

East Devon Local Plan 2020-2042

Site Selection report

Tipton St John



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Contents

1. Introduction	4
2. Site Reference Otry_04	7
3. Site Reference Otry_06	18
4. Site Reference Otry_22	29

1 Introduction

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.

For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites or not.²

For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site, or not. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.

This report contains the assessment and selection of sites at Tipton St John. A map of all the sites which have been assessed is below, followed by a table which highlights the site selection findings.

No sites at Tipton St John 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.

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](#)

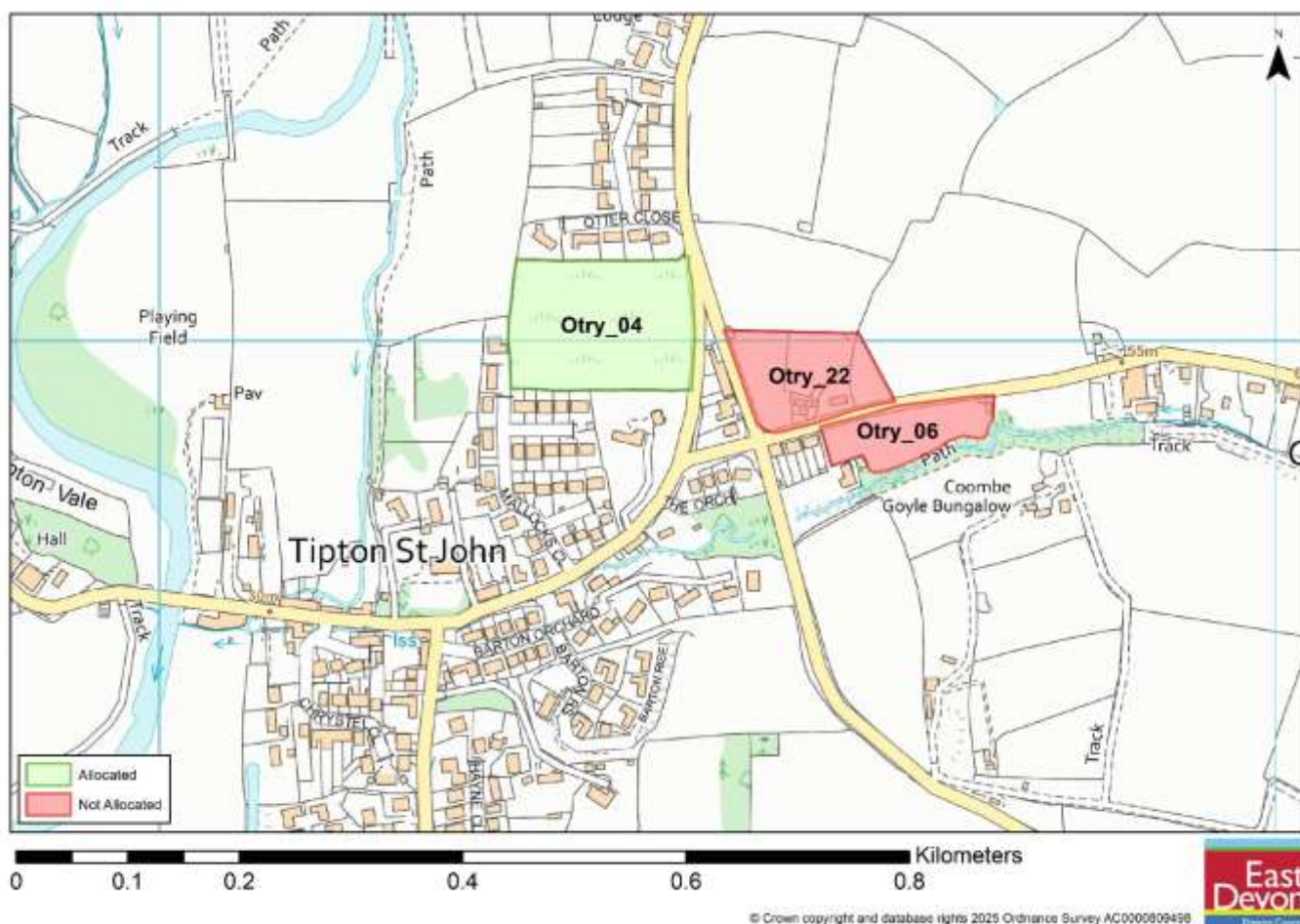


Figure 1.1: Overview of Site Selection findings at Tipton St John

Site reference	Number of dwellings / hectares of employment land	Allocate?
Otry_04	45 or a school and 5 self build dwellings	Yes, for 5 self-build dwellings and a school but note that the primary school may be moving to an alternative location in which case Tipton St John will lose its tier 4 status and no longer offer sufficient facilities to justify further development

Site reference	Number of dwellings / hectares of employment land	Allocate?
Otry_06	12 dwellings	No
Otry_22	29 dwellings	No

2. Site Reference Otry_04

Site details

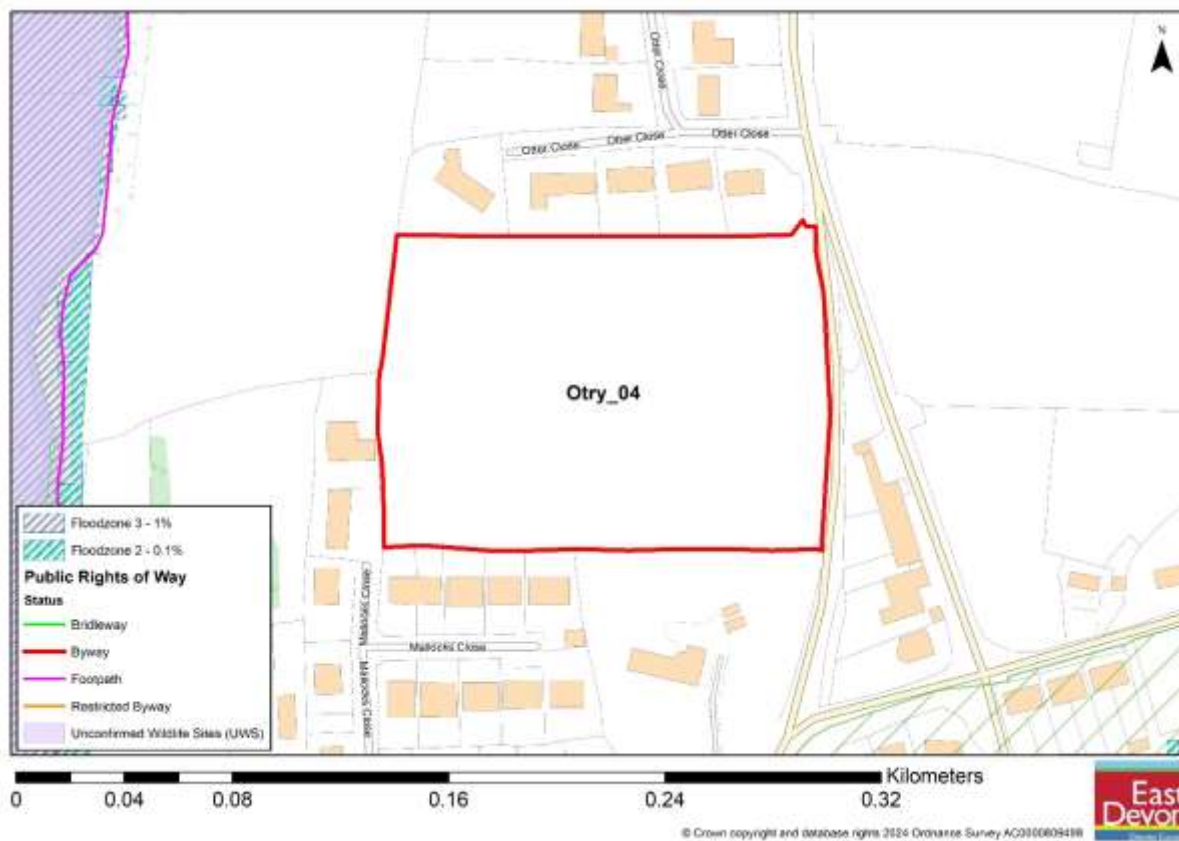
Settlement: Tipton St John

Reference number: Otry_04

Site area (ha): 1.88

Address: Land South of Otter Close

Site map



Photos



Photo of the field access to the site from the northeastern corner



The lane bounding the site (which is on the right of the picture). It is likely that access would need to be taken through the hedgerow



Looking east across the valley from existing housing at Tipton Vale. The existing housing estate at Otter Close is indicated by the red arrow, the site lies adjacent to this housing, behind the trees

Site Assessment Summary and Conclusion

Infrastructure

This site can be accessed via the 'main' road, with the 30mph speed limit extended and the 'sunken lane' closed to vehicular traffic as suggested by the Submitter. Concerns as the current Tipton St John primary school buildings are located in the floodplain. DCC trying to find a site to relocate the school out of the floodplain. Currently the majority of children come from Sidmouth or Ottery St Mary - so development could lead to a push back to these schools which have limited capacity. Provision has been made in OSM for a future educational use as part of a housing allocation, adjacent King's School. Any significant development within the village should consider the requirement for a new primary school site. Additional secondary capacity required and transport costs would apply.

Landscape

Medium sensitivity. Site is a 3b Lower rolling farmed and settled valley slopes type, within 100m of the East Devon National Landscape. Site is large and relatively level, although there is a slight fall from north to south and a further fall towards the east corner. Site is scrubby and previously grazed, with hedge providing roadside screening. Some intervisibility with the National Landscape which would increase if site were developed, however this would be seen in the context of existing development, as the rear gardens of houses in Otter Close abut the northern boundary and the gardens of Mallocks Close abut to the south and wrap around the south west corner.

Historic environment

The site is not in close proximity to any designated heritage assets however it is within a landscape where prehistoric activity is demonstrated by finding flint tools and the remnants of historic field patterns. Further investigation and assessment should be a requirement of any planning permission for development.

Ecology

The site is a single field, previously grazed now scrubby with mature hedgerow boundaries. No significant habitat or species identified on site but existing trees should be retained and further assessment undertaken as part of any application.

Accessibility

The site is within 1600m of 4 or more facilities including a school (although this is proposed to be relocated outside the village), a hall, a pub and a shop. There is not a regular bus service. A previous appeal Inspector (13/1431/FUL) refused a scheme for 19 houses on the basis that the village was not sustainable.

Other constraints

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

No

Opportunities

Yield (number of dwellings or hectares of employment land)

45

Contribution to spatial strategy

Tipton St John is a service village in the emerging Local Plan settlement hierarchy, however it will lose this status if the school closes

Should the site be allocated?

The site should be allocated for 5 self build dwellings and a new primary school but development should not take place until/unless this site is used to provide the new school.

Reasons for allocating or not allocating

The site is considered as a 2nd best site due to the uncertainty around future school provision and the lack of a frequent bus service, development should not take place unless the new school is provided on the site. In the event that the existing school closes or provision is relocated outside of the village (probably to Ottery St Mary) then Tipton will no longer meet the criteria for a tier 4 settlement and the allocation should not be developed.

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

No

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

For sites within National Landscape, applicable special qualities

Agricultural field with housing to north and south. Some intervisibility with nearby ED National Landscape

Other relevant biodiversity, historic environment and/or geological designations

Grade 3 agricultural land

Landscape Character Type and relevant key characteristics

3B. Lower rolling farmed and settled valley slopes- An extensive LCT which forms the setting for many settlements, and also contributes to many expansive views from higher ground.

A productive, working but still attractive landscape containing numerous historic and archaeological features.

A diversity of settlements, with building materials and settlement pattern reflecting local geology.

Local landscape character of site and immediate surrounds

A large, square slightly sloping field with housing to the north and south

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

Yes

General and site-specific affects that could arise from development

- Introduction of built form and associated infrastructure
- Impact of light spill from street lighting or windows
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- major alteration/ new access provision required
- Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss
- Loss of trees/ hedgerow
- Impact on boundaries –tree and hedgerow root protection areas,
- Offsite access to services – eg need for extended footways/ cycleways/ bus stops
- Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.

Analysis

Physical and natural characteristics	
Medium	The site is self-contained and screened by existing development. It does have a rural character, and there is intervisibility with the wider landscape (including the National Landscape) however development would be seen in the context of low density existing housing
Cultural and historic associations	
Low-medium	Historic boundary hedgerows, present on 1890 OS map.
Relationship to existing settlement edge	

Medium	The site is bounded on two sides by existing development. The scale and topography mean that development of this site is not small-scale infilling but it would relate to the housing around it.
Experiential landscape character	
Medium	The site is enclosed by hedgerows and set off a reasonably quiet lane. It adjoins groups of residential houses but their scale, density and local topograph limit their impact and they are not a dominant feature, however it does mean that there is some intrusion from noise and lighting.
Views	
Medium	The site has far reaching views in all directions, including southeast over the National Landscape
Overall landscape susceptibility	
Medium	Settlement edge provides some context of built form, but this is softened by the low density, detached form of development and the presence of mature hedgerows and trees meaning the site has a rural, countryside appearance. The topography is such that roadside views are blocked by a hedgerow. The site lies very close to the National Landscape and there is intervisibility
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
Moderate	
If outside designated landscape, factors which may raise or lower value from moderate	
Value is reduced by adjoining development	
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

Tipton St John is a historic village set around a crossroads. Although still small, it grew significantly following the opening of the railway station in 1874.

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?	No
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	There are no identified designated heritage assets within 100m of the site
List any heritage assets potentially affected.	None identified

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	5757	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	2395	Minor adverse effect predicted (not significant)

Ramsar site	International	12000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	8000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	2395	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	15000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	1667	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1017	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	381	Minor adverse effect predicted

			(not significant)
Unconfirmed Wildlife Site (UWS)	County	120	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	44	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	44	Significant moderate adverse effect predicted

Comments

The Habitat of Principle Importance is located on the opposite side of the road separated by development and roads

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

There are mature trees within boundary hedgerows

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)

None

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

Dormice and bats referred to in previous appeal decision.

Is there any evidence which contradicts the desk study results?

No

Conclusion

Minor adverse effect predicted (not significant)

3. Site Reference Otry_06

Site details

Settlement: Tipton St John

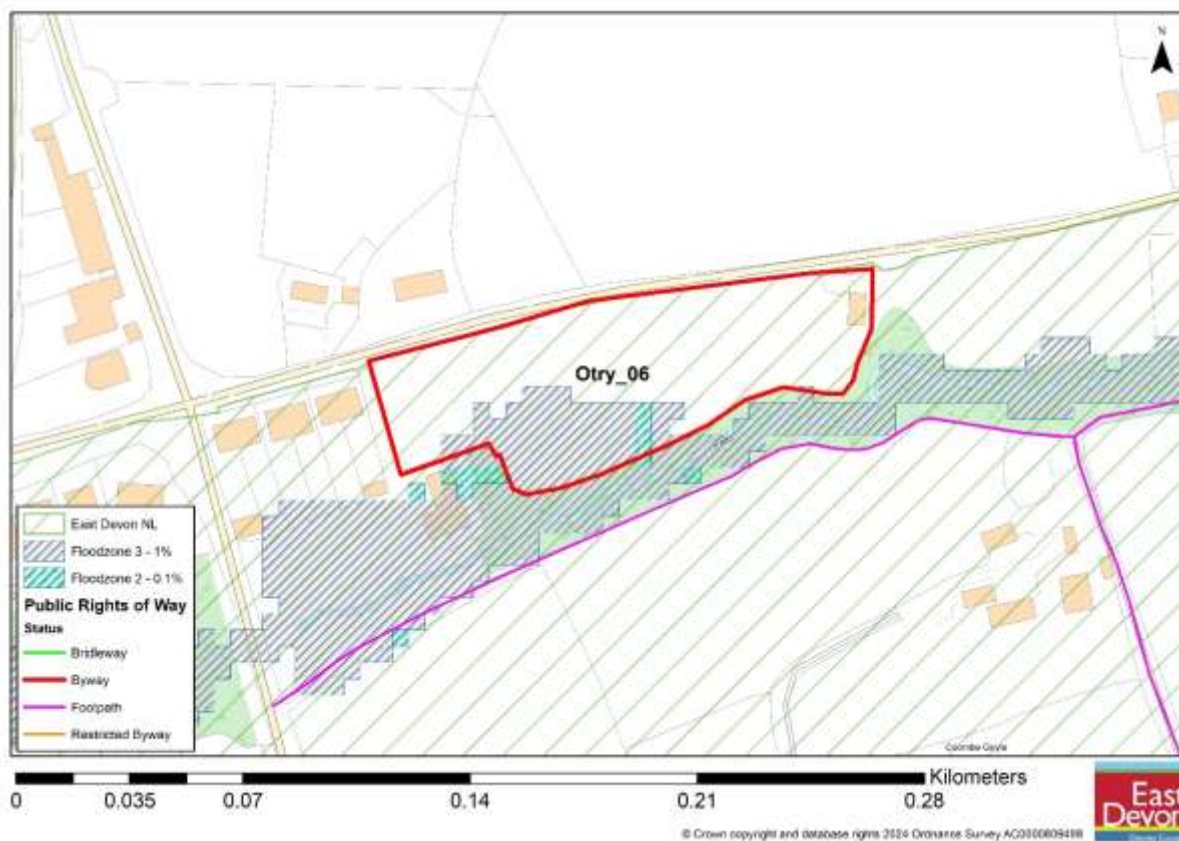
Reference number: Otry_06

Site area (ha): 0.64

Address: Land next to 6 Coombe Vale

Proposed use: Residential

Site map



Photos



Looking south east across the site from the adjacent lane



Looking east across the site from the main Sidmouth-Ottery road. The site is shown with a red arrow



Looking south over the central section of the site from the adjacent lane

Site Assessment Summary and Conclusion

Infrastructure

Assuming it is frontage development it should include a footway and some localised widening. Concerns as the current Tipton ST John primary school buildings are located in the floodplain. DCC trying to find a site to relocate the school out of the floodplain. Currently the majority of children come from Sidmouth or Ottery St Mary - so development could lead to a push back to these schools which have limited capacity. Any significant development within the village should consider the requirement for a new primary school site. Additional secondary capacity required and transport costs would apply. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.

Landscape

Medium-high sensitivity. Site is a 3b Lower rolling farmed and settled valley slopes type, within the East Devon National Landscape. The site is rectangular and runs alongside a narrow lane, bounded by a hedgerow and stream. Development would have to be located away from the southern boundary, due to trees and flooding, and this would increase it's visual harm. Site is scrubby and grazed by horses, with hedge providing roadside screening. The valley bottom location reduces intervisibility with

the wider National Landscape but it is a rural site with a sense of remoteness despite the small group of dwellings to the east and other sporadic dwellings along the lane. A public footpath runs along the south of the site.

Historic environment

The site is not in close proximity to any designated heritage assets however it is within a landscape where prehistoric activity is demonstrated by finding flint tools and the remnants of historic field patterns. Further investigation and assessment should be a requirement of any planning permission for development.

Ecology

The site is a single field, grazed but scrubby with mature hedgerow boundaries. There is a band of mature trees and a stream to the south of the site which should be retained (this area floods in any case) which increases the biodiversity significance of the site.

Accessibility

The site is within 1600m of 4 or more facilities including a school (although this is proposed to be relocated outside the village), a hall, a pub and a shop. There is not a regular bus service. A previous appeal Inspector (13/1431/FUL) refused a scheme for 19 houses elsewhere in the village on the basis that the village was not sustainable.

Other constraints

Part of site is liable to flood

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

No

Opportunities

Yield (number of dwellings or hectares of employment land)

12

Contribution to spatial strategy

Tipton St John is a service village in the emerging Local Plan settlement hierarchy, however it will lose this status if the school closes

Should the site be allocated?

No

Reasons for allocating or not allocating

The site should not be allocated due to its landscape sensitivity, ecological importance and due to the uncertainty around future school provision and the lack of a frequent bus service.

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

No

Landscape Sensitivity Assessment

Context

Landscape designation context

East Devon National Landscape

For sites within National Landscape, applicable special qualities

Located entirely within, but on the boundary of, ED National Landscape. Greenfield site with mature trees, copse and paddock

Other relevant biodiversity, historic environment and/or geological designations

Adjoins stream and woodland copse

Grade 3 agricultural land, some flooding to southern boundary

Landscape Character Type and relevant key characteristics

3B. Lower rolling farmed and settled valley slopes- An extensive LCT which forms the setting for many settlements, and also contributes to many expansive views from higher ground.

A productive, working but still attractive landscape containing numerous historic and archaeological features.

A diversity of settlements, with building materials and settlement pattern reflecting local geology.

Local landscape character of site and immediate surrounds

A gently sloping, long rectangular paddock with a band of woodland bordering a path and stream to the south

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

Yes

General and site-specific affects that could arise from development

- Introduction of built form and associated infrastructure
- Impact of light spill from street lighting or windows
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- major alteration/ new access provision required
- Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss
- Loss of trees/ hedgerow
- Impact on boundaries –tree and hedgerow root protection areas,
- Offsite access to services – eg need for extended footways/ cycleways/ bus stops
- Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.

Analysis

Physical and natural characteristics	
High	The site is rural and within the National Landscape. There are reasonable hedgerow boundaries but development would impact upon the site and it's setting and be visible in long and short range views
Cultural and historic associations	
Medium	There is evidence of historic hedgerows and some mature trees. Woodland outside the site is older.
Relationship to existing settlement edge	

Medium-high	There is a loose relationship to the existing settlement. There is a short terrace to the west and sporadic housing to the east but this field forms a natural break and relates to the wider National Landscape countryside beyond
Experiential landscape character	
Medium-high	The paddock feels tranquil and remote despite adjoining houses to the east and west. It is sheltered and enclosed (although the roadside hedge has been cut reasonably short), with the woodland creating a sense of wildness when looking south.
Views	
High	The site is set along the valley bottom and views to the south are blocked by woodland. Opposite the site are short range views up/ over a steeply sloping field but there are longer range views to the east over the National Landscape
Overall landscape susceptibility	
High	Site does not relate to the settlement but instead shares the rural character of the wider countryside.
Within nationally designated landscape?	
Site is within a designated landscape and has very high landscape value.	
Degree of intervisibility with nationally designated landscape	
Major	
If outside designated landscape, factors which may raise or lower value from moderate	
Landscape value	
Very High – Nationally or internationally designated for landscape value (National Landscape/ WHS)	
Overall landscape sensitivity	
High	
Landscape guidance: opportunities in relation to development	
The whole site is visually sensitive and it would not be possible to develop without impacting on the rural character and the National Landscape	

Historic Environment Site Assessment

Notes on history of area

Tipton St John is a historic village set around a crossroads. Although still small, it grew significantly following the opening of the railway station in 1874.

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?	No There are no identified designated heritage assets within 100m of the site
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	See below
List any heritage assets potentially affected.	There are two archaeological areas identified on the HER map (both just over 100m away, to the east and west of the site). One is the remains of a medieval field layout associated with Barton Orchard, the other is the cider making activity associated with Lower Coombe Farm. Neither will be affected by the development of this site.

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	5765	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	2673	Minor adverse effect predicted (not significant)
Ramsar site	International	12000	Minor adverse

			effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	8000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	2673	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	15000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	1400	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	744	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	690	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	409	Minor adverse effect predicted

			(not significant)
Draft Nature Recovery Network areas (NRN)	County	69	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	69	Significant moderate adverse effect predicted

Comments

The Habitat of Principle Importance is located on the opposite side of the road separated by development and roads

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, although it adjoins woodland

Presence of veteran or ancient trees

There are mature trees within boundary hedgerows and adjacent to the site

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

Minor adverse effect predicted (not significant)

4. Site Reference Otry_22

Site details

Settlement: Tipton St John

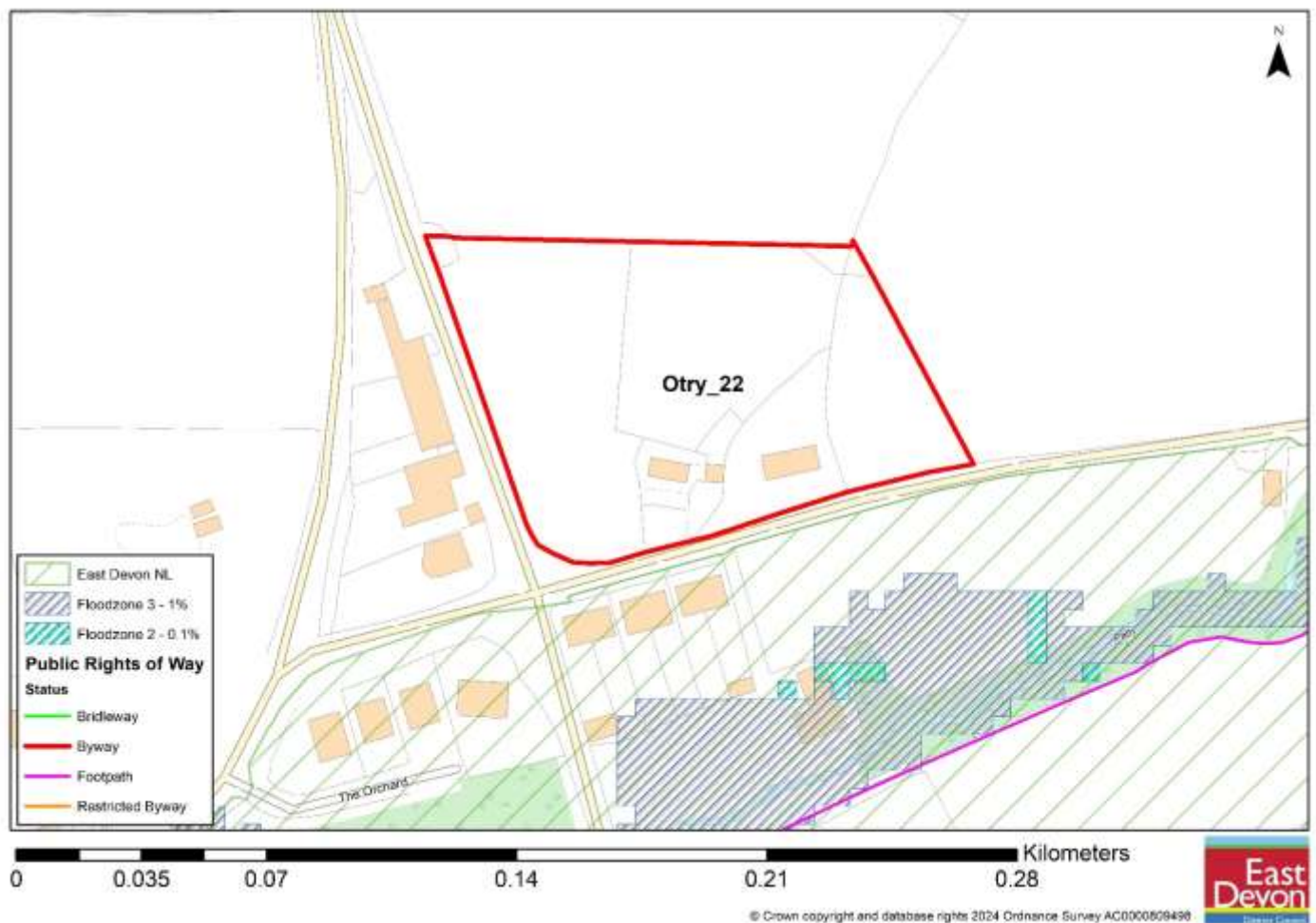
Reference number: Otry_22

Site area (ha): 0.97

Address: Combe Bank

Proposed use: Residential

Site map



Photos



Looking south east across the site from the Sidmouth-Ottery road that runs to the west of the site



Looking eastwards with the site on the left hand side of the photo



Eastern part of the site, looking west from the lane to the south

Site Assessment Summary and Conclusion

Infrastructure

This site can be accessed via the 'main' road, with the 30mph speed limit extended. Concerns as the current Tipton St John primary school buildings are located in the floodplain. DCC trying to find a site to relocate the school out of the floodplain. Currently the majority of children come from Sidmouth or Ottery St Mary - so development could lead to a push back to these schools which have limited capacity. Any significant development within the village should consider the requirement for a new primary school site. Additional secondary capacity required and transport costs would apply. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.

Landscape

Medium-High, An enclosed site, surrounded by hedgerows on most sides. Topography and sloping site mean that the site sits higher than the adjoining road and development is therefore likely to be more visible. Long range intervisibility from the National Landscape to the south east is likely. New road

access is needed, so a hedgerow would need to be removed and this would open the site up to views from the road. Long distance views of hills looking out from the site.

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

Minor adverse effect predicted (not significant)

Accessibility

The site is within 1600m of 4 or more facilities including a school (although this is proposed to be relocated outside the village), a hall, a pub and a shop. There is not a regular bus service.

Other constraints

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

No

Opportunities

Yield (number of dwellings or hectares of employment land)

29

Contribution to spatial strategy

Tipton St John is a service village in the emerging Local Plan settlement hierarchy, however it will lose this status if the school closes

Should the site be allocated?

No

Reasons for allocating or not allocating

Site is a greenfield site which would extend into open countryside. There is no other development on this side of the road. Development would be visible from a considerable distance and negatively impact on the National Landscape.

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

No

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

For sites within National Landscape, applicable special qualities

the edge of the village, on the opposite side of a crossroads to the existing housing. It is comprised of 3 paddocks, some residential buildings and curtilages. It is outside but opposite the East Devon National Landscape.

Other relevant biodiversity, historic environment and/or geological designations

Grade 3 agricultural land

Landscape Character Type and relevant key characteristics

3B. Lower rolling farmed and settled valley slopes- An extensive LCT which forms the setting for many settlements, and also contributes to many expansive views from higher ground.

A productive, working but still attractive landscape containing numerous historic and archaeological features.

A diversity of settlements, with building materials and settlement pattern reflecting local geology.

Local landscape character of site and immediate surrounds

An enclosed site, surrounded by hedgerows on most sides. Topography and sloping site mean that the site sits higher than the adjoining road and development is therefore likely to be more visible. Long range intervisibility from the National Landscape to the south east is likely. New road access is needed, so a hedgerow would need to be removed and this would open the site up to views from the road. Long distance views of hills looking out from 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

- Introduction of built form and associated infrastructure
- Impact of light spill from street lighting or windows
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- major alteration/ new access provision required
- Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss
- Loss of trees/ hedgerow
- Impact on boundaries –tree and hedgerow root protection areas,
- Offsite access to services – eg need for extended footways/ cycleways/ bus stops
- Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.

Analysis

Physical and natural characteristics	
High	The site can be seen from the south and east (and the northern approach from much closer proximity). It is screened by existing development and hedgerow boundaries in short range views, and seen in the context of adjacent housing
Cultural and historic associations	
Low-medium	Historic boundary hedgerows, present on 1890 OS map. No evidence of archaeology and not in close proximity to heritage assets
Relationship to existing settlement edge	
Medium-high	There is a loose relationship to the existing settlement. The site is the only development on this section of the crossroads, although there is a small cluster of estate workers dwellings but is separated by a road. It does not relate

	closely to existing housing and is semi-rural. This site relates closely to the wider National Landscape countryside opposite
Experiential landscape character	
Medium	Notwithstanding the house on the site, the garden and paddocks are tranquil although there is an awareness of the nearby road and low background traffic noise. The topography and rural lane to the south of the site are such that, looking to the south and east there is a sense of remoteness.
Views	
High	On two sides the site is well screened from public vantage points by hedgerows, trees and some housing. New development is likely to be seen in long distance views but this would be partly mitigated by the presence of a small cluster of nearby houses.
Overall landscape susceptibility	
High	Site does not relate to the settlement but instead shares the rural character of the wider countryside. There is opportunity for long distance views from higher ground within the National Landscape. From the land immediately opposite the site, it will appear higher and could be inappropriately dominant (this may be mitigated by design).
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
Moderate	
If outside designated landscape, factors which may raise or lower value from moderate	
Landscape value	
High due to proximity to National Landscape and intervisibility -areas which documentary evidence and /or site observations indicate as being more valued than surrounding areas.	
Overall landscape sensitivity	
High	
Landscape guidance: opportunities in relation to development	

The site is visually sensitive and it would not be possible to develop without impacting on the rural character and the National Landscape

Historic Environment Site Assessment

Notes on history of area

Tipton St John is a historic village set around a crossroads. Although still small, it grew significantly following the opening of the railway station in 1874.

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

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	2618	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	2618	Minor adverse effect predicted (not significant)
Ramsar site	International	10000	Minor adverse

			effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	10000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	2618	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	2641	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	1499	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1049	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	670	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	377	Minor adverse effect predicted

			(not significant)
Draft Nature Recovery Network areas (NRN)	County	68	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	377	Minor adverse effect predicted (not significant)

Comments

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? 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: 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

Minor adverse effect predicted (not significant)

