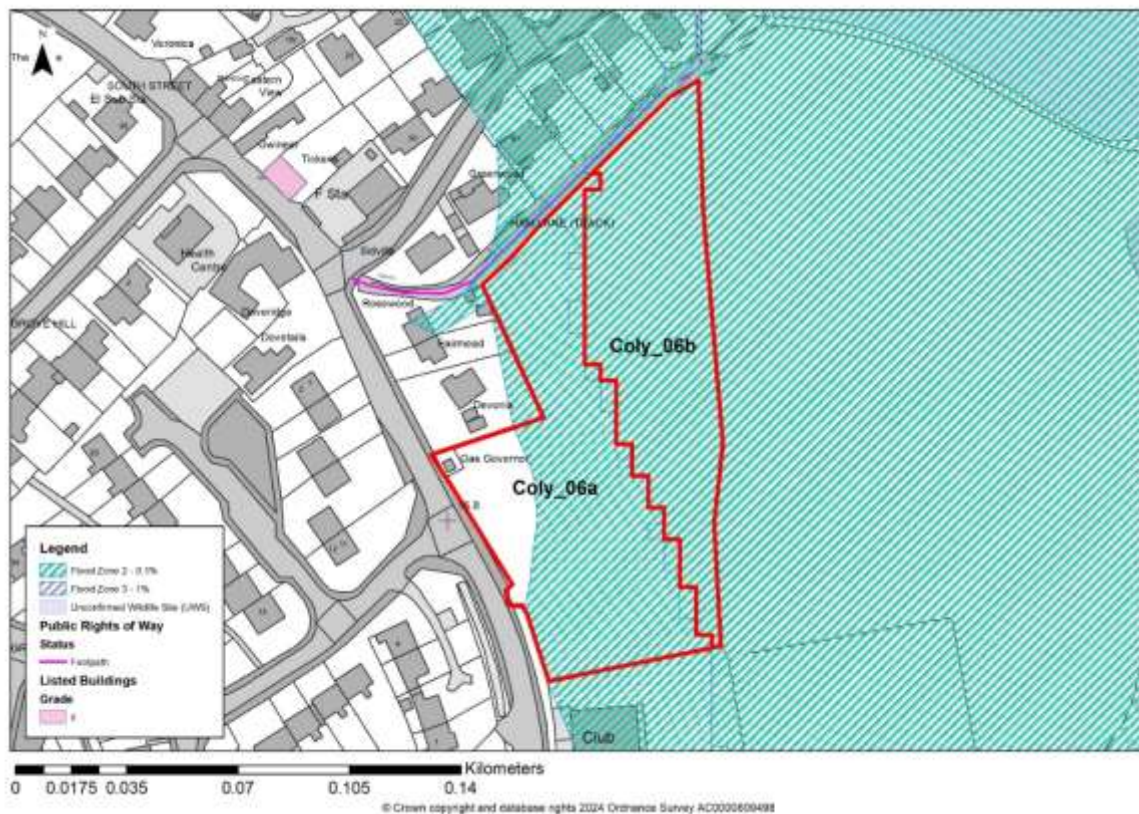
**Reference number:** Coly\_06a & Coly\_06b

**Site area (ha):** 1.06 (Coly\_06a – 0.6ha & Coly\_06b – 0.46ha)

**Address:** Land to the south and east of Colyton (adjacent to Peace Memorial Playing Fields, Coly Road)

**Proposed use:** Residential

### Site map



## Photos



View from the eastern side of the site, across the playing fields, towards Coly Road



Further view from the eastern side of the site, across the playing fields, towards Coly Road



View from the northern side of site, towards the Reece Strawbridge Centre

## Site Assessment Summary and Conclusion

### Infrastructure

**DCC Highways:** Access would be available from the B3161 (Coly Road) | **DCC Education:** Proposed sites in the vicinity of Colyton and Colyford approx. 46ha - Colyton and Seaton primary schools have some capacity to support development, but not to total level. Additional capacity would need to be funded by developers. Axe valley has some capacity to support development, but not at this level. Transport costs would apply for secondary.

### Landscape

The site lies adjacent to a busy road and opposite/adjacent to established development where there is a low sensitivity to experiential change. The site is quite overgrown and unkempt in appearance, but forms part of the broad sweep of the river valley that lies just to the east of Colyton. The landscape is quite simple with wide fields in the valley bottom, mature trees along the course of the river and low unsettled hills to the west. To the east the settlement extends mainly along the higher valley slopes, although there is sporadic development to the south of the site and more concentrated development to the north. The skyline to the west is predominantly settled but to the west the skylines of the NL

landscape are mainly unsettled. The site forms the very lowest part of the valley side, only just up from the valley floor. The valley itself is very broad and open in the vicinity of the site. The site forms part of the broad, shallow river valley, with no boundary treatment to the wider valley to the west and gappy hedgerows to the other boundaries.

### **Historic environment**

Grade II listed Tickens House is within 100m of the site. The listed building is already surrounded by modern development and is probably too far from the site for it to impact.

### **Ecology**

The site is currently overgrown / scrubland. It is within the Beer Quarry Caves Consultation Zone and, specifically, the Landscape Connectivity Zones (the complex network of commuting routes used by the SAC's population of bats which provides connectivity between designated roosts) for both the Lesser Horseshoe Bat and the Greater Horseshoe Bat, as well as the Key Lesser Horseshoe Bat Sustenance Zone (the area which includes critical foraging and commuting habitat for the bats). The Key Lesser Horseshoe Bat roost at Coles Mill, Colyford is around 900 metres from the site, whilst the roost at Alaska Farm, Colyford is around 1,400 metres from the site. Significant moderate adverse effect predicted.

### **Accessibility**

The sites passes 10 out of the 12 criteria set, with a bus route, primary school, convenience store, post office, community hall, pub, open space/allotments, play area, doctor's surgery and employment site all within a 20 minute walk. However, both the nearest train station and secondary school are located in Axminster; this is roughly a 25 minute bus journey or seven mile car journey.

### **Other constraints**

Grade 3 Agricultural Land: Good to Moderate Quality – This land has moderate limitations that affect the choice of crops to be grown, timing and type of cultivation, harvesting or yield; the yield of more demanding crops grown on this land is generally lower or more variable than on Grade 1 and 2.

### **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)**

12 dwellings (excluding the rejected Coly\_06b portion of land).

### **Contribution to spatial strategy**

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

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

Yes, in part – Coly\_06a.

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

This 1.06ha site was originally rejected due to being in the flood zone but much of this was FZ2 rather than 3. The site, excluding FZ3 (Coly\_06b), is still 0.6ha and on inspection is found to be suitable for development. It is well located, with existing housing to the north and west, and adjoins Colyton's recreation ground. Site lies outside of the National Landscape, but there is extensive intervisibility between the site and the National Landscape landscape to the north and particularly the east across the river valley. Overall, the site has a medium landscape sensitivity to new development, and moderate heritage sensitivity. With regard to ecology, significant moderate adverse effect is predicted. The remainder of the site (Coly\_02a) after FZ3 land (Coly\_02b) has been excluded is considered appropriate for development, subject to final detailed scheme.

## **Landscape Sensitivity Assessment**

### **Context**

#### **Landscape designation context**

Outside of NL

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

Site lies outside of the NL but there is extensive intervisibility between the site and the NL landscape to the north and particularly the east across the river valley.

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

Grade II listed Tickens House is within 100m of the site

**Landscape Character Type and relevant key characteristics**

Part 3B: Lower rolling farmed and settled valley slopes and Part 3C: Sparsely Settled Farmed Valley Floors

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

The site lies adjacent to a busy road and opposite/adjacent to established development where there is a low sensitivity to experiential change.

**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 topography / Impact on tranquillity / Site access requirements / Typical access works / Loss of trees and hedgerows / Construction phase impacts

**Analysis**

<b>Physical and natural characteristics</b>	
Low-medium	The site is quite overgrown and unkempt in appearance, but forms part of the broad sweep of the river valley that lies just to the east of Colyton. The landscape is quite simple with wide fields in the valley bottom, mature trees along the course of the river and low unsettled hills to the west. To the east the settlement extends mainly along the higher valley slopes, although there is sporadic development to the south of the site and more concentrated development to the north.
<b>Cultural and historic associations</b>	
Medium	The skyline to the west is predominantly settled but to the west the skylines of the NL landscape are mainly unsettled. The site forms the very lowest part of the valley side, only just up from the valley floor. The valley itself is very broad and open in the vicinity of the site. The site forms part of the broad, shallow river valley, with no boundary treatment to the wider valley to

	the west and gappy hedgerows to the other boundaries.
<b>Relationship to existing settlement edge</b>	
Low-medium	The existing settlement edge is quite ragged when viewed across the valley. The large format development to the south visually juts out into the river valley and forms an exposed settlement edge.
<b>Experiential landscape character</b>	
Low-medium	The site lies adjacent to a busy road and opposite/adjacent to established development where there is a low sensitivity to experiential change. The LM rating is due to the tranquillity of the river valley to the west.
<b>Views</b>	
Medium-high	The site is visually prominent in the landscape set at the edge of the wide river valley with extensive views along and across the valley. Development of the site could also block views of the river valley/wider NL landscape from the housing areas to the west.
<b>Overall landscape susceptibility</b>	
Medium	Whilst the site is prominent in the landscape due to its location on the edge of the river valley, there are opportunities to improve the integration of the settlement edge.
<b>Within nationally designated landscape?</b>	
Site is not within a designated landscape.	
<b>Degree of intervisibility with nationally designated landscape</b>	
Moderate	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
Perceptual (scenic): Views from the NL into the site	
<b>Landscape value</b>	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
<b>Overall landscape sensitivity</b>	
Medium	
<b>Landscape guidance: opportunities in relation to development</b>	

## Historic Environment Site Assessment

### Notes on history of area

Colyton is a medieval market town with the East Devon NL to its west, east and north. There are a wealth of old and listed buildings throughout the town's maze of Saxon streets. It is known as the "most rebellious town" in the country after so many of its residents joined the Monmouth Rebellion in 1685 against the then monarch James II. The town's striking looking church dates back to the 15th century. Colyton train station opened in 1868 and was part of the Seaton branchline until its closure in 1966; it has been part of Seaton Tramway since the tourist attraction was established in 1970. The CeramTec factory, built in 1950s for the processing of china clay and the production and distribution of ceramic components for electrical equipment, employed between 80 to 100 people in the town but closed in 2015; the site is now being redeveloped for housing.

### Overall conclusion

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

<b>Step 1. Identify any heritage assets potentially affected</b>	
Is the site within 100 metres of a designated heritage asset?	Yes Grade II listed Tickens House is within 100m of the site
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	The listed building is already surrounded by modern development and is probably too far from the site for it to impact.
List any heritage assets potentially affected.	Grade II listed Tickens House HER checked - no additional features.

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 1	
Description of asset	Tickens House Cottage. Circa C17/18. Rendered cob with thatched roof now clad in corrugated iron, with hipped and gabled ends. Two storeys. Three window range. Small modern three light casements. Early C19 shopfront with glazing bars and entablature. Late C19 panelled door off centre with rectangular fanlight. Rendered chimney stacks at end and ridge. Catslide roof at rear over outshut.
Significance of asset and setting	
Relationship of site with heritage asset	
Level of contribution (site to heritage asset)	
Further assessment required?	

### Ecological assessment

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

<b>Site / feature name</b>	<b>Geographic value</b>	<b>Distance from site / feature (metres)</b>	<b>Predicted impact</b>
Special Area of Conservation (SAC)	International	1111	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	17737	Minor adverse effect predicted (not significant)
Ramsar site	International	27395	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	1662	Minor adverse effect predicted

			(not significant)
Site of Special Scientific Interest (SSSI)	National	1111	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	3977	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	1250	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	2175	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1116	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	43	Significant moderate adverse effect predicted
Draft Nature Recovery Network areas (NRN)	County	1	Significant moderate adverse effect predicted
Section 41 Habitat of	County	169	Minor adverse

Principle Importance (including rivers and streams, excluding hedgerow)			effect predicted (not significant)
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**Comments**

Minor adverse effect predicted (not significant)

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

**Within Beer Quarry and Caves SAC bat consultation zone? Yes**

**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)?**

Yes. Overgrown / scrubland

**Presence of veteran or ancient trees**

No.

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

No.

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

No.

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

No.

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

No. The site is within the Beer Quarry Caves Consultation Zone and, specifically, the Landscape Connectivity Zones (the complex network of commuting routes used by the SAC's population of bats which provides connectivity between designated roosts) for both the Lesser Horseshoe Bat and the Greater Horseshoe Bat, as well as the Key Lesser Horseshoe Bat Sustenance Zone (the area which includes critical foraging and commuting habitat for the bats). The Key Lesser Horseshoe Bat roost at Coles Mill, Colyford is around 900 metres from the site, whilst the roost at Alaska Farm, Colyford is around 1,400 metres from the site.

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

No.

**Conclusion**

Significant moderate adverse effect predicted.

