

**East Devon Local Plan 2020-2042**

# Site Selection report

## Honiton



February 2025

East Devon – an outstanding place

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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.<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. 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 Honiton. 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 Honiton:
  - Gitti\_01 – site overlaps others
  - Gitti\_02 – site built/under construction at present
  - Giti\_06 – site has existing residential planning permission.
  - Honi\_01 – Overlap with Honi\_15.

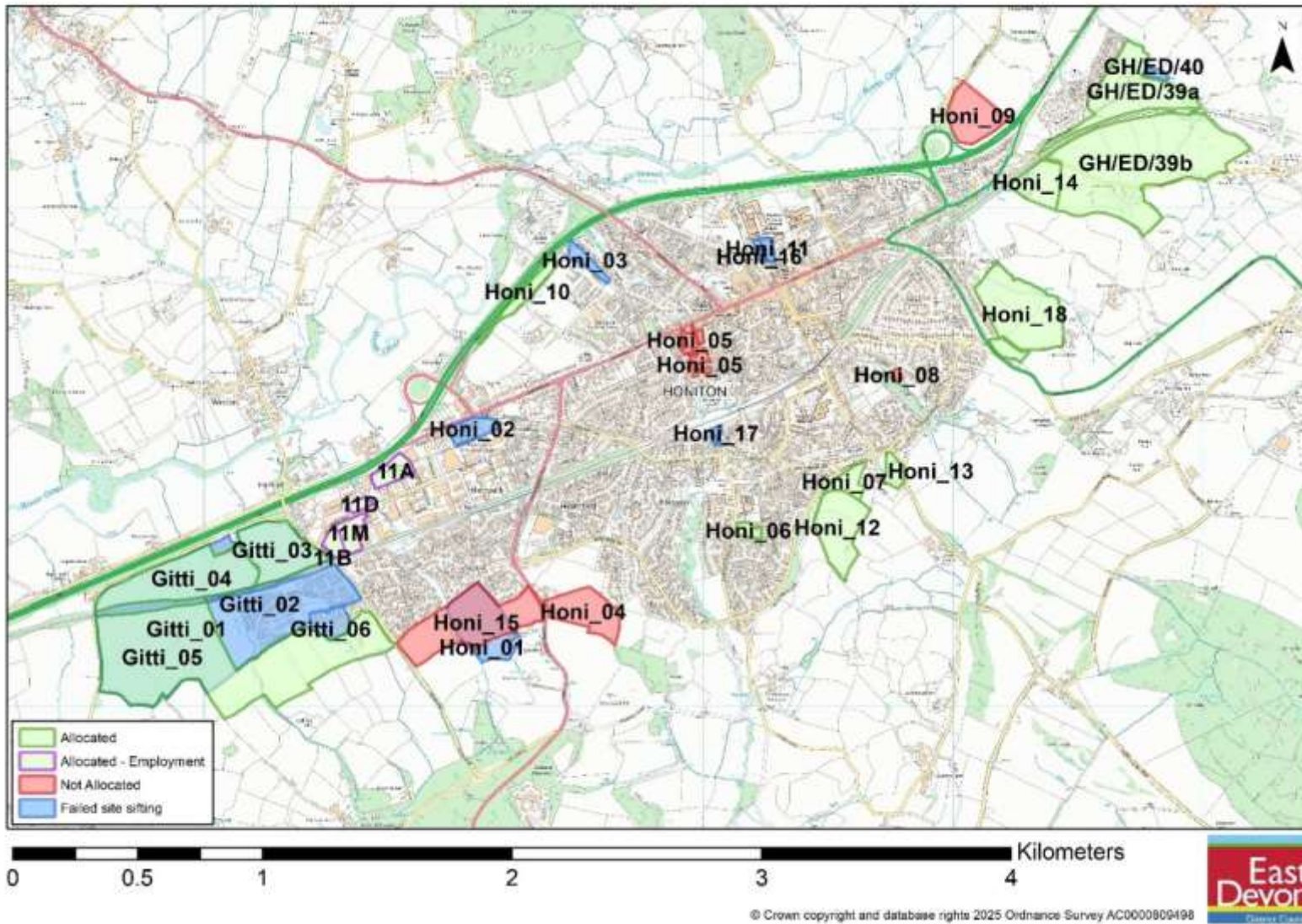
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<sup>1</sup> Site Selection Methodology (2024): [eastdevon.gov.uk/media/4vrnkicu/sal-001-site-selection-methodology\\_v2-2020-2042.pdf](https://eastdevon.gov.uk/media/4vrnkicu/sal-001-site-selection-methodology_v2-2020-2042.pdf); Landscape Assessment: [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](#)

- 
- Honi\_02 – Site has been developed
  - Honi\_03 - probably unachievable in the HELAA due to poor access to the site.
  - Honi\_11 – Retirement home has now been built.
  - Honi\_16 - Uncertainty on whether land is truly available as currently in use as an EDDC car park - further work is required to assess the need for parking before its redevelopment is considered.
  - Honi\_17 - Although site just meets the threshold (5 dwellings), given its urban location the principle of development would be acceptable, and better to come forward via a planning application.
  - GH/ED/40 - site withdrawn

1.7 Heathpark Industrial Estate Plots 11A, 11B, 11D and 11M carry forward existing Local Plan 2013-31 allocations. They are a total of 3.3 hectares and are well-located within an existing industrial estate, with major positive effects on the economy and limited negative effects. Therefore, these sites are not assessed further in this report.



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**Figure 1.1: Overview of Site Selection findings at Honiton**

<b>Site reference</b>	<b>Number of dwellings / hectares of employment land</b>	<b>Allocate?</b>
Gitti_03	5.5 hectare (employment land)	Yes
Gitti_04	9.1 hectare (employment land)	Yes
Gitti_05	433	Yes
Honi_04	56	No
Honi_05	40	No
Honi_06	30	Yes
Honi_07	30	Yes
Honi_08	6	No
Honi_09	50	No
Honi_10	21	Yes
Honi_12	71	No
Honi_13	10	Yes
Honi_14	30	Yes
Honi_15	133	No
Honit_18	136	Yes
GH/ED/39	200	Yes



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## Photos



Capture from google map, view from Hayne Lane

## Site Assessment Summary and Conclusion

### Infrastructure

DCC -highways: Suitable access off Hayne Lane with secondary/emergency access onto a lane running adjacent to the A30. Potential for a train station, existing bus service limited, limited ped and cycle links into Honiton town. DCC - Education: 100 ha+ development sites proposed. Some capacity at Honiton primaries to support development, but depending on the level of development proposed additional new capacity is required (new primary school). Need to assess in conjunction with proposed sites at Dunkerswell/ Honiton. Safe walking routes are required to primary/secondary schools. No capacity at Honiton CC or Kings School or Feniton Primary. Additional capacity to be funded by development.

### Landscape

The site is sheltered by trees, next to A30 Road. Adjoining the Heathpark industrial estate and new residential development, this site has medium landscape sensitivity.

### Historic environment

The site located on the edge of Honiton, has no designated heritage asset within 100m and the nearest heritage asset is the other side of A30, which does not have an impact.

### Ecology

The site adjoining A30 and Hayne Lane, a relatively busy road. The site is covered by improved grassland and hedgerows with trees in the boundary. No ecological designations within 100m of the site, except Section 41 (S41) Habitat of Principle Importance in 70m. Minor adverse effect predicted (not significant)

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## **Accessibility**

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

## **Other constraints**

There are limited watercourses running through the site with some potentially minor flooding concerns noted

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

No

## **Opportunities**

Gitti\_03 & Gitti\_04 are both allocated in the existing local plan for employment uses. There are no planning permissions for such use in place. Given that the development in the heathpark industrial estate and the new residential development, the site should have certain opportunities as employment land in the area.

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

5.5 hectare (employment land)

## **Contribution to spatial strategy - Compatible with status of Honiton in settlement hierarchy.**

Compatible with status of Honiton in settlement hierarchy.

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

Yes

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

Employment site, with no major adverse impact, has an access road and an existing Garden centre in between Gitti\_03&Gitti\_04. Close to A30 which would have a noise impact, Gitti\_03 & Gitti\_04 could be the link with the existing Heathpark industrial estate on the west and the new residential development on the south.

## **Landscape Sensitivity Assessment**

### **Context**

#### **Landscape designation context**

Outside of NL

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

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

**Landscape Character Type and relevant key characteristics**

3A Upper farmed and wooded slopes • Undulating upper valley slopes on Greensand • Deciduous woodland and copses, especially on upper slopes • Pastoral farmland, with some arable cultivation on lower slopes. • Small to medium-size fields with irregular boundaries • Winding narrow lanes, many sunken with high banks • An intimate and intricate landscape with wider views often confined by vegetation

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

Yes

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

• Undulating area of agricultural land to the west of Honiton • visually open and of some prominence in the landscape • Adjacent to Garden Centre to west, Heathpark Industrial Estate to east and existing dwellings to south and south east

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

**Analysis**

<b>Physical and natural characteristics</b>	
Low-medium	<ul style="list-style-type: none"><li>• Introduction of built form and associated infrastructure</li><li>• Impact of light spill from street lighting or windows on areas noted for dark skies</li><li>• Typical access works-grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss</li><li>• Loss of trees/ hedgerow/ other noteworthy habitats</li><li>• Impact on boundaries – tree and hedgerow root protection areas,</li><li>• Offsite access to services – eg need for extended footways/ cycleways/ bus stops</li><li>• Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.</li></ul>
<b>Cultural and historic associations</b>	
Medium	Gently rolling topography, Heathland, hedgerow with trees, simple landcover

	complexity with boundary trees and small field scale
<b>Relationship to existing settlement edge</b>	
Medium-high	Devon HLC identifies field created out of probable medieval enclosures. The sinuous medieval boundaries survive in places
<b>Experiential landscape character</b>	
Low-medium	Settlement edge type :conspicuous rear boundaries, Edge form:exposed, Settlement setting: open
<b>Views</b>	
Medium	sheltered by trees, have a scattered, small scale building (garden centre), next to A30 Road with Winding rural lanes on the other side
<b>Overall landscape susceptibility</b>	
Low-medium	Enclosure/ openness: part enclosed Skylines: open Skyline structures: telecoms masts Views: expansive Degree of intervisibility: partial Visible from: publically accessible land/ roads/ public rights of way Visual receptors: visitors to public access land
<b>Within nationally designated landscape?</b>	
No	
<b>Degree of intervisibility with nationally designated landscape</b>	
Site is not within a designated landscape.	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
Moderate	
<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>	
The built area could consider the Hayne Lane, as the main access. And share the same access road with the existing Garden Centre, maintain the hedgerows with trees as a buffer zone in order to reduce noise impact and maintain the landscape charter	

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## Historic Environment Site Assessment

Reference number: Gitti\_03

### Notes on history of area

Gittisham, a small village in East Devon, lies nestled in the Otter Valley, a short distance from the larger market town of Honiton. Its name likely derives from a combination of a personal name and a place element. The village retains a traditional character with thatched cottages and a historic core. St. Michael's Church, with its prominent tower, is a notable landmark and contains interesting historical features, including some notable monuments. Gittisham's proximity to Honiton has likely influenced its development over time, with residents historically relying on Honiton's market and services. The village's rural setting contributes to its charm, and it remains a peaceful and picturesque example of a Devon village within the wider sphere of Honiton's influence.

### 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
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No
List any heritage assets potentially affected.	No

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 1	
Description of asset	
Significance of asset and setting	
Relationship of site with heritage asset	
Level of contribution (site to heritage asset)	
Further assessment required?	

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	
Could the site be developed in a way that minimised potential impact?	
Would the development affect the heritage asset in other ways?	

<b>Step 4. How to maximise enhancements and avoid harm</b>	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	
Would development enable further research and recording of the heritage asset?	
Would development enable better revealing of the significance of the heritage asset?	
Would development enable the asset to be removed from the at risk register?	
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	
Could the site boundary be changed to avoid harm?	
Could the amount of development be reduced to avoid harm?	
Would a different type of development (use) avoid harm?	
Could design avoid harm?	
Notes	

### **Ecology Site Assessment**

**Reference number:** Gitti\_03

#### **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	11021.53487	Minor adverse effect predicted (not significant)

Special Protection Area (SPA)	International	10502.957770000001	Minor adverse effect predicted (not significant)
Ramsar site	International	20014.875240000001	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	10000+	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	6061.3855759999997	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	14923.58792	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	3952.090373	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	828.84502799999996	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	829.95185000000004	Minor adverse effect

			predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	374	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	70	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? 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)?**

6/28/2022 . Yes

### Presence of veteran or ancient trees

improved grassland, grazed by horses. No

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**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)**

part of the hedgerows would be removed to make a good use of the whole site, however, possible relocate rather than removal. No

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

No.

## **Conclusion**

Minor adverse effect predicted (not significant)

### 3 Site Reference Gitti\_04

#### Site details

**Settlement:** Honiton

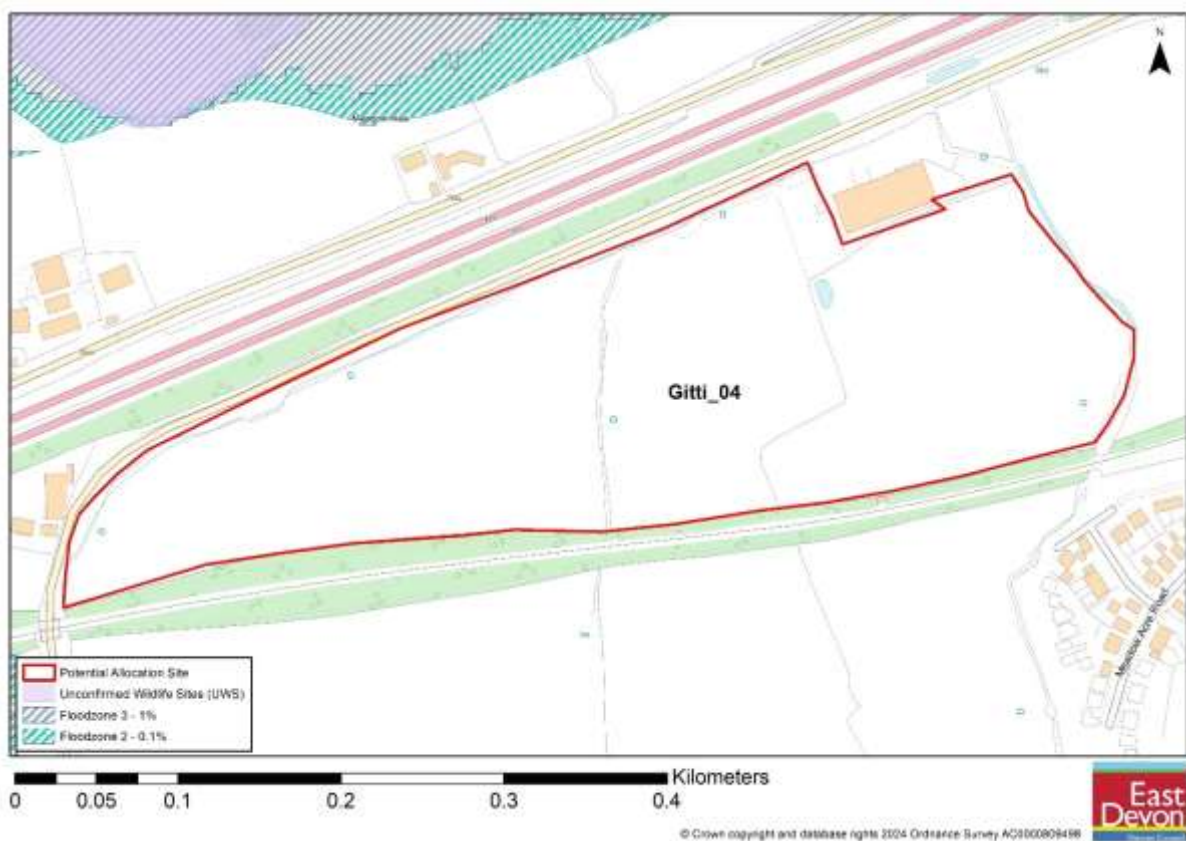
**Reference number:** Gitti\_04

**Site area (ha):** 9.1

**Address:** Land to the West of Combe Garden Centre, Gittisham, Honiton (Land Registry DN530216),

**Proposed use:** Employment

#### Site map



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## Photos



Capture from Google map

## Site Assessment Summary and Conclusion

### Infrastructure

DCC -highways: Suitable access off Hayne Lane with secondary/emergency access onto a lane running adjacent to the A30. Potential for a train station, existing bus service limited, limited ped and cycle links into Honiton town. DCC - Education: 100 ha+ development sites proposed. Some capacity at Honiton primaries to support development, but depending on the level of development proposed additional new capacity is required (new primary school). Need to assess in conjunction with proposed sites at Dunkerswell/ Honiton. Safe walking routes are required to primary/secondary schools. No capacity at Honiton CC or Kings School or Feniton Primary. Additional capacity to be funded by development.

### Landscape

The site is sheltered by trees, next to A30 Road. Adjoining the Garden centre and new residential development in the south-east. The western side of the site might have a visible impact on the National Landscape. However, the trees and hedgerows would reduce the impact. The site has medium-high landscape sensitivity.

### Historic environment

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The site located in the edge of Honiton, has no designated heritage asset within 100m and the nearest heritage asset is the other side of A30, which does not have an impact.

### **Ecology**

The site adjoining A30 and Hayne Lane, a relatively busy road. The site is covered by improved grassland and hedgerows with trees in the boundary. Section 41 (S41) Habitat of Principle Importance & HRA mitigation zone within 100m. minor adverse effect predicted (not significant)

### **Accessibility**

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

### **Other constraints**

There are limited watercourses running through the site with some potentially minor flooding concerns noted

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

No

### **Opportunities**

Gitti\_03 & Gitti\_04 are both allocated in the existing local plan for employment uses. There are no planning permissions for such use in place. Given that the development in the heathpark industrial estate and the new residential development, the site should have certain opportunities as employment land in the area.

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

9.1 hectare (employment land)

### **Contribution to spatial strategy**

Compatible with status of Honiton in settlement hierarchy.

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

Yes

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

Employment site, with no major adverse impact, has an access road and an existing Garden centre in between Gitti\_03&Gitti\_04. Close to A30 which would have a noise impact, Gitti\_03 & Gitti\_04 could be the link with the existing Heathpark industrial estate on the west and the new residential development on the south.

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## Landscape Sensitivity Assessment

### Context

#### Landscape designation context

Outside of NL

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

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

#### Landscape Character Type and relevant key characteristics

3A Upper farmed and wooded slopes • Undulating upper valley slopes on Greensand • Deciduous woodland and copses, especially on upper slopes • Pastoral farmland, with some arable cultivation on lower slopes. • Small to medium-size fields with irregular boundaries • Winding narrow lanes, many sunken with high banks • An intimate and intricate landscape with wider views often confined by vegetation

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

Yes

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

• Undulating area of agricultural land to the west of Honiton • visually open and of some prominence in the landscape • Adjacent to Garden Centre, Heathpark Industrial Estate to east and existing dwellings to south and south east

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

### Analysis

Physical and natural characteristics	
Low-medium	<ul style="list-style-type: none"><li>• Introduction of built form and associated infrastructure</li><li>• Impact of light spill from street lighting or windows on areas noted for dark skies</li><li>• Typical access works-grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss</li><li>• Loss of trees/ hedgerow/ other noteworthy habitats</li><li>• Impact on boundaries –tree and hedgerow root protection areas,</li><li>• Offsite access to services – eg need for extended footways/ cycleways/ bus stops</li></ul>

	<ul style="list-style-type: none"> <li>• Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.</li> </ul>
<b>Cultural and historic associations</b>	
Medium	Gently rolling topography, Heathland, hedgerow with trees, simple landcover complexity with boundary trees and small field scale
<b>Relationship to existing settlement edge</b>	
Medium	Devon HLC identifies field created out of probable medieval enclosures. The sinuous medieval boundaries survive in places
<b>Experiential landscape character</b>	
Low-medium	Settlement edge type :conspicuous rear boundaries, Edge form:exposed, Settlement setting: open
<b>Views</b>	
Medium-high	sheltered by trees, have a scattered, small scale building (garden centre), next to A30 Road with Winding rural lanes on the other side
<b>Overall landscape susceptibility</b>	
Low-medium	Enclosure/ openness: open Skylines: open Views: panoramic Degree of intervisibility: partial Visible from: publically accessible land/ roads/ public rights of way Visual receptors: visitors to public access land
<b>Within nationally designated landscape?</b>	
No	
<b>Degree of intervisibility with nationally designated landscape</b>	
Site is not within a designated landscape.	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
Moderate	
<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>	
The built area could consider the Hayne Lane, as the main access. And share the same access road with the existing Garden Centre, maintain the hedgerows with trees as a buffer zone in order to reduce noise impact and maintain the landscape charter	

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## Historic Environment Site Assessment

Reference number: Gitti\_04

### Notes on history of area

Gittisham, a small village in East Devon, lies nestled in the Otter Valley, a short distance from the larger market town of Honiton. Its name likely derives from a combination of a personal name and a place element. The village retains a traditional character with thatched cottages and a historic core. St. Michael's Church, with its prominent tower, is a notable landmark and contains interesting historical features, including some notable monuments. Gittisham's proximity to Honiton has likely influenced its development over time, with residents historically relying on Honiton's market and services. The village's rural setting contributes to its charm, and it remains a peaceful and picturesque example of a Devon village within the wider sphere of Honiton's influence.

### 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
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No
List any heritage assets potentially affected.	No

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 1	
Description of asset	
Significance of asset and setting	
Relationship of site with heritage asset	
Level of contribution (site to heritage asset)	
Further assessment required?	

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	
Could the site be developed in a way that minimised potential impact?	
Would the development affect the heritage asset in other ways?	

<b>Step 4. How to maximise enhancements and avoid harm</b>	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	
Would development enable further research and recording of the heritage asset?	
Would development enable better revealing of the significance of the heritage asset?	
Would development enable the asset to be removed from the at risk register?	
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	
Could the site boundary be changed to avoid harm?	
Could the amount of development be reduced to avoid harm?	
Would a different type of development (use) avoid harm?	
Could design avoid harm?	
Notes	

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### Ecology Site Assessment

Reference number: Gitti\_04

#### 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	11012.17607	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	9989.1419999999998	Minor adverse effect predicted (not significant)
Ramsar site	International	19429.375319999999	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	10000+	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	6349.9142229999998	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	15087.990959999999	Minor adverse effect predicted (not significant)

Local Nature Reserve (LNR)	Regional	3959.250313	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1015.860109	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1017.206664	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	177	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	95	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**

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**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)?**

6/28/2022 . No

**Presence of veteran or ancient trees**

Trees and vegetation on the edge of the site boundary.. 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)**

. No

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

. No

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

No.

**Conclusion**

Minor adverse effect predicted (not significant)

## 4 Site Reference Gitti\_05

### Site details

**Settlement:** Honiton

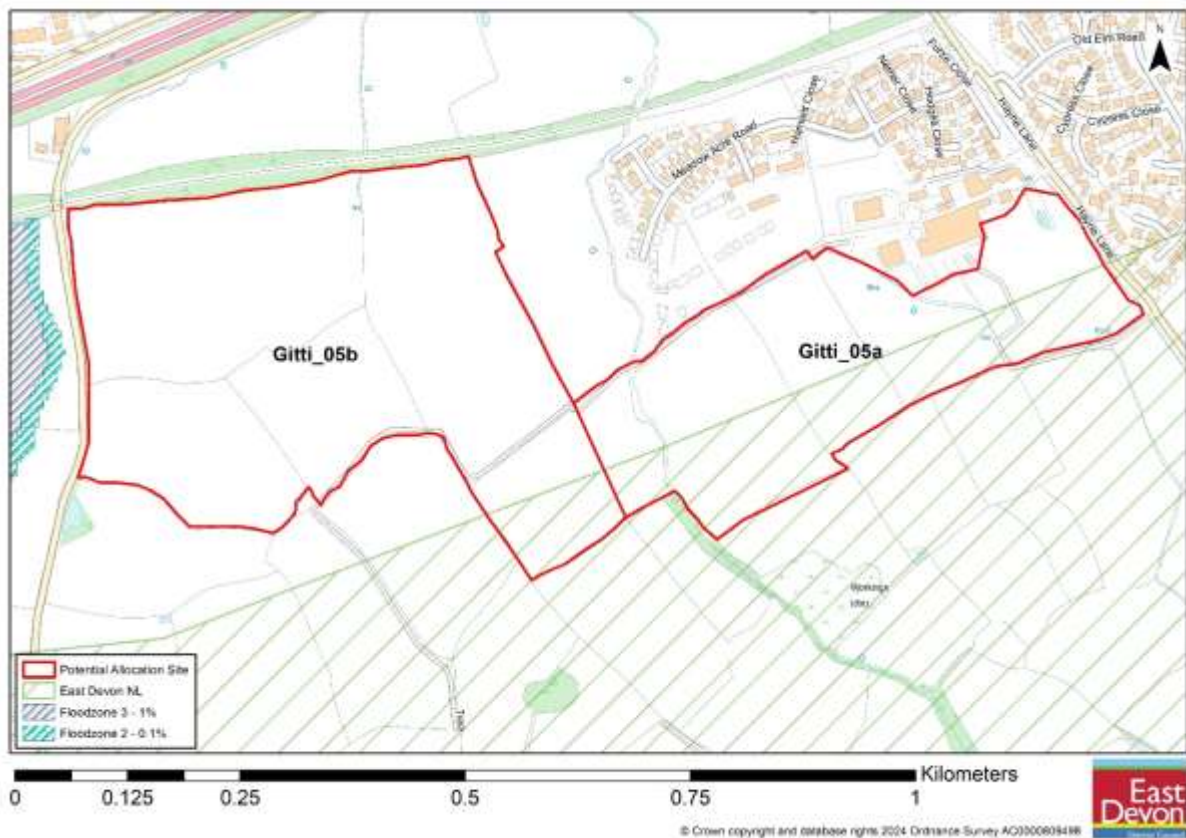
**Reference number:** Gitti\_05

**Site area (ha):** 28.87

**Address:** Land to west of Hayne Lane, Honiton (Land Registry DN530216 and DN530131),

**Proposed use:** Residential

### Site map



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## Photos



Capture from Google Map view from the entrance of Hayne Farm



Capture from google map view from Hayne Lane

## Site Assessment Summary and Conclusion

### Infrastructure

DCC -highways: Suitable access off Hayne Lane with a potential secondary/emergency access route through Baker estates. Potential for a train station, existing bus service limited, limited ped and cycle links into Honiton town. DCC - Education: 100 ha+ development sites proposed. Some capacity at Honiton primaries to support development, but depending on the level of development proposed additional new capacity is required (new primary school). Need to assess in conjunction with proposed sites at Dunkerswell/ Honiton. Safe walking routes are required to primary/secondary schools. No capacity at Honiton CC or Kings School or Feniton Primary. Additional capacity to be funded by development.

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## **Landscape**

A quite substantial southerly part of the site falls within the East Devon National Landscape and this would be a significant constraint in development. The site has medium-high landscape sensitivity.

## **Historic environment**

The site located in the edge of Honiton, has no designated heritage asset within 100m and the nearest heritage asset in the other side of A30, which does not have an impact.

## **Ecology**

The site is covered by improved grassland with Trees and vegetation on the edge of the site boundary. Pebblebed Heaths SAC HRA mitigation zone and Section 41 (S41) Habitat of Principle Importance within 100m of the site. Significant moderate adverse effect predicted.

## **Accessibility**

The site is within 1,600 meters of 5 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

## **Other constraints**

There are limited watercourses running through the site with some potentially minor flooding concerns noted

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

No

## **Opportunities**

No specific opportunities are identified at this stage in respect of possible site development.

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

433

## **Contribution to spatial strategy**

Compatible with status of Honiton in settlement hierarchy.

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

Yes

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

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The site adjoining Gitti\_03, Gitti\_04 & Gitti\_06. The south part of the site falls into National Landscape and the eastern part would have an adverse impact on the landscape. Development of the site, taken as a whole, could have a high landscape impact, as the site is quite substantial and southerly parts of the site fall within the National Landscape with high inter-visibility, this would be a significant constraint in development. It is suggested that around 100 houses might be accommodated on western parts of the site close to existing urban edges of Honiton but noting sensitivities around potential adverse National Landscape impacts.

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

## **Landscape Sensitivity Assessment**

### **Context**

#### **Landscape designation context**

East Devon NL

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

A quite substantial southerly part of the site falls within the East Devon NL and this would be a significant constraint in development.

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

The site lies relatively close to the CWS

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

3A Upper farmed and wooded slopes • Undulating upper valley slopes on Greensand • Deciduous woodland and copses, especially on upper slopes • Pastoral farmland, with some arable cultivation on lower slopes. • Small to medium-size fields with irregular boundaries • Winding narrow lanes, many sunken with high banks • An intimate and intricate landscape with wider views often confined by vegetation

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

- The land is in agricultural production and is formed by northerly sloping land, an additional area south of Hayne Farm buildings.
- Adjacent to existing dwellings to east and north

**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**

- 4.1 • Introduction of built form and associated infrastructure • Impact of light spill from street lighting or windows on areas noted for dark skies • Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss • Loss of trees/ hedgerow/ other noteworthy habitats • 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**

<b>Physical and natural characteristics</b>	
Medium-high	Gently rolling topography, arable landcover, regular field pattern, hedgerow simple landcover and medium field scale
<b>Cultural and historic associations</b>	
Medium	Devon HLC identifies field have been laid out between C15th-C18th.
<b>Relationship to existing settlement edge</b>	
Medium-high	Settlement edge type :conspicuous rear boundaries, Edge form:exposed, Settlement setting: open
<b>Experiential landscape character</b>	
Low-medium	lightly settled, remote location, open, close to Hayne Farm and new Residential development, Winding rural lanes
<b>Views</b>	
Medium-high	Enclosure/ openness: open Skylines: open Views: panoramic Degree of intervisibility: partial Visible from: publically accessible land/ roads/ public rights of way Visual receptors: visitors to public access land
<b>Overall landscape susceptibility</b>	

Medium-high	
<b>Within nationally designated landscape?</b>	
Site is within a designated landscape and has very high landscape value.	
<b>Degree of intervisibility with nationally designated landscape</b>	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
<b>Landscape value</b>	
Very High – Nationally or internationally designated for landscape value (NL/ WHS)	
<b>Overall landscape sensitivity</b>	
High / Medium	
<b>Landscape guidance: opportunities in relation to development</b>	
development should consider avoid the NL and set back the site boundary, set a buffer areas with trees in the southern and south-west, to reduce impact upon AON B.	

## Historic Environment Site Assessment

### Notes on history of area

Gittisham, a small village in East Devon, lies nestled in the Otter Valley, a short distance from the larger market town of Honiton. Its name likely derives from a combination of a personal name and a place element. The village retains a traditional character with thatched cottages and a historic core. St. Michael's Church, with its prominent tower, is a notable landmark and contains interesting historical features, including some notable monuments. Gittisham's proximity to Honiton has likely influenced its development over time, with residents historically relying on Honiton's market and services. The village's rural setting contributes to its charm, and it remains a peaceful and picturesque example of a Devon village within the wider sphere of Honiton's influence.

### 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
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No
List any heritage assets potentially affected.	No

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 1	
Description of asset	
Significance of asset and setting	
Relationship of site with heritage asset	
Level of contribution (site to heritage asset)	None/little/moderate/significant/highly significant
Further assessment required?	

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	
Could the site be developed in a way that minimised potential impact?	
Would the development affect the heritage asset in other ways?	

<b>Step 4. How to maximise enhancements and avoid harm</b>	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	
Would development enable further research and recording of the heritage asset?	
Would development enable better revealing of the significance of the heritage asset?	
Would development enable the asset to be removed from the at risk register?	
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	
Could the site boundary be changed to avoid harm?	
Could the amount of development be reduced to avoid harm?	
Would a different type of development (use) avoid harm?	
Could design avoid harm?	
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	10516.95304	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	9767.1755310000008	Minor adverse effect predicted (not significant)
Ramsar site	International	19261.720499999999	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	10000+	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	5831.0718909999996	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	14503.960279999999	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	3470.5169420000002	Minor adverse effect

			predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	410.46139699999998	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	411.73762099999999	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	729	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	70	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? No**

**Within Exe Estuary SPA HRA mitigation zone? No**

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

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**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)?**

6/28/2022 . No

**Presence of veteran or ancient trees**

Trees and vegetation on the edge of the site boundary.. 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)**

Site comprises 4 fields, hedgerow removal would be expected. No

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

No.

**Conclusion**

Minor adverse effect predicted (not significant)

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## 5 Site Reference Honi\_04

### Site details

**Settlement:** Honiton

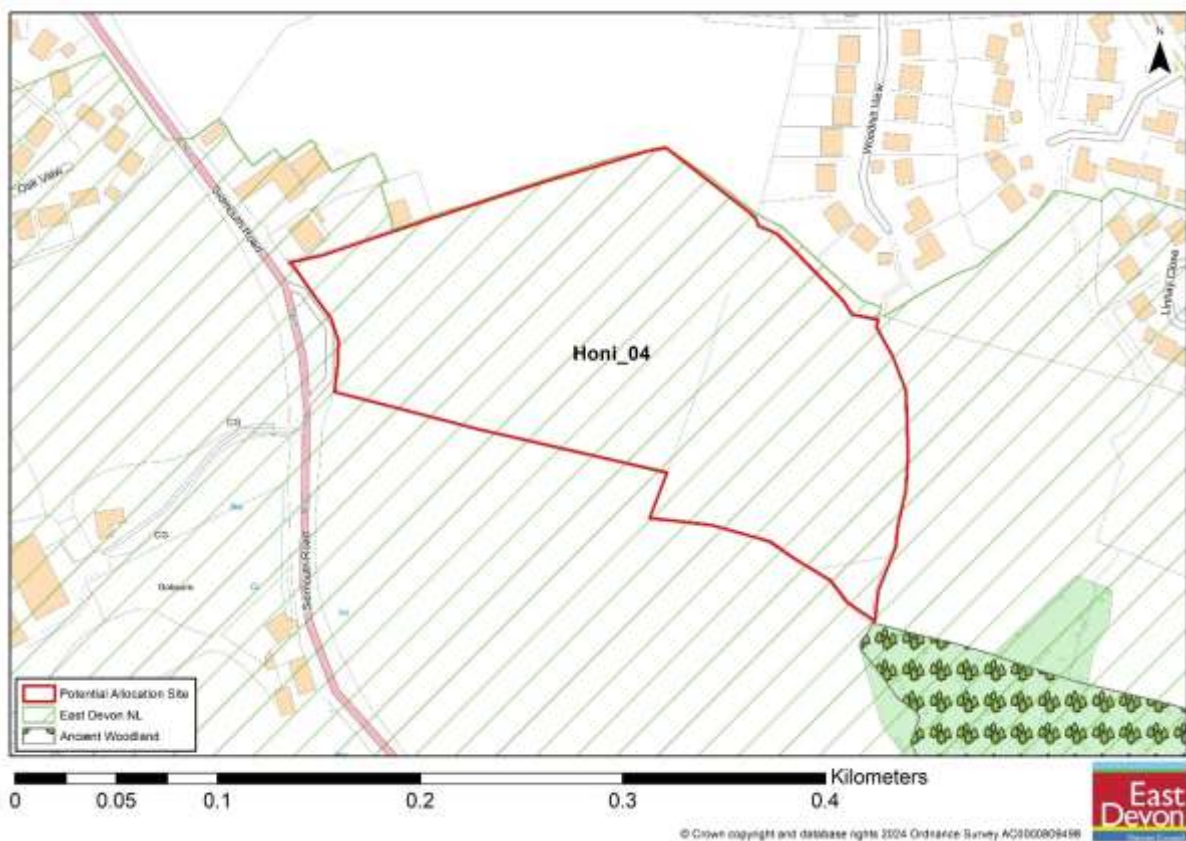
**Reference number:** Honi\_04

**Site area (ha):** 3.73

**Address:** Land lying to the North East of Heathfield Manor Farm, Honiton, EX14 3TX

**Proposed use:** Residential

### Site map



### Photos



Capture from Google Map view from Sidmouth Road

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

DCC - Waste: A very small part of the site extends into the edge of the Waste Consultation Zone (WCZ) but has no Waste Planning authority objection as considerable distance to the waste site and various land uses in between (roads, railway, houses, businesses). DCC - highways: Accessible from A375 Sidmth Rd OK DCC - education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with the proposed sites at Gittisham and Dunkerswell - the possibility that a new primary school site needs to be allocated. Safe walking routes required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.

### **Landscape**

The site falls in the National Landscape, and can be viewed by the existing settlement surrounding, Site is within a designated landscape and has very high landscape value. The site has medium-high landscape sensitivity.

### **Historic environment**

The site located in the edge of Honiton built up area, no designated heritage asset within 100m

### **Ecology**

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The site is covered by Unimproved grassland, including overgrown grass with vegetation on the edge of the site boundary. Section 41 (S41) Habitat of Principle Importance within 100m of the site. minor adverse effect predicted (not significant)

### **Accessibility**

The site is within 1,600 meters of 9 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

### **Other constraints**

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

No

### **Opportunities**

No specific opportunities are identified at this stage in respect of possible site development.

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

56

### **Contribution to spatial strategy**

Compatible with status of Honiton in settlement hierarchy.

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

No

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

This site is within National Landscape, made up of a number of two fields in agricultural use, and lies on the southwestern side of Honiton. The assessment identifies adverse impacts, particularly relating to landscape.

### **Landscape Sensitivity Assessment**

#### **Context**

##### **Landscape designation context**

East Devon NL

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

The site falls within the East Devon NL and is of some prominence in the landscape. Landscape considerations would need careful assessment in respect of any development proposal.

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

The site lies relatively close to the CWS

**Landscape Character Type and relevant key characteristics**

3A Upper farmed and wooded slopes • Undulating upper valley slopes on Greensand • Deciduous woodland and copses, especially on upper slopes • Pastoral farmland, with some arable cultivation on lower slopes. • Small to medium-size fields with irregular boundaries • Winding narrow lanes, many sunken with high banks • An intimate and intricate landscape with wider views often confined by vegetation

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

Yes

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

• Adjacent to existing dwellings to east • agricultural use • site falls on a northerly slope that is in the East Devon NL with southerly site parts elevated and prominent

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

Housing - predominantly two storey (8.5m to ridge), possibly some 2.5 storey (9m to ridge) and 3 storey (10.8m to ridge) where appropriate.

**Analysis**

<b>Physical and natural characteristics</b>	
High	<ul style="list-style-type: none"> <li>• Introduction of built form and associated infrastructure</li> <li>• Impact on topography – steep slopes likely to require significant earthworks/ retaining structures</li> <li>• Impact of light spill from street lighting or windows on areas noted for dark skies</li> <li>• Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads</li> <li>• Site access requirements- consider if existing arrangements are satisfactory or can be improved by minor modification or if major alteration/ new access provision</li> </ul>

	<p>required • Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss</p> <p>• Loss of trees/ hedgerow/ other noteworthy habitats • Impact on boundaries –tree and hedgerow root protection areas • Offsite access to services – eg need for extended footways/ cycleways/ bus stops</p> <p>• Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.</p>
<b>Cultural and historic associations</b>	
Medium-high	Scarp slope topography, arable landcover, hedgerow with trees, medium field scal and simple land cover with hedgerow with trees
<b>Relationship to existing settlement edge</b>	
Medium	Devon HLC identifies field as post-medieval enclosure
<b>Experiential landscape character</b>	
Low-medium	Settlement edge type :fringing development, Edge form:vegetated, Settlement setting: ridge
<b>Views</b>	
Medium-high	sheltered, A30 Road, dwellings, remote
<b>Overall landscape susceptibility</b>	
High	<p>Enclosure/ openness: part enclosed</p> <p>Skylines: open / undeveloped</p> <p>Views: expansive</p> <p>Intervisibility: NL/ existing settlement</p> <p>Degree of intervisibility: partial</p> <p>Visible from: publically accessible land/ long distance trails/ roads/ public rights of way</p> <p>Visual receptors: NL visitors/ visitors to public access land/ Walkers and cyclists on minor roads/ Motorists on A375</p>
<b>Within nationally designated landscape?</b>	
<b>Degree of intervisibility with nationally designated landscape</b>	
Site is within a designated landscape and has very high landscape value.	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
<b>Landscape value</b>	
Very High – Nationally or internationally designated for landscape value (NL/ WHS)	

<b>Overall landscape sensitivity</b>
High
<b>Landscape guidance: opportunities in relation to development</b>
the development should consider use the advantage of slope to reduce the landscape impact to to NL

## Historic Environment Site Assessment

**Reference number:** Honi\_04

### Notes on history of area

Honiton, a historic market town in East Devon, appears in the Domesday Book as "Honetone". Its location on the River Otter and the Fosse Way likely contributed to its growth, although the Fosse Way's precise route through Honiton is debated. A significant fire in 1747 destroyed much of the town centre, leading to rebuilding in the Georgian style, characterised by brick and slate. St. Michael's Church, though heavily restored, retains some older features, notably its Norman tower. Honiton's prosperity stemmed from lacemaking, introduced in the 16th century, and its position on the main London to Exeter road (now the A30), which brought coaching inns and trade. The town's historic fabric includes remnants of earlier industry, such as pottery and brickworks, and worker's cottages. The town centre and surrounding landscape form a substantial conservation area, protecting its historical character.

### 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
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No
List any heritage assets potentially affected.	No

## Ecology Site Assessment

**Reference number:** Honi\_04

### 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	10642.090179999999	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	11274.770759999999	Minor adverse effect predicted (not significant)
Ramsar site	International	20931.80241	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	10000+	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	4923.115934999998	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	13844.58468	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	3509.9332880000002	Minor adverse effect predicted (not significant)

Ancient Woodland Inventory Site (AWSI)	Regional	425.93284799999998	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	420.65603599999997	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	395	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	3	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? 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**

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

6/28/2022 . Yes

**Presence of veteran or ancient trees**

Unimproved grassland, including overgrown grass. 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)**

. No

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

. No

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

. No

## **Conclusion**

Minor adverse effect predicted (not significant)

## 6 Site Reference Honi\_05

### Site details

**Settlement:** Honiton

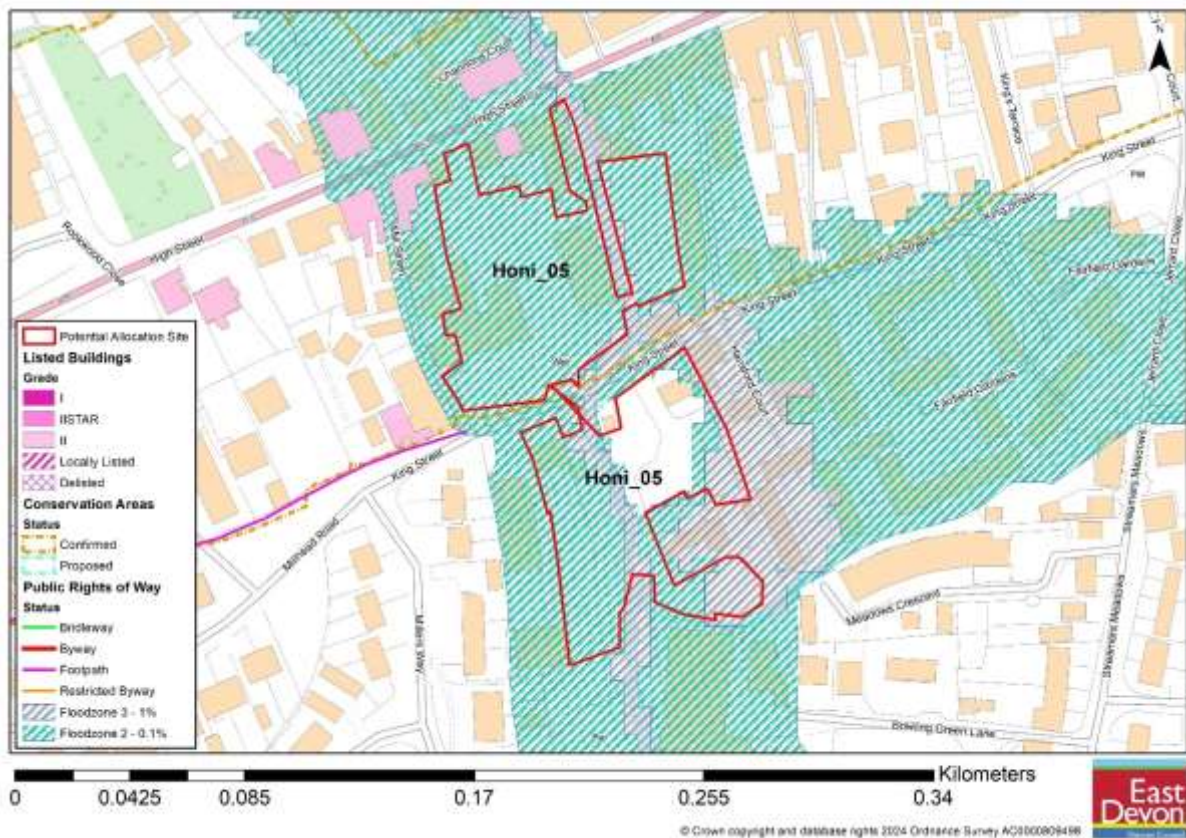
**Reference number:** Honi\_05

**Site area (ha):** 1.10

**Address:** Land to the north and south of King Street, including former Foundry Yard, Honiton, EX14 1JZ

**Proposed use:** Residential

### Site map



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## Photos



Site existing condition, view from King Street



Site existing condition, view from King Street



Site existing condition, view from King Street

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

DCC - highways: This site has been subject to Planning Refusal 17/247/MOUT where the LPA has refused because of flooding issues and the loss of employment land. The highway authority said for the application "The proposed residential development on the site of the former agricultural machinery yard in terms of access will be adequate for the size of the development proposed. The proposed rearrangement of the existing access from Kings Street to a one-way access only will overcome the existing lack of visibility for exiting vehicles at this access". DCC - education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with the proposed sites at Gittisham and Dunkerswell - the possibility that a new primary school site needs to be allocated. Safe walking routes are required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.

### **Landscape**

Brownfield site in the Honiton centre built area, Site is not within a designated landscape. The site has low landscape sensitivity.

### **Historic environment**

The Brownfield site is located inside the conservation area, and a number of listed buildings are in the conservation area. The development would have a major impact on the historic environment.

### **Ecology**

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Brownfield site in the Honiton centre built area, few trees in the northern and unimproved overgrown grassland with vegetation in the eastern. No ecological designations within 100m of the site. Minor adverse effect predicted (not significant)

### **Accessibility**

The site is within 1,600 meters of 9 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

### **Other constraints**

A significant constraint in respect of the site is that parts fall in Floodzone 3 and the majority in Floodzone 2.

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

No

### **Opportunities**

No specific opportunities are identified at this stage in respect of possible site development.

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

40

### **Contribution to spatial strategy**

Compatible with status of Honiton in settlement hierarchy.

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

No

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

This brownfield site comprises two land parcels and the north part of the site is in the conservation area. Development of the site could have adverse impacts on heritage, noting sensitivities. Both parcels have a history of commercial/storing/yard uses with the more northerly having a recent refusal of planning permission, 17/2473/MOUT, for residential development. Dating back to 2003 part of the southerly parcel gained planning permission, 02/P1152, for residential development.

## **Landscape Sensitivity Assessment**

### **Context**

#### **Landscape designation context**

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Outside of NL

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

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

There are Listed Buildings in close proximity of and one abuts the northerly parcel of land, whilst the northern parcel also falls in the Honiton Conservation Area.

**Landscape Character Type and relevant key characteristics**

Main Town

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

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

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

Housing - predominantly two storey (8.5m to ridge), possibly some 2.5 storey (9m to ridge) and 3 storey (10.8m to ridge) where appropriate.

**Analysis**

<b>Physical and natural characteristics</b>	
Low	<ul style="list-style-type: none"><li>• Introduction of built form and associated infrastructure</li><li>• Site access requirements- consider if existing arrangements are satisfactory or can be improved by minor modification or if major alteration/ new access provision required</li><li>• Impact on watercourses/ waterbodies</li></ul>
<b>Cultural and historic associations</b>	
Medium-high	flat landform, brownfield site inside town centre surrounded by houses
<b>Relationship to existing settlement edge</b>	
Low	Historic settlements
<b>Experiential landscape character</b>	
Low	Settlement edge type :modern, Edge form:contained, Settlement setting: open
<b>Views</b>	
Low	exposed, open, grouped buildings, brownfield, Dual carriageway
<b>Overall landscape susceptibility</b>	

Low	Enclosure/ openness: enclosed Skylines: settled Skyline structures: Church tower or spire / telecoms masts / modern buildings/ historic buildings Views: interrupted / short Intervisibility: existing settlement Degree of intervisibility: none Visible from: publically accessible land/ roads/ public rights of way Visual receptors: visitors to public access land/ Walkers and cyclists on minor roads
<b>Within nationally designated landscape?</b>	
No	
<b>Degree of intervisibility with nationally designated landscape</b>	
Site is not within a designated landscape.	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
None	
<b>Landscape value</b>	
Low – Despoiled or degraded landscape with little or no evidence of being valued by the local community	
<b>Overall landscape sensitivity</b>	
Low	
<b>Landscape guidance: opportunities in relation to development</b>	
should consider maintain green space in between the site and the existing dwellings, and development need to consider the trees adjoining the southern of the site, which maintained the Honiton bowling club views and landscape	

## Historic Environment Site Assessment

Reference number: Honi\_05

### Notes on history of area

Honiton, a historic market town in East Devon, appears in the Domesday Book as "Honetone". Its location on the River Otter and the Fosse Way likely contributed to its growth, although the Fosse Way's precise route through Honiton is debated. A significant fire in 1747 destroyed much of the town centre, leading to rebuilding in the Georgian style, characterised by brick and slate. St. Michael's Church, though heavily restored, retains some older features, notably its Norman tower. Honiton's prosperity stemmed from lacemaking, introduced in the 16th century, and its position on the main London to Exeter road (now the A30), which brought coaching inns and trade. The town's historic fabric includes remnants of earlier industry, such as pottery and brickworks, and worker's cottages. The town centre and surrounding landscape form a substantial conservation area, protecting its historical character.

## Overall conclusion

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

<b>Step 1. Identify any heritage assets potentially affected</b>	
Is the site within 100 metres of a designated heritage asset?	Yes Pre 1974 Conservation Area - Honiton
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes
List any heritage assets potentially affected.	1 - 'Pre 1974 Conservation Area - Honiton Ref: CA/HON.' Numbers of listed building in the conservation area, as the site form part of the conservation area, the assessment consider the impact for whole conservation area.

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 1	
Description of asset	Pre 1974 Conservation Area - Honiton Ref: CA/HON. The Council may designate areas of special architectural or historic interest as Conservation Areas. The aim of this to enhance or preserve the character of such an area.
Significance of asset and setting	High
Relationship of site with heritage asset	The site falls in the Conservation Area, it has been protected by the additional planning controls, following the guideline.
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Major The site falls in the Conservation Area, any new development would need to preserve or enhance the character of the area.
Could the site be developed in a way that minimised potential impact?	
Would the development affect the heritage asset in other ways?	No

<b>Step 4. How to maximise enhancements and avoid harm</b>	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	No
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	The site falls in the Conservation Area, any new development would need to preserve or enhance the character of the area.

### **Ecology Site Assessment**

**Reference number:** Honi\_05

#### **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	11322.271350000001	Minor adverse effect

Conservation (SAC)			predicted (not significant)
Special Protection Area (SPA)	International	12346.845649999999	Minor adverse effect predicted (not significant)
Ramsar site	International	21939.548149999999	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	10000+	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	4540.5786040000003	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	14350.64192	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	4603.7568819999997	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	916.96279800000002	Minor adverse effect predicted (not significant)

County Wildlife Site (CWS)	County	917.59447999999998	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	552	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	168	Minor adverse effect predicted (not significant)

#### Comments

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

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

**Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No**

**Within Exe Estuary SPA HRA mitigation zone? No**

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

**Number of European sites potentially impacted by site: 0**

#### On site assessment

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

6/13/2022 . See notes

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**Presence of veteran or ancient trees**

Brownfield site in the built area, few trees in the north and unimproved overgrown grassland with vegetation in the eastern.. 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)**

. No

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

Brownfield site in built area. No

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

. No

**Conclusion**

Minor adverse effect predicted (not significant)

## 7 Site Reference Honi\_06

### Site details

**Settlement:** Honiton

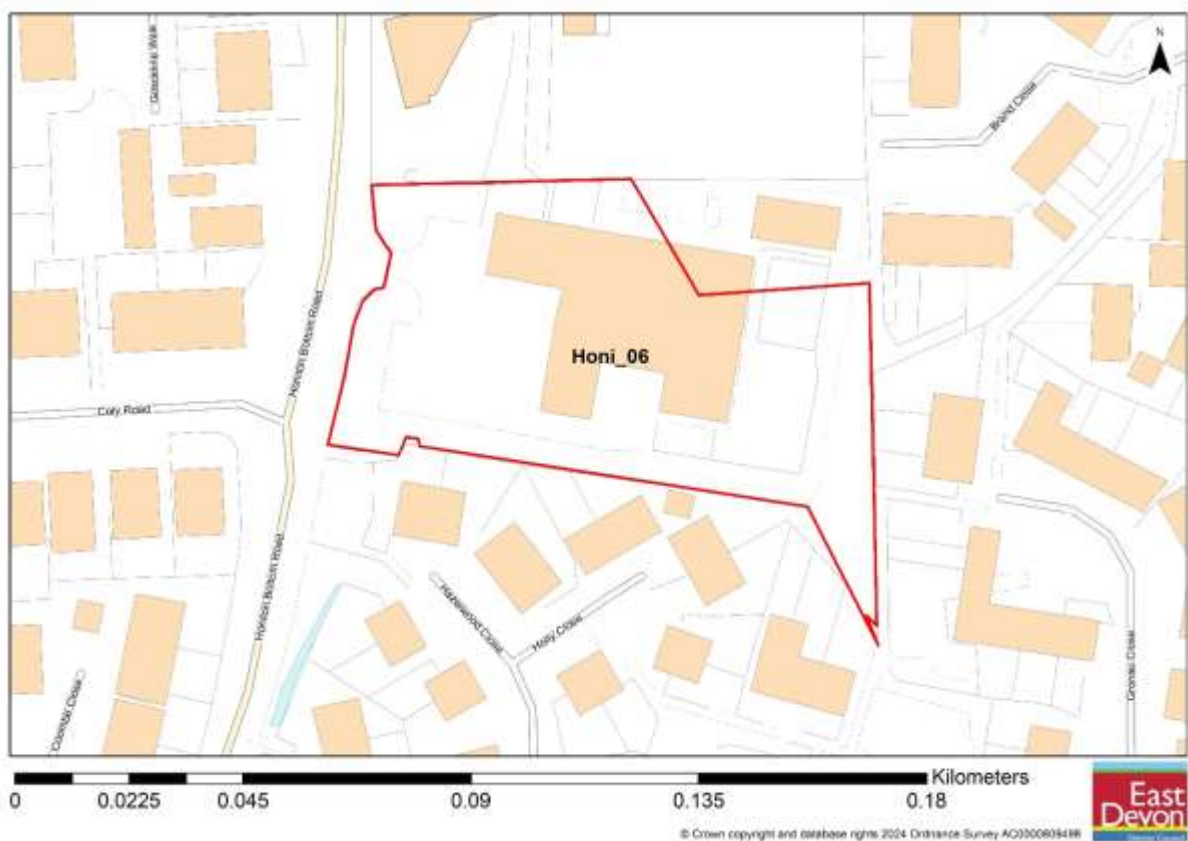
**Reference number:** Honi\_06

**Site area (ha):** 0.52

**Address:** Former Millwater School, Honiton Bottom Road, Littleton, Honiton, EX14 2ER

**Proposed use:** Residential

### Site map



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## Photos



view from Honiton Bottom Road



view from Honiton Bottom Road



view from Honiton Bottom Road



Access road photo taken from Honiton Bottom Road

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

DCC - highways: Accessible from Honiton Bottom Rd OK. DCC - education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be

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required. Need to make an assessment in conjunction with the proposed sites at Gittisham and Dunkerswell - the possibility that a new primary school site needs to be allocated. Safe walking routes are required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.

### **Landscape**

The Brownfield site is located in the Honiton built-up area. The site is not within a designated landscape. The site has low-medium landscape sensitivity.

### **Historic environment**

The Brownfield site is located in the Honiton built-up area, the former Millwater School site. No designated heritage asset within 100m

### **Ecology**

Brownfield site in the Honiton centre built area, the site has trees and garden. No ecological designations within 100m of the site. Minor adverse effect predicted (not significant)

### **Accessibility**

The site is within 1,600 meters of 9 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

### **Other constraints**

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

No

### **Opportunities**

No specific opportunities are identified at this stage in respect of possible site development.

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

30

### **Contribution to spatial strategy**

Compatible with status of Honiton in settlement hierarchy.

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

Yes

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

The existing brownfield site, former Millwater School, is surrounded by existing neighbourhoods no major adverse impact was identified from the assessment.

## **Landscape Sensitivity Assessment**

### **Context**

#### **Landscape designation context**

Outside of NL

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

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

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

Main Town

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

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

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

Housing - predominantly two storey (8.5m to ridge), possibly some 2.5 storey (9m to ridge) and 3 storey (10.8m to ridge) where appropriate.

### **Analysis**

<b>Physical and natural characteristics</b>	
Low	<ul style="list-style-type: none"> <li>• Introduction of built form and associated infrastructure</li> <li>• Site access requirements- consider if existing arrangements are satisfactory or can be improved by minor modification or if major alteration/ new access provision required</li> <li>• Impact on watercourses/ waterbodies</li> </ul>
<b>Cultural and historic associations</b>	
Low	flat landform, brownfield site within residential area
<b>Relationship to existing settlement edge</b>	
Low	Modern settlement
<b>Experiential landscape character</b>	

Low	Settlement edge type :modern, Edge form:contained, Settlement setting: open
<b>Views</b>	
Low-medium	sheltered, grouped buildings, brownfield, Dual carriageway
<b>Overall landscape susceptibility</b>	
Low-medium	Enclosure/ openness: part enclosed Skylines: settled Skyline structures: modern buildings Views: framed / interrupted / short / Intervisibility: existing settlement Degree of intervisibility: partial  Visible from: publically accessible land/ roads/ public rights of way Visual receptors: visitors to public access land/ Walkers and cyclists on minor roads
<b>Within nationally designated landscape?</b>	
No	
<b>Degree of intervisibility with nationally designated landscape</b>	
Site is not within a designated landscape.	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
None	
<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 / Low	
<b>Landscape guidance: opportunities in relation to development</b>	
development design should consider the landscape benefit for the neighbourhood.	

## Historic Environment Site Assessment

Reference number: Honi\_06

### Notes on history of area

Honiton, a historic market town in East Devon, appears in the Domesday Book as "Honetone". Its location on the River Otter and the Fosse Way likely contributed to its growth, although the Fosse Way's precise route through Honiton is debated. A significant fire in 1747 destroyed much of the town centre, leading to rebuilding in the Georgian style, characterised by brick and slate. St. Michael's Church, though heavily restored, retains some older features, notably its Norman tower. Honiton's prosperity stemmed from lace-making, introduced in the 16th century, and its position on the main London to Exeter road (now the A30), which brought coaching inns and trade. The town's historic fabric includes remnants of earlier industry, such as pottery and brickworks, and worker's

cottages. The town centre and surrounding landscape form a substantial conservation area, protecting its historical character.

### 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
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No
List any heritage assets potentially affected.	No

### Ecology Site Assessment

Reference number: Honi\_06

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

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	10848.502049999999	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	12052.48818	Minor adverse effect predicted (not significant)
Ramsar site	International	21735.2834	Minor adverse effect predicted (not significant)

Marine Conservation Zone (MCZ)	National	10000+	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	4331.8505059999998	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	13705.78801	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	3975.370261	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1183.7077159999999	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1067.86904	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	848	Minor adverse effect predicted (not significant)
Draft Nature Recovery	County	0	Significant moderate adverse

Network areas (NRN)			effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	135	Minor adverse effect predicted (not significant)

**Comments**

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

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

**Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No**

**Within Exe Estuary SPA HRA mitigation zone? No**

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

**Number of European sites potentially impacted by site: 0**

**On site assessment**

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

6/20/2022 . See notes

**Presence of veteran or ancient trees**

Brownfield, small and large trees in the garden and aside of the road. 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)**

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. No

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

Brownfield site in built area. No

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

No.

## **Conclusion**

Minor adverse effect predicted (not significant)

## 8 Site Reference Honi\_07

### Site details

**Settlement:** Honiton

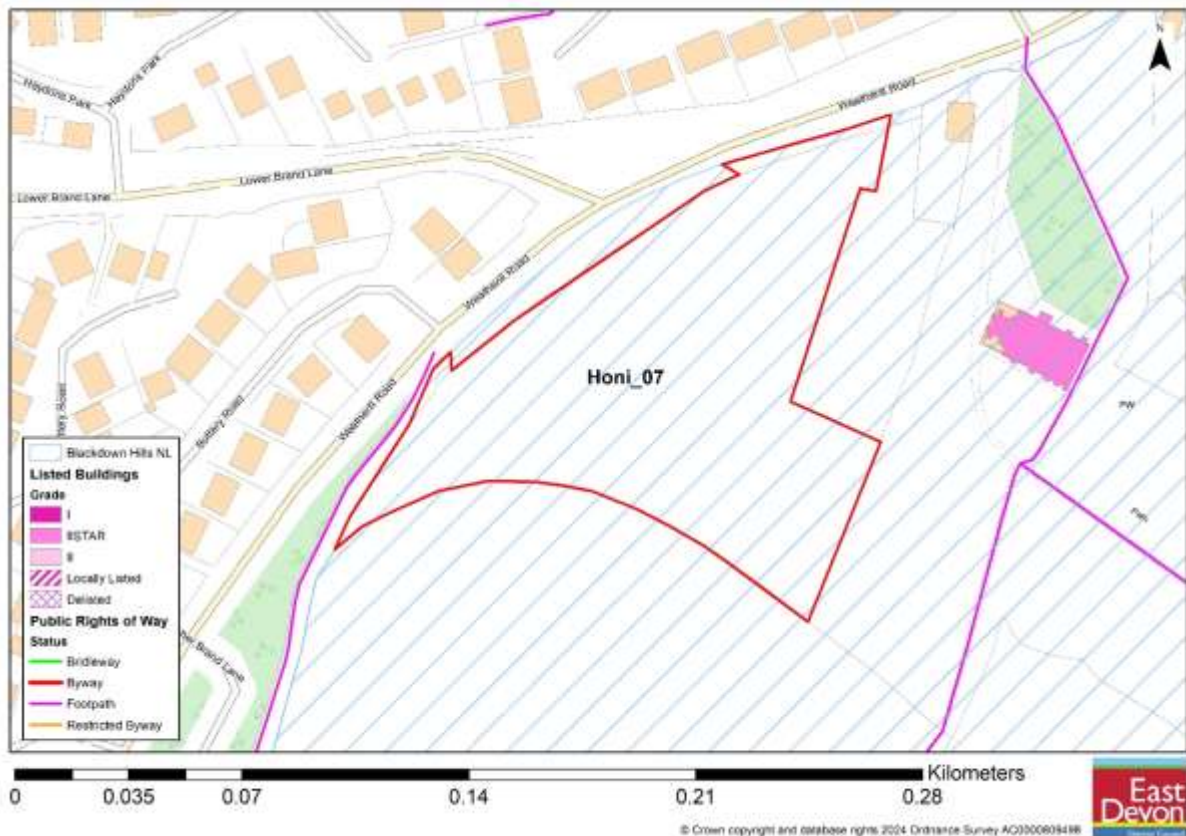
**Reference number:** Honi\_07

**Site area (ha):** 1.17

**Address:** Land adjacent to St Michaels Church, Honiton, EX14 9TE

**Proposed use:** Residential

### Site map



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## Photos



View from Waterleat Ave photo taken from access gate



View from Waterleat Ave photo taken from foot path



Access road photo taken from Waterleat Ave

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

DCC - highways: Accessible from Waterleat Avenue OK. DCC - education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with the proposed sites at Gittisham and Dunkerswell - the possibility that a new primary school site needs to be allocated. Safe walking routes are required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.

### **Landscape**

the site falls in the National Landscape. Site is within a designated landscape and has very high landscape value. The site has medium landscape sensitivity.

### **Historic environment**

The site adjoins the grounds of the Church of St Michael, grade 2\* listed building. The site is close to the the atual church and visible from the asset, although views are not open due to the presence of intervening hedgerows and trees. Both the site and asset use the same road as the main access. Development would have a Moderate impact on the historic environment.

### **Ecology**

The site is covered by unimproved grassland, grazed by sheep with trees and vegetation on the edge of the site boundary. Section 41 (S41) Habitat of Principle Importance within 100m of the site. Minor adverse effect predicted (not significant)

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## **Accessibility**

The site is within 1,600 meters of 9 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

## **Other constraints**

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

No

## **Opportunities**

No specific opportunities are identified at this stage in respect of possible site development.

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

30

## **Contribution to spatial strategy**

Compatible with status of Honiton in settlement hierarchy.

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

Yes

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

This elevated greenfield site, in agricultural use, lies adjacent to the Church of St Michaels and it falls in National Landscape. Development of the site (30 max yield) would have a medium-high impact on the landscape and heritage, Whilst the site is sensitive, the site could potentially be a allocation option for some development.

## **Landscape Sensitivity Assessment**

### **Context**

#### **Landscape designation context**

Blackdown Hills NL

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

The site falls within the Blackdown Hills NL and is in an elevated position above Honiton. The potential for adverse landscape impacts could be a significant concern in respect of any development proposals.

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

The site lies close to (46m) the Grade 2\* listed St Michaels Church

**Landscape Character Type and relevant key characteristics**

3A Upper farmed and wooded slopes • Undulating upper valley slopes on Greensand • Deciduous woodland and copses, especially on upper slopes • Pastoral farmland, with some arable cultivation on lower slopes. • Small to medium-size fields with irregular boundaries • Winding narrow lanes, many sunken with high banks • An intimate and intricate landscape with wider views often confined by vegetation

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

Yes

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

- agricultural use • Adjacent to existing dwellings to north

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

Housing - predominantly two storey (8.5m to ridge), possibly some 2.5 storey (9m to ridge) and 3 storey (10.8m to ridge) where appropriate.

**Analysis**

<b>Physical and natural characteristics</b>	
High	<ul style="list-style-type: none"><li>• Introduction of built form and associated infrastructure</li><li>• Impact on topography – steep slopes likely to require significant earthworks/ retaining structures</li><li>• Impact of light spill from street lighting or windows on areas noted for dark skies</li><li>• Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads• Site access requirements- consider if existing arrangements are satisfactory or can be improved by minor modification or if 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/ other noteworthy habitats• Offsite access</li></ul>

	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.
<b>Cultural and historic associations</b>	
Medium-high	Gently rolling topography, improved pasture landcover, hedgerow with trees, small field scal and simple land cover with hedgerow with trees
<b>Relationship to existing settlement edge</b>	
Medium	Devon HLC identifies field as medieval enclosure
<b>Experiential landscape character</b>	
Low-medium	Settlement edge type :conspicuous rear boundaries, Edge form:vegetated, Settlement setting: plateau top
<b>Views</b>	
Medium	Tranquil, enclosed,Dual carriageway, historic building
<b>Overall landscape susceptibility</b>	
High	Enclosure/ openness: part enclosed Skylines: open / undeveloped Skyline structures: Church tower /modern buildings/ historic buildings Views: framed /interrupted / short Intervisibility: NL (Stoney Lane) Degree of intervisibility: partial Visible from: publically accessible land/ long distance trails/ roads/ public rights of way Visual receptors: NL visitors/ visitors to public access land/ Walkers and cyclists on minor roads
<b>Within nationally designated landscape?</b>	
Yes	
<b>Degree of intervisibility with nationally designated landscape</b>	
Site is within a designated landscape and has very high landscape value.	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
<b>Landscape value</b>	
Very High – Nationally or internationally designated for landscape value (NL/ WHS)	
<b>Overall landscape sensitivity</b>	
High	
<b>Landscape guidance: opportunities in relation to development</b>	

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development should use weatherill road as the main access, and keep the hedgerows in the site boundary, in order to reduce landscape and heritage impact for the church and NL.

### Historic Environment Site Assessment

Reference number: Honi\_07

#### Notes on history of area

Honiton, a historic market town in East Devon, appears in the Domesday Book as "Honetone". Its location on the River Otter and the Fosse Way likely contributed to its growth, although the Fosse Way's precise route through Honiton is debated. A significant fire in 1747 destroyed much of the town centre, leading to rebuilding in the Georgian style, characterised by brick and slate. St. Michael's Church, though heavily restored, retains some older features, notably its Norman tower. Honiton's prosperity stemmed from lace-making, introduced in the 16th century, and its position on the main London to Exeter road (now the A30), which brought coaching inns and trade. The town's historic fabric includes remnants of earlier industry, such as pottery and brickworks, and worker's cottages. The town centre and surrounding landscape form a substantial conservation area, protecting its historical character.

#### Overall conclusion

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

<b>Step 1. Identify any heritage assets potentially affected</b>	
Is the site within 100 metres of a designated heritage asset?	Yes CHURCH OF ST MICHAEL - 46m - grade 2* listed building
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes
List any heritage assets potentially affected.	1 - 'CHURCH OF ST MICHAEL'

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 1	
Description of asset	CHURCH OF ST MICHAEL - Grade 2* listed building Late C15; interior destroyed by fire and rebuilt 1912 by C E Ponting.
Significance of asset and setting	Medium
Relationship of site with heritage asset	The site is close to the asset and visible from the asset, although views are not open due to the presence of intervening hedgerow and trees. Both the site and asset use the same road as main access.
Level of contribution (site to heritage asset)	Little
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Moderate The close proximity and clear inter-visibility between the site and the asset means that development would affect the setting of the asset.
Could the site be developed in a way that minimised potential impact?	buffer area in the east part of the site could be retained, in order to protect the view of the asset.
Would the development affect the heritage asset in other ways?	No

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

### **Ecology Site Assessment**

**Reference number:** Honi\_07

#### **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	10562.903619999999	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	12428.39191	Minor adverse effect predicted (not significant)
Ramsar site	International	22121.656449999999	Minor adverse effect

			predicted (not significant)
Marine Conservation Zone (MCZ)	National	10000+	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	3904.8520450000001	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	13566.13306	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	4222.7143029999997	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1530.841361	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1276.7401669999999	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	524	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	5	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? 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)?**

6/20/2022 . Yes

**Presence of veteran or ancient trees**

Unimproved grassland, grazed by sheeps. No

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

. Yes

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

. No

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

. No

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

unlikely, consider the heritage impact, hedgerows should remain unchanged. No

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

No.

## **Conclusion**

Minor adverse effect predicted (not significant)

## 9 Site Reference Honi\_08

### Site details

**Settlement:** Honiton

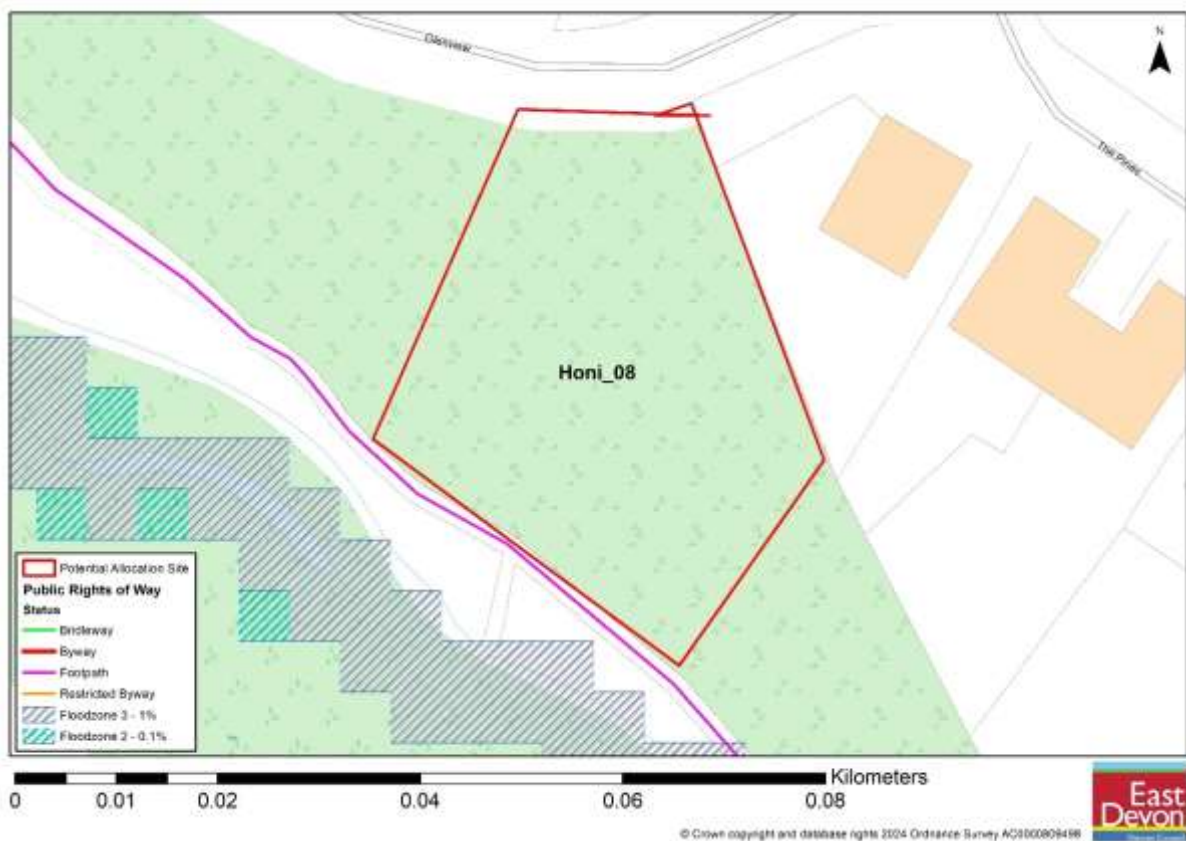
**Reference number:** Honi\_08

**Site area (ha):** 0.15

**Address:** Land at the South Side of The Glenn Honiton, EX14 2NT

**Proposed use:** Residential

### Site map



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## Photos



Existing Garden view from Glenview



Existing Garden view from Glenview



Access road and residential dwellings opposite to the site, photo taken from Glenview

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

DCC - highways: Accessible from Glenview (but with possible flooding concerns). DCC - education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with the proposed sites at Gittisham and Dunkerswell - the possibility that a new primary school site needs to be allocated. Safe walking routes are required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.

### **Landscape**

The site is located in the Honiton built-up area, in a residential neighbourhood. The site is not within a designated landscape. However, as the site has a strong connection with The Glen, the site has low-medium landscape sensitivity.

### **Historic environment**

The site located in the Honiton built up area, no designated heritage asset within 100m

### **Ecology**

The site is covered by unimproved grassland with various vegetation and trees, connected with The Glen with large numbers of large trees. Due to the connection with The Glen, development has Significant moderate adverse effects predicted

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**Accessibility**

The site is within 1,600 meters of 9 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

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

No

**Opportunities**

No specific opportunities are identified at this stage in respect of possible site development.

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

6

**Contribution to spatial strategy**

Compatible with status of Honiton in settlement hierarchy.

**Should the site be allocated?**

No

**Reasons for allocating or not allocating**

This greenfield site with extensive vegetation cover falls in an easterly part of Honiton above the Glen, within an existing residential area. The site slopes sharply to the south. Development of the site would have a minor impact on the landscape due to the slopes. Development of the site would result in the encroachment on and partial severance of the green corridor at The Glen and would necessitate the destruction of an area of mapped priority habitat (Deciduous woodland) as well as degradation of the ecological quality of the surrounding woodland due to increased lighting and disturbance. This site forms part of the "core nature area" which is to be used within the future Local Nature Recovery Strategy. This site therefore has a potential major impact on ecology, which is disproportionate to its potential to provide only a limited number of units (6 max yield). This site is therefore not proposed for allocation.

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## Landscape Sensitivity Assessment

### Context

#### Landscape designation context

Outside of NL

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

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

#### Landscape Character Type and relevant key characteristics

Main Town

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

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

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

Housing - predominantly two storey (8.5m to ridge), possibly some 2.5 storey (9m to ridge) and 3 storey (10.8m to ridge) where appropriate.

### Analysis

<b>Physical and natural characteristics</b>	
Medium	<ul style="list-style-type: none"><li>• Introduction of built form and associated infrastructure</li><li>• Site access requirements- consider if existing arrangements are satisfactory or can be improved by minor modification or if major alteration/ new access provision required</li><li>• Impact on watercourses/ waterbodies</li></ul>
<b>Cultural and historic associations</b>	
Low	Scarp slope topography, heathland landcover surrounded by wood-pasture, hedgerow with trees, Intimate field scale
<b>Relationship to existing settlement edge</b>	
Medium	Modern settlement
<b>Experiential landscape character</b>	

Low-medium	Settlement edge type :fringing development, Edge form:vegetated, Settlement setting: Valley bottom
<b>Views</b>	
Medium-high	intimate, colourful, medium scale dwellings, Dual carriageway, harmonious, high scenic quality
<b>Overall landscape susceptibility</b>	
Medium-high	Enclosure/ openness: open Skylines: open / undeveloped Skyline structures: modern buildings Views: framed / short Intervisibility: existing settlement Degree of intervisibility:partial Visible from: publically accessible land/ roads/ public rights of way Visual receptors: visitors to public access land/ Walkers and cyclists on minor roads
<b>Within nationally designated landscape?</b>	
No	
<b>Degree of intervisibility with nationally designated landscape</b>	
Site is not within a designated landscape.	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
Slight	
<b>Landscape value</b>	
Low – Despoiled or degraded landscape with little or no evidence of being valued by the local community	
<b>Overall landscape sensitivity</b>	
Low	
<b>Landscape guidance: opportunities in relation to development</b>	
development need to consider the impact for the Glen and the existing neighbourhood	

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## Historic Environment Site Assessment

Reference number: Honi\_08

### Notes on history of area

Honiton, a historic market town in East Devon, appears in the Domesday Book as "Honetone". Its location on the River Otter and the Fosse Way likely contributed to its growth, although the Fosse Way's precise route through Honiton is debated. A significant fire in 1747 destroyed much of the town centre, leading to rebuilding in the Georgian style, characterised by brick and slate. St. Michael's Church, though heavily restored, retains some older features, notably its Norman tower. Honiton's prosperity stemmed from lace-making, introduced in the 16th century, and its position on the main London to Exeter road (now the A30), which brought coaching inns and trade. The town's historic fabric includes remnants of earlier industry, such as pottery and brickworks, and worker's cottages. The town centre and surrounding landscape form a substantial conservation area, protecting its historical character.

### 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
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No
List any heritage assets potentially affected.	No

## Ecology Site Assessment

Reference number: Honi\_08

### 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	10625.542240000001	Minor adverse effect

Conservation (SAC)			predicted (not significant)
Special Protection Area (SPA)	International	12941.578439999999	Minor adverse effect predicted (not significant)
Ramsar site	International	22604.911520000001	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	10000+	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	3774.4150840000002	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	13815.79099	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	4735.8707219999997	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1239.0839370000001	Minor adverse effect predicted (not significant)

County Wildlife Site (CWS)	County	1042.6753040000001	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	793	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	0	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? 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)?**

6/20/2022 . Yes

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**Presence of veteran or ancient trees**

Unimproved grassland with various vegetation and trees, connected with The Glen with large numbers of large 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)**

. No

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

. See notes

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

Development of the site would result in the encroachment on and partial severance of the green corridor at The Glen, and would necessitate the destruction of an area of mapped priority habitat (Deciduous woodland) as well as degradation of the ecological quality of the surrounding woodland due to increased lighting and disturbance. This site forms part of the "core nature area" which is to be used within the future Local Nature Recovery Strategy.. No

**Conclusion**

Significant moderate adverse effect predicted

## 10 Site Reference Honi\_09

### Site details

**Settlement:** Honiton

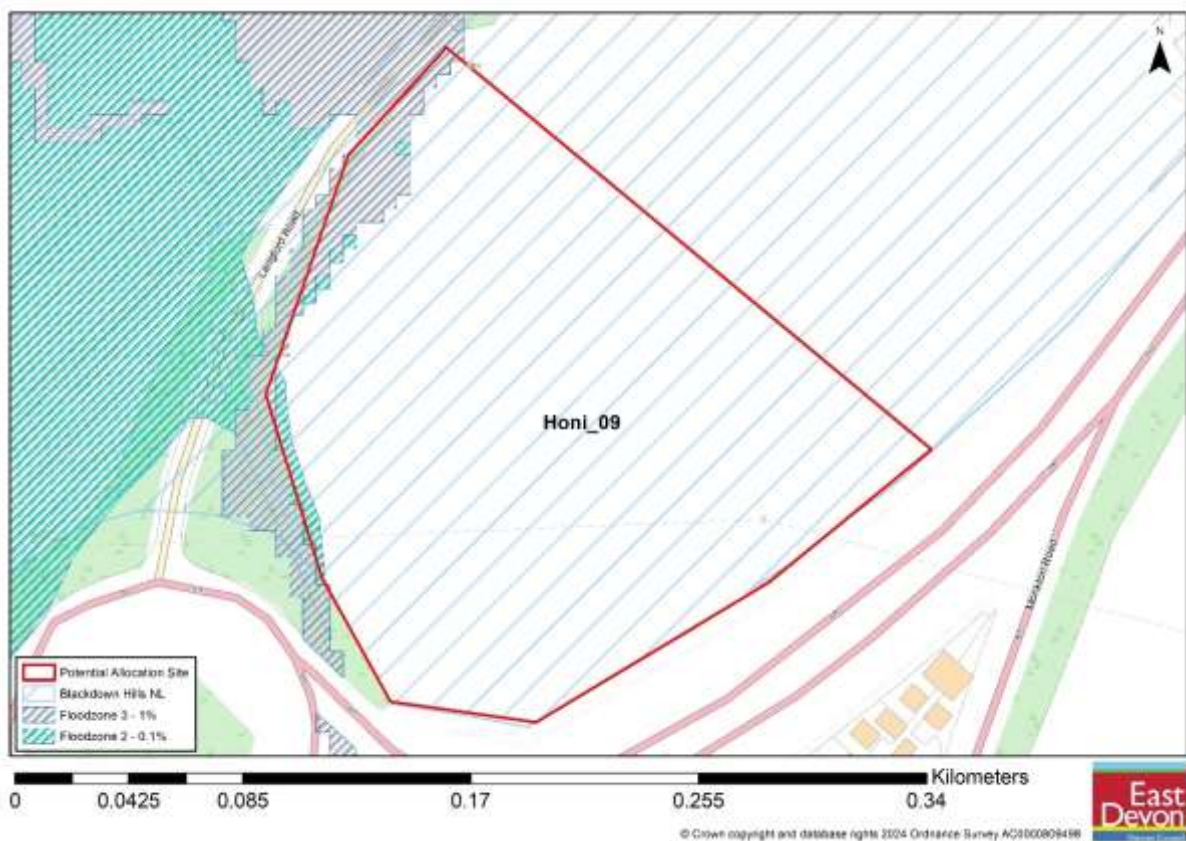
**Reference number:** Honi\_09

**Site area (ha):** 3.58

**Address:** Former Honiton Showground, Langford Road, Honiton, EX14 4PN

**Proposed use:** Residential and employment

### Site map



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## Photos



Capture from Google Map view from Langford Road

## Site Assessment Summary and Conclusion

### Infrastructure

DCC - highways: Accessible from Langford Rd NOT A30 or A35. DCC - education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with the proposed sites at Gittisham and Dunkerswell - the possibility that a new primary school site needs to be allocated. Safe walking routes are required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.

### Landscape

The site falls in the National Landscape and can be viewed from adjoining roads. It is in a relatively isolated location within a designated landscape and has very high landscape value. The site has medium-high landscape sensitivity.

### Historic environment

The site has no designated heritage asset within 100m

### Ecology

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The site is covered by improved grassland, with trees and vegetation on the edge of the boundary. Section 41 (S41) Habitat of Principle Importance within 100m of the site. Adjoining busy A30 & A35 road. Minor adverse effect predicted (not significant)

**Accessibility**

The site is within 1,600 meters of 9 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

**Other constraints**

The small part of the site (north and north west) falls in a Floodzone areas.

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

No

**Opportunities**

No specific opportunities are identified at this stage in respect of possible site development.

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

50

**Contribution to spatial strategy –**

Compatible with status of Honiton in settlement hierarchy.

**Should the site be allocated?**

No

**Reasons for allocating or not allocating**

The site falls in National Landscape and is isolated by A35 from built up areas of Honiton. It is in an open area which would have an adverse impact on the landscape.

**Landscape Sensitivity Assessment**

**Context**

**Landscape designation context**

Blackdown Hills NL

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

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The site falls within the Blackdown Hills NL, though it is next to busy main roads and is crossed by power cables.

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

**Landscape Character Type and relevant key characteristics**

3A Upper farmed and wooded slopes • Undulating upper valley slopes on Greensand • Deciduous woodland and copses, especially on upper slopes • Pastoral farmland, with some arable cultivation on lower slopes. • Small to medium-size fields with irregular boundaries • Winding narrow lanes, many sunken with high banks • An intimate and intricate landscape with wider views often confined by vegetation

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

Yes

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

• agricultural use • lies on the western side of Honiton north of the A30 • visually open

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

Housing - predominantly two storey (8.5m to ridge), possibly some 2.5 storey (9m to ridge) and 3 storey (10.8m to ridge) where appropriate.

**Analysis**

<b>Physical and natural characteristics</b>	
High	<ul style="list-style-type: none"><li>• Introduction of built form and associated infrastructure</li><li>• Impact on topography – steep slopes likely to require significant earthworks/ retaining structures</li><li>• Impact of light spill from street lighting or windows on areas noted for dark skies• Site access requirements- consider if existing arrangements are satisfactory or can be improved by minor modification or if major alteration/ new access provision required</li><li>• Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss• Offsite access to services</li></ul>

	– eg need for extended footways/ cycleways/ bus stops
<b>Cultural and historic associations</b>	
Low	Gently rolling topography, Heathland, hedgerow with trees, simple landcover complexity with boundary trees and medium field scale
<b>Relationship to existing settlement edge</b>	
Medium-high	Mordern enclosures
<b>Experiential landscape character</b>	
Low-medium	Settlement edge type :ring road , Edge form:vegetated, Settlement setting: open
<b>Views</b>	
High	isolated, exposed, simple, A road, undeveloped.
<b>Overall landscape susceptibility</b>	
Medium-high	Enclosure/ openness: Open Skylines: open/ undeveloped Skyline structures: telecoms pylons Views: Distant / expansive / panoramic Intervisibility: NL/ existing settlement/ Degree of intervisibility: Extensive Visible from: publically accessible land/ long distance trails/ roads/ public rights of way Visual receptors: NL visitors/ visitors to public access land/ Walkers and cyclists on minor roads/ Motorists on A30
<b>Within nationally designated landscape?</b>	
Yes	
<b>Degree of intervisibility with nationally designated landscape</b>	
Site is within a designated landscape and has very high landscape value.	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
<b>Landscape value</b>	
Very High – Nationally or internationally designated for landscape value (NL/ WHS)	
<b>Overall landscape sensitivity</b>	
High / Medium	
<b>Landscape guidance: opportunities in relation to development</b>	
the site facing the busy A35 and located at the edge of NL. Development should consider tree planting to reduce the noise impact , landscape impact up NL and soften the boundary	

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## Historic Environment Site Assessment

Reference number: Honi\_09

### Notes on history of area

Honiton, a historic market town in East Devon, appears in the Domesday Book as "Honetone". Its location on the River Otter and the Fosse Way likely contributed to its growth, although the Fosse Way's precise route through Honiton is debated. A significant fire in 1747 destroyed much of the town centre, leading to rebuilding in the Georgian style, characterised by brick and slate. St. Michael's Church, though heavily restored, retains some older features, notably its Norman tower. Honiton's prosperity stemmed from lace-making, introduced in the 16th century, and its position on the main London to Exeter road (now the A30), which brought coaching inns and trade. The town's historic fabric includes remnants of earlier industry, such as pottery and brickworks, and worker's cottages. The town centre and surrounding landscape form a substantial conservation area, protecting its historical character.

### 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
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No
List any heritage assets potentially affected.	No

## Ecology Site Assessment

Reference number: Honi\_09

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

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
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Special Area of Conservation (SAC)	International	10757.14479	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	13766.054910000001	Minor adverse effect predicted (not significant)
Ramsar site	International	23346.084220000001	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	10000+	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	3608.5909310000002	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	14363.20586	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	5728.4341370000002	Minor adverse effect predicted (not significant)
Ancient Woodland	Regional	733.66647699999999	Minor adverse effect

Inventory Site (AWSI)			predicted (not significant)
County Wildlife Site (CWS)	County	732.74696300000005	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	154	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	52	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? 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)?**

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. Yes

**Presence of veteran or ancient trees**

improved grassland, with trees and vegetation on the edge of the boundary.. 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)**

should be Limited , as the side adjoining A30 should be kept to reduce noise impact.  
No

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

. No

**Conclusion**

Minor adverse effect predicted (not significant)

# 11 Site Reference Honi\_10

## Site details

**Settlement:** Honiton

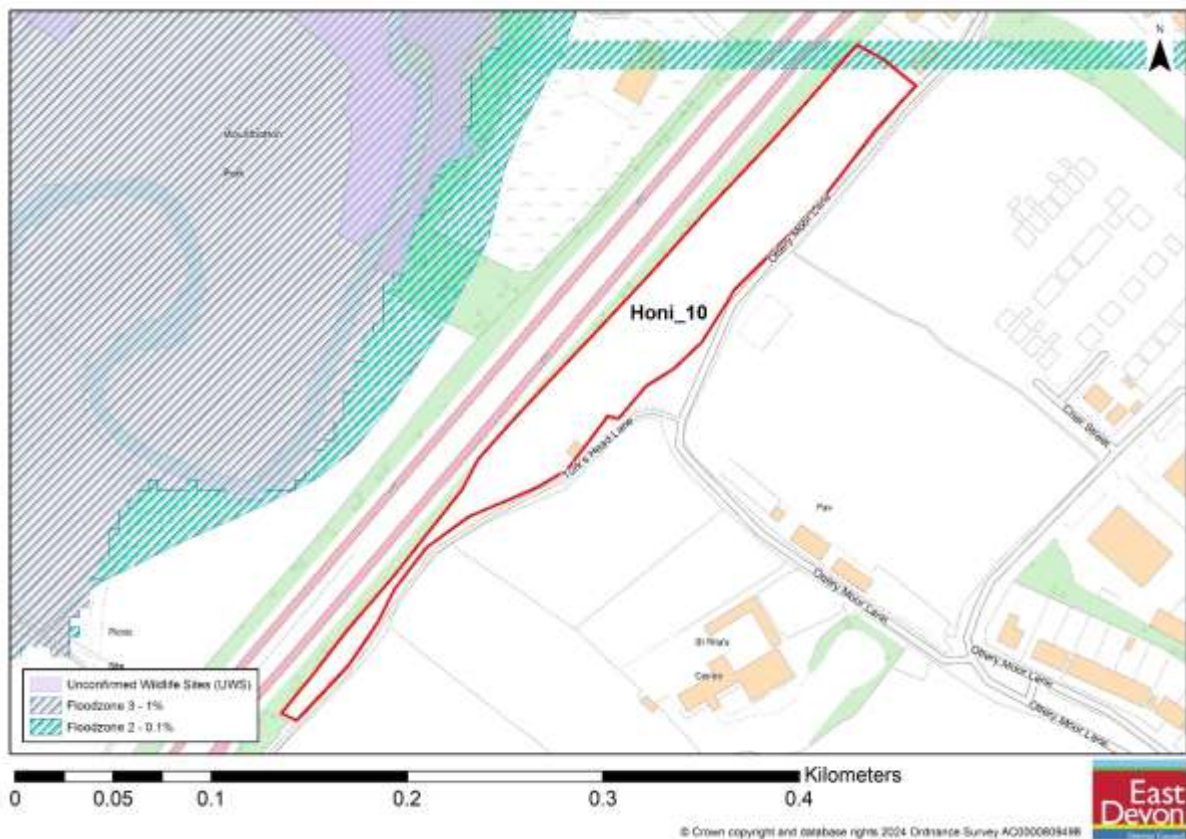
**Reference number:** Honi\_10

**Site area (ha):** 1.25

**Address:** Land at Ottery Moor Lane (Easting: 315309 - Northing: 100674), EX14 1AR

**Proposed use:** Residential

## Site map



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## Photos



Capture from Google Map view from Ottery Moor Lane

## Site Assessment Summary and Conclusion

### Infrastructure

DCC - highways: Access would be suitable through the parcel currently under construction, 19/0578/MRES Mountbatten Mews, giving manual for street cycle and ped links. Train and bus links are not far away. DCC - education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with the proposed sites at Gittisham and Dunkerswell - the possibility that a new primary school site needs to be allocated. Safe walking routes are required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.

### Landscape

The site is located close to the Honiton built-up area. The site is not within a designated landscape, the site has low landscape sensitivity.

### Historic environment

The site adjoins the busy A30 road. No designated heritage asset within 100m

### Ecology

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The site is covered by Unimproved grassland with trees on the edge of the site boundary. Section 41 (S41) Habitat of Principle Importance within 100m of the site. Minor adverse effect predicted (not significant)

### **Accessibility**

The site is within 1,600 meters of 9 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

### **Other constraints**

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

No

### **Opportunities**

No specific opportunities are identified at this stage in respect of possible site development.

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

21

### **Contribution to spatial strategy**

Compatible with status of Honiton in settlement hierarchy.

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

Yes

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

This site forms a narrow strip of Greenfield land on the northern side of Honiton, south of the A30. The site is well-screened but lies close to the A30 and a new residential development site. Vehicle noise impacts would be the major impact on development suitability. In other respects, the site appears well-placed for development.

## **Landscape Sensitivity Assessment**

### **Context**

#### **Landscape designation context**

Outside of NL

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

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

**Landscape Character Type and relevant key characteristics**

Main Town

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

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

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

Housing - predominantly two storey (8.5m to ridge), possibly some 2.5 storey (9m to ridge) and 3 storey (10.8m to ridge) where appropriate.

**Analysis**

<b>Physical and natural characteristics</b>	
Medium	<ul style="list-style-type: none"> <li>• Introduction of built form and associated infrastructure</li> <li>• Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads</li> <li>• Site access requirements- consider if existing arrangements are satisfactory or can be improved by minor modification or if major alteration/ new access provision required</li> <li>• Offsite access to services – eg need for extended footways/ cycleways/ bus stops</li> </ul>
<b>Cultural and historic associations</b>	
Low	flat landform topography, Heathland landcover, Hedgerow, Intimate field scale
<b>Relationship to existing settlement edge</b>	
Low-medium	Modern enclosures
<b>Experiential landscape character</b>	
Low	Settlement edge type :fringing development , Edge form:vegetated, Settlement setting: open
<b>Views</b>	
Low-medium	exposed, open,Winding rural lanes, dwellings buildings
<b>Overall landscape susceptibility</b>	
Medium	Enclosure/ openness: part enclosed Skylines: open/ undeveloped Skyline structures: modern buildings

	Views: interrupted / short Intervisibility: settlement Degree of intervisibility: none  Visible from: publically accessible land/ public rights of way/ landmark( Mountbatten Park) Visual receptors: visitors to public access land/ Walkers and cyclists on minor roads
<b>Within nationally designated landscape?</b>	
No	
<b>Degree of intervisibility with nationally designated landscape</b>	
Site is not within a designated landscape.	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
None	
<b>Landscape value</b>	
Low – Despoiled or degraded landscape with little or no evidence of being valued by the local community	
<b>Overall landscape sensitivity</b>	
Medium / Low	
<b>Landscape guidance: opportunities in relation to development</b>	

## Historic Environment Site Assessment

**Reference number:** Honi\_10

### Notes on history of area

Honiton, a historic market town in East Devon, appears in the Domesday Book as "Honetone". Its location on the River Otter and the Fosse Way likely contributed to its growth, although the Fosse Way's precise route through Honiton is debated. A significant fire in 1747 destroyed much of the town centre, leading to rebuilding in the Georgian style, characterised by brick and slate. St. Michael's Church, though heavily restored, retains some older features, notably its Norman tower. Honiton's prosperity stemmed from lace-making, introduced in the 16th century, and its position on the main London to Exeter road (now the A30), which brought coaching inns and trade. The town's historic fabric includes remnants of earlier industry, such as pottery and brickworks, and worker's cottages. The town centre and surrounding landscape form a substantial conservation area, protecting its historical character.

### 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
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No
List any heritage assets potentially affected.	No

### **Ecology Site Assessment**

**Reference number:** Honi\_10

#### **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	11876.056420000001	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	11823.967199999999	Minor adverse effect predicted (not significant)
Ramsar site	International	21304.066760000002	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	10000+	Minor adverse effect predicted (not significant)
Site of Special Scientific	National	5197.2255089999999	Minor adverse effect

Interest (SSSI)			predicted (not significant)
National Nature Reserve (NNR)	National	15063.50664	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	4728.1294379999999	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	952.75480300000004	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	953.52216299999998	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	92	Significant moderate adverse effect predicted
Draft Nature Recovery Network areas (NRN)	County	0	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams,	County	43	Significant moderate adverse effect predicted

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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? 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)?**

6/13/2022 . Yes

**Presence of veteran or ancient trees**

unimproved grassland, with trees and on the edge of the boundary.. 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)**

should be Limited , as the side adjoining A30 should be kept to reduce noise impact.  
No

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

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No.

**Conclusion**

Minor adverse effect predicted (not significant)

## 12 Site Reference Honi\_12

### Site details

**Settlement:** Honiton

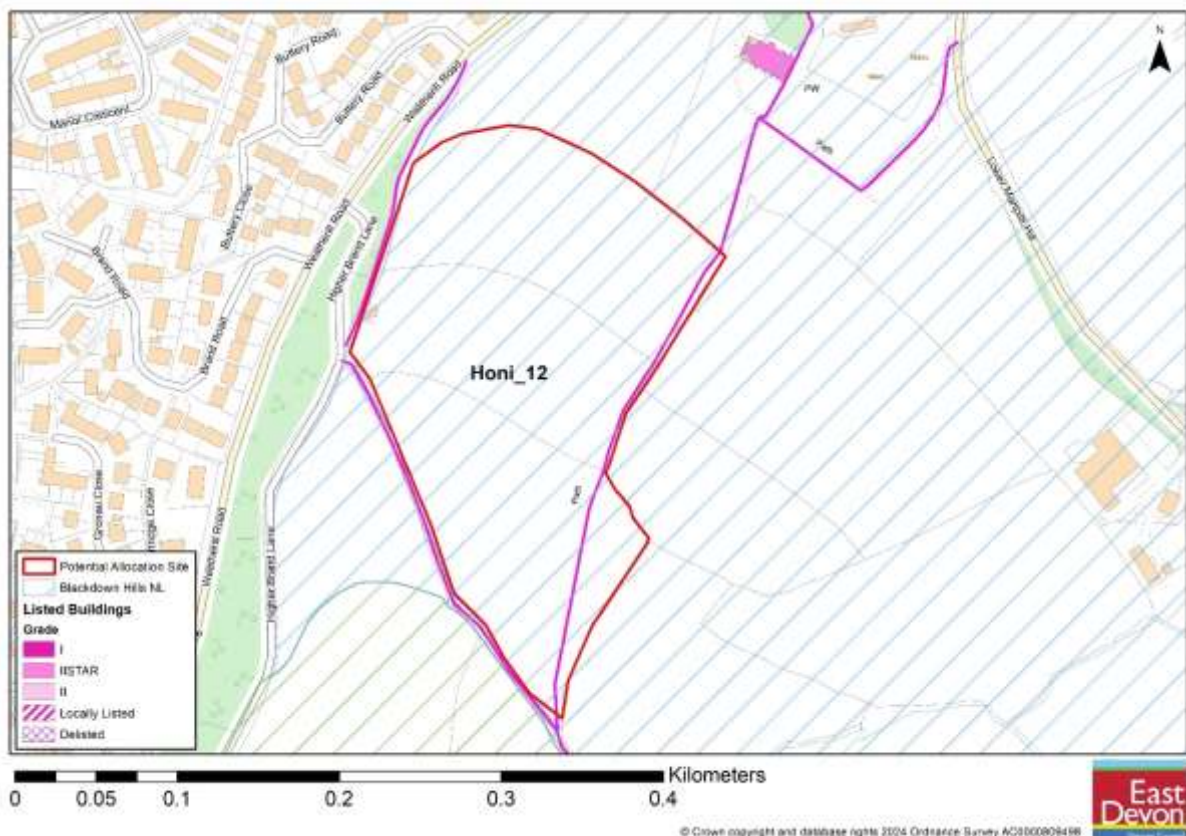
**Reference number:** Honi\_12

**Site area (ha):** 4.75

**Address:** land on the south-east side of Cuckoo Down Lane, Honiton and land at Lower Marl pits Farm, Honiton, EX14 9TB

**Proposed use:** Residential

### Site map



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## Photos



view from Higher Brand Lane



view from Higher Brand Lane



Existing access road view from Higher Brand Lane

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

DCC - highways: Higher Brand Lane is constrained and may only support smaller-scale development, additional third-party land would need to be brought forward to secure better access. Potential PROW diversion, landscape change in height, bus stops and ped-only pavement near Weatherill Road. DCC - education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with the proposed sites at Gittisham and Dunkerswell - the possibility that a new primary school site needs to be allocated. Safe walking routes are required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.

### **Landscape**

The site falls in the National Landscape, The Site is within a designated landscape and has very high landscape value. The site has medium landscape sensitivity.

### **Historic environment**

The site adjoins the Church of St Michael, Grade 2\* listed building, The site is close to the asset and visible from the asset, although views are not open due to the presence of intervening hedgerows and trees. Both the site and asset use the same road as the main access. Development would have a Moderate impact on the historic environment.

### **Ecology**

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The site is covered by improved grassland with trees and vegetation on the edge of the site boundary. Section 41 (S41) Habitat of Principle Importance within 100m of the site. Minor adverse effect predicted (not significant)

### **Accessibility**

The site is within 1,600 meters of 9 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

### **Other constraints**

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

No

### **Opportunities**

No specific opportunities are identified at this stage in respect of possible site development.

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

71

#### **Contribution to spatial strategy - Compatible with status of Honiton in settlement hierarchy.**

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

No

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

This elevated greenfield site, in agricultural use, lies adjacent to the Church of St Michaels and it falls in an National Landscape. The development would have both landscape and heritage adverse impacts.

## **Landscape Sensitivity Assessment**

### **Context**

#### **Landscape designation context**

Blackdown Hills National Landscape

#### **For sites within National Landscape, applicable special qualities**

The site is within the Blackdown Hills National Landscapes

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

This site is relatively close (101m) to a listed church

**Landscape Character Type and relevant key characteristics**

3A Upper farmed and wooded slopes • Undulating upper valley slopes on Greensand • Deciduous woodland and copses, especially on upper slopes • Pastoral farmland, with some arable cultivation on lower slopes. • Small to medium-size fields with irregular boundaries • Winding narrow lanes, many sunken with high banks • An intimate and intricate landscape with wider views often confined by vegetation

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

Yes

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

- Adjacent to existing dwellings to north west

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

Housing - predominantly two storey (8.5m to ridge), possibly some 2.5 storey (9m to ridge) and 3 storey (10.8m to ridge) where appropriate.

**Analysis**

<b>Physical and natural characteristics</b>	
High	<ul style="list-style-type: none"><li>• Introduction of built form and associated infrastructure</li><li>• Impact on topography – steep slopes likely to require significant earthworks/ retaining structures</li><li>• Impact of light spill from street lighting or windows on areas noted for dark skies</li><li>• Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads• Site access requirements- consider if existing arrangements are satisfactory or can be improved by minor modification or if 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/ other noteworthy habitats• Offsite access</li></ul>

	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.
<b>Cultural and historic associations</b>	
Medium-high	mix of Scarp slope & gently rolling topography, Heathland landcover, a hedgerow with trees, large field scale and simple landcover.
<b>Relationship to existing settlement edge</b>	
Medium-high	Devon HLC identifies the field as a medieval enclosure
<b>Experiential landscape character</b>	
Medium	Settlement edge type : conspicuous rear boundaries, Edge form: screened, Settlement setting: plateau edge
<b>Views</b>	
Medium	wild, Dual carriageway, sheltered, medium scenic quality
<b>Overall landscape susceptibility</b>	
High	<p>The landscape susceptibility assessment based on the selected characteristics indicates that the site has a medium-high landscape sensitivity. This is due to the following factors:</p> <p>Enclosure/openness: The site is partially enclosed, which limits the impact of development on surrounding areas.</p> <p>Skylines: The skylines are open and undeveloped, which means that any new development would be highly visible.</p> <p>Skyline structures: The skyline is dominated by church towers, modern buildings, and historic buildings, which could be impacted by new developments.</p> <p>Views: The views are framed and interrupted.</p> <p>Intervisibility: The site is located within the National Landscape</p> <p>Visible from: The site is visible from publically accessible land, long-distance trails, roads, and public rights of way</p> <p>Visual receptors: The visual receptors include National Landscape visitors, visitors to public access land, walkers, and cyclists on minor roads.</p>

	Overall, these factors indicate that the site has a medium-high landscape sensitivity, and any new development would need to be carefully considered to minimise its impact on the surrounding landscape.
<b>Within nationally designated landscape?</b>	
Yes	
<b>Degree of intervisibility with nationally designated landscape</b>	
The site is within a designated landscape and has very high landscape value.	
<b>Landscape value</b>	
Very High – Nationally or internationally designated for landscape value (National Landscape/ WHS)	
<b>Overall landscape sensitivity</b>	
High	
<b>Landscape guidance: opportunities in relation to development</b>	
Development should keep the hedgerows in the site boundary, especially the hedgerows in between Weatherill Road and Higher Brand Lane, in order to reduce landscape and heritage impact for the church and National Landscape.	

## Historic Environment Site Assessment

**Reference number:** Honi\_12

### Notes on history of area

Honiton, a historic market town in East Devon, appears in the Domesday Book as "Honetone". Its location on the River Otter and the Fosse Way likely contributed to its growth, although the Fosse Way's precise route through Honiton is debated. A significant fire in 1747 destroyed much of the town centre, leading to rebuilding in the Georgian style, characterised by brick and slate. St. Michael's Church, though heavily restored, retains some older features, notably its Norman tower. Honiton's prosperity stemmed from lace-making, introduced in the 16th century, and its position on the main London to Exeter road (now the A30), which brought coaching inns and trade. The town's historic fabric includes remnants of earlier industry, such as pottery and brickworks, and worker's cottages. The town centre and surrounding landscape form a substantial conservation area, protecting its historical character.

### 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?	Yes

	CHURCH OF ST MICHAEL - 46m - grade 2* listed building
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes
List any heritage assets potentially affected.	1 - 'CHURCH OF ST MICHAEL'

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 1	
Description of asset	CHURCH OF ST MICHAEL - Grade 2* listed building Late C15; interior destroyed by fire and rebuilt 1912 by C E Ponting.
Significance of asset and setting	Medium
Relationship of site with heritage asset	The site is close to the asset and visible from the asset, although views are not open due to the presence of intervening hedgerow and trees. Both the site and asset use the same road as main access.
Level of contribution (site to heritage asset)	Little
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Moderate The close proximity and clear inter-visibility between the site and the asset means that development would affect the setting of the asset.
Could the site be developed in a way that minimised potential impact?	buffer area in the east part of the site could be set, in order to protect the setting of the asset.
Would the development affect the heritage asset in other ways?	No

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

### **Ecology Site Assessment**

**Reference number:** Honi\_12

#### **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	10478.090029999999	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	12277.5371	Minor adverse effect predicted (not significant)
Ramsar site	International	22002.147010000001	Minor adverse effect

			predicted (not significant)
Marine Conservation Zone (MCZ)	National	10000+	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	3889.8892959999998	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	13368.950500000001	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	3912.793576	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1420.54448	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1290.9673809999999	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	452	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	5	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?** 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)?**

6/20/2022 . Yes

**Presence of veteran or ancient trees**

improved grassland, with trees and vegetation on the edge of the boundary.. No

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

. Yes

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

. No

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

. Yes

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

consider the heritage impact, hedgerows should remain unchanged. However the site comprises 3 sites, limited removal would still be possible. No

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

. No

## **Conclusion**

Minor adverse effect predicted (not significant)

## 13 Site Reference Honi\_13

### Site details

**Settlement:** Honiton

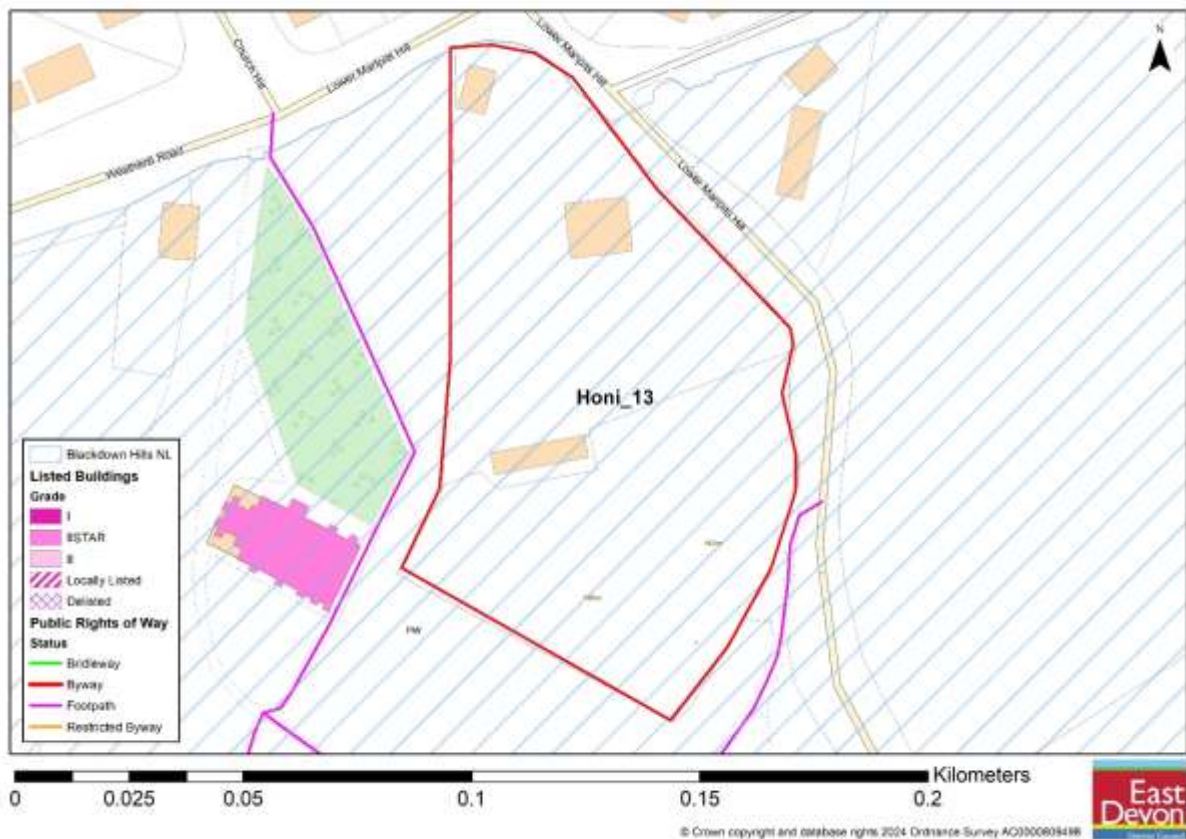
**Reference number:** Honi\_13

**Site area (ha):** 0.83

**Address:** Middle Hill, Church Hill, Honiton, EX14 9TE

**Proposed use:** Residential

### Site map



### Photos



Existing dwellings and garden view from Lower Marl pits Hill



Existing dwellings and garden view from Lower Marl pits Hill



Access road view from Lower Marl pits Hill



Access road view from Waterleat Ave

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

DCC - highways: There is an existing access to the site at the existing entrance to Middle Hill House. An alternative access could also be provided from the adjacent rural lane. This site is on the periphery of the town of Honiton, but it would be acceptable in principle for residential development from a transportation point of view, subject to satisfactory access design. DCC - education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development

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proposed additional capacity would be required. Need to make an assessment in conjunction with the proposed sites at Gittisham and Dunkerswell - the possibility that a new primary school site needs to be allocated. Safe walking routes are required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.

### **Landscape**

The site falls in the National Landscape, The Site is within a designated landscape and has very high landscape value. The site has medium landscape sensitivity.

### **Historic environment**

The site adjoining the Church of St Michael, grade 2\* listed building, The site is close to the asset and visible from the asset, although views are not open due to the presence of intervening hedgerows and trees. Both the site and asset use the same road as the main access. Development would have a Moderate impact on the historic environment.

### **Ecology**

Residential Garden in the site, with various trees, flowers and vegetation, esp. trees on the edge of the site boundary. Section 41 (S41) Habitat of Principle Importance within 100m of the site. Minor adverse effect predicted (not significant)

### **Accessibility**

The site is within 1,600 meters of 9 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

### **Other constraints**

The south-western section of the property has conditional planning approval for demolishing the existing barn and building a new dwelling (replacing the one approved under application 20/2256/FUL). It covers a small part of the site, it should not impact the development potential. (Planning application ref. 21/2641/FUL).

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

No

### **Opportunities**

No specific opportunities are identified at this stage in respect of possible site development.

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

10

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### **Contribution to spatial strategy**

Compatible with status of Honiton in settlement hierarchy.

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

Yes - See notes

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

This site falls in National Landscape and adjoining the Church of St Michael, grade 2\* listed building. The site is close to the asset and visible from the asset, although views are not open due to the presence of intervening hedgerows and trees. Development of the site (10 max yields) would have impacts on heritage and a medium impact on the landscape. However, it is suggested as allocation, despite the National Landscape designation.

### **Landscape Sensitivity Assessment**

**Reference number:** Honi\_13

### **Context**

#### **Landscape designation context**

Blackdown Hills NL

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

The site is within the Blackdown Hills NL

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

This site is close (10m) to a listed church

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

3A Upper farmed and wooded slopes • Undulating upper valley slopes on Greensand • Deciduous woodland and copses, especially on upper slopes • Pastoral farmland, with some arable cultivation on lower slopes. • Small to medium-size fields with irregular boundaries • Winding narrow lanes, many sunken with high banks • An intimate and intricate landscape with wider views often confined by vegetation

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

Yes

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

- Adjacent to existing dwellings to north

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

Housing - predominantly two storey (8.5m to ridge), possibly some 2.5 storey (9m to ridge) and 3 storey (10.8m to ridge) where appropriate.

**Analysis**

<b>Physical and natural characteristics</b>	
High	<ul style="list-style-type: none"> <li>• Introduction of built form and associated infrastructure</li> <li>• Impact on topography – steep slopes likely to require significant earthworks/ retaining structures</li> <li>• Impact of light spill from street lighting or windows on areas noted for dark skies</li> <li>• Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads• Site access requirements- consider if existing arrangements are satisfactory or can be improved by minor modification or if 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/ other noteworthy habitats• 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.</li> </ul>
<b>Cultural and historic associations</b>	
Low	flat landform topography, residential garden, Intimate field scale
<b>Relationship to existing settlement edge</b>	
Low-medium	Modern settlement
<b>Experiential landscape character</b>	
Low-medium	Settlement edge type :conspicuous rear boundaries, Edge form:vegetated, Settlement setting: plateau top

<b>Views</b>	
Medium	sheltered, complex, dwellings, Dual carriageway, well managed, balanced
<b>Overall landscape susceptibility</b>	
Medium-high	Enclosure/ openness: part enclosed Skylines: open / undeveloped Skyline structures: Church tower /modern buildings/ historic buildings Views: framed /interrupted / short Intervisibility: NL (Stoney Lane)/ existing settlement Degree of intervisibility: partial Visible from: publically accessible land/ long distance trails/ roads/ public rights of way Visual receptors: NL visitors/ visitors to public access land/ Walkers and cyclists on minor roads
<b>Within nationally designated landscape?</b>	
<b>Degree of intervisibility with nationally designated landscape</b>	
Site is within a designated landscape and has very high landscape value.	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
<b>Landscape value</b>	
Very High – Nationally or internationally designated for landscape value (NL/ WHS)	
<b>Overall landscape sensitivity</b>	
High / Medium	
<b>Landscape guidance: opportunities in relation to development</b>	
development should use weatherill road as the main access, and keep the hedgerows in the site boundary, in order to reduce landscape and heritage impact for the church and NL.	

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## Historic Environment Site Assessment

Reference number: Honi\_13

### Notes on history of area

Honiton, a historic market town in East Devon, appears in the Domesday Book as "Honetone". Its location on the River Otter and the Fosse Way likely contributed to its growth, although the Fosse Way's precise route through Honiton is debated. A significant fire in 1747 destroyed much of the town centre, leading to rebuilding in the Georgian style, characterised by brick and slate. St. Michael's Church, though heavily restored, retains some older features, notably its Norman tower. Honiton's prosperity stemmed from lace-making, introduced in the 16th century, and its position on the main London to Exeter road (now the A30), which brought coaching inns and trade. The town's historic fabric includes remnants of earlier industry, such as pottery and brickworks, and worker's cottages. The town centre and surrounding landscape form a substantial conservation area, protecting its historical character.

### Overall conclusion

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

<b>Step 1. Identify any heritage assets potentially affected</b>	
Is the site within 100 metres of a designated heritage asset?	Yes CHURCH OF ST MICHAEL - 46m - grade 2* listed building
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes
List any heritage assets potentially affected.	1 - 'CHURCH OF ST MICHAEL'

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 1	
Description of asset	CHURCH OF ST MICHAEL - Grade 2* listed building Late C15; interior destroyed by fire and rebuilt 1912 by C E Ponting.
Significance of asset and setting	Medium
Relationship of site with heritage asset	The site is close to the asset and visible from the asset, although views are not open due to the presence of intervening hedgerow and trees. Both the site and asset use the same road as main access.
Level of contribution (site to heritage asset)	Little
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Major The close proximity and clear inter-visibility between the site and the asset means that development would affect the setting of the asset.
Could the site be developed in a way that minimised potential impact?	buffer area in the west part of the site could be set, in order to protect the setting of the asset.
Would the development affect the heritage asset in other ways?	No

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

### **Ecology Site Assessment**

**Reference number:** Honi\_13

#### **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	10437.048339999999	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	12652.76431	Minor adverse effect predicted (not significant)
Ramsar site	International	22358.076300000001	Minor adverse effect

			predicted (not significant)
Marine Conservation Zone (MCZ)	National	10000+	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	3748.4185600000001	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	13497.417299999999	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	4326.6448680000003	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1524.681088	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1145.3630800000001	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	424	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	178	Minor adverse effect predicted (not significant)

**Comments**

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

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

**Within East Devon Pebblebed Heaths SAC HRA mitigation zone?** No

**Within Exe Estuary SPA HRA mitigation zone?** No

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

**Number of European sites potentially impacted by site:** 0

**On site assessment**

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

6/20/2022 . Yes

**Presence of veteran or ancient trees**

Residential Garden in the site, with various trees, flowers and vegetation, esp. trees on the edge of the site boundary.. No

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

. Yes

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

including the residentail garden. 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)**

unlikely, consider the heritage impact, hedgerows should remain unchanged. No

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

No.

## **Conclusion**

Minor adverse effect predicted (not significant)

# 14 Site Reference Honi\_14

## Site details

**Settlement:** Honiton

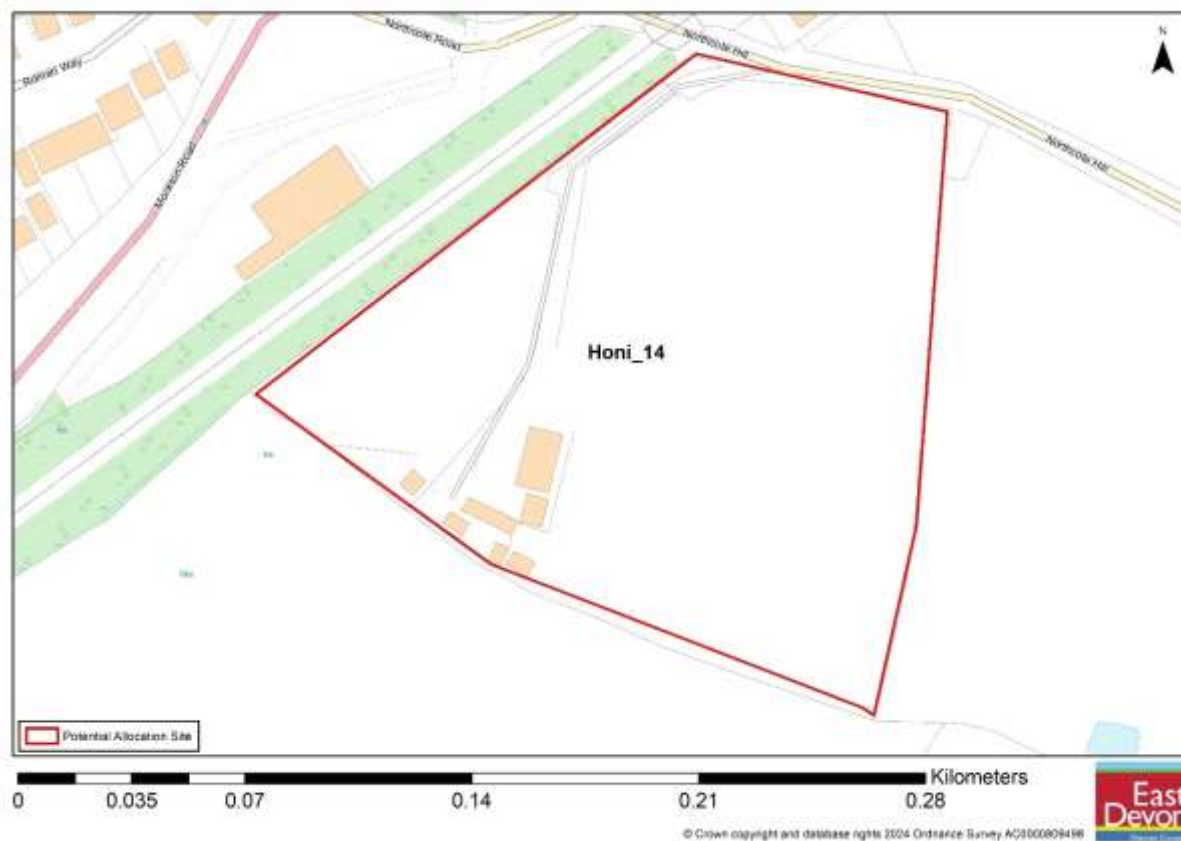
**Reference number:** Honi\_14

**Site area (ha):** 2.60

**Address:** Hurlakes, Northcote Hill, Honiton, Devon, EX14 9UP

**Proposed use:** Residential

## Site map



## Photos



View from Northcote Hill, photo taken from the gate.



Access road of Northcote Hill

## Site Assessment Summary and Conclusion

### Infrastructure

DCC - highways: Poor ped/cycle links to Honiton, with substandard carriageway width under the railway bridge. DCC - education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with the proposed sites at

Gittisham and Dunkerswell - the possibility that a new primary school site needs to be allocated. Safe walking routes are required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.

### **Landscape**

The site is sheltered by trees and hedgerows, with adjoining arable landcover. The site is not within a designated landscape however development could have a visual impact on the National Landscape. The site has medium landscape sensitivity.

### **Historic environment**

The site located in a comparatively remote location from Honiton, no designated heritage asset within 100m

### **Ecology**

The site is covered by Unimproved grassland, including overgrown grass, Trees and vegetation on the edge of the site boundary. No ecological designations within 100m of the site. minor adverse effect predicted (not significant)

### **Accessibility**

The site is within 1,600 meters of 9 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

### **Other constraints**

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

No

### **Opportunities**

No specific opportunities are identified at this stage in respect of possible site development.

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

30

### **Contribution to spatial strategy**

Compatible with status of Honiton in settlement hierarchy.

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

Yes

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

This site lies on the eastern side of Honiton, south of the railway and is accessed via a narrow stretch of road under the railway. The site is close to the National Landscape and comparatively isolated from the existing development at Honiton. Development of the site could have possible adverse landscape impacts and therefore some sensitivity in terms of the built form used would be needed. However much of the site is well-screened.

### **Landscape Sensitivity Assessment**

**Reference number:** Honi\_14

#### **Context**

##### **Landscape designation context**

Outside of NL

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

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

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

3A Upper farmed and wooded slopes • Undulating upper valley slopes on Greensand • Deciduous woodland and copses, especially on upper slopes • Pastoral farmland, with some arable cultivation on lower slopes. • Small to medium-size fields with irregular boundaries • Winding narrow lanes, many sunken with high banks • An intimate and intricate landscape with wider views often confined by vegetation

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

Yes

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

• Adjacent to existing dwellings to west • visually open

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

Housing - predominantly two storey (8.5m to ridge), possibly some 2.5 storey (9m to ridge) and 3 storey (10.8m to ridge) where appropriate.

#### **Analysis**

<b>Physical and natural characteristics</b>	
Medium	• Introduction of built form and associated infrastructure

	<ul style="list-style-type: none"> <li>• Impact on topography – steep slopes likely to require significant earthworks/ retaining structures</li> <li>• Impact of light spill from street lighting or windows on areas noted for dark skies•</li> <li>Site access requirements- consider if existing arrangements are satisfactory or can be improved by minor modification or if major alteration/ new access provision required</li> <li>• Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss• Offsite access to services – eg need for extended footways/ cycleways/ bus stops</li> </ul>
<b>Cultural and historic associations</b>	
Medium	gently rolling topography, heathland landcover, hedgerow with trees, small field scale, simple landcover complexity.
<b>Relationship to existing settlement edge</b>	
Medium	Devon HLC identifies field as medieval enclosure
<b>Experiential landscape character</b>	
Low-medium	Settlement edge type :fringing development, Edge form:indented, Settlement setting: open
<b>Views</b>	
Medium-high	isolated, sheltered, straight roads, isolated buildings, well managed, simple.
<b>Overall landscape susceptibility</b>	
Medium	Enclosure/ openness: Open Skylines: open / lightly settled Skyline structures: modern buildings Views: framed Intervisibility: existing settlement Degree of intervisibility: partial Visible from: publically accessible land/ long distance trails/ roads/ public rights of way Visual receptors: visitors to public access land/ Walkers and cyclists on minor roads/ Motorists on A30/A35
<b>Within nationally designated landscape?</b>	
No	
<b>Degree of intervisibility with nationally designated landscape</b>	

Site is not within a designated landscape.
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>
Moderate
<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>
High / Medium
<b>Landscape guidance: opportunities in relation to development</b>
development should use the existing road layout and keep the hedgerows in the site boundary, in order to reduce landscape and soften the boundary

### Historic Environment Site Assessment

Reference number: Honi\_14

#### Notes on history of area

Honiton, a historic market town in East Devon, appears in the Domesday Book as "Honetone". Its location on the River Otter and the Fosse Way likely contributed to its growth, although the Fosse Way's precise route through Honiton is debated. A significant fire in 1747 destroyed much of the town centre, leading to rebuilding in the Georgian style, characterised by brick and slate. St. Michael's Church, though heavily restored, retains some older features, notably its Norman tower. Honiton's prosperity stemmed from lace-making, introduced in the 16th century, and its position on the main London to Exeter road (now the A30), which brought coaching inns and trade. The town's historic fabric includes remnants of earlier industry, such as pottery and brickworks, and worker's cottages. The town centre and surrounding landscape form a substantial conservation area, protecting its historical character.

#### 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
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No
List any heritage assets potentially affected.	No

### Ecology Site Assessment

Reference number: Honi\_14

## Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	10417.58934	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	13796.883180000001	Minor adverse effect predicted (not significant)
Ramsar site	International	23414.29522	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	10000+	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	3305.0951319999999	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	13959.86678	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	5586.4423779999997	Minor adverse effect predicted

			(not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1069.523056	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	661.01730399999997	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	428	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	288	Minor adverse effect predicted (not significant)

**Comments**

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

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

**Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No**

**Within Exe Estuary SPA HRA mitigation zone? No**

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

**Number of European sites potentially impacted by site: 0**

### **On site assessment**

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

6/13/2022 . Yes

### **Presence of veteran or ancient trees**

Unimproved grassland, including overgrown grass, Trees and vegetation on the edge of the site boundary..

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

. Yes

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

**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)**

existing layout of the road and path should remain unchange. No

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

. No

### **Conclusion**

Minor adverse effect predicted (not significant)

# 15 Site Reference Honi\_15

## Site details

**Settlement:** Honiton

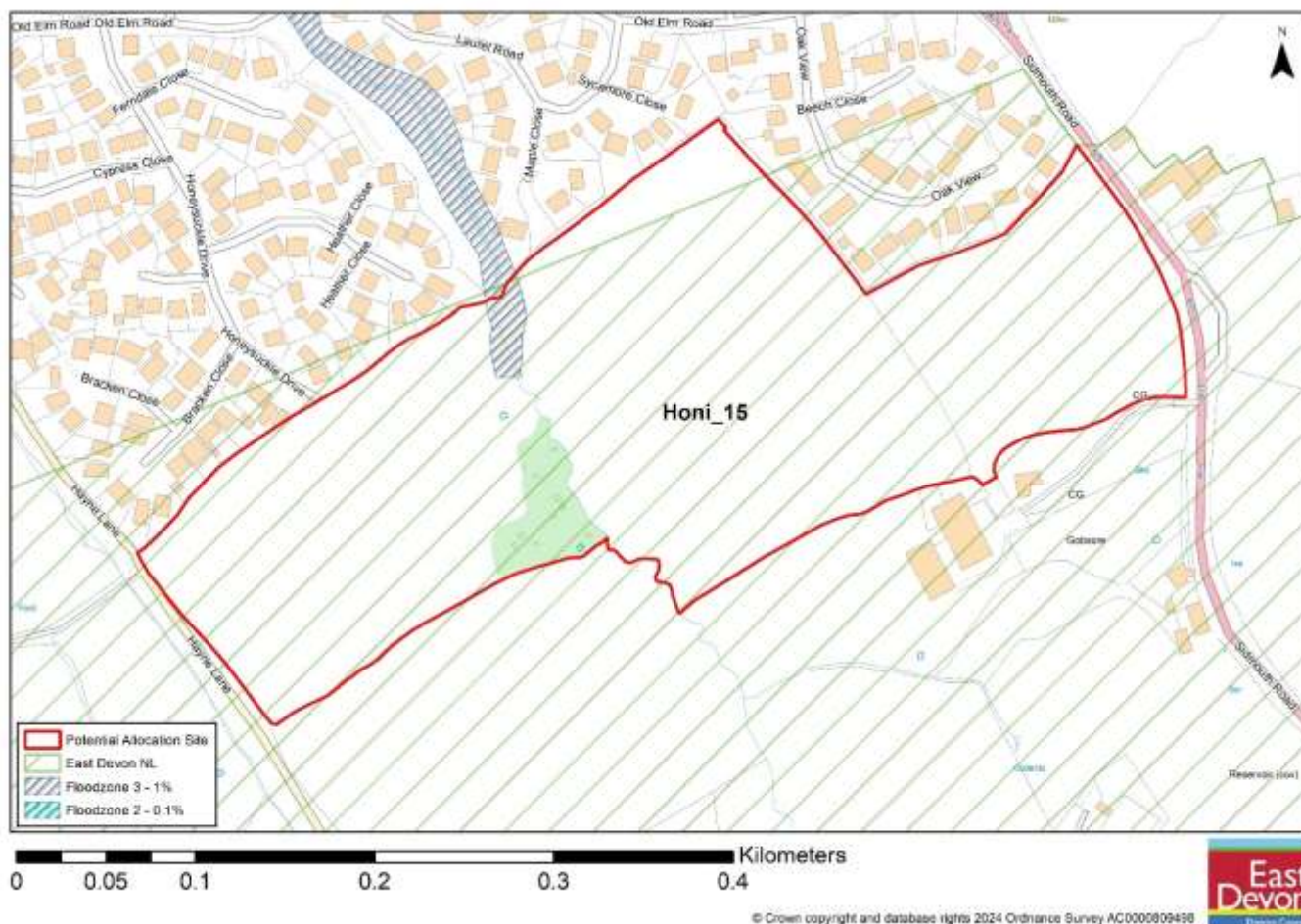
**Reference number:** Honi\_15

**Site area (ha):** 8.94

**Address:** Land at Heathfield, Honiton, EX14 3TX

**Proposed use:** Residential

## Site map



## Photos



Capture from Google Map view from Sidmouth Road



Capture from Google Map view from Sidmouth Road

# Site Assessment Summary and Conclusion

## Infrastructure

DCC - Waste: part of the site extends into Waste Consultation Zone (WCZ) but no Waste planning authority objection. DCC - highways: Accessible from A375 Sidmth Rd & Hayne Lane DCC - Education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required. Need to make an assessment in conjunction with the proposed sites at Gittisham and Dunkerswell - the possibility that a new primary school site needs to be allocated. Safe walking routes are required. Additional secondary capacity required at Honiton. Additional capacity to be funded by development.

## Landscape

The site consists of three interconnected agricultural fields, currently undeveloped grassland, located on the southwestern edge of Honiton. The terrain is sloping, rising from north to south. While the northern section has a gentler slope, there are steeper areas with gradients between 1:10 and 1:3. Due to its elevated position, the site offers open views and is visible from publically accessible areas, including long-distance trails, the A375 Sidmouth Road, and the existing neighbourhood to the north. This visibility is particularly pronounced along the A375 Sidmouth Road, Oak View and Honeysuckle Drive, due to the proximity and relatively low hedges along the southwestern boundary. Views from Hayne Lane and Laurel Road are more limited due to the presence of taller hedges and trees on the site's boundary, and the visual obstruction caused by existing housing developments.

Most of the site falls within the designated National Landscape, except the northern edge of the central field. Given its location within this protected area and its high visibility, the site possesses a very high landscape value and is considered to have a medium-to-high landscape sensitivity.

## Historic environment

The site located in the edge of the Honiton built up area, there are no designated heritage asset within 100m.

## Ecology

The site is covered by improved grassland with trees and vegetation on the edge of the site boundary. In the middle of the site, mature trees formed the hedge at the field edge between the western field and the middle field, this should be retained to minimise the impact on ecology. No ecological designations within 100m of the site. Minor adverse effect predicted (not significant)

## Accessibility

The site is within 1,600 meters of 7 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

## Other constraints

There are potential flooding concerns on the periphery of the site. No existing foot path access from A375 Sidmouth road or Hale Lane.

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

No

**Opportunities**

No specific opportunities are identified at this stage in respect of possible site development.

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

133

**Contribution to spatial strategy**

Compatible with status of Honiton in settlement hierarchy.

**Should the site be allocated?**

No

**Reasons for allocating or not allocating**

This site is within National Landscape and falls on the southwest edge of Honiton and comprises of sloping farmland that abuts development to the north and rises to the south. There was a planning application 15/1027/MOUT, that was previously refused permission.

## **Landscape Sensitivity Assessment**

### **Context**

#### **Landscape designation context**

East Devon NL

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

The site falls almost entirely within the East Devon NL and this would be a major constraint on the potential for development.

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

The site lies relatively close to the CWS

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

3A Upper farmed and wooded slopes • Undulating upper valley slopes on Greensand • Deciduous woodland and copses, especially on upper slopes • Pastoral farmland, with some arable cultivation on lower slopes. • Small to medium-size fields with irregular boundaries • Winding narrow lanes, many sunken with high banks • An intimate and intricate landscape with wider views often confined by vegetation

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

• Adjacent to existing dwellings to north • site falls on the south west edge of Honiton and comprises of sloping farmland that abuts development to the north and rises to the south.

**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 on topography – steep slopes likely to require significant earthworks/ retaining structures
- Impact of light spill from street lighting or windows on areas noted for dark skies
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- consider if existing arrangements are satisfactory or can be improved by minor modification or if 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/ other noteworthy habitats • Impact on boundaries –tree and hedgerow root protection areas • Offsite access to services – e.g. 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**

<b>Physical and natural characteristics</b>	
High	Scarp slope topography, arable landcover, hedgerow with trees, medium field scal and simple land cover with hedgerow with trees
<b>Cultural and historic associations</b>	

Medium-high	Devon HLC identifies field as medieval enclosure
<b>Relationship to existing settlement edge</b>	
Medium	Settlement edge type :fringing development, Edge form:linear, Settlement setting: open
<b>Experiential landscape character</b>	
Medium	Wild, intimate, edge of the dwellings neighbourhood, Winding rural lanes, simple
<b>Views</b>	
Medium-high	Enclosure/ openness: part enclosed Skylines: open / undeveloped Views: Distant / expansive Intervisibility: NL/ existing settlement Degree of intervisibility: partial Visible from: publically accessible land/ long distance trails/ roads/ public rights of way Visual receptors: NL visitors/ visitors to public access land/ Walkers and cyclists on minor roads/ Motorists on A375
<b>Overall landscape susceptibility</b>	
High	
<b>Within nationally designated landscape?</b>	
Site is within a designated landscape and has very high landscape value.	
<b>Degree of intervisibility with nationally designated landscape</b>	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
<b>Landscape value</b>	
Very High – Nationally or internationally designated for landscape value (NL/ WHS)	
<b>Overall landscape sensitivity</b>	
High	
<b>Landscape guidance: opportunities in relation to development</b>	

## Historic Environment Site Assessment

### Notes on history of area

Honiton, a historic market town in East Devon, appears in the Domesday Book as "Honetone". Its location on the River Otter and the Fosse Way likely contributed to its growth, although the Fosse Way's precise route through Honiton is debated. A significant fire in 1747 destroyed much of the town centre, leading to rebuilding in the Georgian style, characterised by brick and slate. St. Michael's

Church, though heavily restored, retains some older features, notably its Norman tower. Honiton's prosperity stemmed from lace-making, introduced in the 16th century, and its position on the main London to Exeter road (now the A30), which brought coaching inns and trade. The town's historic fabric includes remnants of earlier industry, such as pottery and brickworks, and worker's cottages. The town centre and surrounding landscape form a substantial conservation area, protecting its historical character.

## 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
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No
List any heritage assets potentially affected.	No

## 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	10604.10814	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	10949.104300000001	Minor adverse effect predicted (not significant)
Ramsar site	International	20585.01136	Minor adverse effect

			predicted (not significant)
Marine Conservation Zone (MCZ)	National	10000+	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	5327.0791559999998	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	14121.4792	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	3457.7402929999998	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	160.06083799999999	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	159.71227200000001	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	368	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	164	Minor adverse effect predicted (not significant)

**Comments**

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

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

**Within East Devon Pebblebed Heaths SAC HRA mitigation zone?** No

**Within Exe Estuary SPA HRA mitigation zone?** No

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

**Number of European sites potentially impacted by site:** 0

**On site assessment**

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

6/28/2022 . No

**Presence of veteran or ancient trees**

Trees and vegetation on the edge of the site boundary.. 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)**

should be Limited. No

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

No.

## **Conclusion**

Minor adverse effect predicted (not significant)



## Photos



Site existing condition – GH/ED/39b photo taken from the access gate at Northcote Hill



View from Tunnel Lane



Access Road to GH/ED/39a – photo taken from Tunnel Lane



Existing Northcote Hill Farm Photo taken from Tunnel Lane

## Site Assessment Summary and Conclusion

### Infrastructure

**Access:** The site is accessed via either Northcote Hill or Northcote Road/Tunnel Lane, which are narrow country lanes leading from the A30/A35 junction at the eastern end of Honiton. Access to the majority of the site is constrained by relatively narrow roads under railway bridges. Access improvements and associated traffic management may be required.

## **Landscape**

Landscape sensitivity: High. The site is outside but abuts the Blackdown Hills National Landscape, which wraps around the eastern end of Honiton and is in close proximity to the East Devon National Landscape which starts further up Tower Hill. Parts of the site have significant intervisibility with the Blackdown Hills National Landscape to the north of the A30, where they would highly likely be visible from key vantage points such as Dumpdon Hill. However, the site may be seen in the context of the existing settlement, A30 and A35 to an extent. Natural England advised that the site may struggle to meet the NPPF exception test in terms of impact on the National Landscape, as better options for development exist elsewhere. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various Public Rights of Way in the wider landscape context, one of which crosses the site. Some are highly likely to offer views of the site. Requires further visual assessment.

## **Historic environment**

The site located in the remote location in Honiton, no designated heritage asset within 100m

## **Ecology**

The north of the railwayline the site is covered by improved grassland with small areas having overgrown grass and grazed by sheep, and to the south of the railway site is mixed with improved grassland and arable. Trees and vegetation on the edge of the site boundary. Two small woodlands within the site. Minor adverse effect predicted (not significant)

## **Accessibility**

The site is within 1,600 meters of 9 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

## **Other constraints**

Flooding: In addition to the area within Floodzone 3, a small area (c.0.02ha) on the north side of the site lies within Floodzone 2. This area has a medium probability of experiencing fluvial flooding and only has the potential to be developed for reside

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

No

## **Opportunities**

No specific opportunities are identified at this stage in respect of possible site development.

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

200

## **Contribution to spatial strategy –**

Compatible with status of Honiton in settlement hierarchy.

**Should the site be allocated?**

Yes

**Reasons for allocating or not allocating**

Although this site did not pass the stage 2 HELAA Panel assessment, it warrants appraisal due to known developer interest and the potential to overcome existing constraints, particularly regarding highway considerations. Developing this site could significantly increase East Devon's housing supply.

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

**Landscape Sensitivity Assessment**

**Reference number:** GH/ED/39

**Context**

**Landscape designation context**

Outside of NL

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

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

**Landscape Character Type and relevant key characteristics**

3A Upper farmed and wooded slopes • Undulating upper valley slopes on Greensand • Deciduous woodland and copses, especially on upper slopes • Pastoral farmland, with some arable cultivation on lower slopes. • Small to medium-size fields with irregular boundaries • Winding narrow lanes, many sunken with high banks • An intimate and intricate landscape with wider views often confined by vegetation

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

Yes

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

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

Housing - predominantly two storey (8.5m to ridge), possibly some 2.5 storey (9m to ridge) and 3 storey (10.8m to ridge) where appropriate.

## Analysis

<b>Physical and natural characteristics</b>	
Medium-high	<ul style="list-style-type: none"> <li>• Introduction of built form and associated infrastructure</li> <li>• Impact on topography – steep slopes likely to require significant earthworks/ retaining structures</li> <li>• Impact of light spill from street lighting or windows on areas noted for dark skies•</li> <li>• Site access requirements- consider if existing arrangements are satisfactory or can be improved by minor modification or if major alteration/ new access provision required</li> <li>• Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss•</li> <li>• Offsite access to services – eg need for extended footways/ cycleways/ bus stops</li> </ul>
<b>Cultural and historic associations</b>	
Low-medium	gently rolling topography, heathland landcover, hedgerow with trees, large field scale, varied landcover with Woodlands
<b>Relationship to existing settlement edge</b>	
Medium	north to railway :Devon HLC identifies field as Post-medieval enclosures with medieval elements South to rail way :Devon HLC identifies field as Medieval enclosures based on strip fields
<b>Experiential landscape character</b>	
Medium	North of the railway: Settlement edge type :fringing development, Edge form:screened & vegetated, Settlement setting: open & wooded South of the railway: Settlement edge type :fringing development, Edge form:screened & vegetated, Settlement setting: op
<b>Views</b>	
Medium-high	North of the railway: low-medium, sheltered, settled, small-medium scale dwellings surrounded, Winding rural lanes& straight roads. South of the railway: isolated, curved or sinuous , Winding rural lanes, undeveloped, Monotonous
<b>Overall landscape susceptibility</b>	

Medium-high	<p>North of the railway: Medium, Enclosure/ openness: part enclosed  Skylines: open / lightly settled  Skyline structures: modern buildings, telecoms pylons  Views: framed  Intervisibility: existing settlement &amp; NL  Degree of intervisibility: partial  Visible from: publically accessible land/ long distance trails/ roads  Visual receptors: Walkers and cyclists on minor roads/ railway users  South of the railway: Medium-high , Enclosure/ openness: part enclosed  Skylines: open / undevelop  Skyline structures: telecoms pylons  Views: Distant / expansive  Intervisibility: NL  Degree of intervisibility: partial</p>
<b>Within nationally designated landscape?</b>	
No	
<b>Degree of intervisibility with nationally designated landscape</b>	
Site is not within a designated landscape.	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
Moderate	
<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>	
High / Medium	
<b>Landscape guidance: opportunities in relation to development</b>	
Only the north of railway site for development, and should use the existing road layout and keep the hedgerows in the site boundary, in order to reduce landscape impact and the noise impact from railway	

## Historic Environment Site Assessment

**Reference number:** GH/ED/39

### Notes on history of area

Honiton, a historic market town in East Devon, appears in the Domesday Book as "Honetone". Its location on the River Otter and the Fosse Way likely contributed to its growth, although the Fosse Way's precise route through Honiton is debated. A significant fire in 1747 destroyed much of the town centre, leading to rebuilding in the Georgian style, characterised by brick and slate. St. Michael's Church, though heavily restored, retains some older features, notably its Norman tower. Honiton's prosperity stemmed from lace-making, introduced in the 16th century, and its position on the main

London to Exeter road (now the A30), which brought coaching inns and trade. The town's historic fabric includes remnants of earlier industry, such as pottery and brickworks, and worker's cottages. The town centre and surrounding landscape form a substantial conservation area, protecting its historical character.

## Overall conclusion

<b>Step 1. Identify any heritage assets potentially affected</b>	
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?	
List any heritage assets potentially affected.	

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 1	
Description of asset	
Significance of asset and setting	
Relationship of site with heritage asset	
Level of contribution (site to heritage asset)	
Further assessment required?	

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	
Could the site be developed in a way that minimised potential impact?	
Would the development affect the heritage asset in other ways?	

<b>Step 4. How to maximise enhancements and avoid harm</b>	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	
Would development enable further research and recording of the heritage asset?	
Would development enable better revealing of the significance of the heritage asset?	
Would development enable the asset to be removed from the at risk register?	
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	
Could the site boundary be changed to avoid harm?	
Could the amount of development be reduced to avoid harm?	
Would a different type of development (use) avoid harm?	
Could design avoid harm?	
Notes	

### Ecology Site Assessment

**Reference number:** GH/ED/39

#### **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	10082	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	14016	Minor adverse effect predicted (not significant)
Ramsar site	International	24349	Minor adverse effect

			predicted (not significant)
Marine Conservation Zone (MCZ)	National	10000+	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	2660	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	14174	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	5609	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	981	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	358	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	196	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	10	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?** 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)?**

7/20/2022 . See notes

**Presence of veteran or ancient trees**

North of the railway: improved grassland with small areas have overgrown grass and grazed by sheeps Trees and vegetation on the edge of the site boundary. Eastern and North east have woodlands South of railway: mixed with improved grassland and arable. No

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

. Yes

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

Woodlands in the east and north east. 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)**

Large scale site comprises multiple sites, removal would be expected. No

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

. No

## **Conclusion**

Minor adverse effect predicted (not significant)

# 17 Site Reference Honi\_18

## Site details

**Settlement:** Honiton

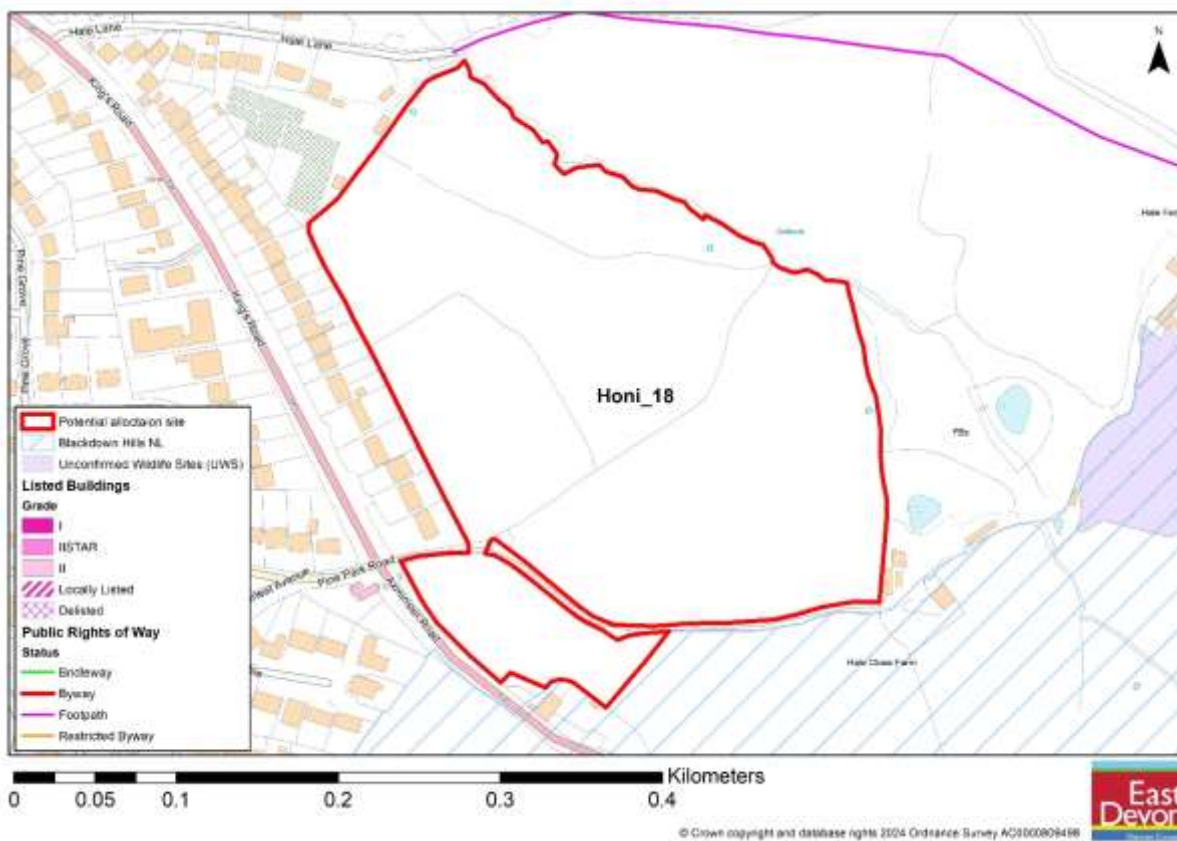
**Reference number:** Honi\_18

**Site area (ha):** 8.506ha

**Address:** Land at Kings Road, Hale Close, Honiton

**Proposed use:** Residential

## Site map



## Photos



Proposed new access point/junction (red arrow) at Axminster Road, photo taken from Axminster Road



Proposed new access point



Photo shows the existing site conditions and the distance between the proposed site and the dwellings on Kings Road. Photo taken from the existing road access to the Hale Close Farm Holiday cottages.



View from outside the Hale Close Farm Holiday Cottages, photo taken from the existing access road to the Hale Close Farm Holiday cottages.

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

DCC - General comment on Honiton education: Over 30 ha development proposed. Some capacity at Honiton primaries to support development but depending on the amount of development proposed additional capacity would be required.

### **Landscape**

The site is located adjacent to the Blackdown Hills National Landscape, affording expansive views from nearby roads such as Axminster Road and Springfield Road. Additionally, the site is visible from existing dwellings on King's Road, the small road outside Hale Close Farm Cottages, and to a limited extent from Hale Lane.

The site has a gentle slope, rising from northwest to east and becoming relatively flat in the eastern and southern sections. Due to its proximity to the designated landscape, the site has a moderate-to-high landscape sensitivity, meaning any development would likely have a noticeable impact on the visual character of the area.

### **Historic environment**

Two Grade II listed buildings located within 100m, are the Copper Castle Gate Toll House and the Copper Castle. Both are located within 20m and the Copper Castle Gate Toll House would be directly affected by the proposed new junction/ access point.

### **Ecology**

The site is primarily covered by unimproved grassland, with vegetation lining the site boundary. Mature trees are located along the northern boundary adjacent to the brook, while trees and hedges are found on the eastern side of the site, outside the holiday cottages. Evidence of animal grazing was observed in the central and southern portions of the site during the site visit. Minor adverse effect predicted (not significant)

### **Accessibility**

The site is within 1,600 meters of 9 local facilities and within 1,600 meters of a train station or bus route with an hourly or better service.

### **Other constraints**

The southern part of the site has a small area affected by surface water flooding, and along the brook adjacent to the site, there are patches of surface water flooding.

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

No

## **Opportunities**

No specific opportunities are identified at this stage in respect of possible site development.

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

136

## **Contribution to spatial strategy**

The Site located outside the settlement boundary.

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

Yes

**Reasons for allocating or not allocating** Recommended to allocate the site, as it close to Honiton High Street and have good access to most of the facilities in Honiton. The site could provide good number of housing number in the existing built-up area within Honiton, which could be a boost to the housing number target for East Devon. Based on the evidence submitted, the accessibility should be achievable. Detail design should be examined via planning application stage. The site located at the edge of the NL, and visible from the National Landscape, careful design on the development required in order to minimise the landscape impact.

## **Landscape Sensitivity Assessment**

### **Context**

#### **Landscape designation context**

Outside of NL

#### **For sites within National Landscape, applicable special qualities**

The site is outside but close to the Blackdown Hills National Landscapes

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

This site is close (45m) to a listed buildings

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

3A Upper farmed and wooded slopes • Undulating upper valley slopes on Greensand • Deciduous woodland and copses, especially on upper slopes • Pastoral farmland, with some arable cultivation on lower slopes. • Small to medium-size fields with irregular boundaries • Winding narrow lanes,

many sunken with high banks • An intimate and intricate landscape with wider views often confined by vegetation

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

Yes

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

- Adjacent to existing dwellings in Kings Road and Hale Lane

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

Housing - predominantly two storey (8.5m to ridge), possibly some 2.5 storey (9m to ridge) and 3 storey (10.8m to ridge) where appropriate.

**Analysis**

<b>Physical and natural characteristics</b>	
High	<ul style="list-style-type: none"> <li>• Introduction of built form and associated infrastructure</li> <li>• Impact on topography – steep slopes likely to require significant earthworks/ retaining structures</li> <li>• Impact of light spill from street lighting or windows on areas noted for dark skies</li> <li>• Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads</li> <li>• Site access requirements- consider if existing arrangements are satisfactory or can be improved by minor modification or if major alteration/ new access provision required</li> <li>• Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss</li> <li>• Loss of trees/ hedgerow/ other noteworthy habitats</li> <li>• Offsite access to services – eg need for extended footways/ cycleways/ bus stops</li> <li>• Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.</li> </ul>
<b>Cultural and historic associations</b>	
Medium-high	<p>mix of Scarp slope &amp; gently rolling topography, Heathland landcover, a hedgerow with trees, large field scale and simple landcover.</p>

<b>Relationship to existing settlement edge</b>	
Medium	Settlement edge type :fringing development, Edge form:linear, Settlement setting: open
<b>Experiential landscape character</b>	
Medium	Wild, intimate, edge of the dwellings neighbourhood, simple
<b>Views</b>	
Medium	Enclosure/ openness: part enclosed Skylines: open / undeveloped Views: Distant / expansive Intervisibility: NL/ existing settlement Degree of intervisibility: partial Visible from: publically accessible land/ long distance trails/ roads/ public rights of way Visual receptors: NL visitors/ visitors to public access land/ Walkers and cyclists on minor roads/ Motorists on A35
<b>Overall landscape susceptibility</b>	
High	The landscape susceptibility assessment based on the selected characteristics indicates that the site has a medium-high landscape sensitivity. This is due to the following factors: Enclosure/openness: The site is mostly open view . Skylines: The skylines are open and undeveloped, which means that any new development would be highly visible. Skyline structures: The skyline is dominated by modern buildings, telecoms masts & pylons, which could be impacted by new developments. Views: The views are expansive. Intervisibility: The site is located outside the the National Landscape but at the edge of the boundary. Visible from: The site is visible from publically accessible land, long-distance trails, roads, and public rights of way. Visual receptors: The visual receptors include National Landscape visitors, visitors to public access land, walkers, and cyclists on minor roads. Overall, these factors indicate that the site has a medium-high landscape sensitivity, and any new development would need to

	be carefully considered to minimise its impact on the surrounding landscape.
<b>Within nationally designated landscape?</b>	
No	
<b>Degree of intervisibility with nationally designated landscape</b>	
Site is not within a designated landscape.	
<b>Landscape value</b>	
Medium- High – not part of the Nationally or internationally designated for landscape value (National Landscape/ WHS) but located at the edge of it and visible from NL.	
<b>Overall landscape sensitivity</b>	
Medium – High	
<b>Landscape guidance: opportunities in relation to development</b>	
Development proposals should incorporate hedgerows within the site boundary to mitigate the impact on the surrounding landscape and heritage, particularly given the site's proximity to the National Landscape. Furthermore, a buffer zone should be established between the proposed development and existing residential properties to ensure appropriate separation and protect residential amenity.	

## Historic Environment Site Assessment

### Notes on history of area

Honiton, a historic market town in East Devon, appears in the Domesday Book as "Honetone". Its location on the River Otter and the Fosse Way likely contributed to its growth, although the Fosse Way's precise route through Honiton is debated. A significant fire in 1747 destroyed much of the town centre, leading to rebuilding in the Georgian style, characterised by brick and slate. St. Michael's Church, though heavily restored, retains some older features, notably its Norman tower. Honiton's prosperity stemmed from lace-making, introduced in the 16th century, and its position on the main London to Exeter road (now the A30), which brought coaching inns and trade. The town's historic fabric includes remnants of earlier industry, such as pottery and brickworks, and worker's cottages. The town centre and surrounding landscape form a substantial conservation area, protecting its historical character.

### Overall conclusion

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

<b>Step 1. Identify any heritage assets potentially affected</b>	
Is the site within 100 metres of a designated heritage asset?	Yes Copper Castle Gate Toll House (5m) and the Copper Castle(20m)

Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes
List any heritage assets potentially affected.	Copper Castle Gate Toll House and the Copper Castle

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 1	
Description of asset	Copper Castle Gate Toll House - Grade 2* listed building 19th century in the form of a lodge with crenellation
Significance of asset and setting	Medium
Relationship of site with heritage asset	The site's proximity to and visual connection with the heritage asset, coupled with open views across the intervening distance, means it is potentially affected by the proposed new junction/access point. Furthermore, both the site and the asset share the same main access road.
Level of contribution (site to heritage asset)	Little
Further assessment required?	Yes

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Moderate The close proximity and clear inter-visibility between the site and the asset means that development would affect the setting of the asset.
Could the site be developed in a way that minimised potential impact?	A buffer zone should be incorporated into the design of the proposed new junction/access point to mitigate any potential adverse impacts.
Would the development affect the heritage asset in other ways?	No

<b>Step 4. How to maximise enhancements and avoid harm</b>	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	Yes
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	No
Could the site boundary be changed to avoid harm?	Yes
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	A buffer zone should be incorporated into the design of the proposed new junction/access point to mitigate any potential adverse impacts.

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 2	
Description of asset	Copper Castle - Grade 2* listed building early 19th century. It was said to have had a copper roof hence the name. It was built in a Gothic style with a castellated parapet and tall Gothic windows.
Significance of asset and setting	Medium
Relationship of site with heritage asset	The site's proximity to and visual connection with the heritage asset, coupled with open views across the intervening distance, means it is potentially affected by the proposed new junction/access point. While the view is somewhat disrupted by the busy A35 road, the potential impact remains.
Level of contribution (site to heritage asset)	Little
Further assessment required?	Yes

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 2	
What impact would development have on the heritage asset and its setting?	Moderate The close proximity and clear inter-visibility between the site and the asset means that development would affect the setting of the asset.
Could the site be developed in a way that minimised potential impact?	A buffer zone should be incorporated into the design of the proposed new junction/access point to mitigate any potential adverse impacts.
Would the development affect the heritage asset in other ways?	No

<b>Step 4. How to maximise enhancements and avoid harm</b>	
Heritage asset 2 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	Yes
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	No
Could the site boundary be changed to avoid harm?	Yes
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	A buffer zone should be incorporated into the design of the proposed new junction/access point to mitigate any potential adverse impacts.

### **Ecology Site 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	>10000	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	>10000	Minor adverse effect predicted (not significant)
Ramsar site	International	>10000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	>10000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	3169	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	>10000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	4978	Minor adverse effect predicted (not significant)
Ancient Woodland	Regional	377	Minor adverse effect

Inventory Site (AWSI)			predicted (not significant)
County Wildlife Site (CWS)	County	385	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	120	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	120	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	120	Minor adverse effect predicted (not significant)

#### Comments

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

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

**Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No**

**Within Exe Estuary SPA HRA mitigation zone? No**

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

**Number of European sites potentially impacted by site: 0**

#### On site assessment

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

1/10/2024 . Yes

**Presence of veteran or ancient trees**

Overgrown grassland, with trees and vegetation on the edge of the boundary.

**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)**

Further ecological studies should be conducted, particularly in the area near Hale Lane. This area was inaccessible during the site visit, and the presence of several small brooks suggests potentially higher ecological interest.

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

. No

**Conclusion**

Minor adverse effect predicted (not significant)

