

**East Devon Local Plan 2020-2042**

# Site Selection report

## Otterton



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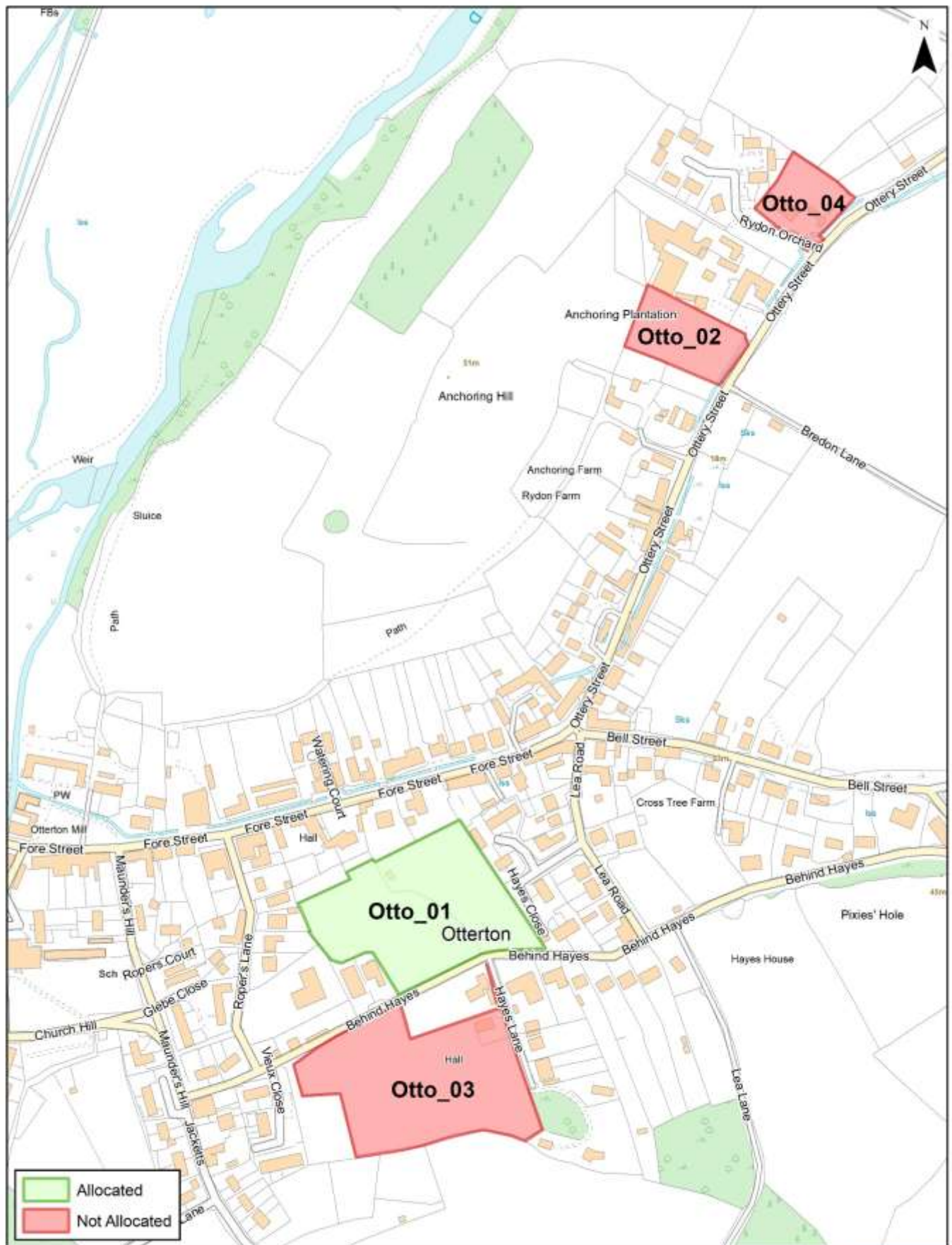
# 1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2042 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not.<sup>1</sup> The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites.<sup>2</sup>
- 1.3 For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of sites at Otterton. A map of all the sites which have been assessed is below, followed by a table which highlights the site selection findings.
- 1.5 No sites at Otterton 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. Further detail is contained in the Site Selection methodology.

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<sup>1</sup> 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](#)

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



0 0.05 0.1 0.2 0.3 0.4 Kilometers

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

<b>Site reference</b>	<b>Number of dwellings / hectares of employment land</b>	<b>Allocate?</b>
Otto_01	10	Yes
Otto_02	8	No
Otto_03	32	No
Otto_04	5	No

## 2 Site Reference Otto\_01

### Site details

**Settlement:** Otterton

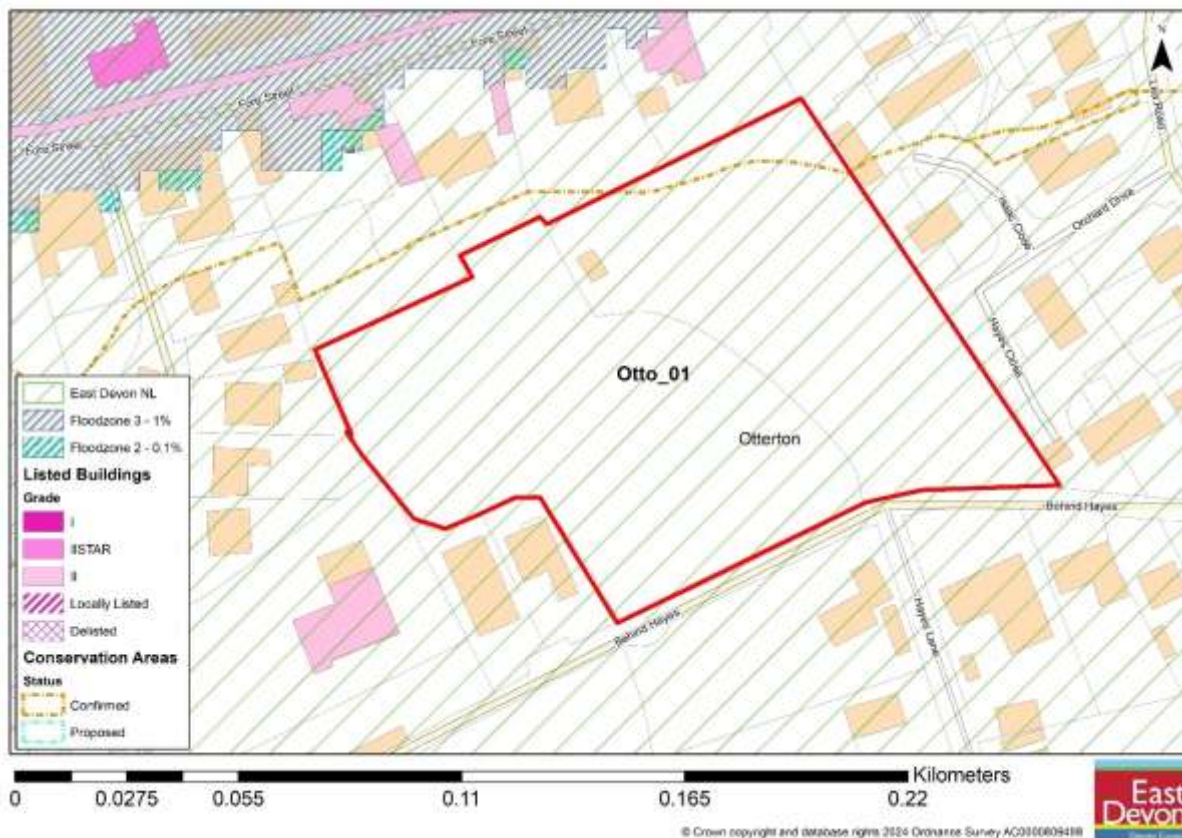
**Reference number:** Otto\_01

**Site area (ha):** 1.24

**Address:** Bell Street

**Proposed use:** Residential

### Site map



## Photos



Taken from footpath across fields to the north with site in middle ground



Taken from field gate to Behind Hayes looking northeast across site.



Taken from Behind Hayes looking north across eastern part of site.

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

Devon County Council highways - no comments. Devon County Education advise that Otterton Primary School has capacity to support the proposed development, which is within walking distance. Transport costs would apply for secondary.

### **Landscape**

The key characteristics and qualities of the landscape are highly susceptible to change from the development proposed due to the steeply sloping nature of the site, views into the site from the footpath north of Otterton and the relationship of the landscape to the neighbouring heritage assets.

### **Historic environment**

Medium: With very careful design and layout there may be no significant effects which cannot be mitigated. An impact is predicted, but, subject to very careful planning, 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, including leaving large parts of the site undeveloped, may make the impact acceptable. The overall significance of the asset would not therefore be materially changed.

### **Ecology**

Site is around 42 metres from stream that runs alongside Fore Street. Significant moderate adverse effect predicted. Site is within the Exe Estuary and Pebblebed Heaths Habitat Mitigation Zones.

### **Accessibility**

Otto\_01 is within 110 metres of a small range of services/facilities including a primary school, pub, community hall and convenience store.

**Other constraints**

Otto\_01 lies within a drinking water source protection zone. Planning permission for 18 homes was refused in 1990 (ref. 90/P0695).

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

No

**Opportunities**

Development of Otto\_01 would enable provision of additional homes very close to the village centre.

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

The 'standard' maximum yield is 30, but landscape, heritage and possibly highway considerations reduce the estimated yield to 10.

**Contribution to spatial strategy**

Otterton is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of up to 10 dwellings on Otto\_01 would be compatible with the spatial strategy.

**Should the site be allocated?**

Yes

**Reasons for allocating or not allocating**

Allocation would enable the provision of additional homes very close to the village centre. Significant heritage and landscape constraints have been identified and the north western part of the site is not considered to be suitable for development. However, the whole site is included in the allocation because there is an opportunity to use the land for community benefit through 'open' uses such as a community open space/orchard. Very strict design guidance will be necessary to ensure development is compatible with the National Landscape and adequately mitigates any impact on the surrounding heritage assets.

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

N/A

**Landscape Sensitivity Assessment**

**Reference number:** Otto\_01

## **Context**

### **Landscape designation context**

The site is within the East Devon National Landscape.

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

The pattern and shape of settlements, field patterns and woodland. Picturesque villages with traditional buildings linked by narrow winding lanes crossing historic stone bridges.

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

Partly in a conservation area. There are many listed buildings around the site.

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

Otto\_01 forms part of Landscape Character Type (LCT) 5D Estate wooded farmland. Key characteristics of this LCT shown on site are rolling hills, nucleated historic villages, pastoral farmland and winding rural roads.

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

The site comprises two small fields divided by a mature hedgerow with trees on steeply sloping ground. The site is surrounded by housing.

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

Yes

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

The introduction of built form and associated infrastructure would mean the loss of a visually open area within the built-up core of the village. The steep slopes may require earthworks/retaining structures, although housing on the slopes to the east and west of the site suggest that the slope can be satisfactorily accommodated. Access to eastern field appears possible through the adjacent cul-de-sac, which would involve the loss of a short section of hedge. There is a field gate to the western field at Behind Hayes that may be suitable for a small number of homes without significant loss of the boundary hedge. Development of the site has the potential to detrimentally affect several neighbouring listed buildings and the Otterton Conservation Area. There are some footways in the vicinity of the site, but also shared surface carriageways that, given the slow traffic speeds characteristics of the village, are unlikely to require upgrading for modest levels of development. Construction traffic is likely to cause disruption on the narrow lanes in close proximity to houses.

## **Analysis**

<b>Physical and natural characteristics</b>
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High	The landscapemakes a strong contribution to local landscape characte through its steeply sloping landform small scale, irregular field patterns.
<b>Cultural and historic associations</b>	
Medium high	A landscape with a strong, intrinsic historic character, but with some modern human influence. Parts of the site help to provide an attractive 'rural' backdrop for a number of listed buildings along Fore Street as described in the heritage assessment.
<b>Relationship to existing settlement edge</b>	
Low medium	The site is surrounded by housing and would integrate with much of the existing settlement pattern.
<b>Experiential landscape character</b>	
Medium	The landscape quality of the site is high, but the location within the village diminishes some of its rural character and tranquillity.
<b>Views</b>	
Medium-high	Views of the site from the immediate area are limited by hedges and existing housing. However, there are clear views from the public footpath to the north of Otterton, to which the site makes a positive contribution., The 'green' and sloping nature of the site, adjacent to the historic core of the village is very visually distinctive.
<b>Overall landscape susceptibility</b>	
High	The key characteristics and qualities of the landscape are highly susceptible to change from the development proposed due to the steeply sloping nature of the site, views into the site from the footpath north of Otterton and the relationship of the lanscape to the neighbouring heritage assets.
<b>Within nationally designated landscape?</b>	
The site is within a designated landscape and has very high landscape value.	
<b>Degree of intervisibility with nationally designated landscape</b>	
N/A	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
N/A	
<b>Landscape value</b>	
Very High – Nationally or internationally designated for landscape value (AONB/ WHS)	
<b>Overall landscape sensitivity</b>	
High	

**Landscape guidance: opportunities in relation to development**

It may be possible to develop parts of the site while retaining the setting of neighbouring heritage assets and a sense of open green space when viewed from the footpath. It may be possible to provide footpath links through the site and areas of publicly accessible open space through sensitive development of parts of the site.

**Historic Environment Site Assessment**

**Notes on history of area**

Otterton was first settled in Saxon times and became a small port. A priory was built in the 12th century. By 1500 the harbour was silted up and sheep farming was the mainstay of the Otterton economy in the 15th and 16th centuries. After silting up the harbour became the village green and farmhouses and barns were built along Fore Street, extending the settlement form out from the harbour, mill and church. By the 18th century, Otterton was the principle settlement in the lower otter valley. Pevsner described Otterton as 'an instructive example of local building from the 16th century onwards'.

**Overall conclusion**

Medium: With very careful design and layout there may be no significant effects which cannot be mitigated. An impact is predicted, but, subject to very careful planning, 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, including leaving large parts of the site undeveloped, 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**

<p>Is the site within 100 metres of a designated heritage asset?</p>	<p>Yes                  There are many listed buildings within 100m of Otto_01, mainly along Fore Street to the north. Part of the site is within the Otterton Conservation Area. Basclose Farm, 56 Fore Street is Grade II*. All the others are Grade II and those on the north side of Fore Street are: 44 Fore Street; Watering Farm Fore Street; 38 Fore Street; Box Cottage 36 Fore Street; 34 Fore Street; 32 Fore Street; 30 Fore Street; The Barn Stantyway Farmhouse, Fore Street and 4 Fore Street. Brooks Leat (the channel for a stream that flows beside the road) on the north side of Fore Street is also Grade II listed. At least three Grade II listed buildings on the south side of Fore Street appear to have a curtilage that adjoins site Otto_01: Barn south east of Housetern Farmhouse; Outbuilding previously</p>
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	<p>Cart Shed Flintstone Lodge and The Old Bakery 29 Fore Street. In addition Housetern Farmhouse Fore Street; 19 Fore Street; 15 Fore Street and The Old Vicarage Ropers Lane lie close to Otto_01, with The Old Vicarage having a curtilage that adjoins the site. The Otterton Conservation Area lies to the north and includes a small section of Otto_01.</p> <p>The following assets are considered in more detail –</p> <ol style="list-style-type: none"> <li>1. The Old Bakery, 29 Fore Street (II LB)</li> <li>2. Outbuilding previously Cart Shed Flintstone Lodge (II LB)</li> <li>3. Barn approximately 1 metre South East of Housetern Farmhouse, Fore Street (II LB)</li> <li>4. The Old Vicarage Ropers Lane (II LB)</li> <li>5. The Otterton Conservation Area.</li> </ol> <p>These assets were selected due to their proximity to the potential development site. Basclose Farm was not selected, even though it is grade II* listed, due to the lack of a visual relationship with the site because of intervening buildings.</p>
<p>Could development of the site affect any heritage asset (designated or non-designated) or its setting?</p>	<p>The Devon Historic Environment Record does not show any records on Otto_01.</p>
<p>List any heritage assets potentially affected.</p>	<p>See above.</p>

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 1 - The Old Bakery, 29 Fore Street	
Description of asset	<p>OTTERTON FORE STREET (south side)            SY 0885 Otterton 7/165 The Old Bakery GV            II House and bakery; it looks like the house was formerly 2 cottages and the bakery was added later. Probably mid C19 and late C19-early C20. Plastered stone rubble and/or cob; brick or stone rubble stacks topped with brick (one with Rolle Estate chimney pots); thatch roof, corrugated asbestos to bakery. Formerly a pair of 2-room cottages built end onto the street and facing east-north-east, say east. Both are 2-room plan cottages, the left one with an axial stack between the rooms and the right one with a projecting rear lateral stack to the right room (nearest the road). The bakery projects at right angles to rear of the left end with an outer (northern) lateral stack. 2 storeys. irregular 5-window front of late C19 and C20 casements, 3 to the left cottage with the doorway on the right end and 2 to the right cottage with the central doorway. Both are late C19 doors with contemporary slate-roofed and gabled hoods. Roof is hipped to left and gable-ended to right. Right end has a similar casement to each floor. The bakery is gable-ended. Interior not inspected. The Old Bakery is one of a number of attractive listed buildings along Fore Street, Otterton. Listing NGR: SY0829085280</p>
Significance of asset and setting	<p>High            The Old Bakery is a Grade II listed building.</p>
Relationship of site with heritage asset	<p>The potential development site comprises two small fields to the rear of The Old Bakery. There are mature trees along the boundary that help to provide an attractive backdrop to The Old Bakery when viewed from Fore Street. The land behind The Old Bakery rises towards 'Behind Hayes' so that development would be on a higher level.</p>
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 1 - The Old Bakery, 29 Fore Street	
What impact would development have on the heritage asset and its setting?	Moderate Development close to the boundary may harm the rural backdrop to the listed building. The impact would be increased by the difference in land levels.
Could the site be developed in a way that minimised potential impact?	It may be possible to masterplan the site and landscape it to reduce the impact on the setting of The Old Bakehouse.
Would the development affect the heritage asset in other ways?	No

<b>Step 4. How to maximise enhancements and avoid harm</b>	
Heritage asset 1 - The Old Bakery, 29 Fore Street - Maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	No
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	Yes
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	This is the only site considered to have potential for allocation in Otterton.

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 2 - Outbuilding previously Cart Shed Flintstone Lodge	
Description of asset	Outbuilding previously Cart Shed Flintstone Lodge Cart shed north-eastern side of - Flintstones GV II Cart shed, probably a barn originally. C18, possibly earlier, refurbished in late C19. Walls of various materials. The oldest parts are cob on stone rubble footings (at least 2 builds), some C18 English bond brick, some flint rubble and late C19 brick, late C19 brick quoins; thatch roof. Cart shed, now a garage, with blind long walls, garage doors in the north-west front end and a doorway in the rear end wall. Roof is hipped each end. Interior is open to 5-bay roof of A-frame trusses with spiked lap-jointed collars and X-apexes. The cart shed is one of a number of attractive listed buildings along Otterton Fore Street. Listing NGR: SY0824685264
Significance of asset and setting	High The Cart Shed is a grad II listed building.
Relationship of site with heritage asset	The site forms an attractive rural background for the Cart Shed when viewed from Fore Street.
Level of contribution (site to heritage asset)	Significant
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 2 - Outbuilding previously Cart Shed Flintstone Lodge	
What impact would development have on the heritage asset and its setting?	Major
Could the site be developed in a way that minimised potential impact?	Yes
Would the development affect the heritage asset in other ways?	No

<b>Step 4. How to maximise enhancements and avoid harm</b>	
Heritage asset 2 - Outbuilding previously Cart Shed Flintstone Lodge - 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?	No
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 develop part of the site but retain an open space behind the Cart Shed in order to protect the setting of the heritage asset.

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 3 Barn approximately 1 metre South East of Housetern Farmhouse, Fore Street	
Description of asset	Barn approximately 1 metre South East of Housetern Farmhouse, Fore Street Barn approximately 1 metre south- - east of Housetern Farmhouse GV II Barn. C18. Cob on stone rubble footings, some C19 brick patching; thatch roof. Threshing barn on north-west/south-east access, the latter end terraced into the hillside. Central full height C19 plank doors to threshing floor each side. On the south-west side there is a loading hatch to right of the doorway. Roof hipped each end. Interior: open from ground to roof. 5-bay roof carried by A-frame trusses with pegged and spiked lap-jointed collars. Listing NGR: SY0820685266
Significance of asset and setting	High
Relationship of site with heritage asset	The site comprises rising land to the rear of the heritage asset that provides a rural setting for this traditional agricultural style building.
Level of contribution (site to heritage asset)	Significant
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 3 Barn approximately 1 metre South East of Housetern Farmhouse, Fore Street	
What impact would development have on the heritage asset and its setting?	Major
Could the site be developed in a way that minimised potential impact?	It may be possible to develop part of the site while retaining the open backdrop to this heritage asset.
Would the development affect the heritage asset in other ways?	no

<b>Step 4. How to maximise enhancements and avoid harm</b>	
Heritage asset 3 Barn approximately 1 metre South East of Housetern Farmhouse, Fore Street - 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?	See notes
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	The other sites put forward for consideration in Otterton are also in close proximity to heritage assets and have various other constraints. Any development of this site would need very careful planning to take account of the surrounding heritage assets. The quality of building design and materials would also need to be very high to be acceptable in the context of the wider conservation quality of the village.

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 4 The Old Vicarage Ropers Lane	
Description of asset	<p>The Old Vicarage Ropers Lane House, former vicarage. Circa 1840. Plastered brick or stone rubble walls; brick stacks with plastered brick chimney shafts; slate roof. T-plan house. The front block faces south-west and contains the principal rooms, one each side of the central entrance hall and staircase. Both these rooms have rear lateral stacks. 2-room plan rear block projecting at right angles from rear centre. End stack and integral outshoot behind. Kitchen and service room in angle of front and rear blocks behind the front left (north-east) room. 2 storeys with attics to front block. Symmetrical 3-window front around the central doorway. 6-panel door and fanlight with radial glazing bars, panelled reveals and flat-roofed stucco porch with round-headed outer arch flanked by square columns containing panels of rustication and a moulded entablature. Doorway is flanked by canted bay windows containing front 12-pane sashes and narrow side sashes. First floor has central 12-pane sash flanked by large tripartite sashes containing 12-pane sashes. These windows have moulded architraves and hoodmoulds supported on scroll consoles. There is a plat band at first floor level and stucco quoins on the end corners. Deep eaves carried on shaped brackets. Low pitch roof is hipped each end. The right end contains French windows under an elliptical head containing radial glazing bars. Hipped dormers containing casements with glazing bars each end of front block. The right (south-west) side of rear block is similar to the front with a 2-window front of 16-pane sashes. The rear outshot this side contains a 6-panel door and its roof is hidden by a parapet. The kitchen block has a roof parallel to the rear block and has ground floor casements and a first floor 16-pane sash. Interior includes a good deal of original detail. The joinery includes an open string stair with stick balusters. Listing NGR: SY082108513</p>
Significance of asset and setting	<p>High The Old Vicarage is a grade II listed building.</p>
Relationship of site with heritage asset	<p>The site adjoins part of the curtilage to The Old Vicarage, although most of the setting of the heritage asset comprises the more modern housing to the north and east (which appear to have been built in the former grounds of The Old Vicarage).</p>
Level of contribution (site to heritage asset)	<p>Little</p>
Further assessment required?	<p>No</p>

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 4 The Old Vicarage Ropers Lane	
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 - it is likely that the site layout could mitigate any potential impact on the setting of The Old Vicarage.
Would the development affect the heritage asset in other ways?	No

<b>Step 4. How to maximise enhancements and avoid harm</b>	
Heritage asset The Old Vicarage Ropers Lane 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?	See notes
Could the site boundary be changed to avoid harm?	See notes
Could the amount of development be reduced to avoid harm?	Yes
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	See notes
Notes	The other sites put forward for consideration in Otterton are also in close proximity to heritage assets and have various other constraints. Any development of this site would need very careful planning to take account of the surrounding heritage assets. The quality of building design and materials would also need to be very high to be acceptable in the context of the wider conservation quality of the village.

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 5 The Otterton Conservation Area	
Description of asset	The Otterton Conservation Area The Otterton Conservation Area was designated in 1972 because of the special character of the village. It was extended in 1993 and includes 55 individually listed buildings.
Significance of asset and setting	High
Relationship of site with heritage asset	A small part of the site in the northern corner is included in the conservation area. The Conservation Area boundary does not follow any feature shown on current or historical maps and it is not clear why it has been drawn as it is.
Level of contribution (site to heritage asset)	Minor
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 5 The Otterton Conservation Area	
What impact would development have on the heritage asset and its setting?	Minor A small part of the site is within the conservation area and there is intervisibility between the site and the conservation area. Development of the site would therefore have an impact on the conservation area, but the significance of this is dependent on the scale, nature and location of development.
Could the site be developed in a way that minimised potential impact?	Yes, it may be possible to develop part of the site without undermining the special qualities of the conservation area.
Would the development affect the heritage asset in other ways?	no

<b>Step 4. How to maximise enhancements and avoid harm</b>	
Heritage asset 5 The Otterton Conservation Area - 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?	See notes
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	The other sites put forward for consideration in Otterton are also in close proximity to heritage assets and have various other constraints. Any development of this site would need very careful planning to take account of the surrounding heritage assets. The quality of building design and materials would also need to be very high to be acceptable in the context of the wider conservation quality of the village.

### Ecological assessment

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

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	5000	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	2800	Minor adverse effect predicted

			(not significant)
Ramsar site	International	8000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	1408	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1400	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	10000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	5000	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	2500	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1000	Minor adverse effect predicted (not significant)

Unconfirmed Wildlife Site (UWS)	County	280	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	125	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	42	

### Comments

Site is around 42 metres from stream that runs alongside Fore Street. 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? Yes**

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

**Number of European sites potentially impacted by site: 2**

### On site assessment

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

No

**Presence of veteran or ancient trees**

No

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

Yes

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

No

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

No

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

No

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

No

## **Conclusion**

Site is around 42 metres from stream that runs alongside Fore Street. Significant moderate adverse effect predicted. Site is within the Exe Estuary and Pebblebed Heaths Habitat Mitigation Zones.

### 3 Site Reference Otto\_02

#### Site details

**Settlement:** Otterton

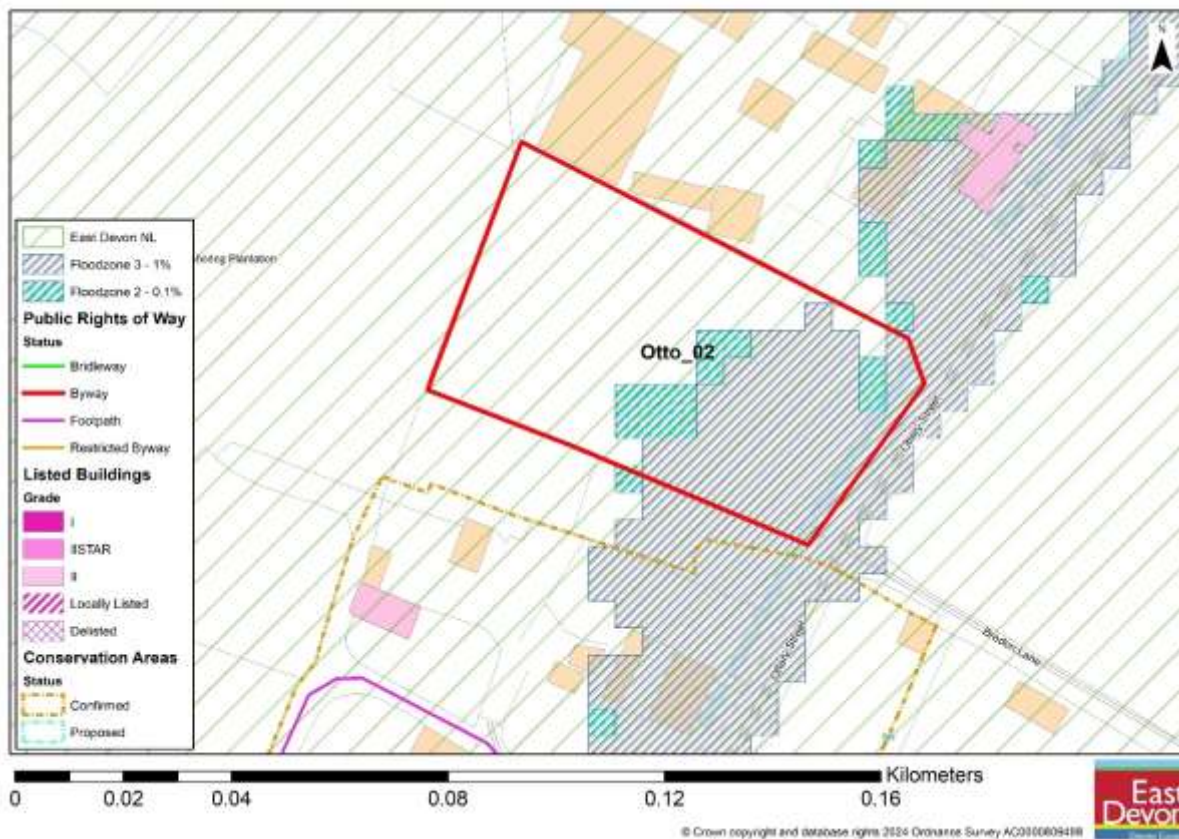
**Reference number:** Otto\_02

**Site area (ha):** 0.36

**Address:** Adjacent to North Star

**Proposed use:** Residential

#### Site map



## Photos



Taken from Ottery Lane looking west across the site.



Taken from Ottery Lane looking west across the site.



Taken from Ottery Lane across part of West Star frontage with site behind hedge/trees.

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

Devon County Council highways advise that, although Ottery Street has no footways but a shared use style carriageway, the land would be able to provide a modest infill in terms of impact upon the highway and access would be acceptable. Devon County Education advise that Otterton Primary School has capacity to support the proposed development, which is within walking distance. Transport costs would apply for secondary.

### **Landscape**

The site is within the East Devon National Landscape. It is quite well related to the settlement pattern and views into the site are limited. Overall susceptibility to landscape change 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**

Site is adjacent to stream that runs alongside road and within 100m of a nature recovery network grassland area. Significant moderate adverse effect predicted. Site is within the Exe Estuary and Pebblebed Heaths Habitat Mitigation Zones.

**Accessibility**

Otto\_02 is within 620 metres of a small range of services/facilities including a primary school, pub, community hall and convenience store. However, there is a lack of pavements.

**Other constraints**

The eastern half of the site is within flood zone 3, as is the road. It is Grade 2 agricultural land in a drinking water source protection zone. There is potentially contaminated land associated with a factory to the north of the site.

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

No

**Opportunities**

none identified

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

8

**Contribution to spatial strategy**

Otterton is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of up to 8 dwellings on Otto\_02 would be compatible with the spatial strategy.

**Should the site be allocated?**

No

**Reasons for allocating or not allocating.**

Much of the western half of the site, including the access, is within floodzone 3. The site is therefore considered to be unsuitable for allocation.

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

No

## **Landscape Sensitivity Assessment**

**Context**

**Reference number:** Otto\_02

## Context

### Landscape designation context

The site is in the East Devon National Landscape.

### For sites within AONB, applicable special qualities

The pattern and shape of settlements, field patterns and woodland. Picturesque villages with traditional buildings linked by narrow winding lanes crossing historic stone bridges.

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

The Otterton Conservation Area and several listed buildings are close to the site.

### Landscape Character Type and relevant key characteristics

Otto\_02 forms part of Landscape Character Type (LCT) 5D Estate wooded farmland. Key characteristics of this LCT shown on site are rolling hills drained by frequent streams, nucleated historic villages, pastoral farmland and winding rural roads.

### Local landscape character of site and immediate surrounds

The site comprises a small field on gently rising ground and has housing on one side with employment uses to another. The land rises steeply just to the west of the site to form a ridge.

### 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 gently sloping site may require some earthworks and the stream would need to be bridged to gain access to the site.

## Analysis

Physical and natural characteristics	
Medium	The landscape contributes to local character through it's gently sloping landform with steep ridge behind, but there is development to the south that rises to the same contour line and to the north to significantly higher land, so the impact of developing the site would be limited.
Cultural and historic associations	

Medium	There are listed buildings to the north and south of the site, but any impact on their setting would be limited (see heritage assessment). The site is set in a wider landscape that has historic character.
<b>Relationship to existing settlement edge</b>	
Low-medium	Development would have a good relationship with the settlement pattern, although there is no footway to the site.
<b>Experiential landscape character</b>	
Medium	The landscape has high landscape character, but housing and employment activities around the site reduce the level of tranquillity.
<b>Views</b>	
Medium	The landscape is semi-enclosed and it has some intervisibility with surrounding landscape.
<b>Overall landscape susceptibility</b>	
Medium	The site has a gently sloping landform with a backdrop of more steeply sloping ground. There are several heritage assets near the site.
<b>Within nationally designated landscape?</b>	
Site is within a designated landscape and has very high landscape value.	
<b>Degree of intervisibility with nationally designated landscape</b>	
N/A	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
N/A	
<b>Landscape value</b>	
Very High – Nationally or internationally designated for landscape value (AONB/ WHS)	
<b>Overall landscape sensitivity</b>	
High / Medium	
<b>Landscape guidance: opportunities in relation to development</b>	

## Historic Environment Site Assessment

### Notes on history of area

See Otto\_01

### Overall conclusion

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

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

<b>Step 1. Identify any heritage assets potentially affected</b>	
Is the site within 100 metres of a designated heritage asset?	yes There are three grade II listed buildings within 100 metres of Otto_02 and the Otterton Conservation Area adjoins the southern corner of the site. North Star Engineering, 39 Ottery Street is around 30 metres to the north of the site, 33 Ottery Street (Anchoring cottage) is around 40 metres to the south and Anchoring Farm, Ottery Street is about 90 metres south.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	yes There are no site records shown on the Devon Historic Environment Record, but flint cottages build by the Rolle Estate in 1875 just south of the site are shown. Development of the site has the potential to affect this non-designated heritage asset.
List any heritage assets potentially affected.	(1) North Star Engineering, 39 Ottery Street, grade II listed (2) 33 Ottery Street (Anchoring Cottage), grade II listed (3) Otterton Conservation Area (4) 35 and 37 Ottery Street, non-designated heritage assets. Anchoring Farm has not been assessed further because there are buildings inbetween so there is negligible relationship with the site.

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 1 North Star Engineering, 39 Ottery Street	
Description of asset	<p>North Star Engineering, 39 Ottery Street, grade II listed</p> <p>North Star Cottage - GV II Cottage, possibly 2 cottages originally. Probably late C18-early C19. Plastered walls, probably cob on stone rubble footings; stone rubble or brick stacks topped with C19 and C20 brick; thatch roof, pantile and corrugated iron to rear service wing, and slate to outshot. 2-room plan cottage facing south-east. Each room has a gable end stack, the left one projecting. Possibly the house was once a pair of 1-room plan cottages. Secondary outshot on left end and a rear service block projecting at right angles behind the right end which has been converted from agricultural buildings. Cottage is 2 storeys. 2-window front of C20 casements with glazing bars would be symmetrical if there were a pair of central doors. Now there is a doorway just right of centre containing a C20 stable-type door and left of centre is an extra upright fixed pane window. Roof is gable-ended. Interior not available for inspection at the time of survey. Listing NGR: SY0854685658</p>
Significance of asset and setting	<p>High</p> <p>North Star Cottage is a Grade II listed building.</p>
Relationship of site with heritage asset	<p>The site is around 25 metres to the south west of the heritage asset. Intervisibility between the two is limited by hedgerow trees.</p>
Level of contribution (site to heritage asset)	<p>Moderate</p>
Further assessment required?	<p>No</p> <p>North Star Cottage has a strong relationship with Ottery Street and is prominent in the street scene. The more modern buildings to the rear of the cottage provide the immediate setting for the heritage asset. All of these buildings are well screened from the potential development site by a mature hedgerow.</p>

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 1 North Star Engineering, 39 Ottery Street	
What impact would development have on the heritage asset and its setting?	Minor Well screened from site.
Could the site be developed in a way that minimised potential impact?	yes - careful design and layout.
Would the development affect the heritage asset in other ways?	no

<b>Step 4. How to maximise enhancements and avoid harm</b>	
Heritage asset 1 North Star Engineering, 39 Ottery Street - 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?	See notes
Could the site boundary be changed to avoid harm?	See notes
Could the amount of development be reduced to avoid harm?	
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	The other sites put forward for consideration in Otterton are also in close proximity to heritage assets and have various other constraints. Any impact on the setting of North Star cottage could be mitigated through careful design.

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 2 - 33 Ottery Street (Anchoring Cottage)	
Description of asset	Anchoring Cottage Cottage. C18, refurbished in late C19. Plastered cob on stone rubble footings, some stone rubble and brick patching; stone rubble or cob stacks topped with C19 brick; thatch roof. 2-room plan cottage facing south-south-west, say south. The left end is terraced into the hillside and the left room is larger than the right room. Staircase between the rooms seems to be blocking an original through passage. Each room has a gable-end stack. 2 storeys. Regular but not symmetrical 4-window front of late C19 and C20 replacement casements with glazing bars. Doorway right of centre contains a C20 plank door and the window above is blind. Roof is gable-ended. Some of the rear windows have C19 brick arches over. Interior is largely the result of late C19 modernisation. The left room has a C18 crossbeam with neat soffit chamfers. Both fireplaces are blocked by C19 chimneypieces. Most of the joinery detail is C19 but a couple of the doors are C18 and hung on H-hinges. Roof not inspected. Listing NGR: SY0843385576
Significance of asset and setting	High Anchoring Cottage is a grade II listed building set on a hill above the road with other properties to the south and east.
Relationship of site with heritage asset	The site is around 40 metres to the north west of Anchoring Cottage.
Level of contribution (site to heritage asset)	Little
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 2 - 33 Ottery Street (Anchoring Cottage)	
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

<b>Step 4. How to maximise enhancements and avoid harm</b>	
Heritage asset 2 - 33 Ottery Street (Anchoring Cottage) 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?	See notes
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	See notes
Notes	The other sites put forward for consideration in Otterton are also in close proximity to heritage assets and have various other constraints. Any impact on the setting of Anchoring Cottage could be mitigated through careful design.

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 3 Otterton Conservation Area	
Description of asset	Otterton Conservation Area The Otterton Conservation Area was designated in 1972 because of the special character of the village. It was extended in 1993 and includes 55 individually listed buildings.
Significance of asset and setting	High
Relationship of site with heritage asset	The site lies outside of but just to the north of the Otterton Conservation Area.
Level of contribution (site to heritage asset)	Little/moderate The site forms a rural edge to the Conservation Area, although there is built development beyond it.
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 3 Otterton Conservation Area	
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

<b>Step 4. How to maximise enhancements and avoid harm</b>	
Heritage asset 3 Otterton Conservation Area - 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?	See notes
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	The other sites put forward for consideration in Otterton are also in close proximity to heritage assets and have various other constraints. Any impact on the setting of the conservation area could be mitigated through careful design.

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 4 - 35 and 37 Ottery Street	
Description of asset	35 and 37 Ottery Street Flint cottages built by Rolle Estate in 1875.
Significance of asset and setting	Lesser – the cottages are non-designated heritage assets.
Relationship of site with heritage asset	The site is adjacent to the cottages and contributes to a 'rural' setting.
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 4 - 35 and 37 Ottery Street	
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

<b>Step 4. How to maximise enhancements and avoid harm</b>	
Heritage asset 4 - 35 and 37 Ottery Street - 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?	See notes
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	See notes
Notes	The other sites put forward for consideration in Otterton are also in close proximity to heritage assets and have various other constraints. Any impact on the setting of the conservation area could be mitigated through careful design.

## Ecological assessment

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

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of	International	5000	Minor adverse effect

Conservation (SAC)			predicted (not significant)
Special Protection Area (SPA)	International	2800	Minor adverse effect predicted (not significant)
Ramsar site	International	8000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	1306	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1800	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	10000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	5000	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	2500	Minor adverse effect predicted (not significant)

County Wildlife Site (CWS)	County	1000	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	250	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	99	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

Site is within 100m of a nature recovery network grassland area and includes a stream.

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

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

**Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes**

**Within Exe Estuary SPA HRA mitigation zone? Yes**

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

**Number of European sites potentially impacted by site: 2**

### On site assessment

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

No

**Presence of veteran or ancient trees**

No

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

No

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

No

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

No

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

No

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

No

**Conclusion**

Site is adjacent to stream that runs alongside road and within 100m of a nature recovery network grassland area. Significant moderate adverse effect predicted. Site is within the Exe Estuary and Pebblebed Heaths Habitat Mitigation Zones.

## 4 Site Reference Otto\_03

### Site details

**Settlement:** Otterton

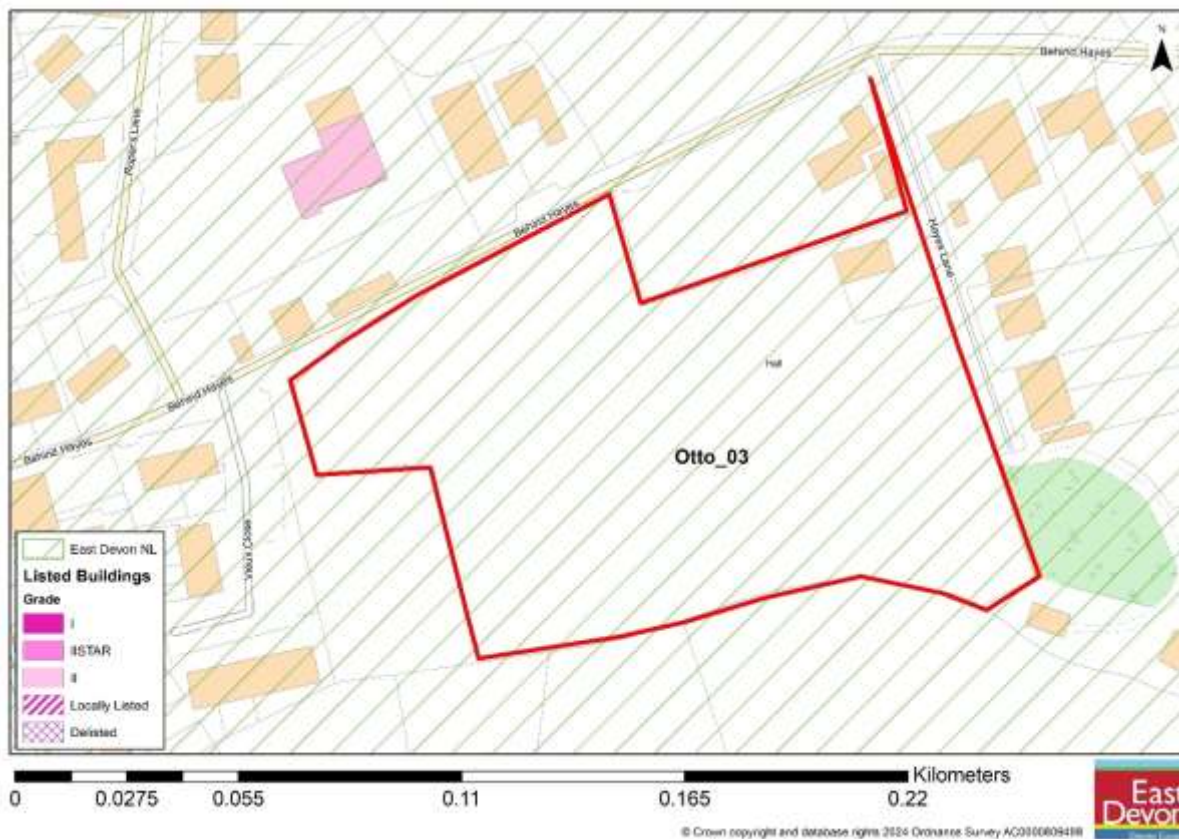
**Reference number:** Otto\_03

**Site area (ha):** 1.33

**Address:** Hayes Lane

**Proposed use:** Residential

### Site map



## Photos



Taken from field gate to Behind Hayes looking south across site.



Taken from play area to west of site looking east.



Taken from footpath to north of village with site shown as field in distance.



Taken from playground with site in foreground and The Old Vicarage in centre.

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

Devon County Council highways advise that Behind Hayes is quite a narrow lane, although it does have some existing development and could be an infilled plot with a footway frontage to gain visibility, possible emergency/ped/cycle access through Vieux Close. Devon County Education advise that Otterton Primary School has capacity to support the proposed development, which is within walking distance. Transport costs would apply for secondary.

### **Landscape**

The key characteristics and qualities of the landscape are highly susceptible to change from the development proposed due to the steeply sloping nature of the site, views into the site from the footpath north of Otterton and the relationship of the landscape to the neighbouring heritage assets. It is unable to accommodate the relevant type of development without significant character change or adverse effects.

### **Historic environment**

Development of Otto\_03 would be likely to have a significant detrimental effect on the setting of The Old Vicarage, a grade II listed building where mitigation is unlikely to be possible.

### **Ecology**

Site is adjacent to a nature recovery network grassland area. Significant moderate adverse effect predicted. Site is within the Exe Estuary and Pebblebed Heaths Habitat Mitigation Zones.

### **Accessibility**

Otto\_03 is within 200 metres of a small range of services/facilities including a primary school, pub, community hall and convenience store.

### **Other constraints**

Otto\_03 lies within a drinking water source protection zone. The Jubilee Playground, shown as local green space in the Otterton Neighbourhood Plan, lies to the immediate west of the site.

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

No

### **Opportunities**

Development of Otto\_03 would enable provision of additional homes very close to the village centre.

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

32

### **Contribution to spatial strategy**

Otterton is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of up to 32 dwellings on Otto\_03 would be excessive in this context, but consideration could be given to a smaller allocation more in tune with the strategy.

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

No

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

Would enable provision of additional homes close to the village centre, but significant heritage and landscape harm is likely to result so that the site is not considered to be suitable for allocation.

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

No

## **Landscape Sensitivity Assessment**

**Reference number:** Otto\_03

### **Context**

#### **Landscape designation context**

The site is within the East Devon National Landscape.

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

The pattern and shape of settlements, field patterns and woodland. Picturesque villages with traditional buildings linked by narrow winding lanes crossing historic stone bridges.

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

Listed building and conservation close to site.

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

Otto\_03 forms part of Landscape Character Type (LCT) 5D Estate wooded farmland. Key characteristics of this LCT shown on site are rolling hills, nucleated historic villages, pastoral farmland and winding rural roads.

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

The site forms a small/medium sized field on steeply sloping ground on the edge of the village. It is surrounded by housing on three 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 slopes very steeply and would require significant earthworks and retaining structures. Access arrangements are likely to require removal of hedge to Behind Hayes and grading to accommodate level differences. The setting of a listed building to the north may be detrimentally affected by development of the site (see heritage assessment). Construction traffic is likely to cause disturbance on the narrow access lanes that are bounded by houses.

## Analysis

<b>Physical and natural characteristics</b>	
Medium-high	The landscape makes a strong contribution to the local landscape character due to its distinctive landform, being a steeply sloping field on the edge of an historic village.
<b>Cultural and historic associations</b>	
Medium-high	The site is part of a wider area with strong historic character. There is a strong relationship between the site and The Old Vicarage, a Grade II listed building.
<b>Relationship to existing settlement edge</b>	
Medium-high	Although surrounded on three sides by housing, development would affect the settlement edge due to the steeply sloping nature of the site, which would visually dominate the historic village core.
<b>Experiential landscape character</b>	
Medium-high	The landscape has a high scenic quality derived from its landform and openness in relation to the historic village form, but levels of tranquillity are diminished by the surrounding housing.
<b>Views</b>	
High	The landscape is quite open and has a high degree of visibility from surrounding landscapes and the settlement. It is prominent in views from the footpath to the north of the village. It forms a visually distinctive skyline.
<b>Overall landscape susceptibility</b>	
High	The key characteristics and qualities of the landscape are highly susceptible to change from the development proposed due to the steeply sloping nature of the site, views into the site from the footpath north of Otterton and the relationship of the landscape to the neighbouring heritage assets.
<b>Within nationally designated landscape?</b>	
Site is within a designated landscape and has very high landscape value.	
<b>Degree of intervisibility with nationally designated landscape</b>	

N/A
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>
N/A
<b>Landscape value</b>
Very High – Nationally or internationally designated for landscape value (AONB/ WHS)
<b>Overall landscape sensitivity</b>
High
<b>Landscape guidance: opportunities in relation to development</b>
Landscape and / or visual characteristics of the assessment unit have a high or high-medium susceptibility to change and it has a very high or high value. It is unable to accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very low.

## Historic Environment Site Assessment

### Notes on history of area

See Otto\_01

### Overall conclusion

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

<b>Step 1. Identify any heritage assets potentially affected</b>	
Is the site within 100 metres of a designated heritage asset?	yes The Old Vicarage, Ropers Lane, Grade II listed, is about 30 metres north of Otto_03. Conway, Maunders Hill, Grade II listed, is about 80 metres to the west of Otto_03. Given the topography and the scale and nature of the intervening housing it is not considered that Conway or its setting would be affected by development of Otto_03.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	The Devon Historic Environment Record indicates a barn of 15th century origin altered in the 20th century on the lane north of Otto_03. The barn appears to have been demolished.
List any heritage assets potentially affected.	(1) The Old Vicarage, Ropers Lane, Grade II listed

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 1 The Old Vicarage, Ropers Lane	
Description of asset	<p>II House, former vicarage. Circa 1840. Plastered brick or stone rubble walls; brick stacks with plastered brick chimney shafts; slate roof. T-plan house. The front block faces south-west and contains the principal rooms, one each side of the central entrance hall and staircase. Both these rooms have rear lateral stacks. 2-room plan rear block projecting at right angles from rear centre. End stack and integral outshoot behind. Kitchen and service room in angle of front and rear blocks behind the front left (north-east) room. 2 storeys with attics to front block. Symmetrical 3-window front around the central doorway. 6-panel door and fanlight with radial glazing bars, panelled reveals and flat-roofed stucco porch with round-headed outer arch flanked by square columns containing panels of rustication and a moulded entablature. Doorway is flanked by canted bay windows containing front 12-pane sashes and narrow side sashes. First floor has central 12-pane sash flanked by large tripartite sashes containing 12-pane sashes. These windows have moulded architraves and hoodmoulds supported on scroll consoles. There is a plat band at first floor level and stucco quoins on the end corners. Deep eaves carried on shaped brackets. Low pitch roof is hipped each end. The right end contains French windows under an elliptical head containing radial glazing bars. Hipped dormers containing casements with glazing bars each end of front block. The right (south-west) side of rear block is similar to the front with a 2-window front of 16-pane sashes. The rear outshot this side contains a 6-panel door and its roof is hidden by a parapet. The kitchen block has a roof parallel to the rear block and has ground floor casements and a first floor 16-pane sash. Interior includes a good deal of original detail. The joinery includes an open string stair with stick balusters.</p>
Significance of asset and setting	<p>High The Old Vicarage is a Grade II listed building.</p>

Relationship of site with heritage asset	One of the side facades of The Old Vicarage faces Behind Hayes and the site is on higher ground on the other side of the road. The HER suggests that a barn of Medieval origin was sited between the heritage asset and site, but this appears to have been demolished. The curtilage of a separate house separates the site from the heritage asset.
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 1 The Old Vicarage, Ropers Lane	
What impact would development have on the heritage asset and its setting?	Moderate The development of the site could have an 'overpowering' impact on the setting of The Old Vicarage due to the current relationship with the open countryside around the village, which would be compounded by the significant difference in land levels.
Could the site be developed in a way that minimised potential impact?	No - the site is close to the heritage asset and any development is likely to have an impact due to the level differences.
Would the development affect the heritage asset in other ways?	No

<b>Step 4. How to maximise enhancements and avoid harm</b>	
Heritage asset 1 The Old Vicarage, Ropers Lane - 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?	See notes
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	The other sites put forward for consideration in Otterton are also in close proximity to heritage assets and have various other constraints. It is not considered that the impact on The Old Vicarage could be mitigated through careful design.

### Ecological assessment

Reference number: Otto\_03

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

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	5000	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	2800	Minor adverse effect predicted (not significant)
Ramsar site	International	8000	Minor adverse effect predicted (not significant)

Marine Conservation Zone (MCZ)	National	1800	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1300	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	10000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	5000	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	2500	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1000	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	310	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	167	Minor adverse effect predicted (not significant)

### Comments

Site is adjacent to a Nature Recovery Network grassland area.

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

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

**Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes**

**Within Exe Estuary SPA HRA mitigation zone? Yes**

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

**Number of European sites potentially impacted by site: 2**

### **On site assessment**

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

No

**Presence of veteran or ancient trees**

No

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

No

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

No

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

No

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

No

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

No

### **Conclusion**

Site is adjacent to a nature recovery network grassland area. Significant moderate adverse effect predicted. Site is within the Exe Estuary and Pebblebed Heaths Habitat Mitigation Zones.

## 5 Site Reference Otto\_04

### Site details

**Settlement:** Otterton

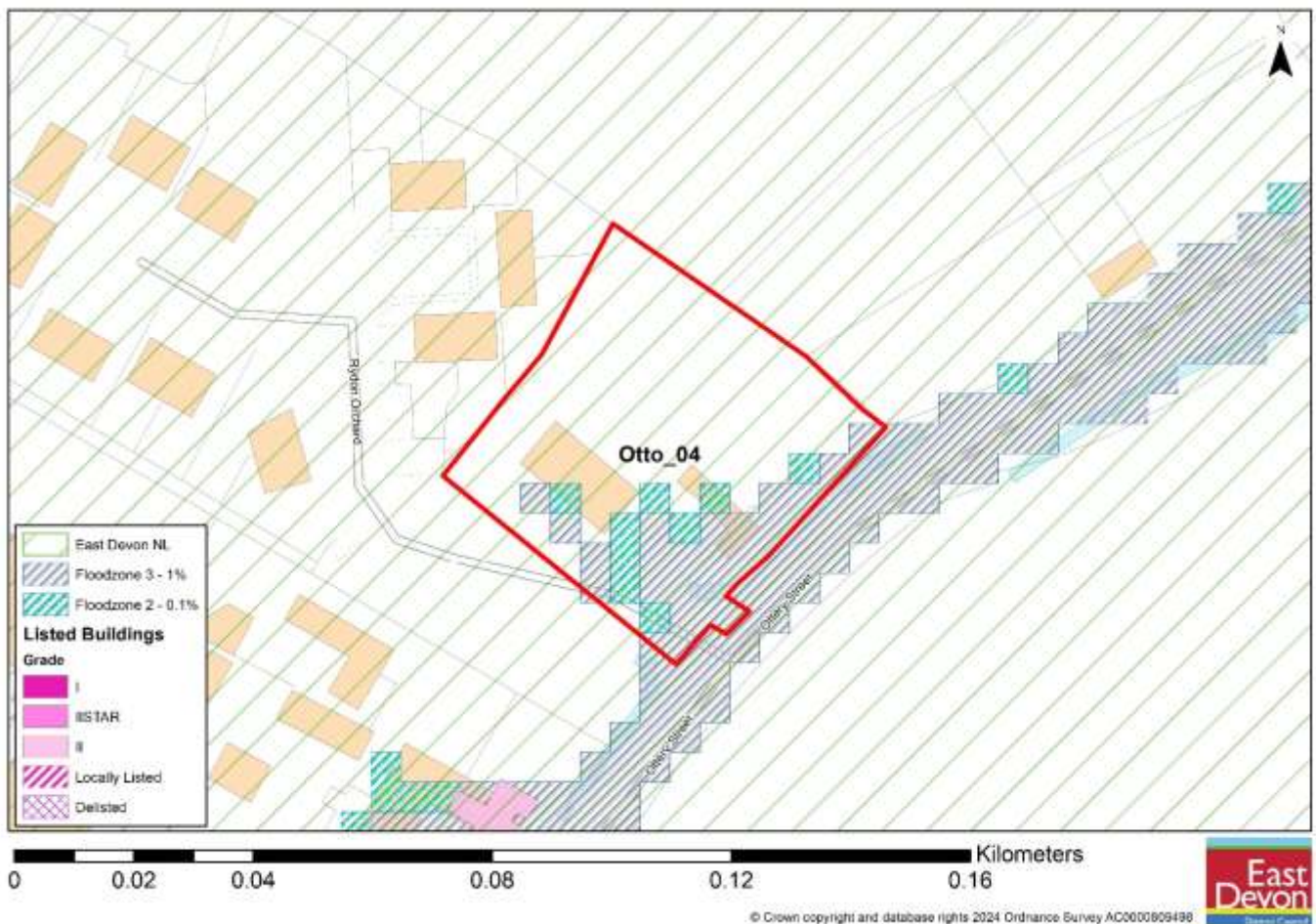
**Reference number:** Otto\_04

**Site area (ha):** 0.28

**Address:** Rydon Close

**Proposed use:** Residential

### Site map



## Photos



Taken from junction of Rydon Close and Ottery Street with site in background.



Taken from Rydon Close.



Taken from Rydon Close

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

Devon County Council Highways had no comments. DCC education advise that Otterton Primary School has capacity to support development and both sites are within walking distance. Transport costs would apply for secondary.

### **Landscape**

Overall landscape sensitivity - Medium. Site is within the East Devon National Landscape, but few of the key characteristics and qualities of the landscape are susceptible to change from the development proposed.

### **Historic environment**

The site is close to two listed buildings and the impact is predicted to be medium: no significant effects which cannot be mitigated.

### **Ecology**

Site adjoins a habitat of principle importance (stream to south eastern border). Significant moderate adverse effect predicted. It is in the Exe Estuary and Pebblebed Heaths mitigation zones.

### **Accessibility**

Otto\_03 is within 800 metres of a small range of services/facilities including a primary school, pub, community hall and convenience store. There is no pavement along this part of Ottery Street.

**Other constraints**

Part of the site is and it's access is in flood zone 3. The site is in a drinking water source protection zone.

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

No

**Opportunities**

None identified

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

5

**Contribution to spatial strategy**

Otterton is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of up to 5 dwellings on Otto\_03 would make a small contribution to this spatial strategy.

**Should the site be allocated?**

No

**Reasons for allocating or not allocating**

Parts of the site are within flood zone 3 and modelling of flood risk would be required. Given the very low potential housing yield, the site is not considered to be suitable for specific allocation in the plan. However, there are existing buildings on the site and it could be considered for inclusion within the settlement boundary.

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

No

**Landscape Sensitivity Assessment**

Reference number: Otto\_04

**Context**

**Landscape designation context**

The site is within the East Devon National Landscape.

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

The pattern and shape of settlements, field patterns and woodland. Picturesque villages with traditional buildings linked by narrow winding lanes crossing historic stone bridges.

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

There are two listed buildings within the vicinity of the site.

**Landscape Character Type and relevant key characteristics**

Otto\_04 forms part of Landscape Character Type (LCT) 5D: Estate Wooded Farmland. Key characteristics of this LCT shown on the site are rolling hills drained by frequent streams and winding rural roads.

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

The site is located by a small road junction on the edge of the village and has a very small range of brick buildings of traditional design and a more modern single story building with metal sheeting walls and roof.

**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 buildings to two sides and much of the site has existing buildings. The effects of redeveloping the site would be minimal.

**Analysis**

<b>Physical and natural characteristics</b>	
Low	The site is already largely developed.
<b>Cultural and historic associations</b>	
Medium	The site forms part of a wider area with historic character and there are listed buildings close to the site (see heritage assessment).
<b>Relationship to existing settlement edge</b>	
Low-medium	There are existing buildings on the site and housing to two sides, although there is no footway to the site from the village centre.

<b>Experiential landscape character</b>	
Low-medium	The site is on the edge of the settlement, adjacent to a quiet road and other housing.
<b>Views</b>	
Low-medium	The site has existing buildings visible from the road but there is a low degree of visibility from surrounding landscape.
<b>Overall landscape susceptibility</b>	
Low-medium	Few of the key characteristics and qualities of the landscape are susceptible to change from the development proposed. The density, massing and overall design of any development will be the key determining factors in how well a site redevelopment fits into the wider landscape.
<b>Within nationally designated landscape?</b>	
Site is within a designated landscape and has very high landscape value.	
<b>Degree of intervisibility with nationally designated landscape</b>	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
<b>Landscape value</b>	
Very High – Nationally or internationally designated for landscape value (AONB/ WHS)	
<b>Overall landscape sensitivity</b>	
Medium	
<b>Landscape guidance: opportunities in relation to development</b>	

## Historic Environment Site Assessment

### Notes on history of area

See Otto\_01

### Overall conclusion

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

<b>Step 1. Identify any heritage assets potentially affected</b>	
Is the site within 100 metres of a designated heritage asset?	Yes

Could development of the site affect any heritage asset (designated or non-designated) or its setting?	There is a Grade II listed building around 30 metres to the southwest of the site, 39 Ottery Street, a Grade II listed building.
List any heritage assets potentially affected.	1. 39 Ottery Street, a Grade II listed building

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 1	
Description of asset	39 Ottery Street, known as North Star Cottage GV II Cottage, possibly 2 cottages originally. Probably late C18-early C19. Plastered walls, probably cob on stone rubble footings; stone rubble or brick stacks topped with C19 and C20 brick; thatch roof, pantile and corrugated iron to rear service wing, and slate to outshot. 2-room plan cottage facing south-east. Each room has a gable end stack, the left one projecting. Possibly the house was once a pair of 1-room plan cottages. Secondary outshot on left end and a rear service block projecting at right angles behind the right end which has been converted from agricultural buildings. Cottage is 2 storeys. 2-window front of C20 casements with glazing bars would be symmetrical if there were a pair of central doors. Now there is a doorway just right of centre containing a C20 stable-type door and left of centre is an extra upright fixed pane window. Roof is gable-ended. Interior not available for inspection at the time of survey.
Significance of asset and setting	High North Star Cottage is a Grade II listed building.
Relationship of site with heritage asset	The site is on the same side of the road as North Star Cottage, around 35 metres to the north and separated by the access road to housing at Rydon Orchard.
Level of contribution (site to heritage asset)	Little
Further assessment required?	No The site is separated from North Star Cottage by trees and a hedge along the boundary and a landscaped area adjacent to the road junction to Rydon Orchard.

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Minor There are existing buildings on the site and there will be effective landscape screening when this matures.
Could the site be developed in a way that minimised potential impact?	yes - development could be sited to minimise impact.
Would the development affect the heritage asset in other ways?	No

<b>Step 4. How to maximise enhancements and avoid harm</b>	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	The other sites put forward for consideration in Otterton are also in close proximity to heritage assets and have various other constraints.

## Ecological assessment

**Reference number:** Otto\_04

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

<b>Site / feature name</b>	<b>Geographic value</b>	<b>Distance from site / feature (metres)</b>	<b>Predicted impact</b>
Special Area of Conservation (SAC)	International	2950	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	2950	Minor adverse effect predicted (not significant)
Ramsar site	International	9500	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	2000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1200	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	2300	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	5600	Minor adverse effect predicted (not significant)

Ancient Woodland Inventory Site (AWSI)	Regional	3000	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	1100	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	300	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	175	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	0	Significant moderate adverse effect predicted

### Comments

Site adjoins a habitat of principle importance (stream to south eastern border).

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

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

**Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes**

**Within Exe Estuary SPA HRA mitigation zone? Yes**

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

**Number of European sites potentially impacted by site: 2**

### **On site assessment**

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

Old brick/stone/metal buildings.

**Presence of veteran or ancient trees**

No

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

No

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

No

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

No

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

No

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

No

### **Conclusion**

Site adjoins a habitat of principle importance (stream to south eastern border). Significant moderate adverse effect predicted. It is in the Exe Estuary and Pebblebed Heaths mitigation zones.

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