

**East Devon Local Plan 2020-2042**

# Site Selection report

## Hawkchurch



February 2025

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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 or not.<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, or not. 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 Hawkchurch. A map of all the sites which have been assessed is below, followed by a table which highlights the site selection findings.
- 1.5 There were no sites sifted out at Hawkchurch.

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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](#)

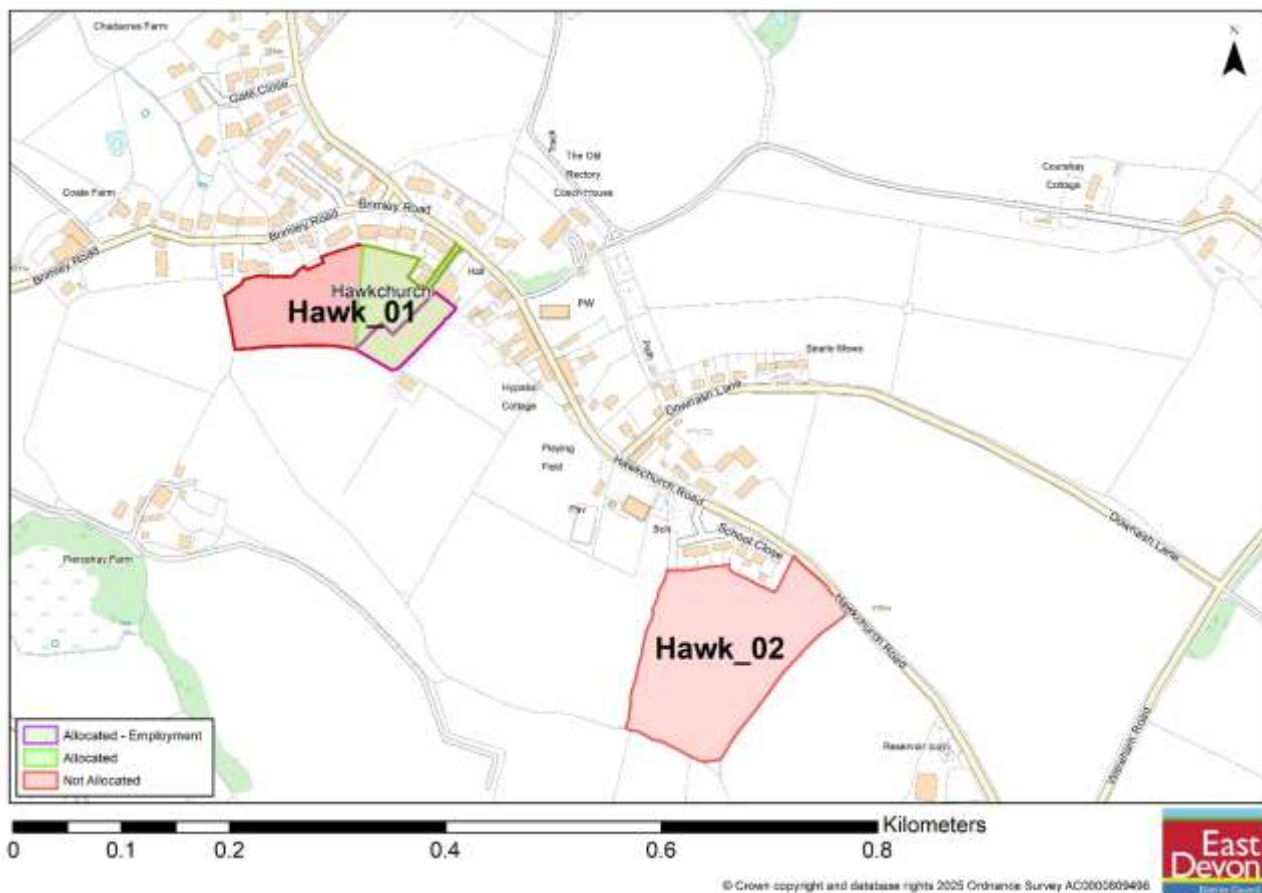


Figure 1.1: Overview of Site Selection findings at Hawkchurch

Site reference	Number of dwellings / hectares of employment land	Allocate?
Hawk_01	38 houses and 0.15ha of employment land	Yes, part of site
Hawk_02	34 houses	No

## 2 Site Reference Hawk\_01

### Site details

**Settlement:** Hawkchurch

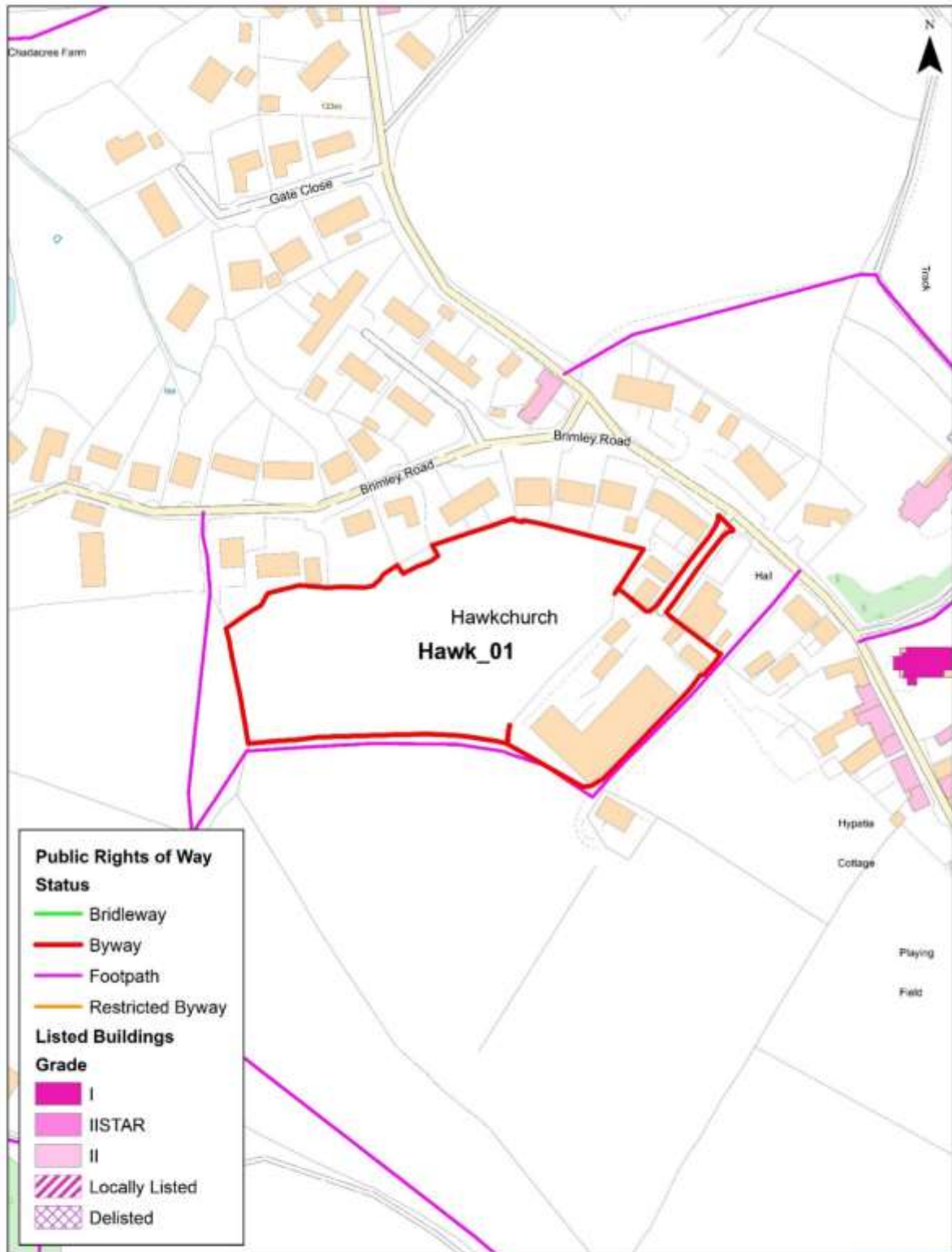
**Reference number:** Hawk\_01

**Site area (ha):** 1.56

**Address:** Norton Store, Hawkchurch, EX13 5XW

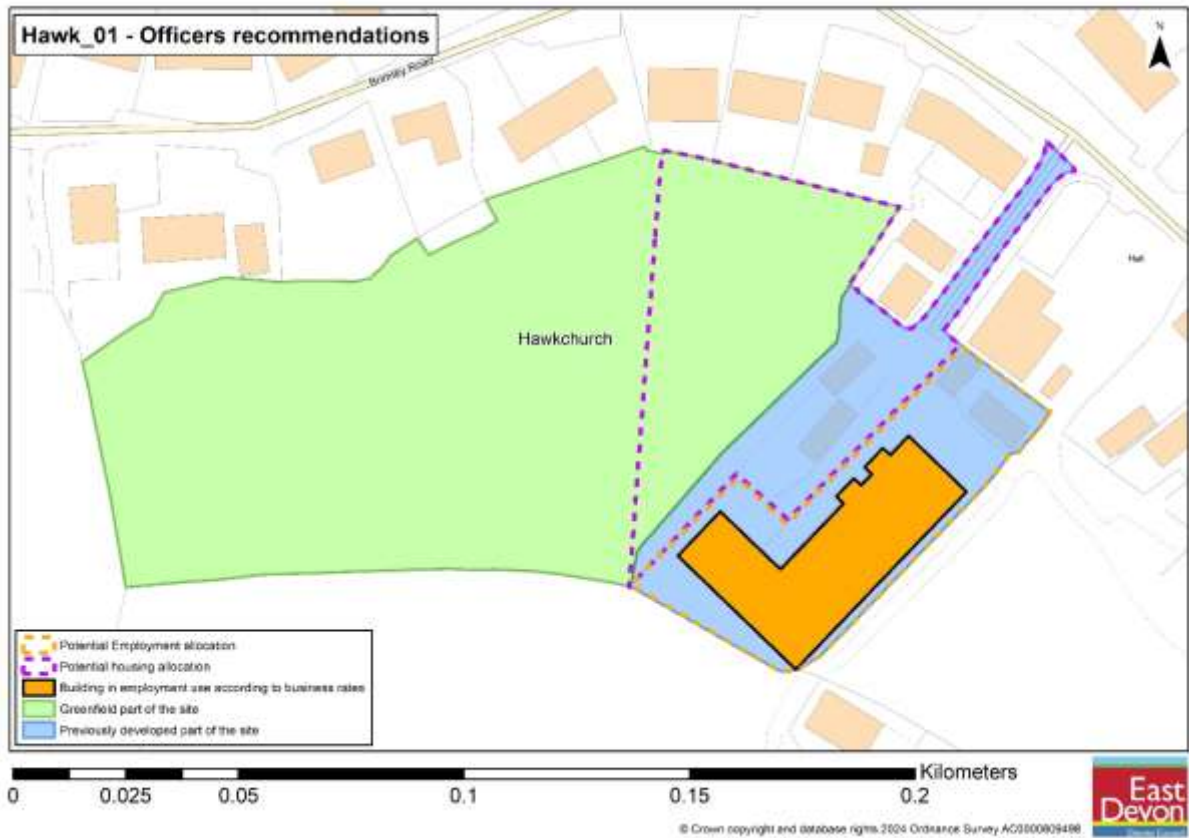
**Proposed use:** Residential and employment

### Site map



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## Photos



View of central Hawkchurch looking southeast. The entrance to the site is in the centre of the photo, to the right



View into the site from the access lane, looking south west



Aerial view of the site showing the full extent of the field and employment site (these are not publically visible)

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

Existing access is narrow but is used by agricultural/industrial traffic. DCC should confirm that it is adequate.

### **Landscape**

Medium- Not National Landscape (although visible in distant views from National Landscape). Settlement edge provides strong context of built form, and the presence of mature hedgerows and trees lessen visibility over parts of the site. The site has a close relationship with surrounding countryside.

### **Historic environment**

Medium: no significant effects which cannot be mitigated. A number of listed buildings lie close to the site but there is intervening development which lessens the harm so that it is not significant.

### **Ecology**

Significant moderate effect- the site is a priority woodland habitat, development may impact on the River Axe

### **Accessibility**

The site is within 1600m of village facilities.

### **Other constraints**

None specifically identified although contamination from previous commercial use should be investigated.

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

No

### **Opportunities**

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

(Eastern part of site) 12 Houses, 0.25ha employment land and retention of village shop

### **Contribution to spatial strategy**

Hawkchurch is a service village in the emerging Local Plan settlement hierarchy

**Should the site be allocated?**

Yes, in part

**Reasons for allocating or not allocating**

The site lies outside of any protected landscape, at the centre of the village, and will not give rise to unacceptable ecology, heritage or landscape impacts. It is well screened by existing development and would provide a mix of uses. River Axe SAC Nutrient catchment area – at the time of writing, mitigation is likely to be difficult. Capacity is limited by the narrow access, the existing small scale of the village and the need to retain the village shop and provide employment within the site.

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

Part of the site should be allocated, as indicated on the Plan, for 12 houses, 0.25ha employment uses and a site for the village shop

## **Landscape Sensitivity Assessment**

### **Context**

#### **Landscape designation context**

Outside of National Landscape

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

Agricultural field behind housing and industrial site

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

Nature recovery network area adjacent

Within 50m of Grade II and 75m of Grade I listed buildings

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

3A: Upper Farmed and Wooded Valley Slopes

- Undulating upper valley slopes on Greensand, below the scarp slopes or plateaux. Small V-shaped valleys on upper slopes.

- Deciduous woodland and copses, especially on upper slopes. Hedgerow trees (mostly oak and ash) and some parkland trees add to the green and lush appearance.
- Well-treed pastoral farmland, with some arable cultivation on lower slopes. Small to medium-size fields with irregular boundaries. Associated with traditional Devon smallholdings.
- Rich concentration of archaeological sites from all periods, but with many surviving medieval features including field patterns, churches, farms, villages and lanes.
- Wide, species-rich hedges with many hedgerow trees. Grassland, stream and woodland habitats add to rich biodiversity.
- A dispersed settlement pattern of isolated farms and small villages. Villages are often nucleated around a church, and contain local stone (chert) and cob buildings. Some are estate villages.
- Very winding narrow lanes, many sunken with high banks and flower-rich verges.
- An intimate and intricate landscape with wider views often confined by vegetation. Where views occur, they contain distinctive patchwork patterns of fields.
- Relatively remote and tranquil with little obvious modern development.
- Association with the early C.20th Camden Town school of artists in Blackdown Hills.

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

Agricultural field behind housing and industrial 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**

Outside of National Landscape. Agricultural field behind housing and industrial site. Mature trees and hedgerow to south, west, east borders, mature tree in field. Set in context of residential and industrial development. PROW to west, south, east (footpaths).

- Introduction of built form and associated infrastructure to this green field site

- Impact of light spill from street lighting or windows on areas noted for dark skies
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Potential loss of trees/ hedgerow
- Potential impact on boundaries –tree and hedgerow root protection areas
- Construction phase impacts for adjacent residents

## Analysis

<b>Physical and natural characteristics</b>	
Low-medium	The site can be seen from a distance to the south but is screened by existing development to the north and east, and from the lower ground to the west.
<b>Cultural and historic associations</b>	
Low-medium	Historic boundary hedgerows, present on 1890 OS map. Lies close to historic core of the village
<b>Relationship to existing settlement edge</b>	
Low-medium	The site lies immediately behind the village centre and has already been previously developed in part. Whilst it is an extension into the countryside to the south it 'rounds off' this part of the settlement
<b>Experiential landscape character</b>	
Low-medium	The site lies close to active residential use and is partly used for industrial type activity and adjacent to the village hall. It is quiet but does not feel at all remote and you are aware of constant low level activity nearby
<b>Views</b>	
Low-medium	There are distant, panoramic views to the south of the site, towards the National Landscape. As you move west through the site the views become shorter in range as they are cut off by hedgerows and buildings. From the south, the site is partially visible and is seen in the context of existing development
<b>Overall landscape susceptibility</b>	

Medium	Settlement edge provides strong context of built form, and the presence of mature hedgerows and trees lessen visibility over parts of the site. The site has a close relationship with surrounding countryside.
<b>Within nationally designated landscape?</b>	
Site is not within a designated landscape.	
<b>Degree of intervisibility with nationally designated landscape</b>	
Slight	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
Value is reduced by nearby urban form and presence of existing farm/agricultural buildings	
<b>Landscape value</b>	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
<b>Overall landscape sensitivity</b>	
Medium / Low	
<b>Landscape guidance: opportunities in relation to development</b>	

## Historic Environment Site Assessment

### Notes on history of area

The civil parish of Hawkchurch, in the Archdeaconry of Dorset and Diocese of Salisbury is located on the border of Devon and Dorset. Because of its location, it has been classified as part of each county at different times, but was formally transferred from Dorset to Devon in 1896. The parish church of St. John the Baptist dates from Saxon times, however, the building was heavily restored in 1862. In 1878 the Rev. John Going became rector to the parish and planted rose trees on the walls of every cottage, which gave Hawkchurch its title "The Village of Roses". The village pub, "The Old Inn", is a traditional coaching house, and a hostelry has been on the site since 1543. The Manor House, Wyld Court, dates from 1593. It was built for Robert Moore, whose coat of arms is inscribed above the door. An earlier mediaeval house on the site belonged to Cerne Abbey, prior to the dissolution of the Monasteries. It is a Grade II\* listed building.

### 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?	Yes
List any heritage assets potentially affected.	1. St John The Baptist Church (GI), 2. 1 & 2 Wytch green (GII), 3. Hawkchurch House (GII), 4. The Old Bakery (GII), 5. The Old Inn (GII) and cottages beyond (Fir View, Rose Cottage, Windwhistle Cottage, all GII) HER checked - no additional features.

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 1	
Description of asset	<p>St John The Baptist Church (GI)                      Parish church. C12 and circa 1200 with C15 west tower. Heavily restored in 1862 when chancel was rebuilt. Stone rubble with freestone dressings and tiled roofs. C12 nave with 1862 cherestorey with alternating round and pointed arch windows and reset C12 corbel table of carved heads. South doorway has depressed two centred arch and early C13 shafts with leaf capitals. North and south aisles, chancel and south porch of 1862 in Early English style with geometric traceried two light windows and similar three light east window. Tall C15 west tower of Somerset type, in four stages with set back buttresses with set offs and moulded and embattled parapet. Polygonal stair turret on north side. Perpendicular bell openings, four light perpendicular west windows and moulded four centred arch west doorway with frieze of quatrefoils above. Interior: Three bay north and south arcades. The north arcade of C12 with wide double chamfered round arches, short round piers and square scalloped capitals. The south arcade circa 1200 with moulded round arches and fine leaf capitals with small figures. Moulded two centred chancel arch on C12 responds, one with scalloped cushion capital, the other capital with interlacing and fighting dragons at the base. Tall moulded C15 tower arch. 1862 hammerbeam roofs to nave and chancel. Victorian furnishings including carved stone pulpit, reredos and benches. Wall monuments: Sir William Donnett 1828 by Chislett in south aisle. Thomas Moore C17, Amos Barns 1781 and Thomas Barns 1844.</p>
Significance of asset and setting	High
Relationship of site with heritage asset	Nearest point of site to asset is 75m away. The asset benefits from a level of separation with built form including light industrial units between. Limited relationship.
Level of contribution (site to heritage asset)	Little
Further assessment required?	No

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Minor
Could the site be developed in a way that minimised potential impact?	Yes, through considered design and layout appropriate to the listed asset.
Would the development affect the heritage asset in other ways?	Yes, increased urbanisation, traffic, light pollution, noise.

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

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 2	
Description of asset	1 & 2 Wytch green (GII) Nos 1 & 2 Wytch Green (previously listed along with The Bakehouse) GII Pair of adjoining cottages. Circa C18. Stone rubble. Thatched roof with gabled ends and eyebrow dormers. Two storeys. Long four window range. C19 and C20 two and three light casements, some with glazing bars. Two C20 glazed porches. Rebuilt brick end and ridge chimney stacks. Outshut at rear of No 1 with slate roof.
Significance of asset and setting	Medium
Relationship of site with heritage asset	The site is bordered to the north by 20th C development including a range of bungalows. The asset is on the opposite side of the road further to the north of the bungalows. The site and the asset do not have a significant relationship.
Level of contribution (site to heritage asset)	Little
Further assessment required?	NoNo

<b>Step 3. Identifying potential impact on significance of heritage asset</b>	
Heritage asset 2	
What impact would development have on the heritage asset and its setting?	Minor
Could the site be developed in a way that minimised potential impact?	n/a
Would the development affect the heritage asset in other ways?	Yes, increased urbanisation, traffic, light pollution.

<b>Step 4. How to maximise enhancements and avoid harm</b>	
Heritage asset 2 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	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?	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	

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 3	
Description of asset	Hawkchurch House / Listed as 'The Old Rectory' with HE (GII) The Old Rectory GV II Former rectory. 1859 by John Hicks to whom Thomas Hardy was apprenticed. Large Victorian Gothic rectory. Stone rubble with freestone dressings. Steeply pitched plain tile roof with gables. Asymmetrical plan with gabled elevations. Two storeys and attics with large gabled dormers. Windows are groups of cusped lancets. One south-west side a two storeyed stone bay with similar lancets. Heavily moulded two centred arch doorway with altered bay window (formerly a large timber framed gable) above on massive stone corbels. Large stone chimney stacks with set offs, one on north-east side with octagonal shafts. Interior: Small stone Gothic chimneypieces. A plan of the house is drawn in Thomas Hardy's anotated sketch book, with the words "Hawkchurch Rectory (Rector delighted with its convenience)" ref: The Architectural Notebook of Thomas Hardy. Listing NGR: ST3431100480
Significance of asset and setting	Medium
Relationship of site with heritage asset	Limited relationship with a range of 20thC development between the site and asset.
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 3	
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, through considered design and layout appropriate to the listed asset.
Would the development affect the heritage asset in other ways?	Yes, increased urbanisation, traffic, light pollution.

<b>Step 4. How to maximise enhancements and avoid harm</b>	
Heritage asset 3 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 3 avoiding harm	
Are there reasonable alternative sites?	No
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 4	
Description of asset	The Old Bakery (GII) Old Bakery (previously listed as The Bakehouse) GV II Cottage adjoining a public house in a terrace. Circa early C19. Colour-washed stone rubble with brick window arches. Slate roof with gabled ends. Two storeys. Two window range. Sashes with glazing bars. Ground floor left hand window fixed light. Left hand C20 door. Central brick chimney stack. Included for group value.
Significance of asset and setting	Medium
Relationship of site with heritage asset	The site is to the west of the asset. The site and asset benefit from a level of separation with 20th C development including residential, small business and light industrial buildings. The relationship is considered minor.
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 4	
What impact would development have on the heritage asset and its setting?	Minor
Could the site be developed in a way that minimised potential impact?	Yes
Would the development affect the heritage asset in other ways?	Yes, increased urbanisation, traffic, light pollution.

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

<b>Step 2. Existing contribution of site to significance of heritage asset</b>	
Heritage asset 5	
Description of asset	The Old Inn (GII) Former Old Inn Public House GV II Former public house. Early C19. White-washed stone rubble with brick window arches. Slate roof with gabled ends. Two storeys. Three window range. Sashes with glazing bars. Central elliptical arched carriageway with reused tablet above dated 1547. Brick chimney stacks at gable ends.
Significance of asset and setting	Medium
Relationship of site with heritage asset	The site is to the west of the asset. The site and asset benefit from a level of separation with 20th C development including residential, small business and light industrial buildings. The relationship is considered minor.
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 5	
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?	Yes, increased urbanisation, traffic, light pollution.

<b>Step 4. How to maximise enhancements and avoid harm</b>	
Heritage asset 5 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 5 avoiding harm	
Are there reasonable alternative sites?	No
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	

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## 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	1936	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	22038	Minor adverse effect predicted (not significant)
Ramsar site	International	22038	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	11476	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1936	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	8756	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	5289	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	476	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	805	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	386	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	2	Significant moderate adverse effect predicted

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Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	88	Significant moderate adverse effect predicted
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**Comments**

S41 priority habitat - National Forest Inventory 2014 - deciduous woodland

**Within River Axe SAC Nutrient catchment zone? Yes**

**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: 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 . Improved grassland and previously developed land

**Presence of veteran or ancient trees**

Yes. Mainly conifers but a large mature tree lies within the field

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

See notes. Large numbers but mainly conifers

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

No.

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

No.

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

No.

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

No.

## **Conclusion**

Significant moderate adverse effect predicted

### 3 Site Reference Hawk\_02

#### Site details

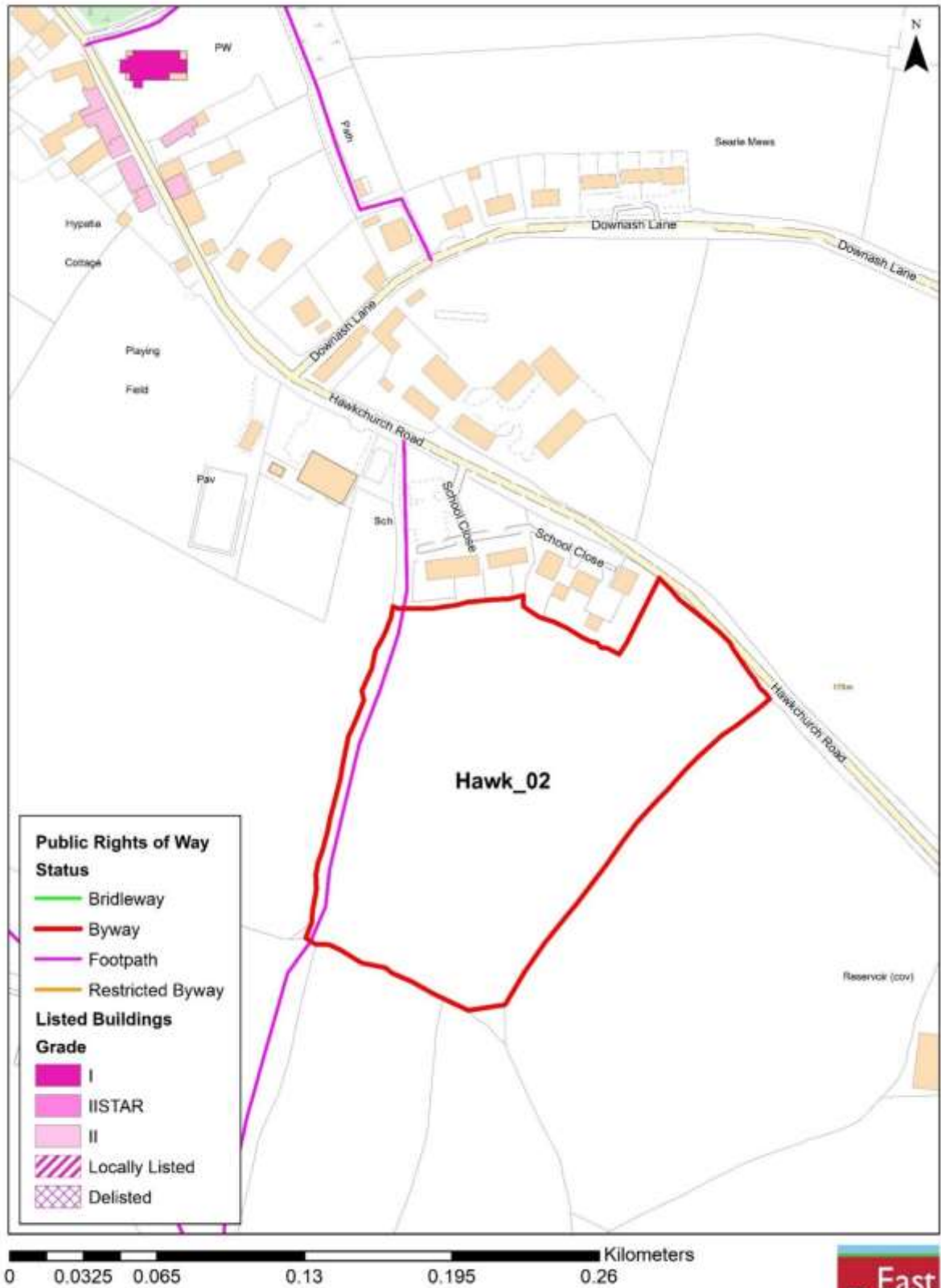
**Settlement:** Hawkchurch

**Reference number:** Hawk\_02

**Site area (ha):** 2.26

**Address:** Field south-east of Hawkchurch School, behind and adjacent to School Close, EX13 5GL

**Proposed use:** Residential



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Site map

Photos



View across the site from the norther boundary looking south



Aerial view of the full extent of the site. This is not publically visible due to dense hedgerow boundary and field shape

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

Significant length of hedgerow would need to be removed to achieve acceptable access

### **Landscape**

Medium- Not National Landscape. Settlement edge provides some context of built form, but this is softened by the ribbon 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

### **Historic environment**

Low- No concerns identified

### **Ecology**

Minor adverse impact- development could impact on Raxe

### **Accessibility**

The site is within 1600m of village facilities but there are no pavements or lighting

### **Other constraints**

No

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

No

### **Opportunities**

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

34 houses

#### **Contribution to spatial strategy**

Hawkchurch is a service village in the emerging Local Plan settlement hierarchy

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

No

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

This site lies to the far east of the village, extending into open countryside. It lies adjacent to a recent cluster of affordable houses, but beyond the main village and has a pastoral, rural character. Development would constitute an unacceptable extension into open countryside.

#### **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

Pair of fields in agricultural use, only adjoin an exceptions site

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

Nature recovery network area adjacent

Over 200m from nearest listed buildings

### Landscape Character Type and relevant key characteristics

3A: Upper Farmed and Wooded Valley Slopes

- Undulating upper valley slopes on Greensand, below the scarp slopes or plateaux. Small V-shaped valleys on upper slopes.
- Deciduous woodland and copses, especially on upper slopes. Hedgerow trees (mostly oak and ash) and some parkland trees add to the green and lush appearance.
- Well-treed pastoral farmland, with some arable cultivation on lower slopes. Small to medium-size fields with irregular boundaries. Associated with traditional Devon smallholdings.
- Rich concentration of archaeological sites from all periods, but with many surviving medieval features including field patterns, churches, farms, villages and lanes.
- Wide, species-rich hedges with many hedgerow trees. Grassland, stream and woodland habitats add to rich biodiversity.
- A dispersed settlement pattern of isolated farms and small villages. Villages are often nucleated around a church, and contain local stone (chert) and cob buildings. Some are estate villages.
- Very winding narrow lanes, many sunken with high banks and flower-rich verges.
- An intimate and intricate landscape with wider views often confined by vegetation. Where views occur, they contain distinctive patchwork patterns of fields.
- Relatively remote and tranquil with little obvious modern development.
- Association with the early C.20th Camden Town school of artists in Blackdown Hills.

### Local landscape character of site and immediate surrounds

Pair of fields in agricultural use, adjoin an exceptions housing site but otherwise the character is pastoral and rural

**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**

Outside of National Landscape. Field in agricultural use to south of Hawkchurch, adjoins an exception site. Mature hedgerow to surround with occasional mature tree.

- Introduction of built form and associated infrastructure to this green field site with separation from the core built form of Hawkchurch
- Impact of light spill from street lighting or windows on areas noted for dark skies
- Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Potential impact on boundaries –tree and hedgerow root protection areas
- Construction phase impacts for adjacent residents

**Analysis**

<b>Physical and natural characteristics</b>	
Medium	The land rises to the east and is visible in long range views. The north west corner has the lowest sensitivity as it lies behind a small group of existing houses (probably built previously in this field)
<b>Cultural and historic associations</b>	
Low-medium	Historic boundary hedgerows, present on 1890 OS map.
<b>Relationship to existing settlement edge</b>	
Medium-high	There is a loose relationship to the existing settlement. New development and the school lie to the north west, but this field is right on the periphery and relates much more to the countryside beyond
<b>Experiential landscape character</b>	
Medium-high	The site is enclosed and set off a quiet lane. It adjoins a small group of residential houses to one corner, and beyond that, a

	primary school, so there is already some intrusion from noise and lighting.
<b>Views</b>	
Medium	There are distant, panoramic views to the south of the site, towards the National Landscape.
<b>Overall landscape susceptibility</b>	
Medium-high	Settlement edge provides some context of built form, but this is softened by the ribbon 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
<b>Within nationally designated landscape?</b>	
Site is not within a designated landscape.	
<b>Degree of intervisibility with nationally designated landscape</b>	
Moderate	
<b>If outside designated landscape, factors which may raise or lower value from moderate</b>	
<b>Landscape value</b>	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
<b>Overall landscape sensitivity</b>	
Medium	
<b>Landscape guidance: opportunities in relation to development</b>	
The sensitivity varies across the site and increases to the south. Any new residential development should be restricted to the northern section of the site where it would be seen in the context of existing development. Visual impact will be significantly increased if a new road access is required.	

## Historic Environment Site Assessment

### Notes on history of area

The civil parish of Hawchurch, in the Archdeaconry of Dorset and Diocese of Salisbury is located on the border of Devon and Dorset. Because of its location, it has been classified as part of each county at different times, but was formally transferred from Dorset to Devon in 1896. The parish church of St. John the Baptist dates from Saxon times, however, the building was heavily restored in 1862. In 1878 the Rev. John Going became rector to the parish and planted rose trees on the walls of every cottage, which gave Hawkchurch its title "The Village of Roses". The village pub, "The Old Inn", is a traditional coaching house, and a hostelry has been on the site since 1543. The Manor House, Wyld Court, dates from 1593. It was built for Robert Moore, whose coat of arms is inscribed above the door. An earlier mediaeval house on the site belonged to Cerne Abbey, prior to the dissolution of the Monasteries. It is a Grade II\* listed building.

### Overall conclusion

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

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

## Ecological assessment

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

<b>Site / feature name</b>	<b>Geographic value</b>	<b>Distance from site / feature (metres)</b>	<b>Predicted impact</b>
Special Area of Conservation (SAC)	International	2415	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	22207	Minor adverse effect predicted (not significant)
Ramsar site	International	22207	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	11493	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1772	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	8444	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	5223	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	671	Minor adverse effect predicted (not significant)

County Wildlife Site (CWS)	County	598	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	322	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	25	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	158	Minor adverse effect predicted (not significant)

#### Comments

**Within River Axe SAC Nutrient catchment zone? Yes**

**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: 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 . Improved grassland

#### Presence of veteran or ancient trees

Yes. Several large mature trees in the hedgerow

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

See notes. A few larger hedgerow trees

#### 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. Hedgerow may need to be removed to facilitate road access

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

No.

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

No.

## **Conclusion**

Significant moderate adverse effect predicted