

East Devon Local Plan 2020-2042

Site Selection report

Whimble



February 2025

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Contents

1	Introduction.....	4
2	Site Reference Whim_03.....	5
3	Site Reference Whim_04.....	14
4	Site Reference Whim_07.....	25
5	Site Reference Whim_08.....	44
6	Site Reference Whim_09.....	56
7	Site Reference Whim_10.....	68
8	Site Reference Whim_11.....	78
9	Site Reference Whim_13.....	90
10	Site Reference Whim_14.....	98

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 Whimble. 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 Whimble:
 - Whim_12 is probably unachievable in the HELAA given access constraints and need to improve the road network and bridge over the railway.
 - Whim_16 is probably unachievable in the HELAA due to road network issues and isolated from services/facilities.

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](#)

- Whim_18 is not within or adjacent, or otherwise well-related, to Whimble.
- Whim_19 is not within or adjacent, or otherwise well-related, to Whimble.
- Whim_20 is not within or adjacent, or otherwise well-related, to Whimble.
- GH/ED/13 overlaps Whim_14.

1.7 Much of Whimble is located in a 'Critical Drainage Area'³ where surface water needs to be managed to a higher standard than normal. Several streams converge on the village and drainage is complicated by the railway line, which bisects the village on an embankment. Four sites with a combined capacity of around 350 dwellings were put forward in the draft 'Regulation 18' plan⁴ as 'second choice' sites as part of an alternative strategy for growth. That strategy is not being pursued in the 'Regulation 19' plan, but if it had been, flooding issues would have needed to be considered in greater detail through modelling as part of the Level 2 Strategic Flood Risk Assessment.

³ [Planning and development - Flood Risk Management \(devon.gov.uk\)](https://www.devon.gov.uk/planning-and-development/flood-risk-management)

⁴ [Draft Local Plan Consultation - East Devon](#)

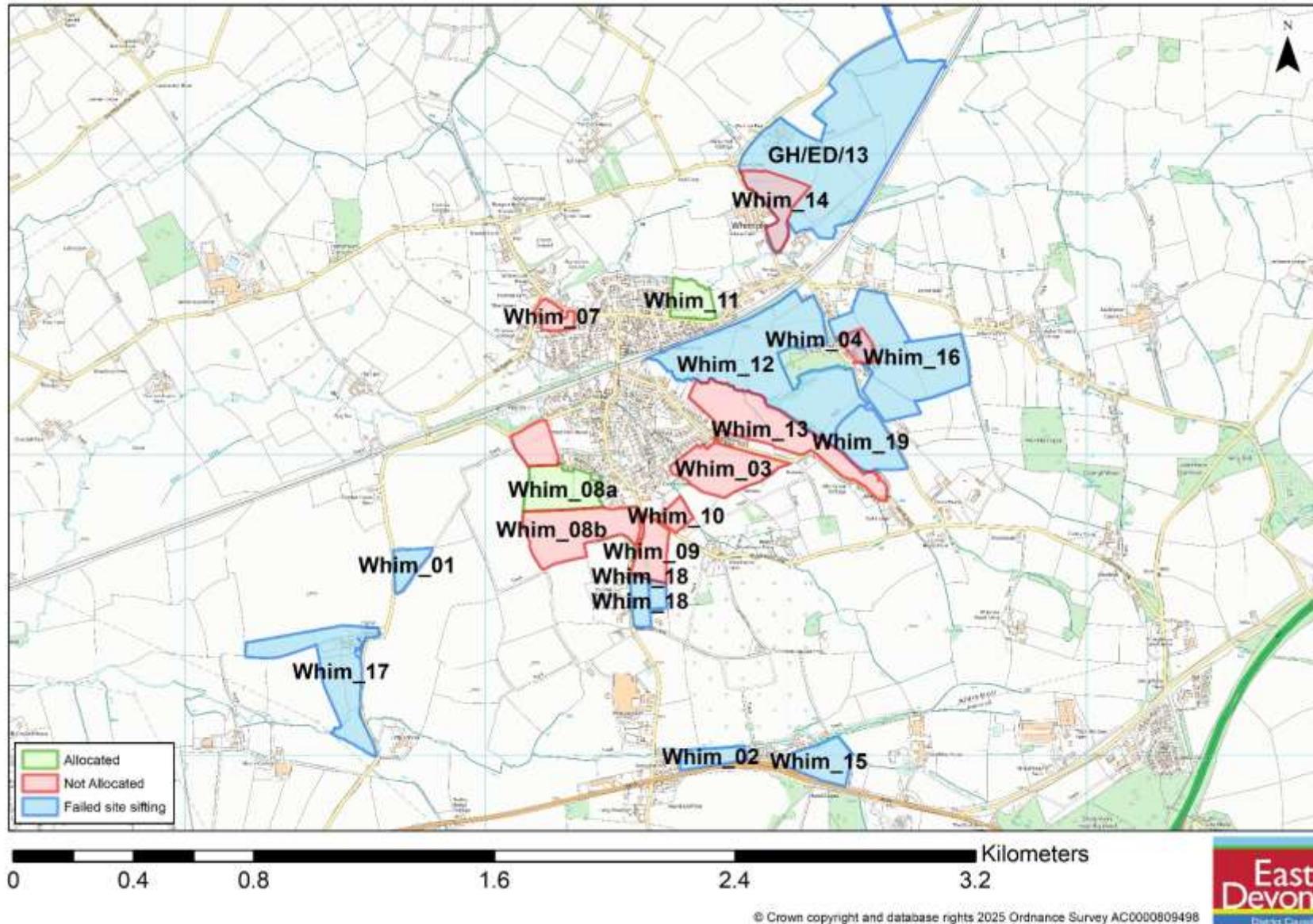


Figure 1.1: Overview of Site Selection findings at Whimble

Site reference	Number of dwellings / hectares of employment land	Allocate?
Whim_03	72	No
Whim_04	21	No
Whim_07	10	No
Whim_08	178	No ⁵
Whim_08a	50	Yes
Whim_09	45	No
Whim_10	17	No
Whim_11	33	Yes
Whim_13	108	No
Whim_14	46	No

⁵ Provision of an orchard, that could include open space provision associated with new housing, will be encouraged on land to the north of the new houses.

2 Site Reference Whim_03

Site details

Settlement: Whimble

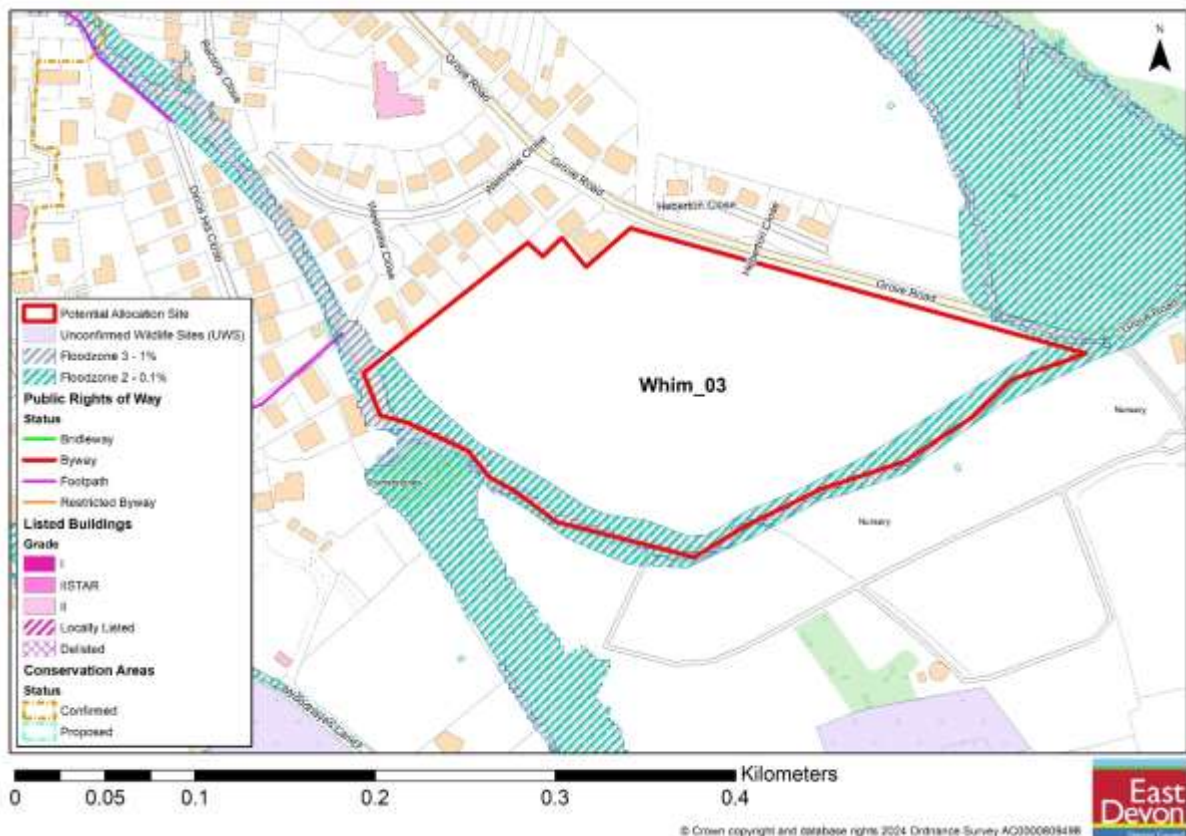
Reference number: Whim_03

Site area (ha): 4.07

Address: Land to the South side of Grove Road

Proposed use: Residential

Site map



Photos



Looking southeast along Grove Road with site behind field gate.



Looking northwest along Grove Road with site behind hedge/field gate.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council highways advise that access off Grove Road is only possible for a small amount of infill development because it is narrow with on street parking and no footways. Devon County Education advise that the HEELA has put forward 74 ha of development proposed in the Whimble primary catchment area. Whimble Primary could support some development but not on this scale. Additional secondary provision required. Would need to be seen alongside strategies for Exeter and west end as a whole.

Landscape

Overall landscape sensitivity is medium.

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

There is a grassland nature area within 10 to the east of the site. A stream runs along the southern boundary. Significant moderate adverse effect predicted. Within East Devon Pebblebed Heaths SAC HRA mitigation zone.

Accessibility

Whim_03 is within 500 metres of a range of services/facilities in the village centre including a primary school, pub, community hall, convenience store, GP practice and railway station, although Grove Road lacks footways.

Other constraints

A small part of the site is within the Whimble Critical Drainage Area. Any new development should be served by a sustainable drainage system that meets certain standards and should also make a contribution towards a scheme that will reduce risks for those liable to flood. The southern site boundary and part of the road to the northwest of the site is at risk of fluvial and surface water flooding. Grade 3 agricultural land.

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

No

Opportunities

Whim_03 offers the potential to build around 70 homes close to existing services and facilities in the village.

Yield (number of dwellings or hectares of employment land)

72

Contribution to spatial strategy

Whimble is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of up to 70 dwellings on Whim_03 is considered to be high in relation to the scale of the existing village and the infrastructure/services available.

Should the site be allocated?

No

Reasons for allocating or not allocating

Inadequate access for scale of development. Scale of development incompatible with spatial strategy. Part of the site is at risk of flooding and further work would be required to understand the nature and extent of the risk before consideration could be given to allocation.

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

No – although some issues may be resolved by reducing the scale of development, further modelling of flooding would be required.

Landscape Sensitivity Assessment

Reference number: Whim_03

Context

Landscape designation context

The site is not in a National Landscape.

For sites within AONB, applicable special qualities

N/A

Other relevant biodiversity, historic environment and/or geological designations

No impacts

Landscape Character Type and relevant key characteristics

Whim_03 forms part of Landscape Character Type (LCT) 3E Lowland Plains. Key characteristics of this LCT shown on site are mixed farmland, discrete woodland blocks, historic villages and lanes with a surprising feeling of remoteness.

Local landscape character of site and immediate surrounds

The site comprises a flat field on the edge of the village accessed from a single track lane and bounded by well kept hedges.

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

Access is from a narrow lane which is likely to require some widening and loss of hedges to facilitate development.

Analysis

Physical and natural characteristics	
Medium	A landscape with a mixture of field shapes with irregular shapes. The landscape has reasonable hedgerow boundaries but is undistinctive in terms of landform.
Cultural and historic associations	
Medium	The site forms part of a wider landscape with visible historic elements, including nearby listed buildings.
Relationship to existing settlement edge	
Medium	Although there is development to the part of the north and west of the site, the scale of development in relationship to the size of the village means that development would adversely affect the settlement edge.
Experiential landscape character	
Medium	A landscape with some scenic quality/ rural character but overhead lines cross the site, and it is adjacent to some development.
Views	
Medium	The landscape is semi-enclosed with some intervisibility with surrounding landscapes. There are clear views from the settlement edge to which the site makes a limited positive contribution.
Overall landscape susceptibility	
Medium	Some of the key characteristics and qualities of the landscape are susceptible to change from the development proposed.
Within nationally designated landscape? No	
Degree of intervisibility	If outside designated landscape, factors which may raise or lower value from moderate

with designated landscape	
None	
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Overall landscape sensitivity	
Medium	
Landscape guidance: opportunities in relation to development	

Historic Environment Site Assessment

Notes on history of area

Whimble is recorded in the Domesday Book and has a tradition of cider and perry making from the extensive orchards that surrounded the village. The London to Exeter railway cuts through the village and there is a station near the village station. The Whiteways cider factory was closed in 1985 and the land redeveloped for housing.

Overall conclusion

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

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes 26 Grove Road, a grade II listed building, is located around 95 metres to the north of Whim_03.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	There are no site records on the Devon Historic Environment Viewer
List any heritage assets potentially affected.	None There is housing between Whim_03 and 26 Grove Road that will limit the impact of any development on this designated heritage asset so a further assessment has not been undertaken.

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	12500	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	4000	Minor adverse effect predicted (not significant)
Ramsar site	International	10500	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	13000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	4000	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	17000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	75000	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	772	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	772	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	115	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	10	Significant moderate adverse effect predicted
Section 41 Habitat of	County	0	Significant moderate adverse effect predicted

Principle Importance (including rivers and streams, excluding hedgerow)			
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Comments

There is a grassland nature area within 10 to the east of the site. A stream runs along the southern boundary. Significant moderate adverse effect predicted.

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)?

Yes – areas of tree/orchard? planting.

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

There is a grassland nature area within 10 to the east of the site. A stream runs along the southern boundary. Significant moderate adverse effect predicted. Within East Devon Pebblebed Heaths SAC HRA mitigation zone.

3 Site Reference Whim_04

Site details

Settlement: Whimble

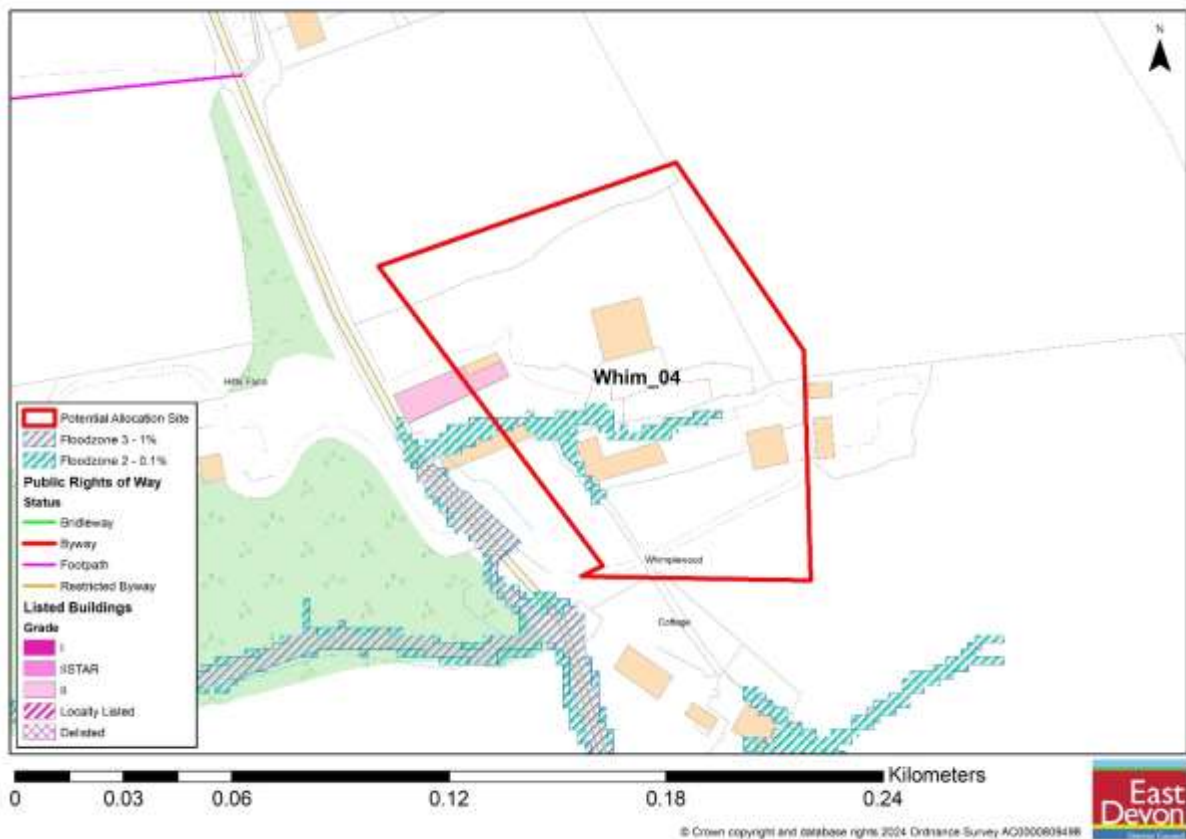
Reference number: Whim_04

Site area (ha): 0.87

Address: Hits Farmhouse, Lilypond lane

Proposed use: Residential

Site map



Photos



Looking north from adjacent road.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council highways advise that the site is not suitable for residential development because the site is remote from facilities with poor ped/cycle links and along narrow lanes. Devon County Education advise that the HEELA has put forward 74 ha of development proposed in the Whimble primary catchment area. Whimble Primary could support some development but not on this scale. Additional secondary provision required. Would need to be seen alongside strategies for Exeter and west end as a whole.

Landscape

Overall landscape sensitivity is medium.

Historic environment

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.

It may be possible to design a scheme that avoids harm by reducing the extent of development and refining site boundaries.

Ecology

There is a woodland nature area around 25 metres to the west of the site. Significant moderate adverse effect predicted. Within East Devon Pebblebed Heaths SAC HRA mitigation zone.

Accessibility

Whim_04 is within 850 metres of a range of services/facilities in the village centre including a primary school, pub, community hall, convenience store, GP practice and railway station. However, pedestrian and cycle access is poor, being along narrow lanes without footways.

Other constraints

The site is within the Whimble Critical Drainage Area. Any new development should be served by a sustainable drainage system that meets certain standards and should also make a contribution towards a scheme that will reduce risks for those liable to flood. Parts of the site are at risk of surface water flooding. Grade 3 agricultural land.

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

Opportunities

Reuse/redevelopment of existing buildings.

Yield (number of dwellings or hectares of employment land)

21

Contribution to spatial strategy

Whimble is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of up to 21 homes would help to meet that strategy, but Whim_04 is not considered to be in a suitable location to achieve this.

Should the site be allocated?

No

Reasons for allocating or not allocating

The site is remote from facilities with poor ped/cycle links and along narrow lanes. Development of the site would be likely to have a detrimental impact on a listed building. Site is at risk of flooding and there are sequentially preferable sites available.

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

No

Landscape Sensitivity Assessment

Reference number: Whim_04

Context

Landscape designation context

The site is not in a National Landscape.

For sites within AONB, applicable special qualities

Other relevant biodiversity, historic environment and/or geological designations

Grade II listed building party in site

Landscape Character Type and relevant key characteristics

Whim_04 forms part of Landscape Character Type (LCT) 3E Lowland Plains. Key characteristics of this LCT shown on site are historic farms and lanes and roadside hedges.

Local landscape character of site and immediate surrounds

The site forms part of a parcel of land that includes grassed areas, agricultural type buildings, a listed dwelling and barn and associated yards. It is set in a wider landscape of irregular shaped fields of varying sizes bounded by streams, wooded areas and including ponds.

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

There is a predicted negative impact on designated assets within the site. There is likely to be a detrimental impact on tranquillity through increased levels of site activity and increased traffic movement the access road. Construction phase impacts include large delivery vehicles/ construction plant accessing narrow winding lanes.

Analysis

Physical and natural characteristics	
Medium	The site has some characteristics that contribute to local landscape character, including trees, hedges and historic vernacular buildings, but is but is undistinctive

	in terms of landform.
Cultural and historic associations	
High	The site includes listed buildings.
Relationship to existing settlement edge	
High	Development in the landscape would have a poor relationship with the existing settlement pattern.
Experiential landscape character	
Medium high	A landscape with some scenic quality/ rural character and a high degree of tranquillity.
Views	
Low medium	The landscape is semi-enclosed with some open areas and limited intervisibility with surrounding landscapes.
Overall landscape susceptibility	
Medium	Some of the key characteristics and qualities of the landscape are susceptible to change from the development proposed.
Within nationally designated landscape? No	
Degree of intervisibility with designated landscape	If outside designated landscape, factors which may raise or lower value from moderate
None	
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Overall landscape sensitivity	
Medium	
Landscape guidance: opportunities in relation to development	

Historic Environment Site Assessment

Notes on history of area

See Whim_03

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.

Step 1. Identify any heritage assets potentially affected
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Is the site within 100 metres of a designated heritage asset?	Yes Hits Farm, Lilypond Lane, a grade II listed building is partly within Whimble_04
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes – Hits Farm There are no site records on the Devon Historic Environment Viewer.
List any heritage assets potentially affected.	(1) Hits Farm, Lilypond Lane, a grade II listed building.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	<p>Hits Farm, Lilypond Lane</p> <p>Hitts Farmhouse including barn - adjoining to north-east - II Farmhouse. Probably C16 and C17, some C18 and C19 modernisation. Plastered cob on stone rubble footings; stone or cob stacks topped with C19 and C20 brick; thatch roof, replaced with corrugated iron over the barn. Plan: apparently a 4-room-and-through-passage plan house facing south-east. The room at the right (north-east) end alongside the barn is the lower end room with a rear lateral stack. The other side of the passage is the former hall with a lateral stack backing onto the passage. Next to it is an inner room with an axial stack backing on to a small diary at the left (south-west) end. Since no internal inspection was available at the time of this survey it is not possible to identify details of the plan or even room function. For instance was the lower end room a parlour or a kitchen? Nor is it possible to determine the historic development of the house although it seems likley that it began in the C16 as some kind of open hall house, maybe heated by an open hearth fire. Farmhouse is 2 storeys with C19 lean-to outshots to rear. Exterior: irregular 5-window front of mostly C18 or C19 casements containing rectangular panes of leaded glass although some have been reglazed with glazing bars, and one is a C20 replacement without glazing bars. There are 2 front doorways. The passage front doorway is right of centre and it contains a C20 plank door. Further left a doorway has been inserted into the former hall and it contains a C20 panelled door. The roof is half-hipped to left and to right carries on over the barn. Interior: was not available for inspection at the time of this survey. However it appears to have had little modernisation in the C20 and much C16 and C17 carpentry (and maybe other) detail is suspected. an internal inspection should be undertaken before any alterations lest C16 and C17 features be disturbed.</p>

Significance of asset and setting	High Hitts Farm and it's adjoining barn are Grade II listed buildings.
Relationship of site with heritage asset	The site includes part of the listed building (the barn) and the majority of its curtilage and a range of agricultural buildings.
Level of contribution (site to heritage asset)	Significant
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 'rural' character of the heritage asset is amplified by the 'countryside' setting and the related agricultural buildings help to provide the context for it's historic use as a farmhouse.
Could the site be developed in a way that minimised potential impact?	It may be possible to design a scheme that retained the historic character and setting of the listed building.
Would the development affect the heritage asset in other ways?	No

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?	
Could the site boundary be changed to avoid harm?	See notes
Could the amount of development be reduced to avoid harm?	See notes
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	See notes
Notes	It may be possible to design a scheme that avoids harm by reducing the extent of development and refining site boundaries.

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	12500	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	4000	Minor adverse effect predicted (not significant)
Ramsar site	International	10500	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	13000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	4000	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	17000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	7500	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	517	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	517	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	150	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	25	Significant moderate adverse effect predicted
Section 41 Habitat of	County	25	Significant moderate adverse effect predicted

Principle Importance (including rivers and streams, excluding hedgerow)			
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Comments

There is a woodland nature area around 25 metres to the west of the site. Significant moderate adverse effect predicted.

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)?

Yes, agricultural style buildings that may provide habitat for birds and bats.

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

There is a woodland nature area around 25 metres to the west of the site. Significant moderate adverse effect predicted. Within East Devon Pebblebed Heaths SAC HRA mitigation zone.

4 Site Reference Whim_07

Site details

Settlement: Whimble

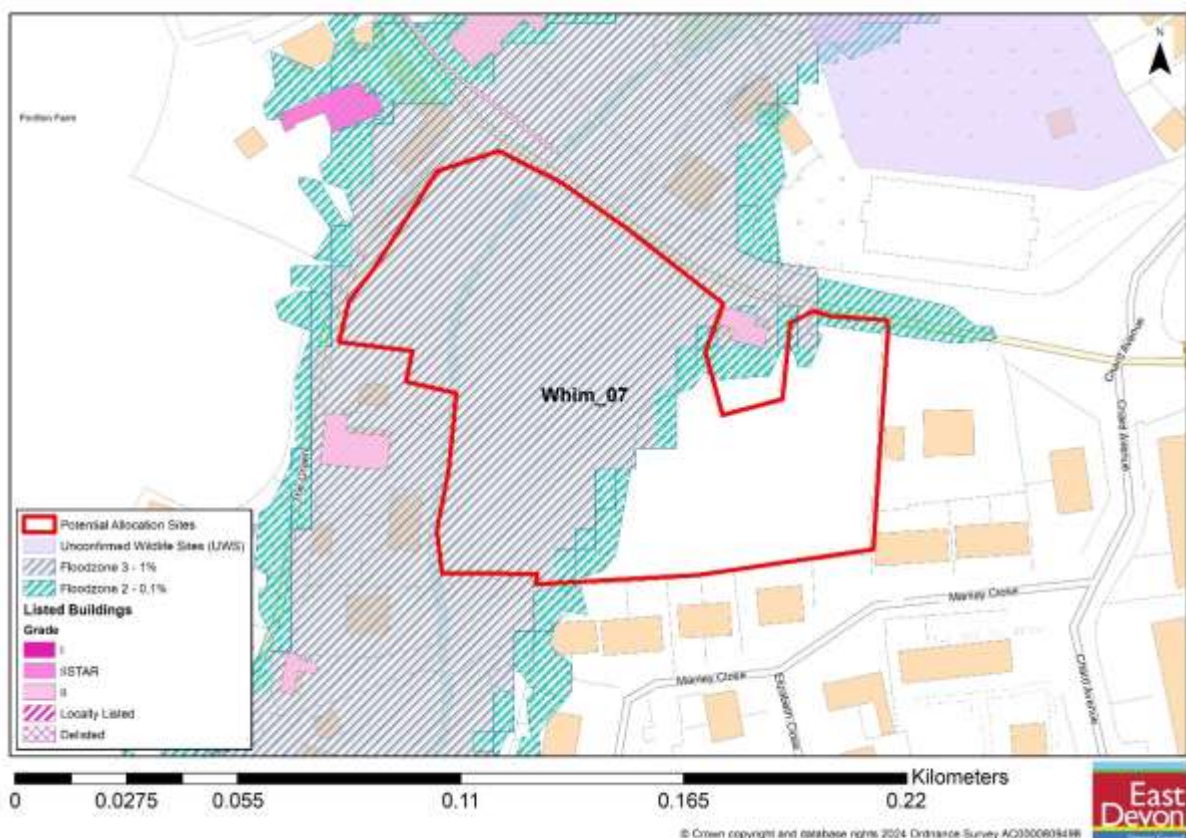
Reference number: Whim_07

Site area (ha): 0.89

Address: Approximately 2.3 acres fronting Broadclyst Road

Proposed use: Residential

Site map



Photos



Site Assessment Summary and Conclusion

Infrastructure

Devon County Council Highways advise that it would appear that the site can achieve a suitable access on to Broadclyst Road, which should include an appropriate link to the footway opposite. Devon County Education advise that the HEELA has put forward 74 ha of development proposed in the Whimble primary catchment area. Whimble Primary could support some development but not on this scale. Additional secondary provision required. Would need to be seen alongside strategies for Exeter and west end as a whole.

Landscape

Overall sensitivity is medium.

Historic environment

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

Ecology

There is an unconfirmed wildlife site (an orchard) around 30 metres to the north east of the site. There is a core nature area (grassland) around 10 metres north east of the site (on the opposite side of the road). A stream runs through the site. Significant moderate adverse effect predicted. The site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Accessibility

Whim_07 is within 300 metres of a range of services/facilities in the village centre including a primary school, pub, community hall, convenience store, GP practice and railway station.

Other constraints

The site is within the Whimble Critical Drainage Area. Any new development should be served by a sustainable drainage system that meets certain standards and should also make a contribution towards a scheme that will reduce risks for those liable to flood. The western half of the site is within flood zone 3. Grade 3 agricultural land.

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

Yes

Opportunities

Whim_07 offers the potential to build around 10 homes close to existing services and facilities in the village.

Yield (number of dwellings or hectares of employment land)

10

Contribution to spatial strategy

Whimble is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of up to around 10 homes on Whim_07 would make a small contribution to that strategy.

Should the site be allocated?

No

Reasons for allocating or not allocating

Large areas of the site are constrained by flooding, heritage and ecological considerations. Site is within a 'green wedge'.

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

No

Landscape Sensitivity Assessment

Reference number: Whim_07

Context

Landscape designation context

The site is not in a National Landscape.

For sites within AONB, applicable special qualities

N/A

Other relevant biodiversity, historic environment and/or geological designations

There is one grade Grade II* and several grade II listed buildings near to the site.

Landscape Character Type and relevant key characteristics

Whim_07 forms part of Landscape Character Type (LCT) 3E Lowland Plains. Key characteristics of this LCT shown on site are historic villages and lanes.

Local landscape character of site and immediate surrounds

Whim_07 comprises a fairly flat grassed field with hedgerows to the neighbouring lanes and some trees within the site. It forms an attractive green space on approach to the main part of the village and there are several listed buildings around and near to the site. A stream runs through the western part of the site.

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

There are small groups of trees in the boundary hedges and by the stream. Development has the potential to affect the settings of several listed buildings.

Analysis

Physical and natural characteristics	
Medium high	The landscape contributes to the local landscape character through the watercourse that runs through the site and small groups of trees.
Cultural and historic associations	
Medium	The surrounding listed buildings help to provide a clear historic character to the landscape, although this is diminished by more modern development.
Relationship to existing settlement edge	
Low	Development in the landscape would have a good relationship with the existing settlement pattern, and could integrate well with the existing settlement edge.
Experiential landscape character	
Low medium	A landscape with some scenic quality, but diminished by overhead lines and influenced by some modern development.
Views	
Low medium	The landscape is semi-enclosed with limited intervisibility with surrounding landscapes, although there are some views across the site for the neighbouring roads.
Overall landscape susceptibility	
Medium	Some of the key characteristics and qualities of the landscape are susceptible to change from the development proposed.
Within nationally designated landscape? No	
Degree of intervisibility with designated landscape	If outside designated landscape, factors which may raise or lower value from moderate
None	
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Overall landscape sensitivity	
Medium	
Landscape guidance: opportunities in relation to development	
Retaining views of hill to the west. Removing overhead power lines.	

Historic Environment Site Assessment

Notes on history of area

See Whim_03

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?	<p>Yes</p> <p>There is one grade II* listed buildings and several grade II listed buildings within 100 metres of Whim_07. The Whimble Conservation Area is also within 100 metres. Fordton Farmhouse, The Green, a grade II* listed building is around 20 metres to the north west. Rat's Castle, Broadclyst Road, a grade II listed building, is mostly encircled by Whim_07. 2 Jessamine Cottage, The Green, a grade II listed building, is around 12 metres from Whim_07. Other grade II listed buildings within 100 metres of Whim_07 are: Coopers Cottage, The Green; Rose Cottage, The Green; La Chaumiere, The Green and Hazel Cottages, Broadclyst Road. The Whimble Conservation Area is around 75 metres to the east of Whim_07.</p>
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	<p>yes</p> <p>There are no site records on the Devon Historic Environment Viewer</p>
List any heritage assets potentially affected.	<p>(1) Fordton Farmhouse, The Green, a grade II* listed building (2) Rat's Castle, Broadclyst Road, a grade II listed building (3) Boundary Wall Bordering The White House, Broadclyst Road, grade II listed (4) Little Orchard, Broadclyst Road (5) 2 Jessamine Cottage, The Green, a grade II listed building (6) La Chaumiere, The Green, a grade II listed building (7) Hazel Cottages, Broadclyst Road (8) Rose Cottage, The Green, a grade II listed building (9) Coopers Cottage, The Green, a grade II listed building (10) Whimble Conservation Area</p> <p>Detailed assessments have been undertaken on the heritage assets considered to be most affected by development of the site.</p>

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	<p>Fordton Farmhouse, The Green</p> <p>Small former farmhouse. Early C16 with major later C16 and C17 improvements, modernised circa 1981. Plastered cob on stone rubble footings; stone rubble and cob stacks topped with C19 brick; thatch roof. Plan and development: 3-room-and-through-passage plan house facing south-south-east, say south. At the right (east) end is an inner room parlour with a projecting gable-end stack. Next to it is the hall with a projecting front lateral stack. At the left (west) end is a narrow unheated service end room, now used as a kitchen. The original house was essentially the same size and had the same plan as the present house but it was then open to the roof from end to end, divided by low partition screens and heated by an open hearth fire. Probably around the mid C16 the inner room was floored with the chamber jetting into the open hall. It is not clear when the lower end was floored over but presumably there was a chamber there by the circa 1600. According to the detail of the hall fireplace the hall stack was inserted in the early - mid C17 and the hall was floored over about the same time or maybe a little later. In the late C17 the inner room end was rebuilt as a parlour with master chamber over and given a new stack. The winder stair in the hall probably dates from the same time. The rear outshots include a mid - later C17 bakehouse with the remains of the stack. House is 2 storeys with secondary outshots to rear. Exterior: irregular 3-window front of circa 1981 uPVC casements with leaded diamond pane effect. The passage front doorway is left of centre and it contains a late C19 6-panel door behind a contemporary gabled porch with wavy bargeboards and trellis sides. The main roof is half-hipped to right and gable-ended to right. Good interior: no carpentry detail is exposed in the present kitchen/former service end room and the lower side passage screen is C20 and made up from pieces of old timber. The upper passage screen however is probably an original low partition screen; an oak plank-and-muntin screen with an unusual sequence of carpenter's assembly marks. It is much restored and the planks have been removed. In the former hall, at the upper end, there is another oak plank-and-muntin screen. Its muntins are chamfered with cut diagonal stops high enough to accommodate a bench below. This screen is probably mid C16 and associated with the flooring over of the inner room; the screen includes 2 doorways and the left one (blocked with boards in the late C17) was presumably a stair door. The hall fireplace is stone rubble, much patched with C19 brick, and its oak lintel is ovolo-moulded with scroll stops. The hall crossbeam has double ovolo-mouldings with runout stops. The oak-framed winder stair is probably late C17. The features of the inner room parlour end are all late C17. The parlour axial beam is roughly chamfered. The fireplace is limestone with curving brick pentan (back) and plain oak lintel. Alongside to right is a cupboard with fielded panel doors. In the chamber above a small fireplace maybe original. Alongside to right is a blocked late C17 window; 2-lights with flat-faced mullion. The doorway contains a 2-fielded panel door. A plank door in the service end is hung on mid C17 ornamental wrought iron strap hinges. The roof is mostly original. It is 2 long bays with a central side-pegged jointed cruck truss of large scantling. There is a hip cruck at the service end. There is a mortise at the inner end of the ridge for another hip cruck but the roof this end was altered when the end stack was built. Another side-pegged jointed cruck was erected there. This late C17 truss is clean but the rest of the structure including a complete set of common rafters, battens and the underside of the thatch at the front are heavily smoke-blackened from the original open hearth fire. Fordton is a very well preserved and an unusually small example of a late medieval farmhouse. The AFU record (see below) was made before the 1981 modernisation and then there was a couple of interesting features which no longer remain. There was a plank door to the cupboard under the hall stair which was inscribed RN 1745. More interesting was an original oak window in the back wall of the hall which was blocked by the hall first floor structure. It had survived virtually intact. It was unglazed, 4 lights with chamfered mullions and trefoil heads cut into the headbeam. A 2-tier effect was made by a board with trefoil heads applied across the inside face. Source: Exeter Museums Archaeological Field Unit archive record dated June 1981 by John R.L. Thorp includes measured ground plan, long elevation and details. Listing NGR: SY0416497528</p>

Significance of asset and setting	High Fordton Farmhouse is a Grade II* listed building.
Relationship of site with heritage asset	There is a direct visual relationship between the site and Fordton Farmhouse, which fronts onto the site across The Green, although a single storey building on the corner of The Green and Broadclyst Lane reduces this relationship to the northern part of the site.
Level of contribution (site to heritage asset)	Significant
Further assessment required?	Yes There is a clear relationship between the site and the heritage asset, but this is limited by existing buildings and vegetation.
Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Minor The setting of the heritage asset is quite intimate and enclosed.
Could the site be developed in a way that minimised potential impact?	Yes - avoid development in the western part of the site.
Would the development affect the heritage asset in other ways?	No The western part of the site is in the floodplain and unlikely to be suitable for housing
Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	Yes
Could the amount of development be reduced to avoid harm?	Yes
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 2	
Description of asset	Rat's Castle, Broadclyst Road (shown as Hayes Bank on listing description) Hayes Bank - GV II Cottage. Maybe C18, probably C19, renovated circa 1970. Plastered cob on stone rubble footings; stone rubble stack topped with C20 brick; thatch roof. Plan: 2-room plan cottage facing north and built alongside the street. The right (western) room has a projecting gable-end stack. Entrance in left (west) end. 2 storeys. Exterior: irregular 2-window front of C20 casements with glazing bars. Doorway in left end contains a C20 door. Roof is half-hipped to left and hipped to right. Interior: is mostly the result of the circa 1970 modernisation No carpentry is exposed. Roof not inspected.
Significance of asset and setting	Medium The heritage asset is a grade II listed building.
Relationship of site with heritage asset	The site surrounds the heritage asset on three sides and provides an attractive rural backdrop.
Level of contribution (site to heritage asset)	Significant
Further assessment required?	NoNo
Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 2	
What impact would development have on the heritage asset and its setting?	Moderate
Could the site be developed in a way that minimised potential impact?	yes
Would the development affect the heritage asset in other ways?	yes Development around the cottage would increase noise and disturbance.
Step 4. How to maximise enhancements and avoid harm	
Heritage asset 2 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 2 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	Yes
Could the amount of development be reduced to avoid harm?	Yes

Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	Limited development that did not encircle the heritage asset would be less intrusive.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 3	
Description of asset	Boundary Wall Bordering The White House Boundary wall approximately 4 metres south-west of the White House and adjoining the north-east end of Little Orchard GV II Boundary walls. Dated 1868. Flemish bond and rat-trap bond red brick. Tall boundary walls alongside the lane between the front and back gardens belonging to the White House (q.v) returning round to enclose the original property. The section nearest the front of the house is lower with a crest of cast iron railings. Central square section gate posts with low pyramid caps and containing original cast iron gates in the same style as the railings. This wall contains the date 1868 in diaper work of white bricks. Either side of this section the wall is taller. It is divided into bays by square section posts with Pyramid caps. These walls are built of larger than normal-sized bricks and they are laid on their edges. The wall returns round the original garden property of the house, now divided into the White House and Little Orchard.
Significance of asset and setting	High The wall is a grade II listed structure.
Relationship of site with heritage asset	The site is on the opposite side of a narrow lane from the heritage asset.
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	No The natural appearance of the hedgerow fronting the site contrasts with the brick wall and provides an attractive foil for it.
Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 3	
What impact would development have on the heritage asset and its setting?	Moderate The setting of the listed wall would be changed by development of that part of the site that lies opposite it.
Could the site be developed in a way that minimised potential impact?	yes
Would the development affect the heritage asset in other ways?	no
Step 4. How to maximise enhancements and avoid harm	
Heritage asset 3 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No

Would development enable the asset to be removed from the at risk register?	No
Heritage asset 3 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	Yes
Could the amount of development be reduced to avoid harm?	Yes
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	Keeping the hedge to the site frontage and limiting development opposite the wall would reduce impact.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 4	
Description of asset	<p>Little Orchard, Broadclyst Road</p> <p>The White House and Little Orchard - GV II 2 houses made by dividing a house known once as The Cypresses. Probably 1868, the date on the nearby boundary walls (q.v). Plastered brick; brick stacks and chimneyshafts; slate roof. Plan: pair of houses occupying a former house. The house faces south-east. The main block has a 3-room plan. The end rooms have gable-end stacks (the left one is disused) and the centre room has an axial stack backing onto the right room. Entrance hall and main stair between centre and left rooms. Kitchen in a rear block right of centre. Possibly secondary (but still C19) extension on right end. White House occupies the main centre and left rooms. Little Orchard occupies the main right room and extension. 2 storeys, the extension is single storey with glasshouse projecting in front. Exterior: the main has a regular but symmetrical 4-window front of horned 4-pane sashes (a fifth in the extension to right). The main doorway (now to the White House) is left of centre and contains a part-glazed 6-panel door behind a flat-roofed timber porch with moulded entablature and slightly tapering panelled square-section posts. Stucco flat clasping pilasters each end. The roof is gable-ended. The right end extension has an embattled parapet. Good late C19 glasshouse in front. Shaped bargeboards on left end. To rear the stair lit by a sash with margin panes. Interior: modernised but includes some original joinery detail. For instance the main entrance hall is tile-floored and contains an open string stick baluster stair with mahogany handrail and curtail step. Roof not inspected.</p>
Significance of asset and setting	<p>High</p> <p>The heritage asset is a grade II listed building.</p>
Relationship of site with heritage asset	<p>The front of the house looks obliquely across the site and the garden extends towards it.</p>
Level of contribution (site to heritage asset)	<p>Moderate</p>
Further assessment required?	<p>No</p>

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 4	
What impact would development have on the heritage asset and its setting?	Minor
Could the site be developed in a way that minimised potential impact?	yes
Would the development affect the heritage asset in other ways?	no Restricting development to the eastern part of the site would limit impacts on the heritage asset.
Step 4. How to maximise enhancements and avoid harm	
Heritage asset 4 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 4 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	Yes
Could the amount of development be reduced to avoid harm?	Yes
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 5	
Description of asset	2 Jessamine Cottage, The Green Jessamine Cottage and No 2 - Jessamine Cotages GV II 2 cottages. Probably late C18 - early C19. Plastered cob on stone rubble footings; stone rubble or brick stacks topped with C19 and C20 brick; thatch roof. Plan: pair of contemporary 2-room plan cottages built end onto the lane facing south. Gable-end stacks and axial stack between the 2 cottages. Jessamine Cottage is to right. 2 storeys with secondary rear outshots. Exterior: if No 2 had another first floor window both cottages would have a vaguely symmetrical 2-window front of C20 casements with glazing bars around a central front doorway; both of which contain a C20 panelled door behind a contemporary gabled porch. Uneven front eaves and roof is gable-ended. Interiors: not inspected. The Green contains an attractive group of small thatch-roofed houses.
Significance of asset and setting	High The cottage is a grade II listed building.
Relationship of site with heritage asset	Whilst the site borders the heritage asset on two sides, there is a sense that the cottage 'turns its back' on the site when viewed from the north and this limits the significance of the relationship.
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	No
Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 5	
What impact would development have on the heritage asset and its setting?	Minor The moderate classification reflects the potential impact of development in close proximity to the heritage asset, but this would be reduced to minor for development further away.
Could the site be developed in a way that minimised potential impact?	yes
Would the development affect the heritage asset in other ways?	No

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 5 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 5 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	Yes
Could the amount of development be reduced to avoid harm?	Yes
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	12500	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	4000	Minor adverse effect predicted (not significant)
Ramsar site	International	10500	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	13000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	4000	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	17000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	7500	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1500	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1500	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	40	Significant moderate adverse effect predicted
Draft Nature Recovery Network areas (NRN)	County	15	Significant moderate adverse effect predicted
Section 41 Habitat of	County	0	Significant moderate adverse effect predicted

Principle Importance (including rivers and streams, excluding hedgerow)			
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Comments

There is an unconfirmed wildlife site (an orchard) around 30 metres to the north east of the site. There is a core nature area (grassland) around 10 metres north east of the site (on the opposite side of the road). A stream runs through the site. Significant moderate adverse effect predicted.

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)?

Yes

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

There is an unconfirmed wildlife site (an orchard) around 30 metres to the north east of the site. There is a core nature area (grassland) around 10 metres north east of the site (on the opposite side of the road). A stream runs through the site. Significant moderate adverse effect predicted. The site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone.

5 Site Reference Whim_08

Site details

Settlement: Whimple

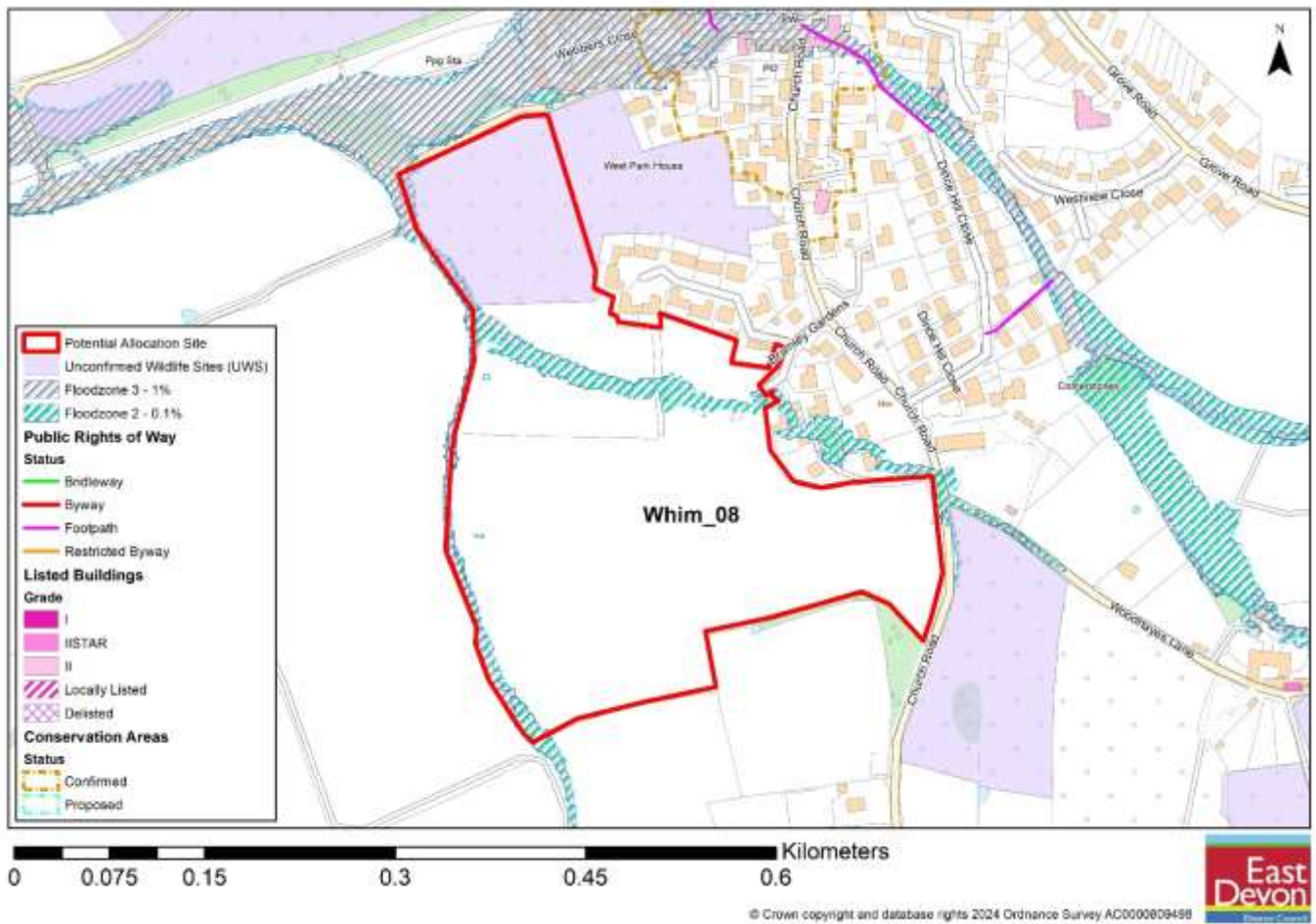
Reference number: Whim_08

Site area (ha): 10.06

Address: Approximately 25 acres west of Church Road and Bramley Gardens

Proposed use: Residential

Site map



Photos



Looking southwest over site from Bramley Gardens



Looking south across eastern part of site from Church Road



Looking west across northern part of site from track off Cobden Lane.



Looking north from Church Road with site to left of road and listed summer house to right of picture.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council Highways advise that access could be provided off Bramley Gardens and also off Church Road and a four arm roundabout junction (with Whim_09) would make a good gateway access to the village. Devon County Education advise that the HEELA has put forward 74 ha of development proposed in the Whimble primary catchment area. Whimble Primary could support some development but not on this scale. Additional secondary provision required. Would need to be seen alongside strategies for Exeter and west end as a whole.

Landscape

Overall landscape sensitivity is medium.

Historic environment

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

Ecology

There is an unconfirmed wildlife site (Gateshayes Farm Orchard) in part of the north of the site. This land also forms a core nature area (grassland). There are two small watercourses within the site. Significant moderate adverse effect predicted. The site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Accessibility

Whim_08 is within 350 metres of a range of services/facilities in the village centre including a primary school, pub, community hall, convenience store, GP practice and railway station. However, it is quite

a large site and the southern section is more than 800 metres from some of the facilities. Church Road lacks footways until it's junction with Bramble Close. The lane to the north of the site is very narrow and lacks footways.

Other constraints

A narrow strip of land along the western site boundary is within flood zone 3. Grade 3 agricultural land.

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

Yes

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

178

Contribution to spatial strategy

Whimble is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of up to 180 dwellings on Whim_08 is considered to be excessively high in relation to the scale of the existing village.

Should the site be allocated?

No

Reasons for allocating or not allocating

Scale of development incompatible with spatial strategy. Site lacks safe and convenient pedestrian access to services and facilities in the village. The site forms part of the 'Green Wedge' between Whimble and Cranbrook. Forms an important part of the very attractive rural landscape setting for the settlement. Potential impact on unconfirmed wildlife site. Part of is at risk of flooding and further work would be required to understand the nature and extent of the risk before consideration could be given to allocation.

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

Yes

Part of the site accessed off Bramley Gardens could be developed for around 50 homes without significant landscape impacts. This would be consistent with the spatial strategy. However, this part of the site is subject to flooding and further work will be required to understand the extent and nature of the flood risk (through a Level 2 Strategic Flood Risk Assessment).

Provision of an orchard, that could include open space provision associated with new housing, will be encouraged on land to the north of the new houses as indicated in green on the map below.



Landscape Sensitivity Assessment

Reference number: Whim_08

Context

The site is not in a National Landscape.

Landscape designation context

For sites within AONB, applicable special qualities

Other relevant biodiversity, historic environment and/or geological designations

No impacts.

Landscape Character Type and relevant key characteristics

Whim_08 mostly forms part of Landscape Character Type (LCT) 3E Lowland Plains, although the south east corner of the site forms part of 3B lower rolling farmed and settled valley slopes. Key characteristics of LCT 3E shown on site are rolling plain with small discrete woodland blocks, semi-natural habitats including roadside hedges and historic lanes. The small part of the site included in LCT 3B forms a part of a larger field and a small copse, which is characteristic of this LCT.

Local landscape character of site and immediate surrounds

Whim_08 forms part of the attractive rolling landscape setting of Whimble. The southern part of Whim_08 is a large field and the northern parcel is an old orchard with mature trees on higher land than the housing to the north of the neighbouring lane.

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

Analysis

Physical and natural characteristics	
Medium high	The landscape makes a strong contribution to local landscape character through its distinctive landform, hedgerows and trees.
Cultural and historic associations	
Medium	A landscape with visible historic elements and some historic character (orchards/former orchards around nucleated village historically noted for cider making). However, there are some modern influences, including more modern housing of Bramley Way.
Relationship to existing settlement edge	
Medium high	There is some housing to the east of the site, but development would have a poor relationship with the existing settlement pattern, and would adversely affect the existing settlement edge.
Experiential landscape character	
Medium	A landscape with some scenic quality/ rural character, but some intrusive elements for adjoining development.
Views	
Medium high	The landscape is quite open and has a degree of visibility from surrounding landscapes with some undeveloped skylines.
Overall landscape susceptibility	

Medium	Some of the key characteristics and qualities of the landscape are susceptible to change from the development proposed.
Within nationally designated landscape? No	
Degree of intervisibility with designated landscape	If outside designated landscape, factors which may raise or lower value from moderate
None	
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Overall landscape sensitivity	
Medium	
Landscape guidance: opportunities in relation to development	

Historic Environment Site Assessment

Notes on history of area

See Whim_08

Overall conclusion

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

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes There is a Grade II listed summerhouse around 50 metres to the east of the site (Summerhouse Approximately 70 metres southeast of Woodhayes Farmhouse) Whimble Conservation Area is about 90 metres from the northern part of the site.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	yes The Devon Historic Environment Viewer shows the north of the site as ridges probably made for fruit tree planting and drainage and also a probably medieval quarry pit. Further south (but still to the north of the site) a possible catch meadow of post-medieval to 19th century is indicated, along with further evidence of orchards.

List any heritage assets potentially affected.	<p>(1) Summerhouse approximately 70 metres southeast of Woodhayes Farmhouse (a Grade II Listed Building) (2) Whimble Conservation Area</p> <p>The distance from the conservation area and the development between it and the site limit the potential impact of development and no further analysis of this is undertaken. The non-designated heritage assets identified relate to the former use of the land and do not require a specific assessment.</p>
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Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	<p>Summerhouse southeast of Woodhayes Farmhouse</p> <p>GV II Summerhouse. Late C19. English bond red brick, stretcher bond on the front; pantile roof. Plan: small single cell building facing south. Single storey with doorway in north side. Gothic style. Exterior: 3-window front, tall pointed arch-headed windows, all the same size with limestone keystones. Each has timber mullions and Y-tracery but the tracery pattern of each is different. Secondary buttresses between the windows. The rear doorway has a fanlight containing yet another variant of Y-tracery. The roof is hipped both ends. Interior: not inspected.</p>
Significance of asset and setting	<p>High</p> <p>The summerhouse is a grade II listed building.</p>
Relationship of site with heritage asset	<p>The southern part of the site forms part of the rural setting of the village and makes a strong contribution to the immediate setting of the listed structure.</p>
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	No
Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Moderate
Could the site be developed in a way that minimised potential impact?	Yes – the southern part of the site could be excluded from the development area.
Would the development affect the heritage asset in other ways?	No

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

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	12500	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	4000	Minor adverse effect predicted (not significant)
Ramsar site	International	10500	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	13000	Minor adverse effect predicted (not significant)
Site of Special	National	4000	Minor adverse effect predicted (not significant)

Scientific Interest (SSSI)			
National Nature Reserve (NNR)	National	17000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	7500	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1300	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1300	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	0	Significant moderate adverse effect predicted
Draft Nature Recovery Network areas (NRN)	County	0	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	0	Significant moderate adverse effect predicted

Comments

There is an unconfirmed wildlife site (Gateshayes Farm Orchard) in part of the north of the site. This land also forms a core nature area (grassland). There are two small watercourses within the site. Significant moderate adverse effect predicted.

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)?

Yes – watercourses.

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

There is an unconfirmed wildlife site (Gateshayes Farm Orchard) in part of the north of the site. This land also forms a core nature area (grassland). There are two small watercourses within the site. Significant moderate adverse effect predicted. The site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone.

6 Site Reference Whim_09

Site details

Settlement: Whimple

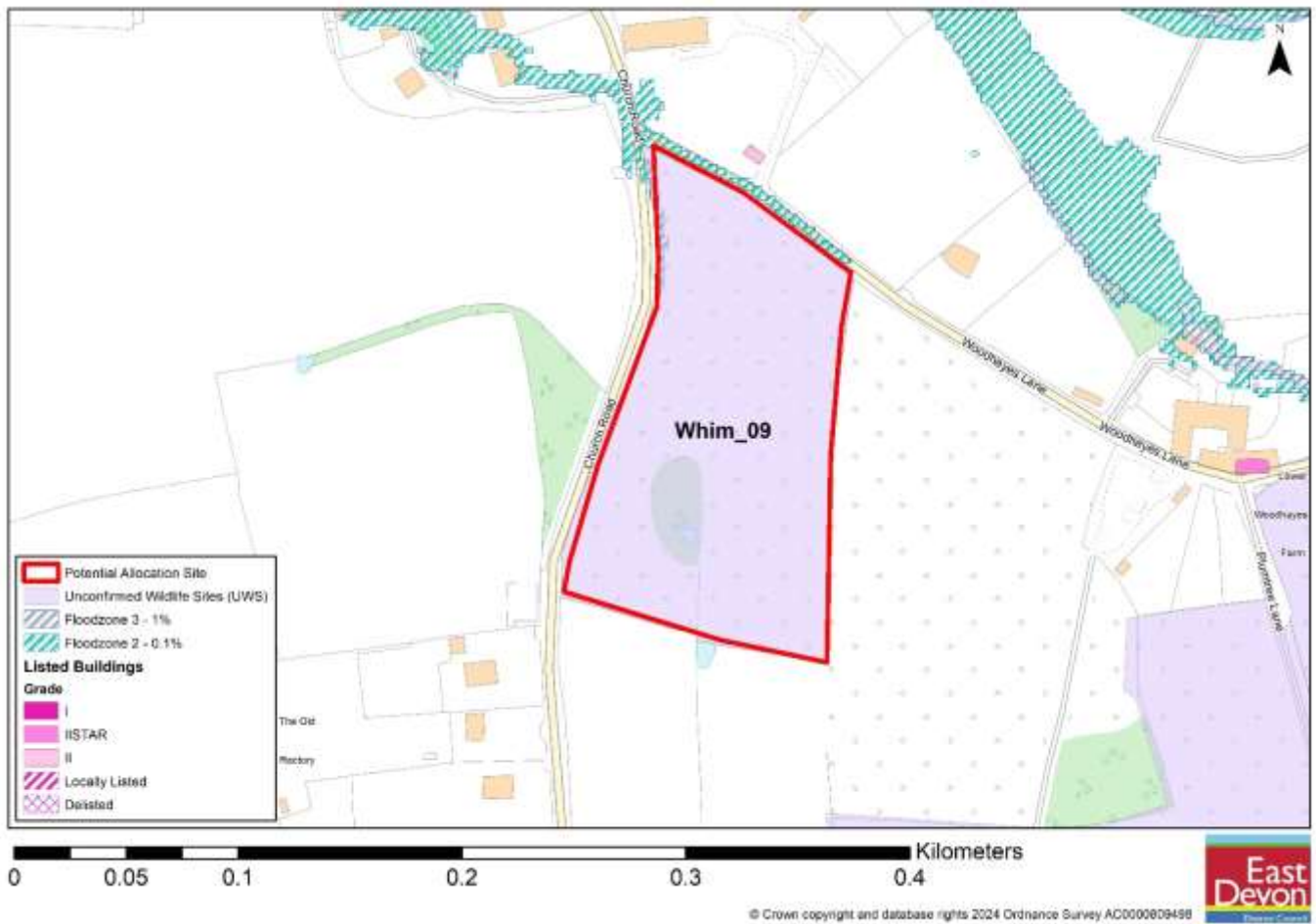
Reference number: Whim_09

Site area (ha): 1.89

Address: Approximately 4.6 acres at the Junction of Church Road and Woodhayes Lane

Proposed use: Residential

Site map



Photos



Looking southeast across site from field access to Woodhayes Lane



Looking southeast across site from the north with junction of Woodhayes Lane and Church Road in the foreground.



Looking northeast across site from Church Road with red brick listed building visible to left side of picture.



Looking north from Church Road across site with listed summerhouse to left of picture.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council Highways advise that access would need to connect to and contribute to a new four arm roundabout junction (with Whim_08) which would make a good gateway access to the village. Devon County Education advise that the HEELA has put forward 74 ha of development proposed in the Whimble primary catchment area. Whimble Primary could support some development but not on this scale. Additional secondary provision required. Would need to be seen alongside strategies for Exeter and west end as a whole.

Landscape

Overall landscape sensitivity is high medium.

Historic environment

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

Ecology

Whim_09 is within the Pebblebed Heaths Habitat Mitigation Zone and is an unconfirmed wildlife site (Higher Woodhayes Farm Orchard). This site also forms a core nature area (grassland) and is on the priority habitat inventory as an orchard. Significant moderate adverse effect predicted.

Accessibility

Whim_09 is within 600 metres of a range of services/facilities in the village centre including a primary school, pub, community hall, convenience store, GP practice and railway station. However, the southern part of the site is around 900 metres away from these facilities. Church Road lacks footways until it's junction with Bramble Close. The lane to the north of the site is very narrow and lacks footways.

Other constraints

Grade 3 agricultural land.

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)

45

Contribution to spatial strategy

Whimble is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of up to 45 dwellings on Whim_09 is considered high in relation to the scale of the existing village.

Should the site be allocated?

No

Reasons for allocating or not allocating

Scale of development incompatible with spatial strategy, when combined with alternative proposed allocation. Site lacks safe and convenient pedestrian access to services and facilities in the village. Forms an important part of the very attractive rural landscape setting for the settlement and a grade II listed building.

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

No

Landscape Sensitivity Assessment

Reference number: Whim_09

Context

Landscape designation context

The site is not in a National Landscape.

For sites within AONB, applicable special qualities

Other relevant biodiversity, historic environment and/or geological designations

Opposite Grade II* listed building

Landscape Character Type and relevant key characteristics

Whim_09 largely forms part of Landscape Character Type (LCT) 3B Lower rolling farmed and settled valley slopes, although the northern corner of the site is in 3E Lowland Plains. Key characteristics of the 3B LCT shown on site are orchard planting, historic lanes, feeling of remoteness and low hedges.

Local landscape character of site and immediate surrounds

Whim_09 forms part of the attractive rural landscape setting of Whimble. It comprises a large orchard on gently rising ground and includes a small group of deciduous trees on part of the higher ground.

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

Development would introduction of built form and associated infrastructure to a key 'gateway' to the village which has an attractive rural setting and would require intrusive highway improvements. Loss of orchard trees would diminish wider historic character of Whimble and undermine the setting of a grade II listed summerhouse.

Analysis

Physical and natural characteristics	
Medium high	The landscape makes a positive contribution to the setting of Whimble through its gently sloping landform, boundary vegetation and tree cover.
Cultural and historic associations	

Medium high	A landscape with visible historic elements that forms part of a wider historic landscape.
Relationship to existing settlement edge	
High	The site forms part of the attractive setting of the village and the existing settlement edge is very well integrated into the landscape so that there is little perception of development when approaching from the south. Development of the site would fundamentally undermine the existing settlement edge and would have a poor relationship with the existing settlement pattern.
Experiential landscape character	
Medium high	The site forms part of a landscape with scenic quality and rural character notwithstanding its proximity to Whimble. There is quite a high degree of tranquillity with few modern influences.
Views	
Medium high	The landscape has some intervisibility with surrounding landscapes and undeveloped skylines with a distinctive tree group that forms part of the setting of the village. There are clear views from the settlement edge to which the site makes a positive contribution,
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 / No	
Degree of intervisibility with designated landscape	If outside designated landscape, factors which may raise or lower value from moderate
None/slight/moderate/major	None
Landscape value	
High – The site is considered to be more valued than surrounding areas due to its relationship with the village as a key 'gateway' site.	
Overall landscape sensitivity	
High medium	
Landscape guidance: opportunities in relation to development	

Historic Environment Site Assessment

Notes on history of area

See Whim_03

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 There is a Grade II listed building around 14 metres to the north on the opposite side of the road (summerhouse 70 metres southeast of Woodhayes Farmhouse).
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes The Devon Historic Environment Viewer shows a possible former quarry pit of medieval to late medieval origin on part of the site.
List any heritage assets potentially affected.	(1) Summerhouse approximately 70 metres southeast of Woodhayes Farmhouse, a grade II listed building The non-designated heritage assets identified relate to the former use of the land and do not require a specific assessment.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Summerhouse southeast of Woodhayes Farmhouse GV II Summerhouse. Late C19. English bond red brick, stretcher bond on the front; pantile roof. Plan: small single cell building facing south. Single storey with doorway in north side. Gothic style. Exterior: 3-window front, tall pointed arch-headed windows, all the same size with limestone keystones. Each has timber mullions and Y-tracery but the tracery pattern of each is different. Secondary buttresses between the windows. The rear doorway has a fanlight containing yet another variant of Y-tracery. The roof is hipped both ends. Interior: not inspected.
Significance of asset and setting	Medium The summerhouse is a grade II listed building.
Relationship of site with heritage asset	The site forms part of the rural setting of the village and makes a contribution to the setting of the listed structure.
Level of contribution (site to heritage asset)	Significant
Further assessment required?	No The site is adjacent to the heritage asset. It's development would significantly alter the setting of the heritage asset.

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Moderate
Could the site be developed in a way that minimised potential impact?	Yes
Would the development affect the heritage asset in other ways?	Yes – additional noise and disturbance.

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?	No
Could design avoid harm?	Yes
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	12500	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	4000	Minor adverse effect predicted (not significant)
Ramsar site	International	10500	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	13000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	4000	Minor adverse effect predicted (not significant)

National Nature Reserve (NNR)	National	17000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	7500	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1200	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1200	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	0	Significant moderate adverse effect predicted
Draft Nature Recovery Network areas (NRN)	County	0	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County		

Comments

Whim_09 is an unconfirmed wildlife site (Higher Woodhayes Farm Orchard). This site also forms a core nature area (grassland) and is on the priority habitat inventory as an orchard. Significant moderate adverse effect predicted.

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)?

Yes – orchard, small copse and pond.

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

Whim_09 is within the Pebblebed Heaths Habitat Mitigation Zone and is an unconfirmed wildlife site (Higher Woodhayes Farm Orchard). This site also forms a core nature area (grassland) and is on the priority habitat inventory as an orchard. Significant moderate adverse effect predicted.

7 Site Reference Whim_10

Site details

Settlement: Whimble

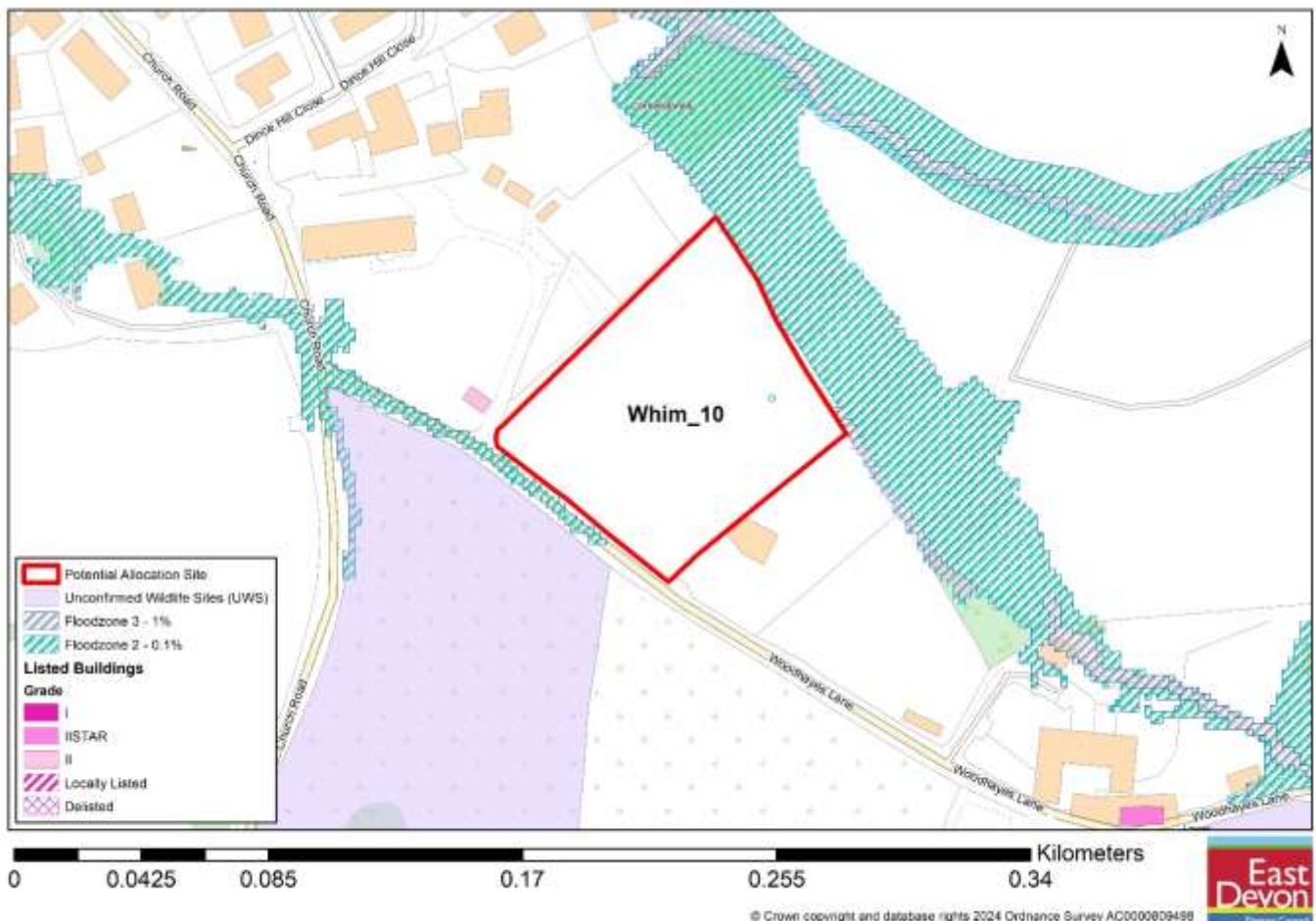
Reference number: Whim_10

Site area (ha): 0.72

Address: Land adjoining Woodhayes Country House, Woodhayes Lane

Proposed use: Residential

Site map



Photos



Looking north from Woodhayes Lane with site to the right of the gate pillars and largely behind the hedge.



Looking northwest across site from Woodhayes Lane



Looking north from Woodhayes Lane with listed summerhouse to left of picture and site to the right.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council Highways advise that access to Whim_10 would need to connect and contribute to a new four arm roundabout junction which would make a good gateway access to the village. Woodhayes Lane would need widening and a footway. Devon County Education advise that the HEELA has put forward 74 ha of development proposed in the Whimble primary catchment area. Whimble Primary could support some development but not on this scale. Additional secondary provision required. Would need to be seen alongside strategies for Exeter and west end as a whole.

Landscape

Overall landscape sensitivity is medium high.

Historic environment

Development would affect the setting of the neighbouring grade II listed building. 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

There is an unconfirmed wildlife site (Higher Woodhayes Farm Orchard) to the south of Whim_10 on the opposite side of the road. This site is also a core nature area (grassland). Significant moderate adverse effect is predicted. The site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone

Accessibility

Whim_10 is within 600 metres of a range of services/facilities in the village centre including a primary school, pub, community hall, convenience store, GP practice and railway station. However, there are no safe pedestrian routes to the village as Woodhayes Lane is very narrow and lacks footways and Church Road lacks footways until it's junction with Bramble Close.

Other constraints

Grade 3 agricultural land.

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)

17

Contribution to spatial strategy

Whimble is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of up to around 17 homes on Whim_10 would make a contribution to that strategy.

Should the site be allocated?

No

Reasons for allocating or not allocating

Site lacks safe and convenient pedestrian access to services and facilities in the village. Forms part of the very attractive rural landscape setting for the settlement and a grade II listed building.

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

Landscape Sensitivity Assessment

Reference number: Whim_10

Context

Landscape designation context

The site is not in a National Landscape.

For sites within AONB, applicable special qualities

Other relevant biodiversity, historic environment and/or geological designations

Opposite Grade II* listed building

Landscape Character Type and relevant key characteristics

Whim_10 forms part of Landscape Character Type (LCT) 3E Lowland Plains. Key characteristics of this LCT shown on site are a level field with roadside hedges.

Local landscape character of site and immediate surrounds

Whim_10 comprises a small field with a strong sense of enclosure from its boundary hedges 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

Highway improvements would undermine attractive rural setting of the village and attractive hedges on site frontage. Development would reduce levels of tranquillity in vicinity of site.

Analysis

Physical and natural characteristics	
Medium	The landscape has characteristics that contribute to local landscape character.
Cultural and historic associations	
Medium high	A landscape with visible historic elements that forms part of a wider historic landscape.
Relationship to existing settlement edge	
Medium high	Development would have a poor relationship with the existing settlement pattern and may adversely affect the existing settlement edge.
Experiential landscape character	

Medium high	The site forms part of a landscape with scenic quality and rural character notwithstanding its proximity to Whimble. There is quite a high degree of tranquillity with few modern influences.
Views	
Medium	Although the landscape is quite enclosed and well screened from public or view by hedges, if developed buildings would be likely to be highly visible in what is an otherwise rural setting.
Overall landscape susceptibility	
High	The key characteristics and qualities of the landscape are susceptible to change from the development proposed.
Within nationally designated landscape? Yes / No	
Degree of intervisibility with designated landscape	If outside designated landscape, factors which may raise or lower value from moderate
None/slight/moderate/major	None
Landscape value	
High - The site is considered to be more valued than surrounding areas due to its importance in providing a rural setting for the village	
Overall landscape sensitivity	
High medium	
Landscape guidance: opportunities in relation to development	

Historic Environment Site Assessment

Notes on history of area

See Whim_03

Overall conclusion

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

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes There is a grade II listed summerhouse within 10 metres of the western 'corner' of Whim_10.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	yes The Devon Historic Environment Viewer shows no records on Whim_10.

List any heritage assets potentially affected.	(1) Summerhouse approximately 70 metres southeast of Woodhayes Farmhouse, grade II listed.
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Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Summerhouse southeast of Woodhayes Farmhouse GV II Summerhouse. Late C19. English bond red brick, stretcher bond on the front; pantile roof. Plan: small single cell building facing south. Single storey with doorway in north side. Gothic style. Exterior: 3-window front, tall pointed arch-headed windows, all the same size with limestone keystones. Each has timber mullions and Y-tracery but the tracery pattern of each is different. Secondary buttresses between the windows. The rear doorway has a fanlight containing yet another variant of Y-tracery. The roof is hipped both ends. Interior: not inspected.
Significance of asset and setting	High The summerhouse is a grade II listed building.
Relationship of site with heritage asset	The site forms part of the rural setting of the village and makes a contribution to the setting of the listed structure.
Level of contribution (site to heritage asset)	Significant
Further assessment required?	No The site is directly opposite and in close proximity to the heritage asset. It's development would significantly alter the setting of the heritage asset.

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Moderate
Could the site be developed in a way that minimised potential impact?	Yes – development could be sited away from the listed building and landscape screening provided, but highway improvements are still likely to have a negative impact on the current rural setting of the summerhouse.
Would the development affect the heritage asset in other ways?	yes - additional noise and disturbance.

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

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	12500	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	4000	Minor adverse effect predicted (not significant)
Ramsar site	International	10500	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	13000	Minor adverse effect predicted (not significant)
Site of Special	National	4000	Minor adverse effect predicted (not significant)

Scientific Interest (SSSI)			
National Nature Reserve (NNR)	National	17000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	7500	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1100	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1100	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	5	Significant moderate adverse effect predicted
Draft Nature Recovery Network areas (NRN)	County	5	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County		

Comments

There is an unconfirmed wildlife site (Higher Woodhayes Farm Orchard) to the south of Whim_10 on the opposite side of the road. This site is also a core nature area (grassland).

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

There is an unconfirmed wildlife site (Higher Woodhayes Farm Orchard) to the south of Whim_10 on the opposite side of the road. This site is also a core nature area (grassland). Significant moderate adverse effect is predicted. The site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone

8 Site Reference Whim_11

Site details

Settlement: Whimple

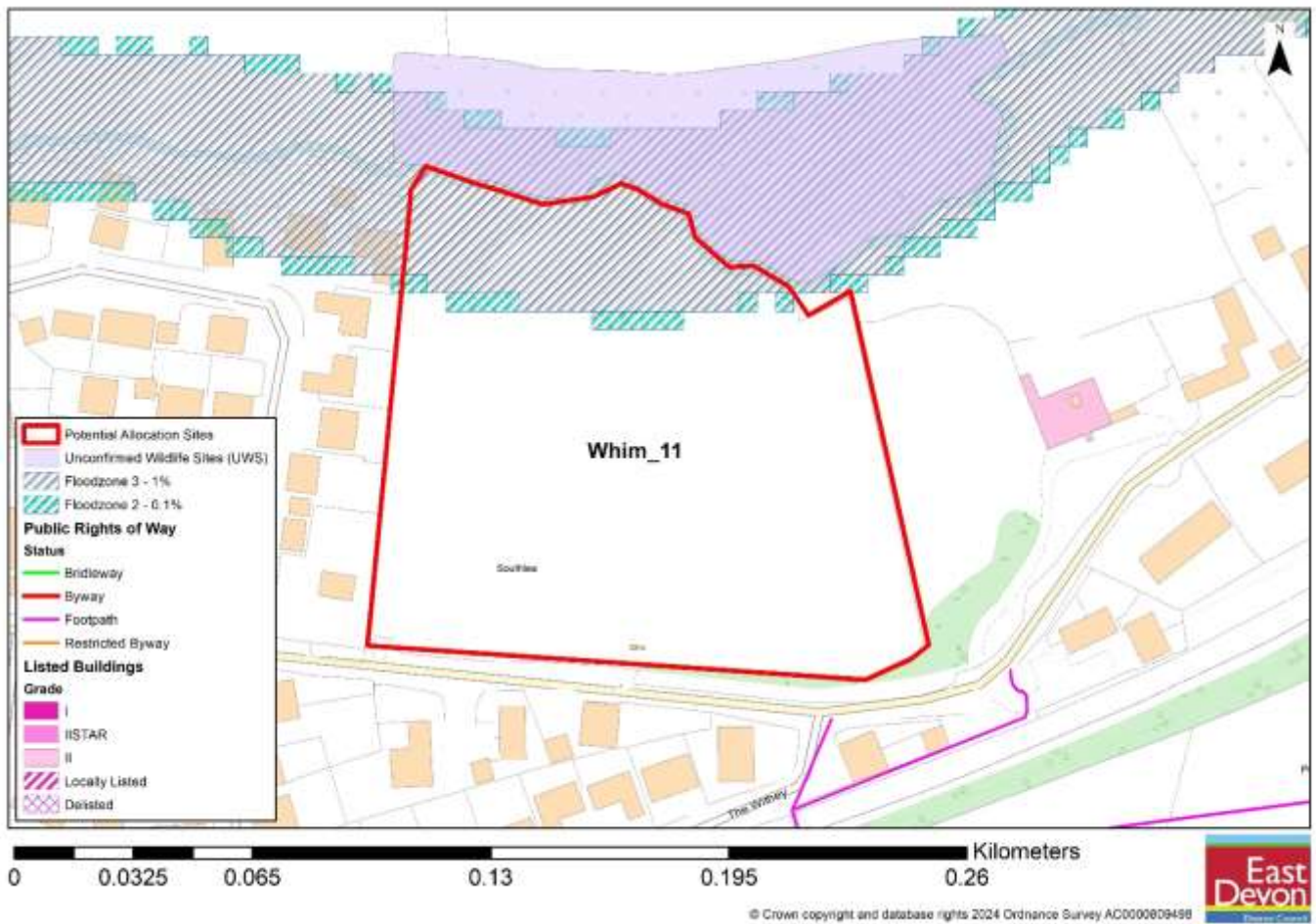
Reference number: Whim_11

Site area (ha): 1.63

Address: Approximately 4 acres Station Road

Proposed use: Residential

Site map



Photos



Looking north across site from access to Station Road.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council Highways advise that appropriate road widening would be required across the site frontage. However, there are trees along much of the site frontage that are subject to Tree Preservation Orders and would need to be retained. It is assumed that a suitable access could be provided to the south west of the site, close to the existing field gate and that a footway could be provided within the site, behind the frontage hedge/trees. Devon County Education advise that the HEELA has put forward 74 ha of development proposed in the Whimble primary catchment area. Whimble Primary could support some development but not on this scale. Additional secondary provision required. Would need to be seen alongside strategies for Exeter and west end as a whole.

Landscape

This allocation site will need to be carefully designed to take account of flooding, the setting of Slewton House, a grade II listed building, and the edge of settlement location. The overall landscape sensitivity is 'Medium' – Landscape and / or visual characteristics of the assessment unit are susceptible to change. It may have some potential to accommodate the relevant type of development in some defined situations without significant character change or adverse effects. Thresholds for significant change are intermediate.

Historic environment

The site is next to Slewton House, a grade II listed building. The 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

There is an unconfirmed wildlife site adjacent to the north of the site (Holway Farm Orchard). The same land is a core nature area (grassland). To the east of Whim_11 is a separated core nature area (woodland). There is a watercourse to the north of the site. Significant moderate adverse effect predicted. The site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Accessibility

Whim_11 is within 400 metres of a range of services/facilities in the village centre including a primary school, pub, community hall, convenience store, GP practice and railway station. There is a short section in front of the neighbouring house, Eastleigh, without a pavement and improvements should be sought to achieve safe pedestrian access to the village centre.

Other constraints

Approximately 20% of the site is at risk of flooding and the site was considered as part of the Level 2 Strategic Flood Risk Assessment. This concludes that the sequential test will need to be passed, but that an exception test will not be required if development is confined to the south of the site, which is not at risk of flooding. The developer will need to show, through an FRA, that future users of the development will not be placed in danger from flood hazards throughout its lifetime. The site is within the Whimble Critical Drainage Area. Any new development should be served by a sustainable drainage system that meets certain standards and should also make a contribution towards a scheme that will reduce risks for those liable to flood. The northern part of the site is in flood zone 3 and initial evidence indicates that a small part of the site is at a high risk of groundwater flooding. Grade 3 agricultural land.

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

No

Opportunities

Development of Whim_11 would enable provision of additional homes very close to the village centre and Whimble station. Highway improvements, including the provision of a footway, would provide wider benefits.

Yield (number of dwellings or hectares of employment land)

33

Contribution to spatial strategy

Whimble is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of around 33 homes on Whim_11 is consistent with that strategy.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site is considered to be the best option for accommodating an appropriate scale of development for Whimble. It is well related to the existing settlement pattern and benefits from relatively good pedestrian access to facilities in the village centre. Although the northern part of the site is at risk of flooding, there is potential for the development of around 30 dwellings on the remainder of the site.

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

Landscape Sensitivity Assessment

Reference number: Whim_11

Context

Landscape designation context

The site is not in a National Landscape.

For sites within AONB, applicable special qualities

Other relevant biodiversity, historic environment and/or geological designations

Within 50 m of grade II listed building

Landscape Character Type and relevant key characteristics

Whim_11 forms part of Landscape Character Type (LCT) 3E Lowland Plains. Key characteristics of this LCT shown on site are a level field with hedgerow trees.

Local landscape character of site and immediate surrounds

Whim_11 comprises a field enclosed by hedgerows and with residential development on two sides.

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 site is relatively flat and unlikely to require substantial earthworks. There is an existing field gate, but some loss of frontage hedge is likely to attain visibility splay. Highway requirements for footway should be accommodated within the site rather than on frontage to maximise retention of existing vegetation. Existing trees should be retained, and consideration given to appropriate landscaping of the northern part of site that is at risk of flooding, including links to the footpath to the northwest of the site. Potential construction phase impacts from large vehicles/ construction plant accessing narrow lanes through village centre

Analysis

Physical and natural characteristics

Medium	The hedges and trees around the site contribute to local landscape character. There are two trees within the site and several to the road frontage that are protected by Tree Preservation Orders.
Cultural and historic associations	
Medium	This site forms part of a wider area with historic features, including the neighbouring Slewton House, a grade II listed building. The site was formerly used as a cricket ground and representations on the draft plan state that the tree in the middle is unique and mentioned in Wisden.
Relationship to existing settlement edge	
Low	There is housing on three sides and development of the site would have a good relationship with the existing settlement pattern, and could integrate well with the existing settlement edge.
Experiential landscape character	
Low medium	A landscape with some scenic quality/ rural character but within a village context with housing on three sides.
Views	
Low medium	The site is enclosed and quite visually contained, except for views from the field gate. It has a low degree of visibility from surrounding landscapes.
Overall landscape susceptibility	
Medium	Some of the key characteristics and qualities of the landscape are susceptible to change from the development proposed.
Within nationally designated landscape? No	
Degree of intervisibility with designated landscape	If outside designated landscape, factors which may raise or lower value from moderate
None/slight/ moderate/ major	None
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value.	
Overall landscape sensitivity	
Medium – Landscape and / or visual characteristics of the assessment unit are susceptible to change. It may have some potential to accommodate the relevant type of development in some defined situations without significant character change or adverse effects. Thresholds for significant change are intermediate.	
Landscape guidance: opportunities in relation to development	
This allocation site will need to be carefully designed to take account of flooding, the setting of Slewton House, a grade II listed building, and the edge of settlement location. Trees should be retained, and the scheme designed so that TPO trees are outside of private garden areas and have adequate open space around them. There is an opportunity to reflect the historic cricket pitch character of the site through the careful layout of buildings and open spaces.	

Historic Environment Site Assessment

Notes on history of area

See Whim_03

Overall conclusion

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

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes Slewton House, Talaton Road, a grade II listed building, is around 50 metres to the east of the site.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes There are no records shown for Whim_11 on the Devon Historic Environment viewer.
List any heritage assets potentially affected.	(1) Slewton House, Talaton Road, a grade II listed building.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	<p>Slewton House, Talaton Road</p> <p>GV II House. Mid – late C17 (maybe earlier) origins, thoroughly refurbished and enlarged in the mid C19. Plastered local stone rubble, parts may be cob; stone rubble and brick stacks with plastered brick chimneyshafts; slate roof. Plan: basically a U-plan house. The main entrance front faces south-east. It has a 2-room -and-through-passage plan with a 2-room plan parlour crosswing projecting to rear on the left (south-west) end. The room to right of the passage is a service room with a projecting gable-end stack. Maybe it was the kitchen. A service wing projects at right angles to rear and it has a gable-end stack. The room to left of the passage shares an axial stack with the adjoining room of the crosswing. The rear parlour has an end stack. The passage leads back to a stair hall between the rear blocks and another room alongside the parlour. Wing has a lateral stack. The service end and rear block show evidence of a mid – late C17 house but most is the result of a thorough refurbishment of the mid C19. House is 2 storeys. Exterior: on the entrance front the end of the parlour crosswing is blind and flanked with panelled stucco pilasters with acanthus motif tops. To right a symmetrical 3-window front of attractive mid C19 casements with a margin-pane pattern of glazing bars to the ground floor with plain C20 casements to the first floor. These windows are arranged around the passage front doorway which contains a mid C19 4-panel door with overlight and contemporary simple flat-roofed Tuscan porch with slender piers. The parlour wing garden front (to south-west) has a complete symmetrical 3-window front of similar mid C19 casements with margin-pane pattern of glazing bars. Here the ground floor windows are French windows, one each side of a central round-headed niche. Here too are flanking stucco panelled pilasters with moulded acanthus-motif caps. Eaves are carried on pairs of shaped timber brackets. The roof this side is hipped 'oth ends. The entrance front roof is gable-ended to right. At the back the original mid C19 fenestration is essentially intact and uses the same margin pane casements except on the outer (north-east) side of the service wing where they are contemporary casements containing rectangular panes of leaded glass. Interior: is largely mid C19 and includes a great deal of joinery and other detail from that time. The right end of the main block however shows mid - late C17 crossbeams, chamfered with cut diagonal stops. Roof not inspected but it is said that no roof trusses show at first floor level. Slewton House has earlier origins but it must be regarded essentially as a mid C19 house, modest but very attractive and well-preserved. These margin -panes casement windows appear to be the product of a local workshop and a feature of a few adjacent parishes here.</p>
Significance of asset and setting	<p>High</p> <p>Slewton House is a Grade II listed building.</p>
Relationship of site with heritage asset	<p>There is a large grassed area between Slewton House and the site that appears to form part of the curtilage to the listed building. There is also a mature hedgerow that widens to extensive tree cover to the north and south of the boundary between the site and the heritage asset. Hedgerows to the south of the site also restrict views of Slewton House from the lane to the south of the site.</p>

Level of contribution (site to heritage asset)	Little
Further assessment required?	No The setting for Slewton House largely comprises it's own grounds and there is little intervisibility between these and the wider area.

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Minor Although adjacent to the curtilage of the listed building the existing screening minimised any potential impact.
Could the site be developed in a way that minimised potential impact?	Yes, the screening to the eastern site boundary could be enhanced and the site be designed to minimise any impact.
Would the development affect the heritage asset in other ways?	Within the grounds of the listed building there may be less of a feeling of seclusion caused by the noise associated with additional housing.

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?	
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	

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	12500	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	4000	Minor adverse effect predicted (not significant)
Ramsar site	International	10500	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	13000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	4000	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	17000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	7500	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1000	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1000	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	0	Significant moderate adverse effect predicted
Draft Nature Recovery Network areas (NRN)	County	0	Significant moderate adverse effect predicted
Section 41 Habitat of	County	0	Significant moderate adverse effect predicted

Principle Importance (including rivers and streams, excluding hedgerow)			
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Comments

There is an unconfirmed wildlife site adjacent to the north of the site (Holway Farm Orchard). The same land is a core nature area (grassland). To the east of Whim_11 is a separated core nature area (woodland). There is a watercourse to the north of the site. Significant moderate adverse effect predicted.

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)?

Yes – watercourse.

Presence of veteran or ancient trees

There are mature trees that are subject to Tree Preservation Orders.

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

There is an unconfirmed wildlife site adjacent to the north of the site (Holway Farm Orchard). The same land is a core nature area (grassland). To the east of Whim_11 is a separated core nature area (woodland). There is a watercourse to the north of the site. Significant moderate adverse effect predicted. The site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone.

9 Site Reference Whim_13

Site details

Settlement: Whimble

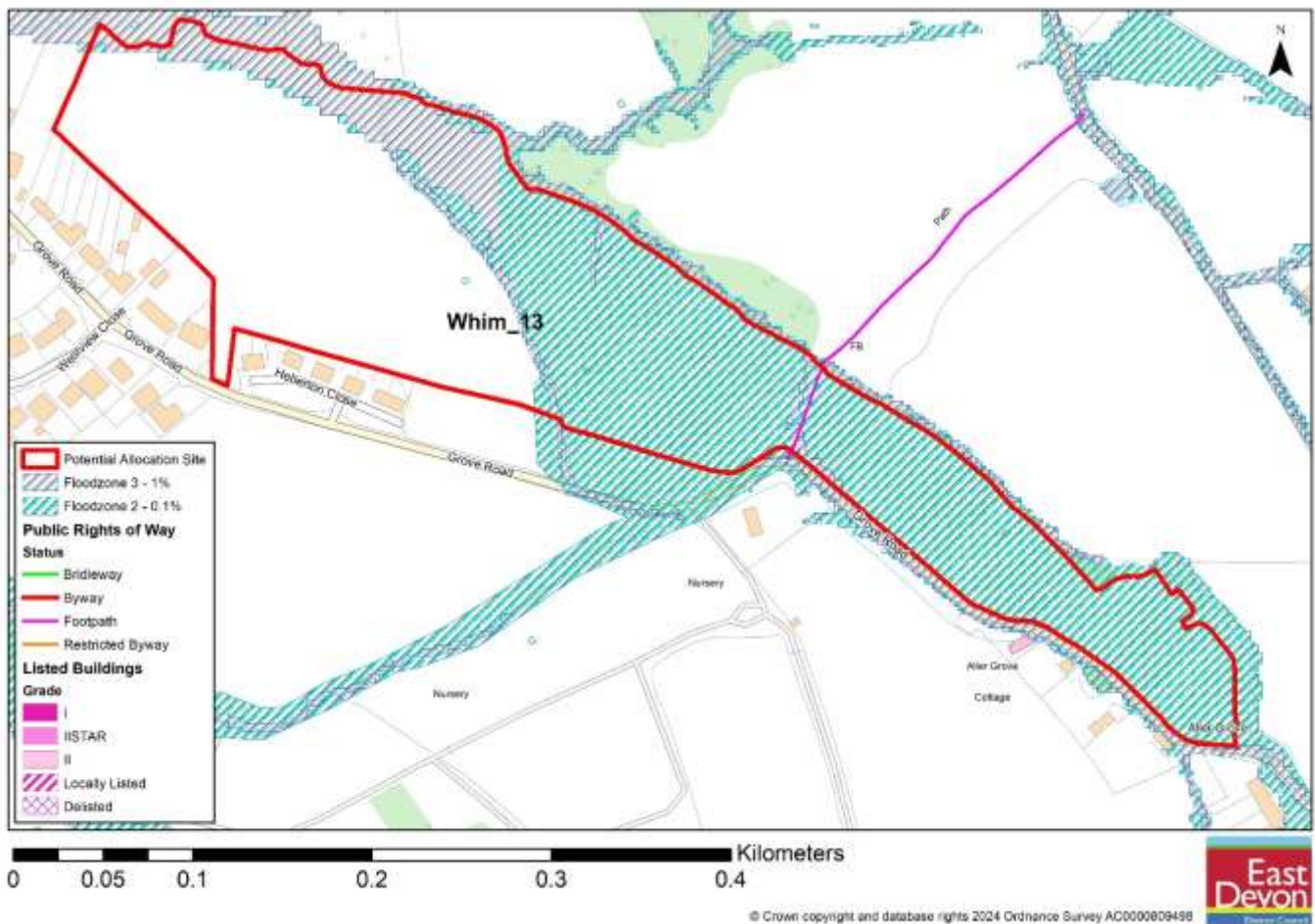
Reference number: Whim_13

Site area (ha): 6.64

Address: Land North side of Grove Road

Proposed use: Residential

Site map



Photos



Looking north from Grove Road



Looking northwest from Grove Lane

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council highways advise that access off Grove Road is only possible for a small amount of infill development because it is narrow with on street parking and no footways. Devon County Education advise that the HEELA has put forward 74 ha of development proposed in the Whimble primary catchment area. Whimble Primary could support some development but not on this scale. Additional secondary provision required. Would need to be seen alongside strategies for Exeter and west end as a whole.

Landscape

Overall landscape sensitivity is Medium – Landscape and / or visual characteristics of the assessment unit are susceptible to change. It may have some potential to accommodate the relevant type of development in some defined situations without significant character change or adverse effects. Thresholds for significant change are intermediate.

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

There is a core nature area adjacent to part of the northern boundary of Whim_13 (woodland) and a separate, part core and part nature area (grassland) adjacent to part of the southern boundary. There are watercourses in the site. Significant moderate adverse effect predicted. Site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone

Accessibility

Whim_13 is within 300 metres of a range of services/facilities in the village centre including a primary school, pub, community hall, convenience store, GP practice and railway station. However, Grove Lane lacks footways and the site extends around 750 metres from the part of the site that is nearest to the village centre so that the southern site boundary is around 1000 metres from the facilities.

Other constraints

The site is within the Whimble Critical Drainage Area. Any new development should be served by a sustainable drainage system that meets certain standards and should also make a contribution towards a scheme that will reduce risks for those liable to flood. The western half of the site is in flood zone 2 with smaller parts to the north east of the site in flood zone 3.

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

No

Opportunities

Yield (number of dwellings or hectares of employment land)

108

Contribution to spatial strategy

Whimple is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of 100 dwellings on Whim_13 high in relation to the scale of the existing village.

Should the site be allocated?

No

Reasons for allocating or not allocating

Grove Road is unlikely to be suitable for this scale of development. and pedestrian access to the village centre is not ideal. Part of site is at risk of flooding and further work would be required to understand the nature and extent of the risk before consideration could be given to allocation.

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

Landscape Sensitivity Assessment

Reference number: Whim_13

Context

Landscape designation context

The site is not in a National Landscape.

For sites within AONB, applicable special qualities

Other relevant biodiversity, historic environment and/or geological designations

Grade II listed building around 80 m away from site.

Landscape Character Type and relevant key characteristics

Whim_13 predominantly forms part of Landscape Character Type (LCT) 3E Lowland Plains, although the extreme south east of the site lies within 3B Lower rolling farmed and settled slopes. There is no clear distinction in landscape character between the LCT's on site. Key characteristics of LCT 3E shown on site are a level field with discrete woodland blocks adjacent

to an historic lane. Copses, streamside tree rows a relatively enclosed and sheltered landscape are key characteristics of LCT 3B shown on the site.

Local landscape character of site and immediate surrounds

Site comprises two quite large but irregular shaped fields bounded by a watercourse to the 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

Analysis

Physical and natural characteristics	
Medium	The mature trees and hedges contribute to the local landscape character.
Cultural and historic associations	
Medium low	The landscape has few historical influences.
Relationship to existing settlement edge	
Medium high	Development would have a poor relationship with the existing settlement edge.
Experiential landscape character	
Medium high	The site has a rural character and sense of tranquility.
Views	
Medium	There are attractive views across the site from Grove Road and a short footpath across the site.
Overall landscape susceptibility	
Medium	Some of the key characteristics and qualities of the landscape are susceptible to change from the development proposed.
Within nationally designated landscape? No	
Degree of intervisibility with designated landscape	If outside designated landscape, factors which may raise or lower value from moderate
None/slight/moderate/major	None
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value.	
Overall landscape sensitivity	
Medium – Landscape and / or visual characteristics of the assessment unit are susceptible to change. It may have some potential to accommodate the relevant	

type of development in some defined situations without significant character change or adverse effects. Thresholds for significant change are intermediate.

Landscape guidance: opportunities in relation to development

Historic Environment Site Assessment

Notes on history of area

See Whim_03

Overall conclusion

Step 1. Identify any heritage assets potentially affected

Is the site within 100 metres of a designated heritage asset?	Yes 26 Grove Road, a grade II listed building, is located around 80 metres to the west of Whim_13.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No There are no records shown for Whim_13 on the Devon Historic Environment viewer.
List any heritage assets potentially affected.	None The distance from the listed building and the development between it and the site limit the potential impact of development and no further analysis of this is undertaken.

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	12500	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	4000	Minor adverse effect predicted (not significant)
Ramsar site	International	10500	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	13000	Minor adverse effect predicted (not significant)

Site of Special Scientific Interest (SSSI)	National	4000	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	17000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	7500	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	465	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	465	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	200	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

There is a core nature area adjacent to part of the northern boundary of Whim_13 (woodland) and a separate, part core and part nature area (grassland) adjacent to part of the southern boundary. There are watercourses in the site. Significant moderate adverse effect predicted.

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)?

Yes

Presence of veteran or ancient trees

yes

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

There is a core nature area adjacent to part of the northern boundary of Whim_13 (woodland) and a separate, part core and part nature area (grassland) adjacent to part of the southern boundary. There are watercourses in the site. Significant moderate adverse effect predicted. Site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone

10 Site Reference Whim_14

Site details

Settlement: Whimble

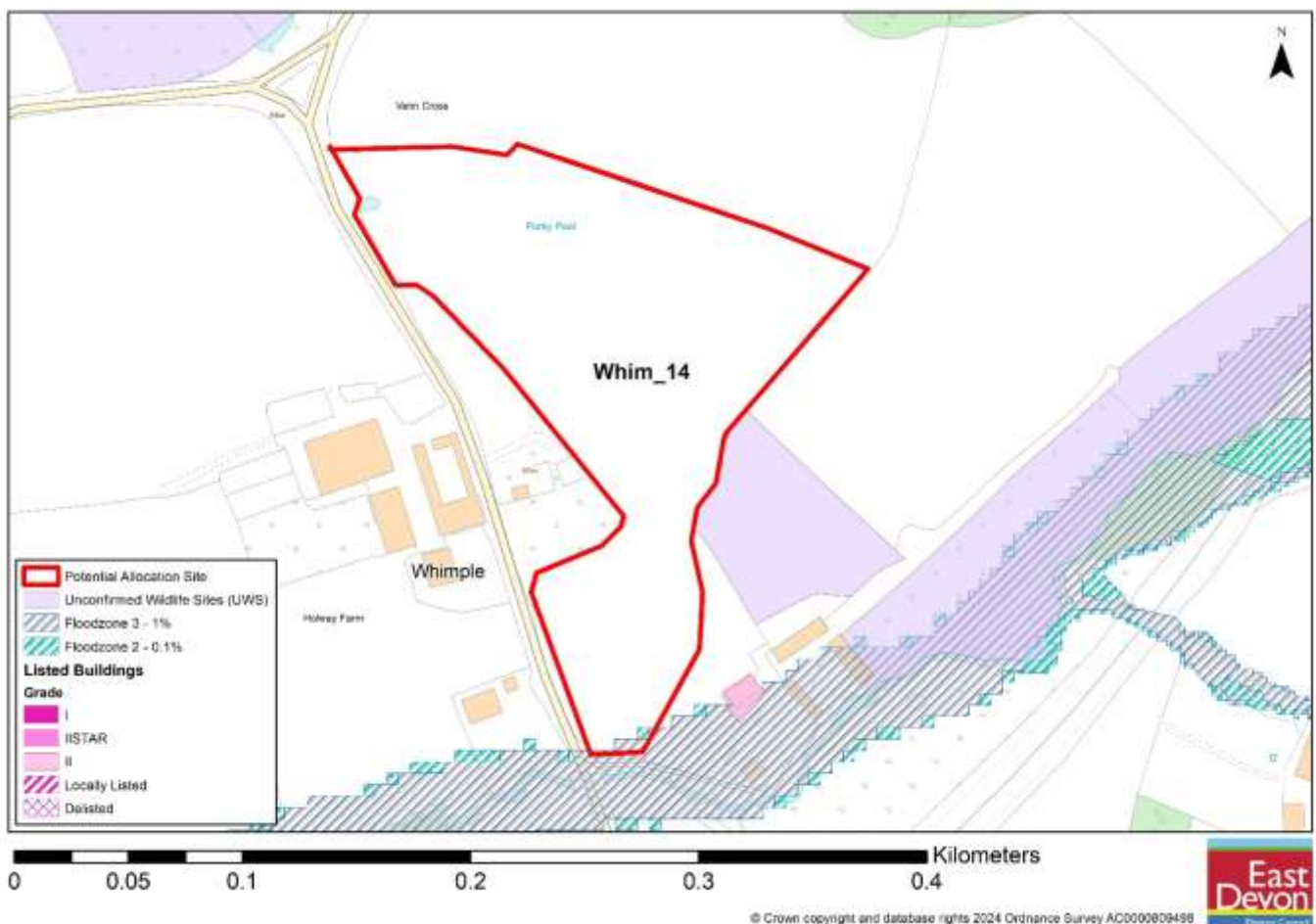
Reference number: Whim_14

Site area (ha): 2.55

Address: Land at Perriton Barton

Proposed use: Residential

Site map



Photos



Looking southeast from lane.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council Highways advise that the site is remote from facilities with a narrow road frontage and poor ped/cycle links and is not suitable for this scale of development. Devon County Education advise that the HEELA has put forward 74 ha of development proposed in the Whimble primary catchment area. Whimble Primary could support some development but not on this scale. Additional secondary provision required. Would need to be seen alongside strategies for Exeter and west end as a whole.

Landscape

Overall landscape sensitivity is Medium – Landscape and / or visual characteristics of the assessment unit are susceptible to change. It may have some potential to accommodate the relevant type of development in some defined situations without significant character change or adverse effects. Thresholds for significant change are intermediate.

Historic environment

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

Ecology

Adjacent to the south eastern boundary of Whim_14 is an unconfirmed wildlife site (Perriton Farm Orchard). This land is also a core nature area (grassland). There is an unconfirmed wildlife site around 50 metres to the north west of Whim_14 (Venn Cross Orchard). This land is also a core nature area (grassland). There is a core nature area (grassland) to part of the western boundary (grassland). Significant moderate adverse effect predicted. The site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone.

Accessibility

Whim_14 is within 750 metres of a range of services/facilities in the village centre including a primary school, pub, community hall, convenience store, GP practice and railway station. However, access is partly along narrow lanes with no footways.

Other constraints

The site is within the Whimble Critical Drainage Area. Any new development should be served by a sustainable drainage system that meets certain standards and should also make a contribution towards a scheme that will reduce risks for those liable to flood. A small part of the southern tip of the site is in flood zone 3. Grade 3 agricultural land.

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)

Contribution to spatial strategy

Whimble is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of up to 46 dwellings on Whim_14 may be considered high in relation to the scale of the existing village.

Should the site be allocated?

No

Reasons for allocating or not allocating

Poorly related to the settlement, with insufficient pedestrian links to services and facilities in the village centre.

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

Landscape Sensitivity Assessment

Reference number: Whim_14

Context

Landscape designation context

The site is not in a National Landscape.

For sites within AONB, applicable special qualities

Other relevant biodiversity, historic environment and/or geological designations

Grade II listed building around 20m from site.

Landscape Character Type and relevant key characteristics

Whim_14 forms part of Landscape Character Type (LCT) 3E Lowland Plains. Key characteristics of this LCT shown on site are a level field with semi-natural habitats including roadside hedgerows next to historic lane.

Local landscape character of site and immediate surrounds

Whim_14 forms a gently sloping field with hedgerows and an attractive group of mature trees to the south eastern boundary.

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

Analysis

Analysis

Physical and natural characteristics	
Medium	The landform, field shape and trees/hedges make a positive contribution to the local landscape.
Cultural and historic associations	
Medium	The landscape has visible historic elements.
Relationship to existing settlement edge	
Medium high	The site has a very poor relationship with the existing settlement pattern.
Experiential landscape character	
Medium high	The landscape has scenic quality and rural character and a degree of tranquillity.
Views	
Medium	The landscape is semi-enclosed with some intervisibility with surrounding landscapes.
Overall landscape susceptibility	
Medium	–Some of the key characteristics and qualities of the landscape are susceptible to change from the development proposed.
Within nationally designated landscape? No	
Degree of intervisibility with designated landscape	If outside designated landscape, factors which may raise or lower value from moderate
None/slight/moderate/major	None
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value.	
Overall landscape sensitivity	
Medium – Landscape and / or visual characteristics of the assessment unit are susceptible to change. It may have some potential to accommodate the relevant type of development in some defined situations without significant character change or adverse effects. Thresholds for significant change are intermediate.	
Landscape guidance: opportunities in relation to development	

Historic Environment Site Assessment

Notes on history of area

See Whim_03

Overall conclusion

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

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes Perriton Farmhouse, Talaton Road, a grade II listed building is around 20 metres to the south east of Whim 14.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes
List any heritage assets potentially affected.	(1) Perriton Farmhouse, Talaton Road, a grade II listed building.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Perriton Farmhouse, Talaton Road. Early – mid C17, part maybe earlier. Modernised circa 1970. Plastered cob on stone rubble footings; stone rubble stacks topped with C20 brick, one chimneyshaft is plastered, thatch roof. Plan: farmhouse faces south-west. The main block has a 2-room plan and probably a passage through the left end. The main room, the former hall, has a rear lateral stack and the unheated inner room (now the kitchen) at the right end. 1-room plan parlour block projects forward at right angles this end and has an inner side lateral stack. A service wing projects at right angles to rear of the left end. Since no internal inspection was available at the time of this survey it is not possible to determine the historic development of the house although the layout suggests its origins as some form of C16 open hall house. 2 storeys. Exterior: 2:1 – window front of circa 1970 timber casements with rectangular panes of leaded glass. The passage front doorway is at the left end of the main block and is early – mid C17, a good studded oak plank door hung onto an oak doorframe with an ogee-moulded surround. The gabled and thatch-roofed porch is C20. Where old plaster render has survived at the front it shows a clasping pilaster effect on the corners in smooth against rough-finished plaster. All the roofs are gable-ended. Interior: was not available for inspection at the time of this survey but C17 and maybe C16 carpentry detail is suspected.
Significance of asset and setting	High Perriton House is a Grade II listed building.
Relationship of site with heritage asset	The site lies immediately adjacent to the listed building on higher ground.
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	No

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Moderate
Could the site be developed in a way that minimised potential impact?	Yes
Would the development affect the heritage asset in other ways?	Yes – additional noise and disturbance.

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

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	12500	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	4000	Minor adverse effect predicted (not significant)
Ramsar site	International	10500	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	13000	Minor adverse effect predicted (not significant)
Site of Special Scientific	National	4000	Minor adverse effect predicted (not significant)

Interest (SSSI)			
National Nature Reserve (NNR)	National	17000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	7500	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	950	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	950	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	50	Significant moderate adverse effect predicted
Draft Nature Recovery Network areas (NRN)	County	0	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	10	Significant moderate adverse effect predicted

Comments

Adjacent to the south eastern boundary of Whim_14 is an unconfirmed wildlife site (Perriton Farm Orchard). This land is also a core nature area (grassland). There is an unconfirmed wildlife site around 50 metres to the north west of Whim_14 (Venn Cross Orchard). This land is also a core nature area (grassland). There is a core nature area (grassland) to part of the western boundary (grassland). Significant moderate adverse effect predicted.

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

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

Adjacent to the south eastern boundary of Whim_14 is an unconfirmed wildlife site (Perriton Farm Orchard). This land is also a core nature area (grassland). There is an unconfirmed wildlife site around 50 metres to the north west of Whim_14 (Venn Cross Orchard). This land is also a core nature area (grassland). There is a core nature area (grassland) to part of the western boundary (grassland). Significant moderate adverse effect predicted. The site is within the East Devon Pebblebed Heaths SAC HRA mitigation zone.
