

East Devon Local Plan 2020-2042

Site Selection report

Musbury



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.¹ The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites.²
- 1.3 For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of sites at Musbury. A map of all the sites which have been assessed is below, followed by a table which highlights the site selection findings.
- 1.5 In addition to the sites which have been subject to assessment, other sites were not assessed because they failed 'site sifting'. This stage of the process rules out sites that are not 'reasonable alternatives' and therefore not considered as potential allocations in the Local Plan. In summary, to pass site sifting and therefore be considered as a potential allocation, the site should be identified as suitable, available, achievable in the HELAA; in a suitable location; not already allocated in a 'made' Neighbourhood Plan; and not already have planning permission. For obvious reasons, overlapping sites will only be assessed once. Further detail is contained in the Site Selection methodology.
- 1.6 The following sites did not pass site sifting at Musbury:
 - Musb_02 is not within or adjacent, or otherwise well-related, to Musbury.

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](#)

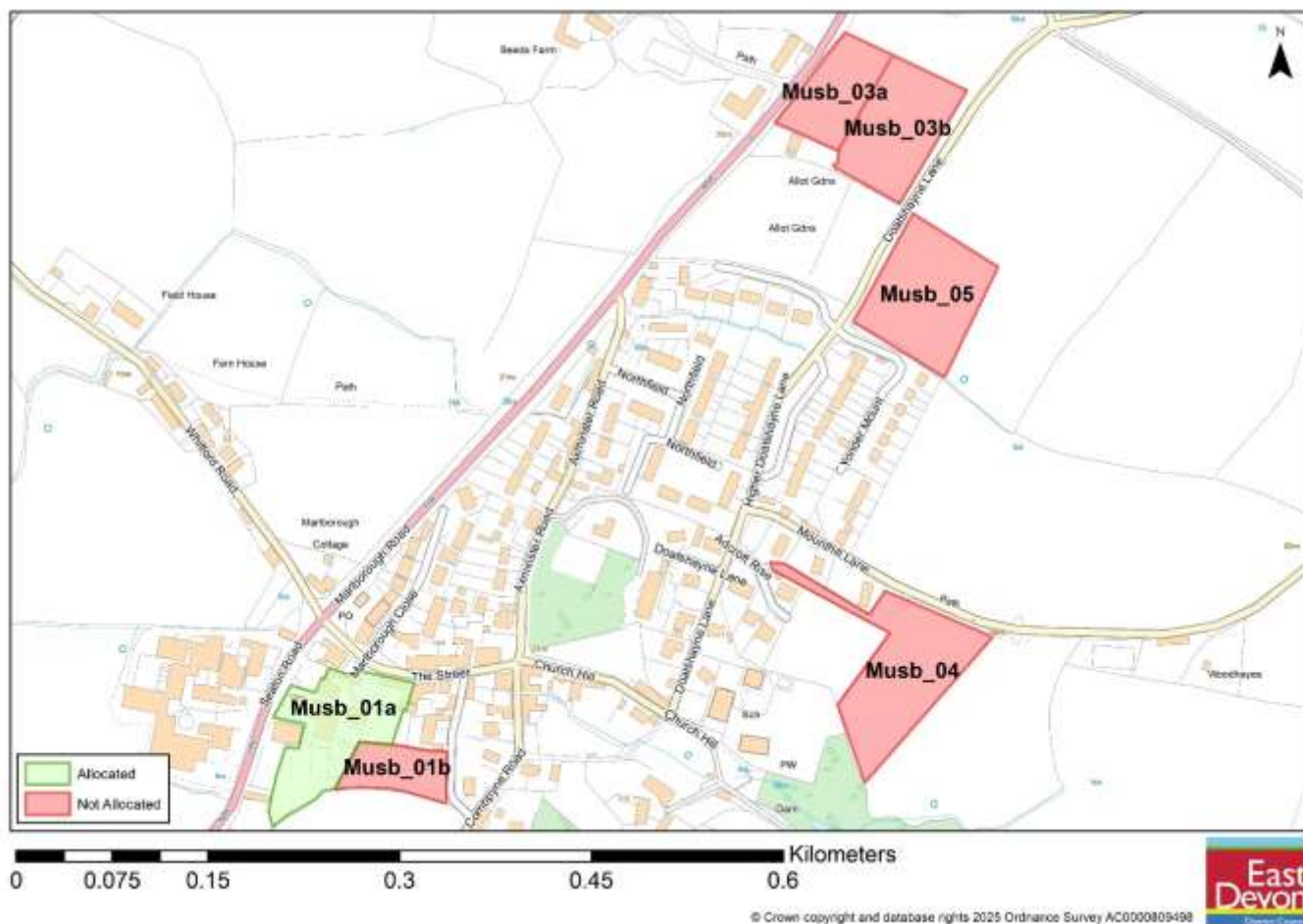


Figure 1.1: Overview of Site Selection findings at Musbury

Site reference	Number of dwellings / hectares of employment land	Allocate?
Musb_01	22 dwellings	No
Musb_01a	15 dwellings plus 0.06ha of employment	Yes
Musb_01b	8 dwellings	No
Musb_03	25 dwellings	No
Musb_04	21 dwellings	No
Musb_05	16 dwellings	No

2 Site Reference Musb_01

Site details

Settlement: Musbury

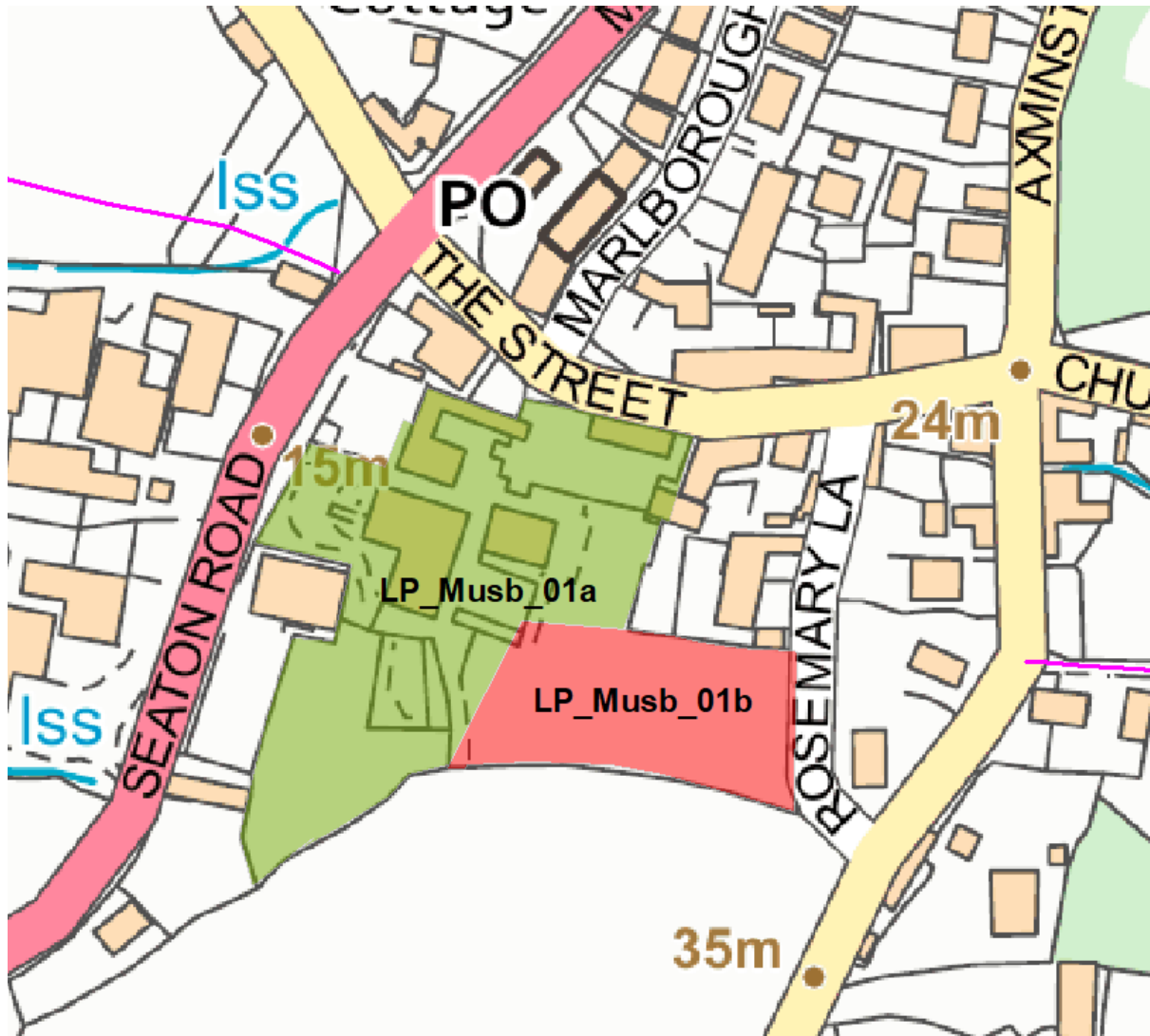
Reference number: Musb_01

Site area (ha): 0.97

Address: Baxter's Farm, The Street,

Proposed use: Residential

Site map



For assessment and commentary purposes we have split LP_Musb_01 into two areas a) and b).

Photos



Taken in site looking east to Baxter's Farmhouse in 2018.



From Rosemary Lane looking south towards Seaton Road.



Agricultural buildings within site taken 2018.



From edge of farmyard looking south taken in 2018.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Highways advise that there are no known highway issues. The Baxters Farm development brief includes vehicular access from A358 with provision for a pedestrian link to The Street, to encourage walking to village facilities. Devon County Education advise that Musbury primary school has capacity to accommodate some development and that transport costs will apply to secondary provision.

Landscape

Musb_01 is located in the East Devon National Landscape. The character of the site can be divided into two distinct areas. Firstly the developed northern part of the site associated with the former farmhouse and agricultural buildings and structures (including a former slurry pit). By contrast the south eastern part of the site comprises a small field on steeply sloping land that forms the immediate setting for the historic village core there is a smaller field adjacent to the village hall car park on flatter land. There are extensive views over the site and across the Axe valley from a field gate on Combpyne Road. The overall landscape susceptibility rating is medium, but this masks clear differences in sensitivity between the majority of the site and the eastern field, which is far more susceptible to change due to the landform and extensive views. Overall landscape sensitivity is high / medium.

Historic environment

An appraisal was undertaken to the heritage impacts of development on much of the site as part of the Villages Plan. This informed a draft development brief, which was prepared in 2018. It is recommended that this be updated to cover the slightly larger site considered for allocation. The overall heritage rating is medium: no significant effects which cannot be mitigated. An impact is predicted, but would not compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished or compromised. Mitigation may make the impact acceptable. The overall significance of the asset would not therefore be materially changed.

Ecology

Musb_01 is within the River Axe SAC Nutrient catchment zone and the Beer Quarry and Caves SAC bat consultation zone. The development brief noted that the presence of historic buildings means that bats and barn owls are likely to be present. A survey would be required as part of any planning application. Bat boxes should be incorporated into the scheme due to the proximity of the site to the bat feeding grounds across the Coly Valley.

Accessibility

Musb_01 is within 1600m of seven services and facilities and is within 210 metres of a primary school, pub and convenience store. It is also on an hourly bus route.

Other constraints

The northern part of the site is within flood zone 3 (which runs along the Street) and large parts of the site are at risk of surface water flooding. The site was assessed in the Strategic Flood Risk Assessment Level 2 and the allocation is supported through the sequential and exception tests. The site is classified as Grade 3 agricultural land. The site is opposite an intensively used farm complex and residential use on the part of the site fronting this may be incompatible with this. The Baxter's Farm Development Brief proposed employment uses here to overcome this issue.

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

No

Opportunities

Mixed use development of the northern part of the site could help to conserve a local heritage asset (Baxters Farmhouse) and provide a use for a range of attractive agricultural buildings. Provision of a small range of business uses fronting Seaton Road (in accordance with the development brief) would help to create employment opportunities in the village. Improvements in flooding through appropriate development.

Yield (number of dwellings or hectares of employment land)

15 plus 0.06 ha employment.

Contribution to spatial strategy

Musbury is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The standard yield of the whole site is 22 dwellings. However, the south eastern part of the site is not considered to be suitable for allocation. The reuse and redevelopment of the existing farm complex plus around 4 homes on the southern part of the site to provide a total of around 15 new homes and employment generating uses fits well in terms of the spatial strategy for the local plan.

Should the site be allocated?

Musb_01a Yes

Musb_01b No

Reasons for allocating or not allocating

Musb_01a

Much of the northern part of Musb_01a forms a former farmyard and there is potential to retain and conserve the older buildings, which are non-designated heritage assets. Conversion/redevelopment of this part of the site provides an opportunity to provide housing and employment opportunities on a site that is very well related to village centre. This land is already within the Built-up Area Boundary for Musbury, which was defined in the Villages Plan, and development is promoted through a draft Baxter's Farm Development Brief. This also provides for gypsy and traveller pitches on the south of the site and possible community uses on those parts of the site not included in the BUAB (such as a community garden/orchard and expansion area for the village hall. However, this new local plan provides an

opportunity for additional housing and the flatter part of the south western area (next to the village hall car park) appears to be a good location for this (subject to suitable alternative provision being made for gypsy and traveller pitches by Devon County Council). The site is less than 1 ha in size and would therefore contribute to the percentage of homes that need to be built on smaller sites. Development levels are a good fit with the local plan strategy and there is potential to improve visual appearance and conservation of historic assets. The site is very well related to services and facilities in village centre.

Musb_01b

This steeply sloping site part is in the East Devon National Landscape and forms part of the immediate setting of the historic core to Musbury. There are extensive views of the site from the wider landscape and the site is considered to be highly sensitive to landscape change.

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

Yes – recommended to allocate part a) only.

Landscape Sensitivity Assessment

Reference number: Musb_01

Context

Landscape designation context

Yes

For sites within AONB, applicable special qualities

Picturesque historic villages with traditional buildings linked by narrow winding lanes crossing historic stone bridges; many listed buildings. Vernacular buildings of cob and thatch and village church towers. Outstanding views across the Axe Valley. Bronze Age barrows in elevated positions on ridges; setting to and site of Musbury Castle hill fort.

Other relevant biodiversity, historic environment and/or geological designations

Part of site in Musbury Conservation Area and potential to affect setting of several grade II listed buildings. Largely shown as orchards on 1891 map.

Landscape Character Type and relevant key characteristics

Musb_01 forms part of Landscape Character Type (LCT) 3B Lower rolling farmed and settled valley slopes. Key characteristics of this LCT shown on site are gently rolling landforms sloping up from valley floor, pastoral with historic landscape features and views across valleys.

Local landscape character of site and immediate surrounds

The character of the site can be divided into two distinct areas. Firstly the developed northern part of the site associated with the former farmhouse and agricultural buildings and structures (including a former slurry pit). By contrast the south eastern part of the site comprises a small field on steeply sloping land that forms the immediate setting for the historic village core there is a smaller field adjacent to the village hall car park on flatter land. There are extensive views over the site and across the Axe valley from a field gate on Combyne Road.

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 in the 'undeveloped' parts of the site would extend the village into the countryside surrounding the village. Slopes on the eastern field are quite steep and likely to require earthworks if developed for housing.

Analysis

Physical and natural characteristics	
Medium-high	The eastern part of the site makes a strong contribution to local landscape character because it has a distinctive landform with comprising a small field with reasonable hedgerow boundaries. The remainder of the site is less distinctive and less susceptible to change.
Cultural and historic associations	
Medium-high	Parts of the site have a strong historic character that is part of a wider historic landscape.
Relationship to existing settlement edge	
Low-medium	The majority of the site would have a good relationship with the existing settlement pattern and could integrate well with the village edge.
Experiential landscape character	
Medium	The landscape has some rural character, but most of the site comprises the former

	farmyard and the western field is affected by the nearby main road, the pub and the village hall car park. The eastern field has a higher rating than the rest of the site - medium high because it is away from the main road.
Views	
Medium	Much of the site is semi-enclosed by the surrounding development, but the eastern field is on higher sloping land and is far more visually exposed.
Overall landscape susceptibility	
Medium	Although the overall rating is medium, this masks clear differences in sensitivity between the majority of the site and the eastern field, which is far more susceptible to change due to the landform and extensive views.
Within nationally designated landscape?	
Site is within a designated landscape and has very high landscape value.	
Degree of intervisibility with nationally designated landscape	
N/A	
If outside designated landscape, factors which may raise or lower value from moderate	
N/A	
Landscape value	
Very High – Nationally or internationally designated for landscape value (AONB/ WHS)	
Overall landscape sensitivity	
High / Medium	
Landscape guidance: opportunities in relation to development	

Historic Environment Site Assessment

Notes on history of area

Musbury is located at the foot of a west facing slope at the margin of the valley of the River Axe. The Musbury Conservation Area Appraisal highlights elements that contribute to its character including the secluded setting of the village and the attractive landscape setting around the church and Musbury Farm. Musbury Castle is an Iron Age fort situated on the steep hill rising above the village. Musbury was mentioned in the Domesday Book as Musberia. The village formed a centre for agriculture with around 40 farms operating until the 1960's and many orchards.

Overall conclusion

Medium: no significant effects which cannot be mitigated. An impact is predicted, but would not compromise the asset(s) cultural heritage value to the extent that the attributes

that led to its designation, or ability to understand or appreciate its value, are diminished or compromised. Mitigation may make the impact acceptable. The overall significance of the asset would not therefore be materially changed.

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	<p>Yes</p> <p>The northern part of the site forms part of the historic village core and it within the Musbury Conservation Area. The site is within 100 metres of eight grade II listed buildings: Myrtle Cottage Seaton Road; Blundels Seaton Road; Cob Cottage Whitford Road; Malvern House The Street; Monmouth House The Street; Crossways The Street; May Cottage Combpyne Road and May House Combpyne Road. A heritage impact assessment on the northern part of the site was undertaken for the Villages Plan. This concluded that, if the existing farmhouse is retained, the setting of the listed buildings would not be harmed by development of the site. In terms of the conservation area, the assessment found that there was potential to cause harm, but also an opportunity for enhancement. These factors were taken into account in the development brief for Baxter's Farm (the northern part of the site). Further assessment work on the development of land not included in the development brief can build on work already undertaken.</p>
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	<p>Yes</p> <p>The Devon Historic Environment Record records Baxters Farm as a farmstead and the house as being originally built in the 16th or early 17th century. A group of 19th century barns to the west of the farmhouse are considered to be non-designated Heritage Assets due to their historical and aesthetic value, particularly because, as a group they represent one of the few surviving local farmsteads in the Parish and are unusually well preserved and unchanged. A potential Roman road (Fosse Way) skirts the southeastern site boundary.</p>
List any heritage assets potentially affected.	<p>(1) Musbury Conservation Area (2) Myrtle Cottage Seaton Road (3) Blundels Seaton Road (4) Cob Cottage Whitford Road (5) Malvern House The Street (6) Monmouth House The Street (7) Crossways The Street (8) May Cottage Combpyne Road (9) May House Combpyne Road</p>

	<p>(10) Baxter's Farmhouse, a non-designated heritage asset</p> <p>(11) Barns west of Baxter's Farmhouse, non-designated heritage assets.</p> <p>The following assets were considered in more detail – they were chosen on the basis of proximity to the site and potential impacts from development.</p> <ol style="list-style-type: none"> 1. Baxter's Farm and associated barns; 2. The Musbury Conservation Area; 3. Bundels and Myrtle Cottage, Seaton Road; and 4. Malvern House, The Street.
Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	<p>Baxter's Farm(house) and its associated C19 barns.</p> <p>Baxter's Farm(house) and its associated barns are one of the few surviving farmsteads in the area. The farmhouse may date back to the C16 and the barns are C19.</p>
Significance of asset and setting	<p>High</p> <p>Baxter's Farmhouse is a non-designated heritage asset and a prominent building within the Musbury Conservation Area, having a frontage directly onto The Street. The C19 barns are located to the southwest of the farmhouse and are arranged in an 'L' shape. The proposed development site incorporates the farmhouse and barns and forms the 'farmyard' (although it's agricultural use ended several years ago and the buildings currently stand vacant). The farmyard part of the site has extensive concrete hard standings, some modern agricultural buildings, a concrete slurry pit and a couple of very small fields.</p>
Relationship of site with heritage asset	<p>The site has a direct and significant relationship with both the farmhouse and the C19 barns by virtue of proximity and historic use of the site in relation to the heritage assets.</p>
Level of contribution (site to heritage asset)	Highly significant
Further assessment required?	<p>Yes</p> <p>There is a draft development brief for the majority of the site that was consulted on in 2018, following inclusion of this part of the site in the 'Built-up Area Boundary' as defined in the East Devon Villages Plan (adopted 2018). This considered how development could be sympathetically</p>

	achieved in relation to the heritage assets. No planning applications have yet been made for any part of site. To support the proposed allocation the development brief should be updated to reflect the enlarged site area and current policy context.
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Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Beneficial The draft development brief shows how the heritage assets can be retained and enhanced through active use as part of the development of the wider site.
Could the site be developed in a way that minimised potential impact?	Yes as set out in the draft development brief.
Would the development affect the heritage asset in other ways?	Development would enhance the setting of the heritage assets from derelict farmyard to active residential/employment use.

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	Yes
Would development enable further research and recording of the heritage asset?	Yes
Would development enable better revealing of the significance of the heritage asset?	Yes
Would development enable the asset to be removed from the at risk register?	See notes
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?	See notes
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	Redevelopment of the site in line with the draft development brief would enable further investigation of the heritage assets and an economic use to help retain them. The draft development brief shows how to maximise enhancements and avoid harm through design.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 2	
Description of asset	Musbury Conservation Area The Musbury Conservation Area Appraisal review describes The Street as having a 'slightly curving alignment and buildings somewhat haphazardly arranged has pleasing vistas from either end, and the mixture of cottages and farmhouses of different ages and materials adds further visual interest'. Baxter's Farmhouse is included in the appraisal's map of important features as having a largely unspoilt frontage retaining significant period detail. The boundary wall to the west of the farmhouse is identified as a significant landmark and the view south east from the Public House towards Baxter's Farm is shown as a viewpoint for open/long distance.
Significance of asset and setting	High
Relationship of site with heritage asset	Of the proposed development site, only Baxter's Farmhouse and its immediate curtilage are included in the Musbury Conservation Area.
Level of contribution (site to heritage asset)	Significant
Further assessment required?	Yes There is a draft development brief for the majority of the site that was consulted on in 2018, following inclusion of this part of the site in the 'Built-up Area Boundary' as defined in the East Devon Villages Plan (adopted 2018). This considered how development could be sympathetically achieved in relation to the heritage assets. No planning applications have yet been made for any part of site. To support the proposed allocation the development brief should be updated to reflect the enlarged site area and current policy context.
Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 2	
What impact would development have on the heritage asset and its setting?	Beneficial The Musbury Heritage Assessment undertaken to support the East Devon Villages Plan concludes that, there are potentially significant impacts on key features in the Conservation Area, but these can be mitigated and opportunities are available to enhance the setting of the heritage asset.
Could the site be developed in a way that minimised potential impact?	Yes
Would the development affect the heritage asset in other ways?	No The draft design brief demonstrates how potential impact can be minimised.

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 2 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	Yes
Would development enable further research and recording of the heritage asset?	Yes
Would development enable better revealing of the significance of the heritage asset?	Yes
Would development enable the asset to be removed from the at risk register?	See notes
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?	See notes
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	Redevelopment of the site in line with the draft development brief would enable further investigation of the heritage assets and an economic use to help retain them. The draft development brief shows how to maximise enhancements and avoid harm through design.
Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 3	
Description of asset	Blundels and Myrtle Cottage Both heritage assets are Grade II listed C18 cob and thatched cottages sited next to each other on the entrance to the village from the south along the main road. They are considered together as similar issues arise, although Blundels adjoins the site so is the main focus of the assessment.
Significance of asset and setting	High Both cottages are listed buildings and of high significance.
Relationship of site with heritage asset	Blundels lies between the busy Seaton Road and the south western corner of the site, which forms a small field. This field, together with the village hall carpark to the north of Blundels, is shown as an orchard on the 1888 map. Blundels is set at a lower level than the field and car park and is screened from both by hedges. The field forms part of the wider rural setting for the village and both of the listed cottages.
Level of contribution (site to heritage asset)	Moderate

Further assessment required?	Yes The area covered by the Baxter's Farm development brief should be extended to include the whole of the proposed allocation so that the design can take account of the impact of development on the setting of both listed cottages.
Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 3	
What impact would development have on the heritage asset and its setting?	Moderate Blundels adjoins the development site and a change in character could significantly affect the setting of the listed building.
Could the site be developed in a way that minimised potential impact?	Yes
Would the development affect the heritage asset in other ways?	Active residential use could change the rural character of the area, although the busy road adjacent to both cottages already reduces levels of tranquility.
Step 4. How to maximise enhancements and avoid harm	
Heritage asset 3 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 3 avoiding harm	
Are there reasonable alternative sites?	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	The design brief should consider how development could be screened to protect the rural setting of the cottages and also whether buffer areas are needed between built development and Blundels. Design to soften the new outer edge of the village would also benefit the relationship with the listed buildings.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 4	
Description of asset	Malvern House, The Street Late C18 rendered stone house with tiled roof and gabled ends.
Significance of asset and setting	High Malvern House is a Grade II Listed Building and of high significance.
Relationship of site with heritage asset	The two storey part of Malvern House is sited to the north east of Baxter's Farmhouse with a single storey element located opposite.
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	No Baxter's Farmhouse provides a high degree of enclosure to The Street and thereby forms a significant part of the setting to Malvern House.
Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 4	
What impact would development have on the heritage asset and its setting?	Minor Subject to the retention of Baxter's Farmhouse, the impact of development on Malvern House will be minimal because it will be shielded by the farmhouse.
Could the site be developed in a way that minimised potential impact?	Yes - it would be possible to provide a landscaped buffer to the eastern site boundary to maintain the setting of the heritage asset.
Would the development affect the heritage asset in other ways?	no
Step 4. How to maximise enhancements and avoid harm	
Heritage asset 4 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 4 avoiding harm	
Are there reasonable alternative sites?	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	

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	906	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	20191	Minor adverse effect predicted (not significant)
Ramsar site	International	29047	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	2231	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	906	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	4702	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	2637	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1771	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	706	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	454	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	200	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	50	Significant moderate adverse effect predicted

Comments

Site is within 50 metres of a watercourse.

Within River Axe SAC Nutrient catchment zone? Yes

Within Beer Quarry and Caves SAC bat consultation zone? Yes

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

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)?

Remnant orchard and buildings with potential for bats and birds.

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

Musb_01 is within the River Axe SAC Nutrient catchment zone and the Beer Quarry and Caves SAC bat consultation zone. Potential for bat and barn owl roosting in buildings. Old Orchard may provide habitat.

3 Site Reference Musb_03

Site details

Settlement: Musbury

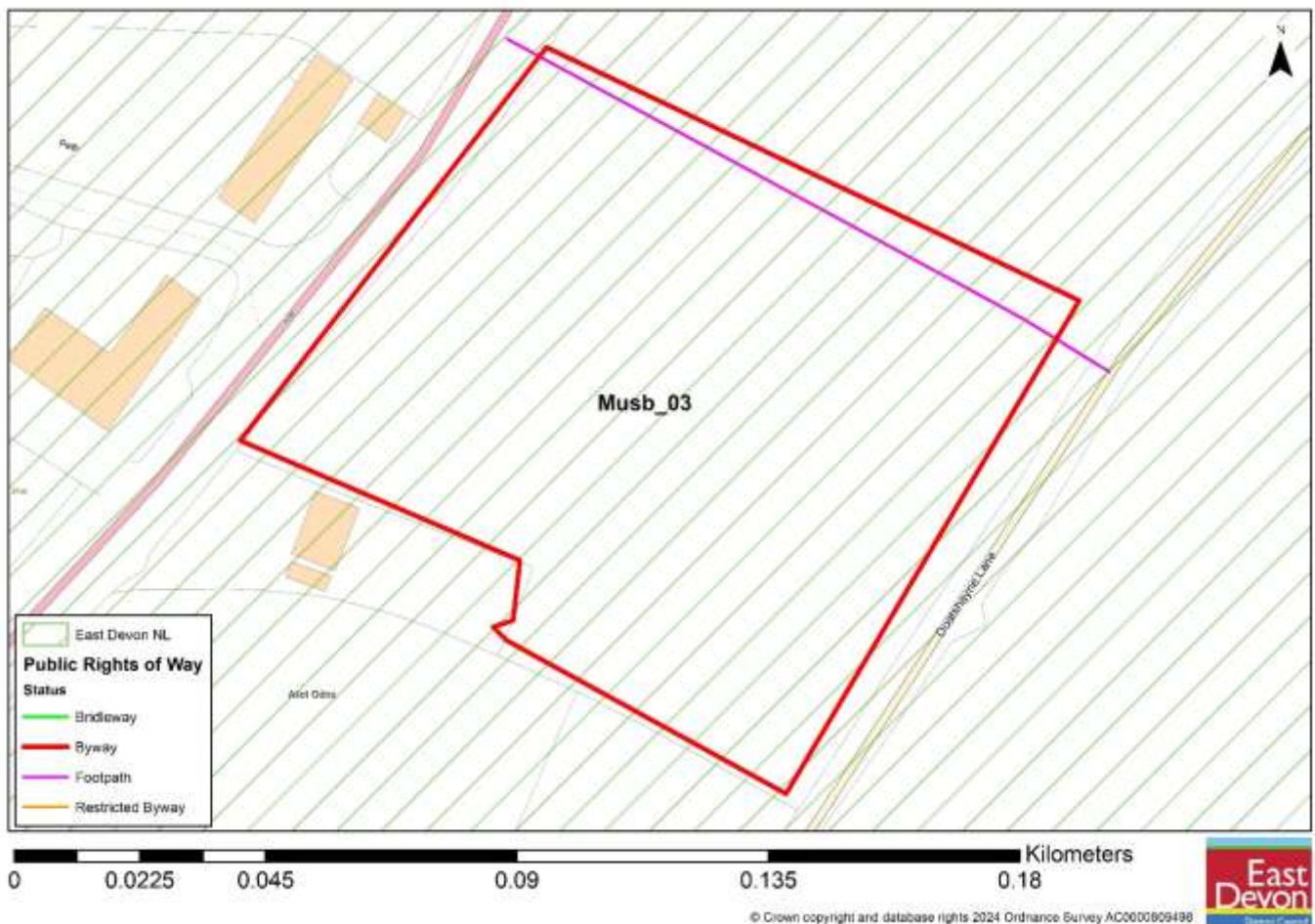
Reference number: Musb_03

Site area (ha): 1.04

Address: Churchpath field, Axminster Road

Proposed use: Residential

Site map



Photos



From Doatshayne Lane looking west over site.



From A358 looking southeast across the site.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Highways advise that the site is remote from the centre of Musbury village. Access from Doatshayne Lane is not recommended because it is very narrow. Access to the A358 may be possible although visibility may be difficult to achieve. Devon County Education advise that Musbury primary school has capacity to accommodate some development and that transport costs will apply to secondary provision.

Landscape

Musb_03 is located in the East Devon National Landscape. It forms part of quite large grassed field on sloping ground outside of village with views across site to Musbury Castle from main road and across site over Axe Valley from Dosthayne Lane to the east of the site. Overall landscape sensitivity is high.

Historic environment

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

Ecology

Site is adjacent to two nature recovery network sites (allotments and grassland) and on opposite side of main road from a core nature area. Significant moderate adverse effect predicted. Musb_03 is within the River Axe SAC Nutrient catchment zone and the Beer Quarry and Caves SAC bat consultation zone.

Accessibility

Musb_03 is within 1600m of seven services and facilities and is on an hourly bus route, although the nearest bus stop is around 450 metres away. The primary school, shop, pub and village hall are within 650 metres and there is a pavement from the site along the main road towards the village centre. Pedestrian and cycle access is possible along the village lanes to the services and facilities, although there is no separate footway.

Other constraints

The site is classified as grade 3 agricultural land.

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

No

Opportunities

Development of the site would provide housing within a reasonable distance of the village centre.

Yield (number of dwellings or hectares of employment land)

25

Contribution to spatial strategy

Musbury is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The site has a potential yield of 25 homes using the standard maximum density, which would represent a substantial amount of development relative to the existing size of the village, when combined with the Baxter's Farm allocation.

Should the site be allocated?

No

Reasons for allocating or not allocating

Although within a reasonable walking distance of the village centre, this is quite a large site in relation to the scale of the village and is located on rising ground in a National Landscape. Likely to constitute 'major' development in the context of a National Landscape for which there are no 'exceptional circumstances'. The overall landscape sensitivity is high. A suitable highways access may be difficult to achieve.

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

No – the western part of the site was put forward in the draft Regulation 18 Local Plan, but this is not considered to be suitable for allocation.

Landscape Sensitivity Assessment

Reference number: Musb_03

Context

Landscape designation context

The site is in the East Devon National Landscape.

For sites within AONB, applicable special qualities

Picturesque historic villages with traditional buildings linked by narrow winding lanes crossing historic stone bridges; many listed buildings. Vernacular buildings of cob and thatch and village church towers. Outstanding views across the Axe Valley. Bronze Age barrows in elevated positions on ridges; setting to and site of Musbury Castle hill fort.

Other relevant biodiversity, historic environment and/or geological designations

none

Landscape Character Type and relevant key characteristics

Musb_03 forms part of Landscape Character Type (LCT) 3B Lower rolling farmed and settled valley slopes. Key characteristics of this LCT shown on site are gently rolling landforms sloping up from valley floor, pastoral with historic landscape features, low hedged boundaries and views across valleys.

Local landscape character of site and immediate surrounds

Part of quite large grassed field on sloping ground outside of village. A public footpath runs along the northern site boundary. Views across site to Musbury Castle from main road and across site over Axe Valley from Dosthayne Lane to the east of the site.

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

Yes

General and site-specific affects that could arise from development

Introduction of built form and associated infrastructure would be prominent in the landscape given the visually exposed nature of the site on the edge of the settlement. There would be some impact on topography due to the sloping nature of the site.

Analysis

Physical and natural characteristics	
High	The landscape makes a strong contribution to local landscape character because it has a distinctive landform, forming part of the valley side and is significantly higher than the adjacent main road.
Cultural and historic associations	
Medium-high	The landscape has a wider historic character as an intrinsic part of the Axe Valley and forming the lower slopes of Musbury Iron Age Hill Fort. However, there is little historic character within the site itself due to the visual impact of quite modern housing and agriculture buildings.
Relationship to existing settlement edge	
Medium-high	Development of the site would be quite isolated from the main form of the settlement, being separated by allotments.
Experiential landscape character	

Medium	The wider landscape has high scenic quality and rural character, but parts of the site are affected by noise from the main road.
Views	
High	The landscape is open and has a high degree of visibility from surrounding landscape.
Overall landscape susceptibility	
High	The key characteristics and qualities of the landscape are highly susceptible to change from the development proposed.
Within nationally designated landscape?	
Site is within a designated landscape and has very high landscape value.	
Degree of intervisibility with nationally designated landscape	
N/A	
If outside designated landscape, factors which may raise or lower value from moderate	
N/A	
Landscape value	
Very High – Nationally or internationally designated for landscape value (AONB/ WHS)	
Overall landscape sensitivity	
High	
Landscape guidance: opportunities in relation to development	

Historic Environment Site Assessment

Notes on history of area

See Musb_01

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?	Yes The Devon Environment Record shows the site as being part of a field called Church Path, which may indicate a trackway and the potential line of a Roman road (Fosseway) crosses the site.

List any heritage assets potentially affected.	The non-designated heritage assets relate to potential archaeological features and could be subject to a condition of investigation as part of any planning permission. No further investigation required at this stage.
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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	1060	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	20702	Minor adverse effect predicted (not significant)
Ramsar site	International	29469	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	3243	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1007	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	5134	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	2692	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	2010	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	43	Significant moderate adverse effect predicted

Unconfirmed Wildlife Site (UWS)	County	220	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	5	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	90	Significant moderate adverse effect predicted

Comments

Site is adjacent to two nature recovery network sites (allotments and grassland) and on opposite side of main road from a core nature area. Significant moderate adverse effect predicted.

Within River Axe SAC Nutrient catchment zone? Yes

Within Beer Quarry and Caves SAC bat consultation zone? Yes

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

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

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 two nature recovery network sites (allotments and grassland) and on opposite side of main road from a core nature area. Significant moderate adverse effect predicted. Musb_03 is within the River Axe SAC Nutrient catchment zone and the Beer Quarry and Caves SAC bat consultation zone.

4 Site Reference Musb_04

Site details

Settlement: Musbury

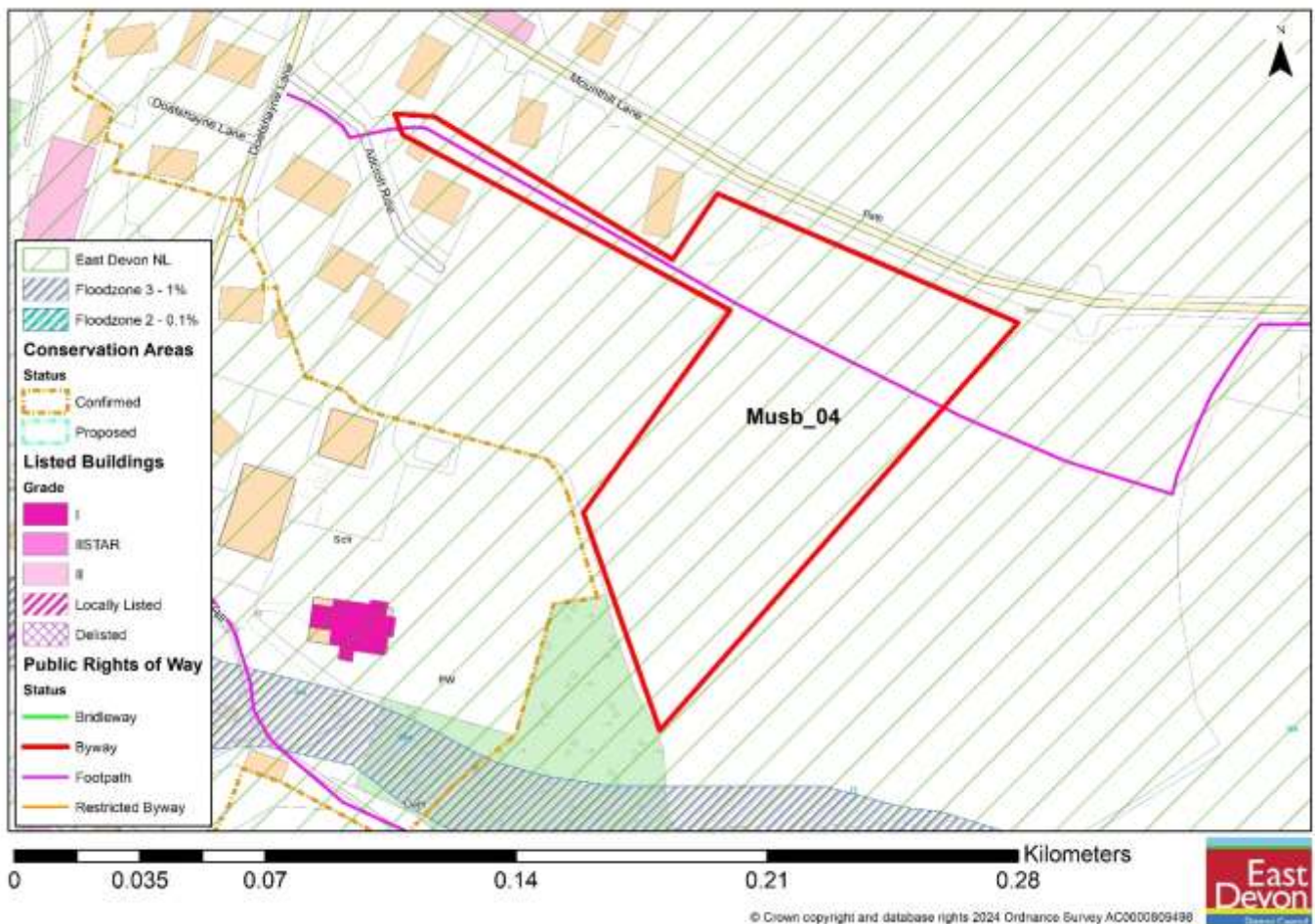
Reference number: Musb_04

Site area (ha): 0.87

Address: Field known as Adcroft, Adjacent to Westbank, Mounthill Lane

Proposed use: Residential

Site map



Photos



From Mounthill Lane showing existing access into site.



Looking east from Adcroft Rise.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Highways advise that access should be derived from Adcroft Rise due to the substandard junction of Mounthill Lane with Doatshayne Lane. The site design will need to accommodate the existing right of way that crosses the land. Devon County Education advise that Musbury primary school has capacity to accommodate some development and that transport costs will apply to secondary provision.

Landscape

Musb_04 is located in the East Devon National Landscape. Part of fairly large open grassed field on gently sloping land above main part of village. A public footpath runs through the site and affords extensive views up to Musbury Castle and over the Axe Valley. Overall sensitivity to landscape change is high.

Historic environment

High: significant effect predicted and St. Micahels Church, a grade I listed building. 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.

Ecology

Musb_04 is adjacent to two nature recovery network areas (urban and grassland) and adjacent to a core nature area (woodland). Significant moderate adverse effect predicted. Musb_04 is within the River Axe SAC Nutrient catchment zone and the Beer Quarry and Caves SAC bat consultation zone.

Accessibility

Musb_04 is within 1600m of seven services and facilities and close to an hourly bus route, although the nearest bus stop is around 300 metres away. The primary school, shop, pub and village hall are within 400 metres, although there is no pavement along the narrow village lanes.

Other constraints

The site is classified as Grade 3 agricultural land. Planning permission for 6 dwellings on part of the site was refused in 1988 (ref. 87/P2331).

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

No

Opportunities

Development of the site would provide housing within a reasonable distance of the village centre, which is accessed along narrow village lanes without separate footways.

Yield (number of dwellings or hectares of employment land)

21

Contribution to spatial strategy

Musbury is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The site has a potential yield of 21 homes using the standard maximum density, which would represent a substantial amount of development relative to the existing size of the village.

Should the site be allocated?

No

Reasons for allocating or not allocating

Although within a reasonable walking distance of the village centre, this is quite a large site in relation to the scale of the village and is located on rising ground in a National Landscape. Likely to constitute 'major' development in the context of a National Landscape for which there are no 'exceptional circumstances'. The overall landscape sensitivity is high. Development of the site likely to have a significant effect on St. Michaels Church, a grade I listed building, and its setting.

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

no

Landscape Sensitivity Assessment

Reference number: Musb_04

Context

Landscape designation context

The site is in the East Devon National Landscape.

For sites within AONB, applicable special qualities

Picturesque historic villages with traditional buildings linked by narrow winding lanes crossing historic stone bridges; many listed buildings. Vernacular buildings of cob and thatch and village church towers. Outstanding views across the Axe Valley. Bronze Age barrows in elevated positions on ridges; setting to and site of Musbury Castle hill fort.

Other relevant biodiversity, historic environment and/or geological designations

There are three listed buildings within 100 metres of the site.

Landscape Character Type and relevant key characteristics

Musb_04 forms part of Landscape Character Type (LCT) 3B Lower rolling farmed and settled valley slopes. Key characteristics of this LCT shown on site are gently rolling landforms sloping up from valley floor, pastoral with historic landscape features, low hedged boundaries and views across valleys.

Local landscape character of site and immediate surrounds

Part of fairly large open grassed field on gently sloping land above main part of village. A public footpath runs through the site and affords extensive views up to Musbury Castle and over the Axe Valley.

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

Yes

General and site-specific affects that could arise from development.

Analysis

Physical and natural characteristics	
High	The landscape makes a strong contribution to local landscape character because it has a distinctive landform, forming part of the valley side.
Cultural and historic associations	
High	The landscape has a wider historic character as an intrinsic part of the Axe Valley and forming the lower slopes of Musbury Iron Age Hill Fort.
Relationship to existing settlement edge	
High	Development of the site would have a poor relationship with the settlement, being on higher ground and largely surrounded by open land uses.
Experiential landscape character	
High	The wider landscape has high scenic quality and rural character, with a high degree of tranquility.
Views	
High	The landscape is open and has a high degree of visibility from surrounding landscape.

Overall landscape susceptibility	
High	The key characteristics and qualities of the landscape are highly susceptible to change from the development proposed.
Within nationally designated landscape?	
Site is within a designated landscape and has very high landscape value.	
Degree of intervisibility with nationally designated landscape	
N/A	
If outside designated landscape, factors which may raise or lower value from moderate	
N/A	
Landscape value	
Very High – Nationally or internationally designated for landscape value (AONB/ WHS)	
Overall landscape sensitivity	
High	
Landscape guidance: opportunities in relation to development	

Historic Environment Site Assessment

Notes on history of area

See Musb_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.

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes The site adjoins the Musbury Conservation Area and the Churchyard. It is within 55 metres from St. Michaels Church, a Grade I Listed Building, within 100 metres of Wood Cottage and the proposed access is around 85 metres from Moutfield House, a Grade II Listed Building.
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	There are no site records shown on the Devon Historic Environment Record
List any heritage assets potentially affected.	1. St. Michaels Church, Church Hill, Grade I listed building Although Moutfield and Wood Cottage are within 100 metres of parts of the site they have not been assessed further due to the limited visual

	relationship and relationship with existing development. The conservation area has not been separately assessed because it forms part of the churchyard in the vicinity of the site and so is covered by the assessment of St. Michaels.
Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	St Michael's Church, a Grade I Listed Building C15 church partly rebuilt in C19. Church of St Michael GV I Parish Church. C15. Restored by Hayward of Exeter. The chancel was rebuilt in 1865 and the north aisle in 1875. Stone rubble with freestone dressings and slate roofs. Nave north and south aisle windows with flat heads and Perpendicular west window to south aisle. Chancel has three-light Perpendicular east window. South doorway has double-chamfered arch without capitals. South porch. West tower has diagonal buttresses embattled parapet polygonal stair turret on south side. Small single light bell openings. Three-light Perpendicular traceried west window and moulded arch west doorway without capitals. Interior. Four-bay north arcade with double-chamfered two-centred arches and octagonal piers. Four bay south arcade with hollow-chamfered arches and shafts on alternate faces of the piers. Late C19 furnishings. Drake monument in south aisle, erected in 1611 and extended circa 1646, with three pairs of kneeling figures facing east, separated by pilastered screens, all set on plinth with inscription panels over coats of arms separated by wide pilasters. The top of the monument is missing.
Significance of asset and setting	High St Michael's Church is a Grade I listed building.
Relationship of site with heritage asset	The Church is built on rising ground on the edge of the village. A row of listed building run up Church Hill and the conservation area boundary follows the churchyard boundary.
Level of contribution (site to heritage asset)	Highly significant
Further assessment required?	No The proposed development site forms part of the very attractive rural backdrop to the

	Church when viewed from the top of Church Hill and the churchyard. Development would significantly harm the setting of the Grade I listed building.
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Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Major The proposed development site forms part of the very attractive rural backdrop to the Church when viewed from the top of Church Hill and the churchyard. Development would significantly harm the setting of the Grade I listed building.
Could the site be developed in a way that minimised potential impact?	No - any development would undermine the setting.
Would the development affect the heritage asset in other ways?	Yes - development of the proposed site would undermine the tranquil character of the churchyard and diminish it's peaceful rural setting.

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

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	1284	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	20617	Minor adverse effect predicted (not significant)
Ramsar site	International	29464	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	2864	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1279	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	4726	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	2830	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	1642	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	541	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	700	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	0	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	30	Significant moderate adverse effect predicted

Comments

Musb_04 is adjacent to two nature recovery network areas (urban and grassland) and adjacent to a core nature area (woodland). Significant moderate adverse effect predicted.

Within River Axe SAC Nutrient catchment zone? Yes

Within Beer Quarry and Caves SAC bat consultation zone? Yes

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

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

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

Musb_04 is adjacent to two nature recovery network areas (urban and grassland) and adjacent to a core nature area (woodland). Significant moderate adverse effect predicted. Musb_04 is within the River Axe SAC Nutrient catchment zone and the Beer Quarry and Caves SAC bat consultation zone.

5 Site Reference Musb_05

Site details

Settlement: Musbury

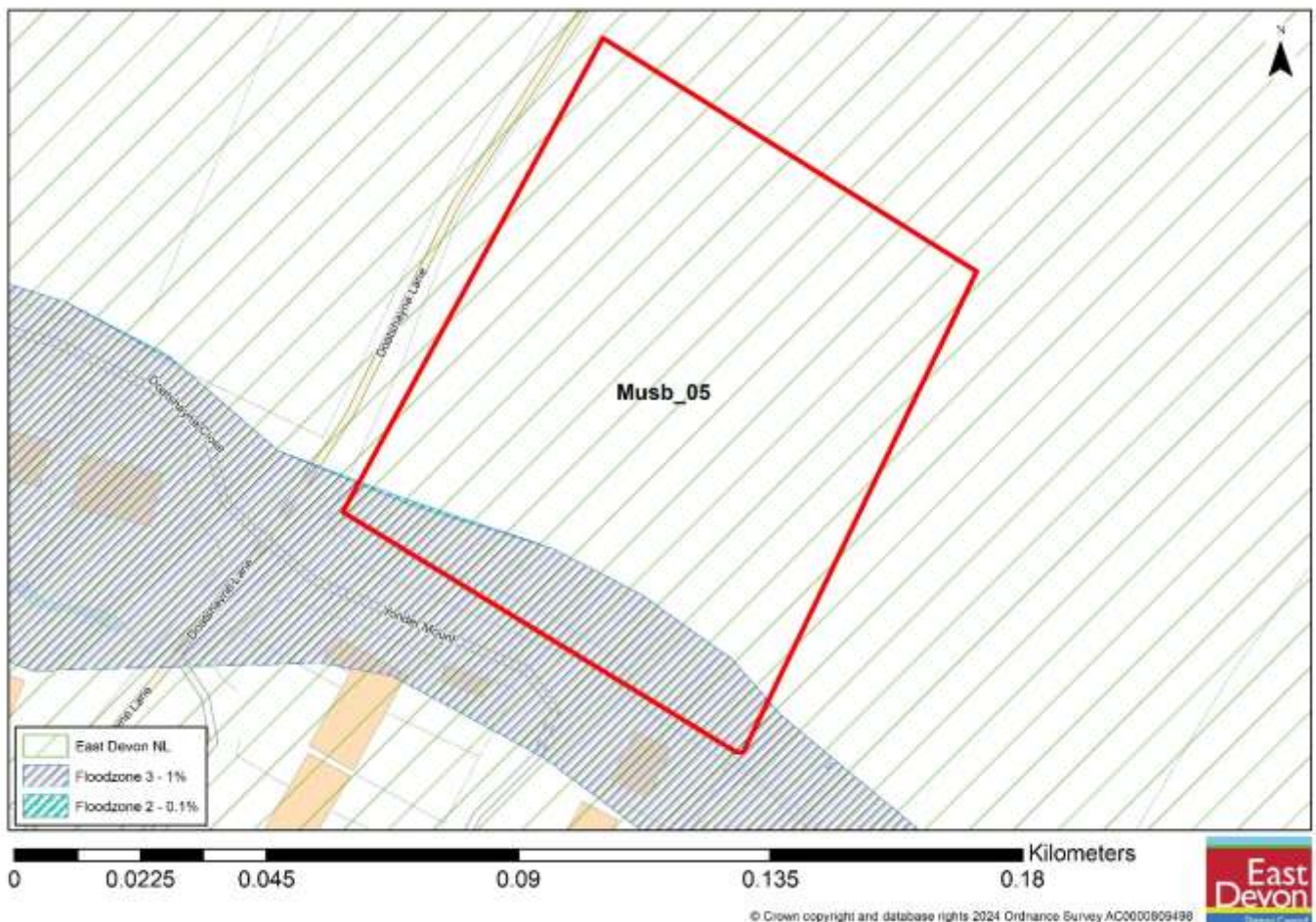
Reference number: Musb_05

Site area (ha): 0.78

Address: Doatshayne Lane

Proposed use: Residential

Site map



Photos

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council Highways advise that access to the site from the 20m.p.h. zone would be possible. The site is slightly remote from the centre of Musbury although it could be a possible extension to the built-up area.

Landscape

The site has a high scenic quality and is exposed to extensive views across the Axe Valley. Overall sensitivity to change is high.

Historic environment

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

Ecology

Site is within 10 metres of a nature recovery network (grassland) that is to the west on the other side of Dosthayne Lane. There is a stream along the southern site boundary. Significant moderate adverse effect predicted. is within the River Axe SAC Nutrient catchment zone and the Beer Quarry and Caves SAC bat consultation zone.

Accessibility

Musb_05 is within 1600m of seven services and facilities and an hourly bus route, . The primary school, shop, pub and village hall are within 500 metres, although there is no pavement along the narrow village lanes.

Other constraints

Grade 3 agricultural land. Part of the southern part of the site is in floodzone 3.

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)

16

Contribution to spatial strategy

Musbury is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The site has a potential yield of 16 homes using the standard maximum density, which would represent a substantial amount of development relative to the existing size of the village when combined with the proposed allocation site.

Should the site be allocated?

No

Reasons for allocating or not allocating

The site is located on rising ground in a National Landscape where the overall landscape sensitivity is high, and development would cause harm to the designated landscape. Likely to constitute 'major' development in the context of a National Landscape for which there are no 'exceptional circumstances'.

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

No

Landscape Sensitivity Assessment

Reference number: Musb_05

Context

Planning history

Outline planning permission for up to 15 dwellings, 10 affordable, was granted in 2018 but has now expired (17/0893/MOUT). In the landscape assessment for this application, it was found that there would be harm from the proposal, but that this was set against the planning gain of providing housing to meet a proven need. A more recent application for the same scale of development was refused in 2022 partly on the grounds of harm to the designated landscape (there being no recent robust evidence of housing need).

Landscape designation context

The site is in the East Devon National Landscape.

For sites within AONB, applicable special qualities

Picturesque historic villages with traditional buildings linked by narrow winding lanes crossing historic stone bridges; many listed buildings. Vernacular buildings of cob and thatch and village

church towers. Outstanding views across the Axe Valley. Bronze Age barrows in elevated positions on ridges; setting to and site of Musbury Castle hill fort.

Other relevant biodiversity, historic environment and/or geological designations

None

Landscape Character Type and relevant key characteristics

Musb_05 forms part of Landscape Character Type (LCT) 3B Lower rolling farmed and settled valley slopes. Key characteristics of this LCT shown on site are gently rolling landforms sloping up from valley floor, pastoral with historic landscape features, low hedged boundaries and views across valleys.

Local landscape character of site and immediate surrounds

Part of an open field on the edge of the village with low, wide hedges to the roadside boundaries. The field forms part of an exposed sloping landscape that is visible for many miles across the valley.

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

Yes

General and site-specific affects that could arise from development

Introduction of built form and associated infrastructure would be prominent in the landscape given the visually exposed nature of the site on the edge of the settlement. There would be some impact on topography due to the sloping nature of the site - likely to be similar to 'new' housing to the south of the site.

Analysis

Physical and natural characteristics	
Medium-high	Distinctive landform on valley side is more susceptible to change.
Cultural and historic associations	
Medium-high	A landscape with a strong intrinsic historic character.
Relationship to existing settlement edge	
Medium	Development would extend the settlement into surrounding landscape and appear incongruent.
Experiential landscape character	
Medium-high	A landscape with high scenic quality.
Views	

High	The landscape is open and has a high degree of visibility from surrounding landscapes and the settlement.
Overall landscape susceptibility	
High	Open site with high degree of visibility.
Within nationally designated landscape?	
Site is within a designated landscape and has very high landscape value.	
Degree of intervisibility with nationally designated landscape	
N/A	
If outside designated landscape, factors which may raise or lower value from moderate	
N/A	
Landscape value	
Very High – Nationally or internationally designated for landscape value (AONB/ WHS)	
Overall landscape sensitivity	
High	
Landscape guidance: opportunities in relation to development	
none	

Historic Environment Site Assessment

Notes on history of area

See Musb_01

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. The Devon Environment Record shows the site as being within 100 metres of a field called Church Path, which may indicate a trackway. It is also within 100 metres of the potential line of a Roman road (Fosseway) crosses the site. The non-designated heritage assets relate to potential archaeological features that are not within the site and could be subject to a condition of investigation as part of any planning permission. No further investigation required at this stage.

List any heritage assets potentially affected.	N/A
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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	1193	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	20724	Minor adverse effect predicted (not significant)
Ramsar site	International	29595	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	3151	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	1150	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	5000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	2800	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	2000	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	950	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	500	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	9	Significant moderate adverse effect predicted
Section 41 Habitat of	County	0	Significant moderate adverse effect predicted

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

Site is within 10 metres of a nature recovery network (grassland) that is to the west on the other side of Dosthayne Lane. There is a stream along the southern site boundary. Significant moderate adverse effect predicted.

Within River Axe SAC Nutrient catchment zone? Yes

Within Beer Quarry and Caves SAC bat consultation zone? Yes

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

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

Presence of veteran or ancient trees

No

Large numbers of mature trees within hedgerows or otherwise

No

Presence of ponds not identified on aerial imagery

No

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

No

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

No

Is there any evidence which contradicts the desk study results?

No

Conclusion

Site is within 10 metres of a nature recovery network (grassland) that is to the west on the other side of Dosthayne Lane. There is a stream along the southern site boundary. Significant moderate adverse effect predicted. is within the River Axe SAC Nutrient catchment zone and the Beer Quarry and Caves SAC bat consultation zone.
