

East Devon Local Plan 2020-2042

Site Selection report

Newton Poppleford



February 2025

Contact details

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

Phone: 01404 515616

Email: planningpolicy@eastdevon.gov.uk

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

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

Contents

1	Introduction.....	1
2	Site Reference Newt_01	4
3	Site Reference Newt_02.....	14
4	Site Reference Newt_04.....	23
5	Site Reference Newt_05.....	31
6	Site Reference Newt_13	40
7	Site Reference Newt_14	48

1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2042 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not.¹ The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites.²
- 1.3 For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of sites at Newton Poppleford. A map of all the sites which have been assessed is below, followed by a table which highlights the site selection findings.
- 1.5 All of the sites considered are located in the west of the village, whereas the services and facilities tend to be clustered in the east of the village. The A3052 runs through the middle of the village from east to west and lacks a continuous footway. There are some traffic free routes from the west of the village to services and facilities in the east, but they lack hard surfaces and lighting. The inadequacy of safe and convenient pedestrian and cycling routes have been highlighted in appeal decisions, most recently for development at Down Close (site Newt_13 reference [22/2779/PIP](#)). The photograph shows part of the footpath that does exist along the A3052. However, the owners of Newt_05 have acquired land to the north of the site that will provide a footpath link to an existing path that links to the village centre. This will enable safe and convenient pedestrian access for both Newt_05



¹ Site Selection Methodology (2024): [sal-001-site-selection-methodology_v2-2020-2042.pdf](#); Landscape Assessment: [sal-002-landscape-sensitivity-assessment-methodology.pdf](#) ; HESA Methodology: [sal-003-historic-environment-site-assessment-methodology.pdf](#); Ecology Guidelines: [sal-004-ecology-guidelines-for-housing-allocation.pdf](#)

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

and Newt_04, which lies to the south and both sites are allocated for a total of 55 homes.

1.6 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.

1.7 The following sites did not pass site sifting at Newton Poppleford:

- Newt_03 was withdrawn no longer available.
- Newt_07 is probably unachievable in the HELAA due to poor access.
- Newt_09 is probably unachievable in the HELAA due to poor access.
- Newt_10 is probably unachievable in the HELAA due to poor access.
- Newt_11 not suitable in HELAA as within Flood Zone 3.
- Newt_12 not suitable in HELAA as too small and within Flood Zone 3.
- Newt_15 is probably unachievable in the HELAA as no access.
- Newt_16 not suitable in HELAA as within Flood Zone 3.
- Newt_17 is probably unachievable in the HELAA due to poor access.
- Newt_18 not suitable in HELAA as within Flood Zone 3.
- Newt_19 overlaps Newt_13.

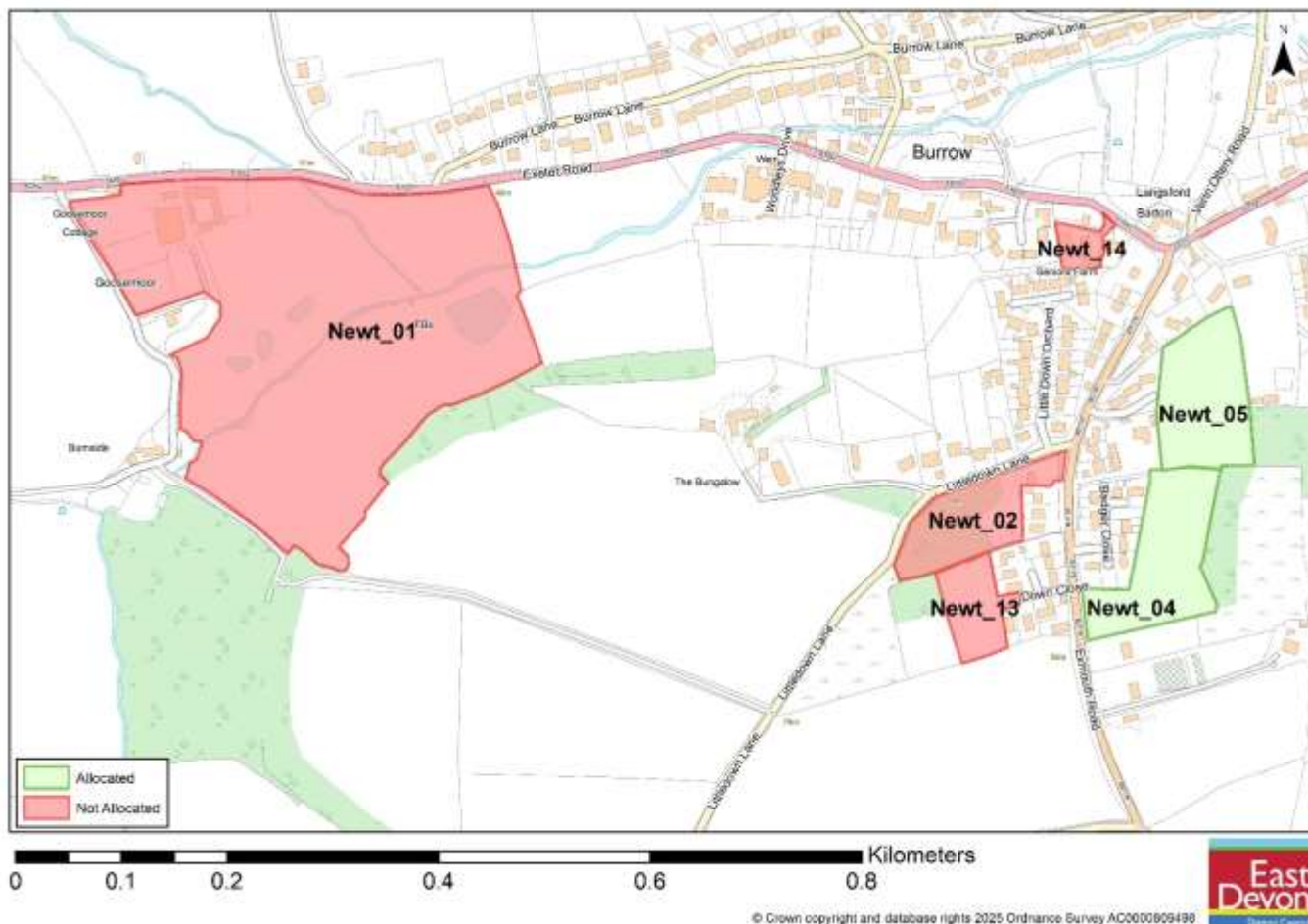


Figure 1.1: Overview of Site Selection findings at Newton Poppleford

Site reference	Number of dwellings / hectares of employment land	Allocate?
Newt_01	119	No
Newt_02	21	No
Newt_04	28	Yes
Newt_05	27	Yes
Newt_13	11	No
Newt_14	5	No

2 Site Reference Newt_01

Site details

Settlement: Newton Poppleford

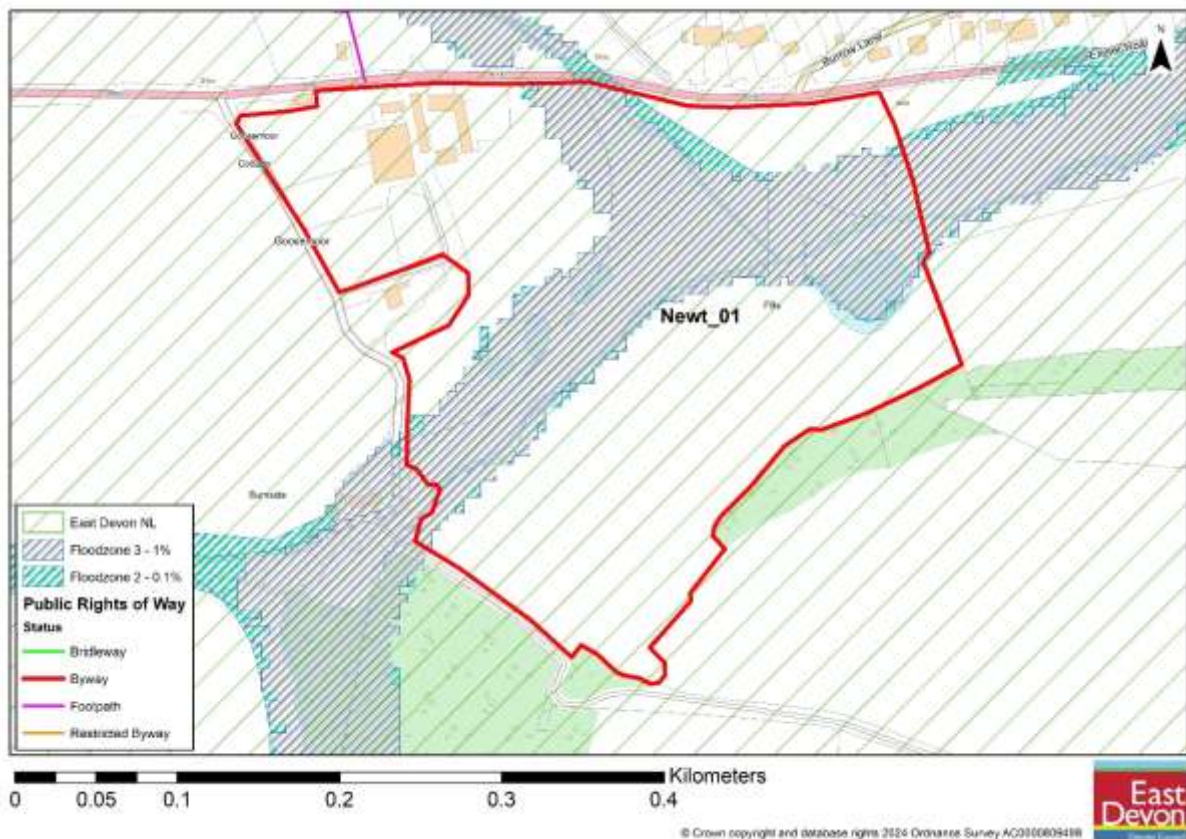
Reference number: Newt_01

Site area (ha): 9.51

Address: Goosemoor Farm, Exeter Road

Proposed use: Residential

Site map



Photos



Eastern part of site looking south over Exeter Road from Burrow Lane



Looking southwest across site over Exeter Road from Burrow Lane



Looking southwest across site with Goosemoor Farm to right of photograph from bank above Exeter Road

Site Assessment Summary and Conclusion

Infrastructure

Devon County Highways advise that the site is remote from facilities with poor ped/cycle access. A vehicular site access could probably be achieved but would require significant improvements to visibility entailing potential loss of walls and/or vegetation at this point on the A3052 at a point where a system of double white lines in the centre of the road are in place indicating hazardous conditions. This site is not favoured for these reasons. Devon County Education advise that Newton Poppleford Primary has some capacity to support some limited development. Sites within safe walking distance of the primary school preferable. Depending on level of development new primary capacity could be required, but no ability to extend on the current primary school. There could be some push back to Sidmouth primary and Sidbury primary. Additional secondary capacity required. Transport costs apply for secondary.

Landscape

Newt_01 comprises a group of small fields with attractive hedgerows on the valley floor within the East Devon National Landscape. There a farmstead dating from Medieval times on the northwest of the site. There is a high landscape sensitivity to change.

Historic environment

Development would have a moderate impact on the setting of Goosemoor Farm, a non-designated heritage asset. Overall, a medium impact is predicted: 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.

Ecology

Newt_01 is within the Exe Estuary and Pebblebed Heaths habitat mitigation zones. It is adjacent to a woodland nature recovery network. The site hedges with a high proportion of trees, ponds and watercourses and may also include areas of unimproved grassland,. Overall a significant moderate adverse effect is predicted.

Accessibility

The eastern part of Newt_01 is within 1600m of six services and facilities and is adjacent to an hourly or better bus service. However, much of the site is more than 1600m from the facilities, which are concentrated at the eastern part of the village, and there is no footway along Exeter Road. The site is not considered to have a safe and convenient route for pedestrians and cyclists to access services and facilities.

Other constraints

The northern third of the site is Grade 2 agricultural land and the remainder is Grade 3. The site has two streams crossing it with associated areas of Flood zones 2 and 3. The site is in a drinking water source protection zone.

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

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

119

Contribution to spatial strategy

Newton Poppleford is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The site has a potential yield of 119 homes using the standard maximum density, which would represent a substantial amount of development relative to the existing size of the village.

Should the site be allocated?

No

Reasons for allocating or not allocating.

There is no safe and convenient pedestrian or cycling access to the services and facilities in the village centre. Detrimental landscape impact likely to undermine the special qualities of the East Devon National Landscape.

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

No

Landscape Sensitivity Assessment

Reference number: Newt_01

Context

Landscape designation context

Within the East Devon National Landscape

For sites within AONB, applicable special qualities

Picturesque villages with traditional buildings linked by narrow winding lanes crossing historic stone bridges; many listed buildings.

Other relevant biodiversity, historic environment and/or geological designations

Part of site within 400m of Pebblebed Heaths.

Landscape Character Type and relevant key characteristics

Newt_01 forms part of Landscape Character Type (LCT) 3B Lower rolling farmed and settled valley slopes. Key characteristics of this LCT shown on site are gently rolling landform sloping up from valley floor, many hedgerow trees, copses and streamside tree rows, predominantly pastoral farmland, semi natural habitats include streams and ditches, a relatively enclosed and sheltered landscape.

Local landscape character of site and immediate surrounds

The site comprises fields with some tree coverage and farm complex.

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.

- The introduction of built form and associated infrastructure would be visually incongruous.
- Site access would require significant improvements to visibility entailing potential loss of walls and/or vegetation.
- The provision of access roads within the site would be likely to result in the loss of trees/ hedgerow/ other noteworthy habitats related to watercourses.
- There is no pavement link into the village from the site and provision of such could result in the loss of hedgerows.

Analysis

Physical and natural characteristics	
Medium high	Landscape makes a strong contribution to local landscape with hedgerows, trees, watercourses and field patterns.
Cultural and historic associations	
Medium high	A landscape with visible historic elements with an intrinsic historic character.
Relationship to existing settlement edge	
Medium high	Development would have a poor relationship with the existing settlement pattern.
Experiential landscape character	
High Medium	A landscape with a high scenic quality but some intrusive road noise.
Views	
Medium high	Views across the site are filtered by mature trees and hedges.
Overall landscape susceptibility	
High	The key characteristics and qualities of the landscape are highly susceptible to change from the development proposed.
Within nationally designated landscape? Yes	
Degree of intervisibility with designated landscape	If outside designated landscape, factors which may raise or lower value from moderate
N/A	
Landscape value	
Very high	
Overall landscape sensitivity	
High	
Landscape guidance: opportunities in relation to development	

Historic Environment Site Assessment

Notes on history of area

Newton Poppleford derives its name from being a Saxon new town by a pebbly ford. It is an ancient crossing place of the River Otter and it is believed that the Roman Road from Exeter to Axmouth crossed near to the current bridge. There was a Medieval fair in the village and the church tower was built in the 14th century. Market gardening thrived due to the quality of the surrounding soils and the King Alfred daffodil was bred in the village. A silk mill based next to the river provided employment in the 18th century. A railway branch line and station provided opportunities for local businesses, but this closed in the 1960's.

Overall conclusion

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

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	no
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	yes Goosemoor Farm is listed on the Devon Historic Environment Record as a farmstead dating from early medieval times.
List any heritage assets potentially affected.	1. Goosemorr Farm, a non-designated heritage asset shown on the Devon Historic Environment Record
Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Goosemoor Farm An early Medieval farmstead and non-designated heritage asset. A second room for a parlour has been added here to the basic cottage plan (one room downstairs and two bedrooms above). The passage provides the entrance from which a door on the right gives access to what is now reconstructed as a cart shed. Some fragments of pebble walling remain. This was originally the ex house. To the left of the passage entrance to the houseplace or living-room the stairs rise to two bedrooms. Beyond the living- room is the parlour with the closet behind it which may at one time have given access to the second bedroom by a separate staircase. Other interesting features are the setting of the fireplace, the construction of the roof and an oak-slab partition. The roof timbers are quite plain, the surface lightly plastered over, the wood being hacked to form a key. Slightly splayed across the angle of the room, the fire- place is now fitted with a stove. It still has its old settle (oliver).
Significance of asset and setting	Lesser

	Goosemore Farm is an attractive group of buildings which are of historical interest. The fields provide a very attractive rural setting for Goosemore Farm and a sense of separation from Newton Poppleford.
Relationship of site with heritage asset	The proposed development site includes Goosemore Farm and fields to the south and east.
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	No
Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Moderate Development of the site would fundamentally alter the setting of the heritage asset.
Could the site be developed in a way that minimised potential impact?	no
Would the development affect the heritage asset in other ways?	Yes - development would change the rural tranquility of the site (when experienced away from the busy A3052).
Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	No
Could the site boundary be changed to avoid harm?	Yes
Could the amount of development be reduced to avoid harm?	Yes
Would a different type of development (use) avoid harm?	
Could design avoid harm?	Yes
Notes	This is a large site and moving development away from the heritage asste would reduce it's impact. No sites have been found to be suitable for allocation in Newton Poppleford.

Ecological assessment

Reference number: Newt_01

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	5000	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	331	Minor adverse effect predicted (not significant)
Ramsar site	International	9000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	5000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	331	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	10000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	3000	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1600	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1300	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	700	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

Newt_01 is adjacent to a woodland nature recovery network and has watercourses flowing through it.

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes

Within Exe Estuary SPA HRA mitigation zone? Yes

Within East Devon Pebblebed Heaths 400m exclusion zone? Yes

Number of European sites potentially impacted by site: 2

On site assessment

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

Yes, watercourses, ponds and possibly areas of unimproved grassland.

Presence of veteran or ancient trees

No.

Large numbers of mature trees within hedgerows or otherwise

Yes

Presence of ponds not identified on aerial imagery.

No

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

Yes

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

No

Is there any evidence which contradicts the desk study results?

No

Conclusion

Significant moderate adverse effect predicted.

3 Site Reference Newt_02

Site details

Settlement: Newton Poppleford

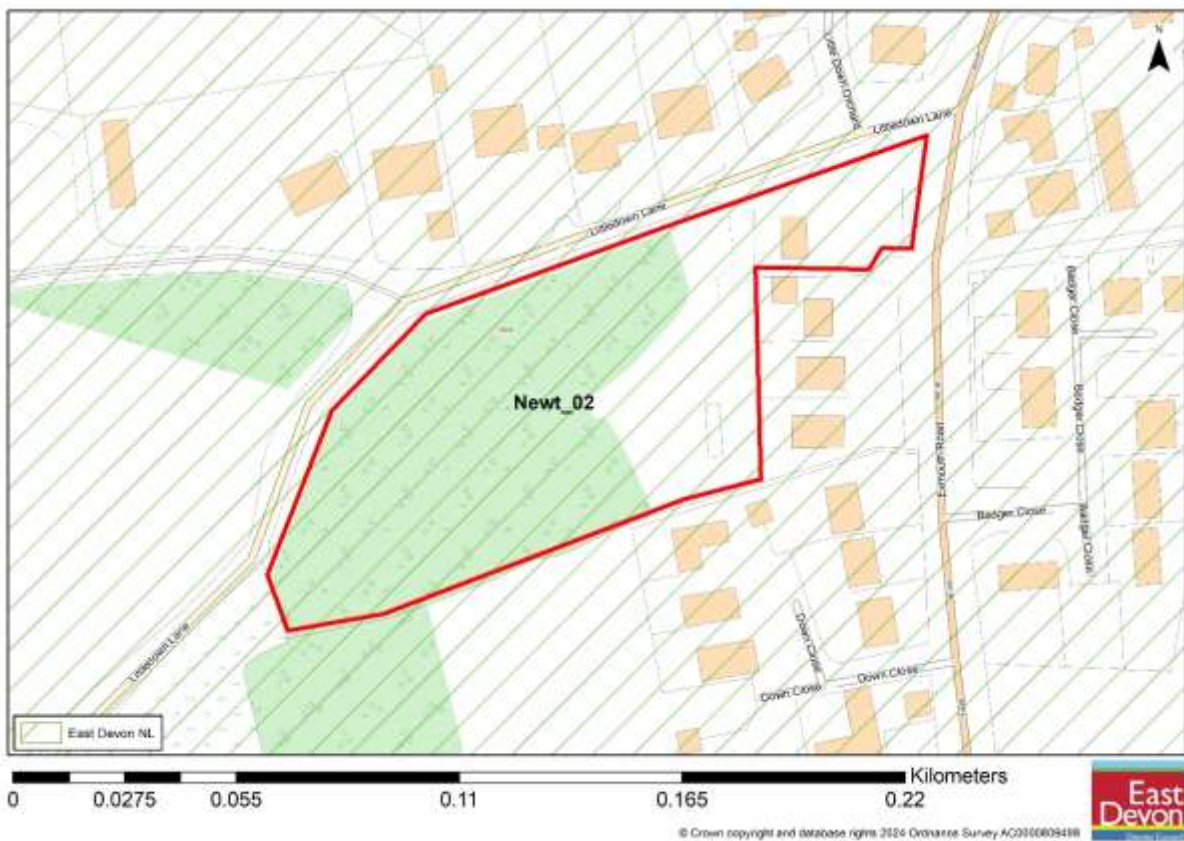
Reference number: Newt_02

Site area (ha): 0.86

Address: Littledown Farm, Littledown Lane

Proposed use: Residential

Site map



Photos



Looking west from Exmouth Road.



Looking southwest into site from Littledown Lane



Looking south along Littledown Lane with site to left of picture.



Looking into site from gate to Littledown Lane.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Highways advise that it has no objection subject to a small scale development with adequate visibility being provided at the site access. Devon County Education advise that Newton Poppleford Primary has some capacity to support some limited development. Sites within safe walking distance of the primary school preferable. Depending on level of development new primary capacity could be required, but no ability to extend on the current primary school. There could be some push back to

Sidmouth primary and Sidbury primary. Additional secondary capacity required. Transport costs apply for secondary.

Landscape

The site comprises a gently sloping site accessed from Littledown Lane within the East Devon National Landscape. The eastern part of the site comprises a detached house with its immediate garden. It is understood that the remainder of the site was a market garden, although its use ceased some time ago. There are many trees on the site, particularly to the boundary and there is an area TPO on the western part of the site. Views into the site from the lane are restricted by the steep bank and boundary vegetation. Overall the site has a high sensitivity to landscape change, but the eastern part of the site is less sensitive.

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected.

Ecology

Newt_02 is within the Exe Estuary and Pebblebed Heaths habitat mitigation zones. The western half of Newt_02 is a woodland nature recovery network. Significant moderate adverse impacts are predicted.

Accessibility

Newt_02 is within 1600 metres of six services and facilities and is adjacent to a hourly bus service. However, there is not considered to be a safe and convenient route for pedestrians or cyclists to access the facilities, which are concentrated in the east of the village.

Other constraints

The majority of the site is Grade 2 agricultural with a small area of Grade 1 in the west of the site. Newt_02 is within a drinking water source protection area. A Tree Preservation Area covers the western part of the site.

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

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

21

Contribution to spatial strategy

Newton Poppleford is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of up to five dwellings on Newt_02 would make a minor contribution to this spatial strategy.

Should the site be allocated?

No

Reasons for allocating or not allocating

Development of the western part of the site would have a detrimental impact on the national landscape and trees protected by a Tree Preservation Area. There is no safe and convenient pedestrian or cycling access to the services and facilities in the village centre.

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

The eastern part of the site is less sensitive in landscape terms, but lack of satisfactory pedestrian and cycling links to the village centre mean that it is not considered to be suitable for allocation.

Landscape Sensitivity Assessment

Reference number: Newt_02

Context

Landscape designation context

The site is within the East Devon National Landscape.

For sites within AONB, applicable special qualities

Sense of isolation, tranquillity and remoteness. Picturesque villages with traditional buildings linked by narrow winding lanes crossing historic stone bridges; many listed buildings.

Other relevant biodiversity, historic environment and/or geological designations

No

Landscape Character Type and relevant key characteristics

Newt_02 forms part of Landscape Character Type (LCT) 3B Lower rolling farmed and settled valley slopes. Key characteristics of this LCT shown on site are winding,

often narrow sunken lanes, with tall earth banks. A relatively enclosed and sheltered landscape with many hedgerow trees and copses. A relatively enclosed and sheltered landscape.

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 would undermine the peaceful rural character of the western part of the site.

Analysis

Physical and natural characteristics	
High	The landscape makes a strong contribution to local landscape character through its hedgerows and trees.
Cultural and historic associations	
Medium high	A landscape with a strong, intrinsic historic character.
Relationship to existing settlement edge	
Medium high	There is housing on two sides of the site and development of the site would integrate with the settlement pattern to some extent, but this would not be the case with the western part of the site.
Experiential landscape character	
Medium high	Despite its proximity to the village, the western part of the site has a rural character and scenic quality with a high degree of tranquillity.
Views	
Medium high	Although the site has an enclosed feeling with few views across it, the hedges and extensive tree coverage make an important contribution to rural character of this part of the village.
Overall landscape susceptibility	
High	The key characteristics and qualities of the landscape are highly susceptible to change from the development proposed.
Within nationally designated landscape? Yes	
Degree of intervisibility with designated landscape	If outside designated landscape, factors which may raise or lower value from moderate
N/A	
Landscape value	
Very High	
Overall landscape sensitivity	
High	
Landscape guidance: opportunities in relation to development	

Historic Environment Site Assessment

Notes on history of area

See Newt_01

Overall conclusion

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	no
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	no
List any heritage assets potentially affected.	None

Ecological assessment

Reference number: Newt_02

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	5000	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	731	Minor adverse effect predicted (not significant)
Ramsar site	International	9000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	5000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	731	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	10000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	3000	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1600	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1300	Minor adverse effect predicted (not significant)

Unconfirmed Wildlife Site (UWS)	County	700	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

The western half of Newt_02 is a woodland nature recovery network.

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes

Within Exe Estuary SPA HRA mitigation zone? Yes

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 2

On site assessment

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

Yes.

Presence of veteran or ancient trees

No

Large numbers of mature trees within hedgerows or otherwise

Yes

Presence of ponds not identified on aerial imagery

No

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

No

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

No

Is there any evidence which contradicts the desk study results?

No

Conclusion

Significant moderate adverse effect predicted.

4 Site Reference Newt_04

Site details

Settlement: Newton Poppleford

Reference number: Newt_04

Site area (ha): 1.18

Address: Land to the West of Badger Close, Exmouth Road

Proposed use: Residential

Site map



Photos



Looking east across site from filed gate to Exmouth Road.



Looking southeast across site from Down Close.



Looking towards northern part of site with Badger Close to right of photograph.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Highways advise development of the site is acceptable if access can be achieved via Badger Close. Devon County Education advise that Newton Poppleford Primary has some capacity to support some limited development. Sites within safe walking distance of the primary school preferable. Depending on level of development new primary capacity could be required, but no ability to extend on the current primary school. There could be some push back to Sidmouth primary and Sidbury primary. Additional secondary capacity required. Transport costs apply for secondary.

Landscape

Newt_04 is in the East Devon National Landscape. It comprises a field that slopes up gently from the road to a group of trees (outside the site) that form an attractive skyline feature. There is sporadic housing development along the road that partly shields the site from public view. Overall there is a high susceptibility to landscape change.

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected.

Ecology

Newt_04 is within the Pebblebed Heaths habitat mitigation zone and is adjacent to a woodland nature recovery network. Significant moderate adverse impacts are predicted.

Accessibility

Newt_04 is within 1600 metres of six services and facilities and is adjacent to a hourly bus service. However, there is not considered to be a safe and convenient route for pedestrians or cyclists to access the facilities, which are concentrated in the east of the village.

Other constraints

Newt_04 is Grade 2 agricultural land and is in a drinking water source protection zone. Planning permission on this site and Newt_05 was refused on appeal in 2014 (13/1490/MOUT).

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

No

Opportunities

The provision of a direct footpath to Newt_05 to link into new footpath to be provided to village centre.

Yield (number of dwellings or hectares of employment land)

28.

Contribution to spatial strategy

Newton Poppleford is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of up to 28 dwellings on Newt_04 would make a positive contribution to this spatial strategy.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The scale of development is consistent with the spatial strategy and, with the mitigation measure of constructing a link to the footpath to the north, provides a route for pedestrians to access facilities in the village centre.

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

No

Landscape Sensitivity Assessment

Reference number: Newt_04

Context

Landscape designation context

The site is within the East Devon National Landscape.

For sites within AONB, applicable special qualities

Distinctive, unspoilt, wooded skyline providing local distinctiveness and orientation. Picturesque villages with traditional buildings linked by narrow winding lanes crossing historic stone bridges; many listed buildings.

Other relevant biodiversity, historic environment and/or geological designations

None

Landscape Character Type and relevant key characteristics

Newt_04 forms part of Landscape Character Type (LCT) 3B Lower rolling farmed and settled valley slopes. Key characteristics of this LCT shown on site are gently rolling landform sloping up from valley floor, copses, predominantly pastoral farmland, often with wooded appearance, semi-natural habitats include woodland and trees.

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

Yes

General and site-specific affects that could arise from development

Introduction of built form and associated infrastructure would take away the field, which provides an attractive foreground to the treed skyline, which contributes to the special qualities of the East Devon National Landscape.

Analysis

Physical and natural characteristics	
Medium High	The landscape makes a strong contribution to the local landscape through its landform, which slopes up to a wooded skyline, which is one of the special qualities of the East Devon National Landscape.
Cultural and historic associations	
Medium	The site forms part of a wider landscape with visible historic elements.
Relationship to existing settlement edge	
Medium high	Whilst the site lies adjacent to the settlement edge, with housing to the west, the elevated nature of the eastern part of the field would extend development onto higher ground, which would be incompatible with the existing settlement edge.
Experiential landscape character	
Medium high	The landscape has high scenic quality, but some intrusive elements from adjoining housing and road noise.
Views	
Medium High	There are open views across the site from Exmouth Road. The site forms a rural foreground to a visually important wooded skyline.
Overall landscape susceptibility	
Medium High	The key characteristics and qualities of the landscape are susceptible to change from the development proposed.
Within nationally designated landscape? Yes	
Degree of intervisibility with designated landscape	If outside designated landscape, factors which may raise or lower value from moderate

N/A
Landscape value
Very High
Overall landscape sensitivity
High
Landscape guidance: opportunities in relation to development

Historic Environment Site Assessment

Notes on history of area

See Newt_01

Overall conclusion

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	no
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	no
List any heritage assets potentially affected.	None

Ecological assessment

Reference number: Newt_04

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	5000	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	787	Minor adverse effect predicted (not significant)
Ramsar site	International	9000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	5000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	787	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	10000	Minor adverse effect predicted (not significant)

Local Nature Reserve (LNR)	Regional	3000	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1600	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1300	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	700	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

Newt_04 is adjacent to a woodland nature recovery network.

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

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

No

Presence of veteran or ancient trees

No

Large numbers of mature trees within hedgerows or otherwise

Woodland adjacent to site.

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

Newt_04 is adjacent to a woodland nature recovery network and is within the Pebblebed Heaths mitigation zone. Significant moderate adverse effect predicted.

5 Site Reference Newt_05

Site details

Settlement: Newton Poppleford

Reference number: Newt_05

Site area (ha): 1.11

Address: Land to the east Of Exmouth Road

Proposed use: Residential

Site map



Photos



Looking northeast from field gate to Beech Close



Looking southeast from field gate to Beech Close



Taken from eastern end of Burrow Lane looking southeast with site visible as green field in middle.



Mature beech tree to southern boundary.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Highways has no objection. Devon County Education advise that Newton Poppleford Primary has some capacity to support some limited development. Sites within safe walking distance of the primary school preferable. Depending on level of development new primary capacity could be required, but no ability to extend on the current primary school. There could be some push back to Sidmouth primary and Sidbury primary. Additional secondary capacity required. Transport costs apply for secondary.

Landscape

Newt_05 is located in the East Devon AONB. It forms a grassed field with access from Beech Close, a small cul de sac serving three recently built houses. The field rises up to an attractive group of trees to the east of the site that form a prominent skyline feature. Overall sensitivity to change is high.

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected.

Ecology

Newt_05 is within the Pebblebed Heaths habitat mitigation zone. Newt_05 is adjacent to a woodland nature recovery network. Significant moderate adverse impacts are predicted.

Accessibility

Newt_05 is within 1600 metres of six services and facilities and is adjacent to a hourly bus service. However, there is not considered to be a safe and convenient route for pedestrians or cyclists to access the facilities, which are concentrated in the east of the village.

Other constraints

Newt_05 is Grade 2 agricultural land and is in a drinking water source protection zone. Planning permission on this site and Newt_04 was refused on appeal in 2014 (13/1490/MOUT).

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

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

27.

Contribution to spatial strategy

Newton Poppleford is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of up to 27 dwellings on Newt_05 would make a positive contribution to this spatial strategy.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The scale of development is consistent with the spatial strategy and, with the mitigation measure of constructing a link to the footpath to the north, provides a route for pedestrians to access facilities in the village centre.

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

No

Landscape Sensitivity Assessment

Reference number: Newt_05

Context

Landscape designation context

Site is within the East Devon National Landscape.

For sites within AONB, applicable special qualities

Distinctive, unspoilt, wooded skyline providing local distinctiveness and orientation. Picturesque villages with traditional buildings linked by narrow winding lanes crossing historic stone bridges; many listed buildings.

Other relevant biodiversity, historic environment and/or geological designations

None

Landscape Character Type and relevant key characteristics

Newt_05 forms part of Landscape Character Type (LCT) 3B Lower rolling farmed and settled valley slopes. Key characteristics of this LCT shown on site are gently rolling landform sloping up from valley floor, copses, predominantly pastoral farmland, often with wooded appearance, semi-natural habitats include woodland and trees.

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

Yes

General and site-specific affects that could arise from development

Introduction of built form and associated infrastructure would take away the field, which provides an attractive foreground to the treed skyline, which contributes to the special qualities of the East Devon National Landscape.

Analysis

Physical and natural characteristics	
High	The landscape makes a strong contribution to the local landscape through its landform, which slopes up to a wooded skyline, which is one of the special qualities of the East Devon National Landscape.

Cultural and historic associations	
Medium	The site forms part of a wider landscape with visible historic elements.
Relationship to existing settlement edge	
Medium high	Whilst the site lies adjacent to the settlement edge, with housing to the north and west, the elevated nature of the site would extend development onto higher ground, which would be incompatible with the existing settlement edge.
Experiential landscape character	
High	The landscape has high scenic quality, with intrusive elements.
Views	
High	There are open views across the site from Beech Close. The site forms a rural foreground to a visually important wooded skyline. Longer range views of the site are available from across the valley.
Overall landscape susceptibility	
Medium High	The key characteristics and qualities of the landscape are susceptible to change from the development proposed.
Within nationally designated landscape? Yes	
Degree of intervisibility with designated landscape	If outside designated landscape, factors which may raise or lower value from moderate
N/A	
Landscape value	
Very High	
Overall landscape sensitivity	
High	
Landscape guidance: opportunities in relation to development	

Historic Environment Site Assessment

Notes on history of area

See Newt_01

Overall conclusion

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes There are several grade II listed buildings to the north of the site within 100 metre: Seniors Farm, Exeter Road; The Cottage, High Street; Ye Olde Toll House, High Street; Mile End Cottage, High Street and Southern Cross Guest House, High Street.

Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No Due to the structures and buildings between the heritage assets and the site, it is not considered that development would have an impact that needs to be considered in this assessment - this view is reinforced by an appeal decision on the site where the Inspector did not consider impacts on any heritage assets (ref. 14/2174/MOUT).
List any heritage assets potentially affected.	

Ecological assessment

Reference number: Newt_05

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	5000	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	696	Minor adverse effect predicted (not significant)
Ramsar site	International	9000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	5000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	696	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	10000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	3000	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1600	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1300	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	700	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

Newt_05 is adjacent to a woodland nature recovery network

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

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

No

Presence of veteran or ancient trees

Very mature beech tree to western boundary (TPO).

Large numbers of mature trees within hedgerows or otherwise

TPO trees to most of western boundary and woodland on neighbouring land to the east.

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

Newt_05 is adjacent to a woodland nature recovery network and is within the Pebblebed Heaths mitigation zone. Significant moderate adverse effect predicted.

Photos



Looking west towards site from Down Close

Site Assessment Summary and Conclusion

Infrastructure

Devon County Highways has no objection, subject to access being from Down Close. Devon County Education advise that Newton Poppleford Primary has some capacity to support some limited development. Sites within safe walking distance of the primary school preferable. Depending on level of development new primary capacity could be required, but no ability to extend on the current primary school. There could be some push back to Sidmouth primary and Sidbury primary. Additional secondary capacity required. Transport costs apply for secondary.

Landscape

Newt_13 comprises a grassed field with a wooded area on gently sloping land to the west of single storey dwelling on Down Close. Three site boundaries are well vegetated, with the eastern boundary to the adjoining housing being suburban style fencing. The site is within the East Devon National Landscape and has a medium susceptibility to landscape change. In a recent appeal decision the Inspector concluded that the site could be developed in a way that would preserve landscape character (Paragraph 19 of appeal decision for [22/2779/PIP](#)).

Historic environment

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected.

Ecology

Newt_13 is within the Exe Estuary and Pebblebed Heaths habitat mitigation zones. Newt_13 is adjacent to a woodland nature recovery network. Significant moderate adverse impacts are predicted.

Accessibility

Newt_13 is within 1600 metres of six services and facilities and is adjacent to a hourly bus service. However, there is not considered to be a safe and convenient route for pedestrians or cyclists to access the facilities, which are concentrated in the east of the village. This assessment was supported by an appeal Inspector ([22/2779/PIP](#)), who dismissed an appeal on these grounds.

Other constraints

Newt_13 is shown as partly Grade 1 and partly Grade 2 agricultural land. However, an Agricultural Land Classification Report submitted with a recent appeal found that it was Grade 3b and this was accepted by the Inspector (ref. [22/2779/PIP](#)). The site is in a drinking water source protection zone.

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

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

11

Contribution to spatial strategy

Newton Poppleford is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of up to 11 dwellings on Newt_05 would make a small contribution to this spatial strategy.

Should the site be allocated?

No

Reasons for allocating or not allocating

Lack of safe and convenient pedestrian or cycling access to the services and facilities in the village centre. Whilst pedestrian improvements will be delivered when Newt_05 is developed, the site is located in the East Devon National Landscape and it would not be reasonable to link allocation of this site to an unrelated site. Newt_13 is not required to deliver either the spatial strategy or the housing requirement.

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

No.

Landscape Sensitivity Assessment

Reference number: Newt_13

Context

Landscape designation context

The site is in the East Devon National Landscape.

For sites within AONB, applicable special qualities

Picturesque villages with traditional buildings linked by narrow winding lanes crossing historic stone bridges; many listed buildings.

Other relevant biodiversity, historic environment and/or geological designations

None.

Landscape Character Type and relevant key characteristics

Newt_13 forms part of Landscape Character Type (LCT) 3B Lower rolling farmed and settled valley slopes. Key characteristics of this LCT shown on site are are gently rolling landform sloping up from valley floor, copses, predominantly pastoral farmland, often with wooded appearance, semi-natural habitats include woodland and trees.

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

Yes

General and site-specific affects that could arise from development

Introduction of built form and associated infrastructure would alter the character of the site itself, but have minimal wider impacts.

Analysis

Physical and natural characteristics	
Medium	The landscape has some limited characteristics (gently rising landform and boundary hedges) that contribute to local landscape character.
Cultural and historic associations	
Medium	The site forms part of a wider landscape with visible historic elements.
Relationship to existing settlement edge	
Medium	The site lies adjacent to the settlement edge, with housing to east where two storey development would be at odds with the existing settlement pattern.
Experiential landscape character	
Medium	The landscape has some scenic quality but there is some intrusive road noise.
Views	
Low medium	The landscape is enclosed/ visually contained and is partially screened from public view.
Overall landscape susceptibility	
Low/ Medium	Some of the key characteristics and qualities of the landscape are susceptible to change from the development proposed
Within nationally designated landscape? Yes	
Degree of intervisibility with designated landscape	If outside designated landscape, factors which may raise or lower value from moderate
N/A	
Landscape value	
Very High	
Overall landscape sensitivity	
Medium	
Landscape guidance: opportunities in relation to development	

Historic Environment Site Assessment

Notes on history of area

See Newt_01

Overall conclusion

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes There are several grade II listed buildings to the north of the site within 100 metre: Seniors Farm, Exeter Road; The Cottage, High Street; Ye Olde

	Toll House, High Street; Mile End Cottage, High Street and Southern Cross Guest House, High Street.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No Due to the structures and buildings between the heritage assets and the site, it is not considered that development would have an impact that needs to be considered in this assessment - this view is reinforced by an appeal decision on the site where the Inspector did not consider impacts on any heritage assets (ref. 22/2779/PIP).
List any heritage assets potentially affected.	None

Ecological assessment

Reference number: Newt_13

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	5000	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	797	Minor adverse effect predicted (not significant)
Ramsar site	International	9000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	5000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	797	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	10000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	3000	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1600	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1300	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	700	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

Newt_13 is adjacent to a woodland nature recovery network.

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes

Within Exe Estuary SPA HRA mitigation zone? Yes

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 2

On site assessment

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

No.

Presence of veteran or ancient trees

No

Large numbers of mature trees within hedgerows or otherwise

Yes, including TPO

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

The site is adjacent to a woodland nature recovery network and within the Pebblebed Heaths and Exe Estuary mitigation zones. Significant moderate adverse effect predicted.

7 Site Reference Newt_14

Site details

Settlement: Newton Poppleford

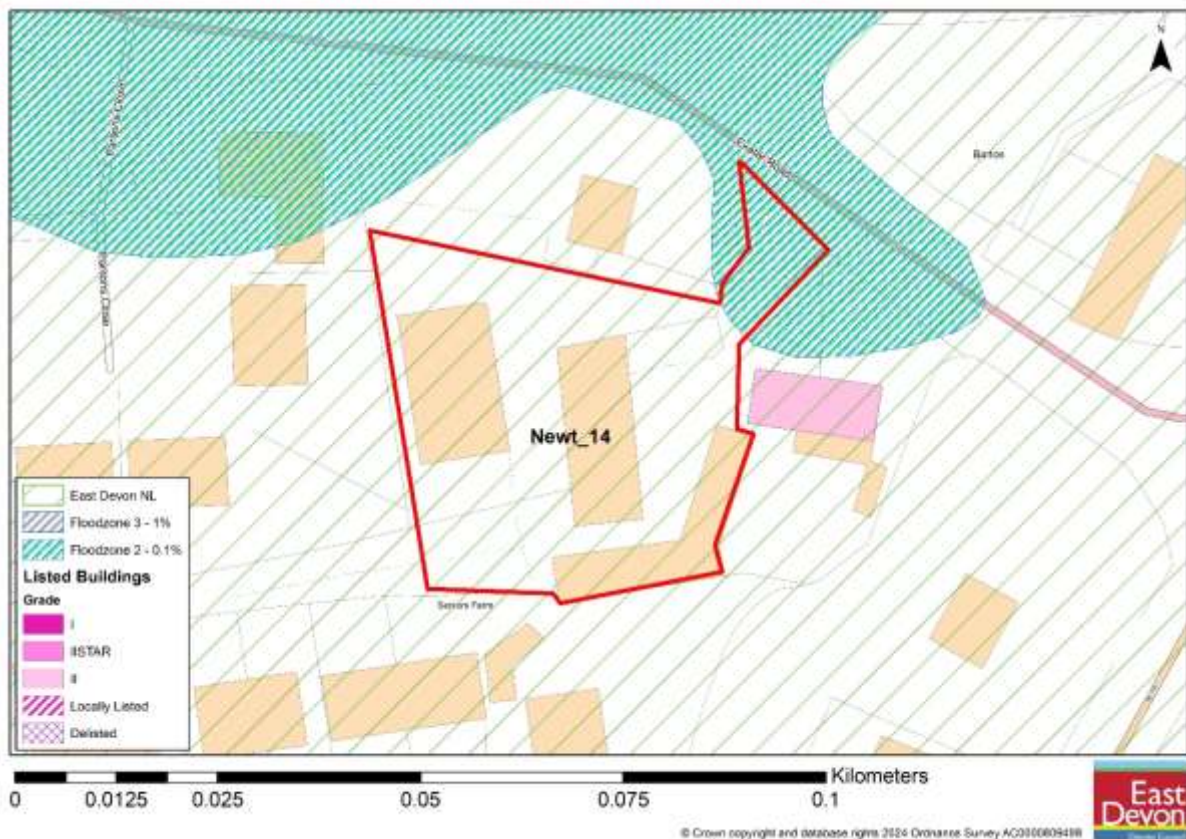
Reference number: Newt_14

Site area (ha): 0.17

Address: Seniors Farm yard

Proposed use: Residential

Site map



Photos



Looking southwest across Exeter Road



Looking southeast across Exeter Road



Senior Farmhouse, Grade II listed from Exeter Road

Site Assessment Summary and Conclusion

Infrastructure

Devon County Highways advise that it is likely that improvements to visibility outside of the submitted site would be required to secure an appropriate residential access. Devon County Education advise that Newton Poppleford Primary has some capacity to support some limited development. Sites within safe walking distance of the primary school preferable. Depending on level of development new primary capacity could be required, but no ability to extend on the current primary school. There could be some push back to Sidmouth primary and Sidbury primary. Additional secondary capacity required. Transport costs apply for secondary.

Landscape

Newt_14 is within the East Devon National Landscape but comprises agricultural buildings with housing on all sides. Overall susceptibility to landscape change Medium low.

Historic environment

The close proximity of the site means that any development would have a major impact on the setting of Seniors Farm, a grade II listed building. However, the utilitarian nature of the existing agricultural buildings on the site could be said to detract from the existing setting and it may be that a different form of development could result in an enhancement of setting.

Overall impact is 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.

Ecology

Site is within Pebblebed Heaths mitigation zone. Minor adverse effect predicted (not significant).

Accessibility

Newt_14 is within 1600 metres of six services and facilities and is adjacent to a hourly bus service. However, there is not considered to be a safe and convenient route for pedestrians or cyclists to access the facilities, which are concentrated in the east of the village.

Other constraints

The access to Newt_14 and the adjacent road are within flood zone 3. It is in a drinking water source protection zone and has a moderate risk of groundwater flooding.

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

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

5

Contribution to spatial strategy

Newton Poppleford is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of up to 5 dwellings on Newt_14 would make a minor contribution to this spatial strategy.

Should the site be allocated?

No

Reasons for allocating or not allocating

Lack of safe and convenient pedestrian or cycling access to the services and facilities in the village centre.

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

No

Landscape Sensitivity Assessment

Reference number: Newt_14

Context

Landscape designation context

The site is in the East Devon National Landscape.

For sites within AONB, applicable special qualities

Picturesque villages with traditional buildings linked by narrow winding lanes crossing historic stone bridges; many listed buildings.

Other relevant biodiversity, historic environment and/or geological designations

None

Landscape Character Type and relevant key characteristics

Newt_14 forms part of Landscape Character Type (LCT) 3B Lower rolling farmed and settled valley slopes. Key characteristics of this LCT shown on site are are settled, with various settlement sizes, building ages, patterns and styles. Various building materials, including stone, cob, whitewash/ render, slate, thatch and tile..

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

Site is already developed and there would be minimal impacts from redevelopment.

Analysis

Physical and natural characteristics	
Low	A developed landscape with minimal landscape features.
Cultural and historic associations	
Medium	There is listed building adjacent to the site which has a strong historic character and is part of a wider landscape with visible historic elements.
Relationship to existing settlement edge	
Low	The site has a good relationship with the existing settlement pattern.
Experiential landscape character	
Low	An area with a disturbed landscape, strongly influenced by modern development and road noise.
Views	

Low	The landscape is visually contained and is partially screened from public view.
Overall landscape susceptibility	
Low	The landscape has a low susceptibility to change and can accommodate the relevant type of development without significant character change or adverse effects.
Within nationally designated landscape? Yes	
Degree of intervisibility with designated landscape	If outside designated landscape, factors which may raise or lower value from moderate
N/A	
Landscape value	
Low	
Overall landscape sensitivity	
Medium low	
Landscape guidance: opportunities in relation to development	

Historic Environment Site Assessment

Notes on history of area

See Newt_01

Overall conclusion

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	yes The site adjoins a grade II listed building, Seniors Farm, Exeter Road. It is approximately 75 metres east of Parsons Farm, Exeter Road, a grade II listed building. It is around 75 metres west of The Cottage, High Street, a grade II listed building and about 85 metres west of Ye Olde Toll House, High Street and 90 metres from Mile End Cottage, High Street.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	yes Due to the structures and buildings between the site and Parsons Farm, The Cottage, Mile End Cottage and Ye Olde Toll House, it is not considered that development would have an impact on these heritage assets that needs to be considered in this assessment.
List any heritage assets potentially affected.	(1) Seniors Farm, Exeter Road
Step 2. Existing contribution of site to significance of heritage asset	

Heritage asset 1	
Description of asset	<p>Seniors Farm II Guesthouse, former farmhouse. Probably mid-late C16 with major C17 improvements, modernised in late C19. Plastered cob on stone rubble footings, some late C19 repairs; cob or stone rubble stacks topped with C20 brick, thatch roof, concrete tile roof to outshots. 3-room-and-through-passage plan house facing north with the inner room on the left (eastern) end. Hall has axial stack backing onto passage and service end room has large kitchen end stack. Late C19 brick outshots across rear which include a stack. Main house is 2 storeys. Irregular front fenestration late C19 and C20 casements with glazing bars. Each of the 3 ground floor rooms has a window. That to the inner room is a C20 French window and there is a fourth tiny in-gle-light to the hall fireplace. Only the chamber over the hall has a front window. The front passage doorway is to right of centre and contains a late C19 6-panel door with a C20 open porch with semi-conical thatch roof. Roof is half-hipped to left and gable-ended to right. The left end wall is possibly rebuilt in brick and includes a late C19 6-pane sash. Interior. The house was modernised in the late C19 and much of the early structure is hidden behind plaster of that date. Although no C16 features are exposed the well-preserved layout suggests a house of that date but much improved in the C17. All the partitions are plastered over. The service end room was improved in the mid C17. The crossbeam of that date is soffit-chamfered with unusual stops, a kind of reverse scroll with two nicks. The fireplace is probably contemporary but is blocked by a C19 grate. Nevertheless its massive size is evident. The cupboard to the left was probably originally a walk-in smoking chamber since it was connected to the fireplace through its side by an arch at hearth level. The hall fireplace is probably cob since its soffit-chamfered oak lintel is propped by oak posts each end. It is probably early C17. The axial beam here is soffit-chamfered with scroll stops. Against the fireplace the beam is carried on an oak post which suggests that the floor was inserted into a hall originally open to the roof. No carpentry shows in the inner room. Upstairs the roof trusses are boxed into the partitions and the roofspace is inaccessible. Although relatively little can be seen of the early house its structure appears to be well-preserved. Care should be taken here since any modernisation work is likely to uncover C16 or C17 features. For instance the main crosswalls are timber-framed, almost certainly early, and may include plank-and-muntin screens. The roof too may be of considerable interest.</p>
Significance of asset and setting	<p>High Senior's Farm faces the busy A3052 and has utilitarian agricultural buildings and a 1970's house to the west. The agricultural buildings comprise the proposed development site.</p>
Relationship of site with heritage asset	<p>The site lies immediately adjacent to the listed building and forms part of the setting to it when viewed from the road.</p>
Level of contribution (site to heritage asset)	<p>Significant</p>

Further assessment required?	No
Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Major The close proximity of the site means that any development would have a major impact on the setting of the listed building. However, the utilitarian nature of the existing agricultural buildings could be said to detract from the existing setting and it may be that a different form of development could result in an enhancement of setting.
Could the site be developed in a way that minimised potential impact?	Yes, the design and massing of development could minimise the potential impact and also reference the historic relationship between farmhouse and farmyard.
Would the development affect the heritage asset in other ways?	Yes, improvements may be required to the site access, including the provision of footways.

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	No
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	Yes
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	No sites have been found to be suitable for allocation in Newton Poppleford.

Ecological assessment

Reference number: Newt_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	5000	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	541	Minor adverse effect predicted (not significant)
Ramsar site	International	9000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	5000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	541	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	10000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	3000	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1600	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1300	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	700	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	200	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	200	Minor adverse effect predicted (not significant)

Comments

None

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 1

On site assessment

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

No

Presence of veteran or ancient trees

No

Large numbers of mature trees within hedgerows or otherwise

No

Presence of ponds not identified on aerial imagery.

No

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

Site is within Pebblebed Heaths mitigation zone. Minor adverse effect predicted (not significant).
