

East Devon Local Plan 2020-2042

Site Selection report

Budleigh Salterton



February 2025

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Contents

| | | |
|---|------------------------------|----|
| 1 | Introduction..... | 4 |
| 2 | Site Reference Budl_01 | 6 |
| 3 | Site Reference Budl_02..... | 26 |
| 4 | Site Reference Budl_03..... | 39 |
| 5 | Site Reference Budl_05..... | 50 |
| 6 | Site Reference Budl_06..... | 60 |

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 or not.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, 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 Budleigh Salterton. 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 did not pass ‘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 Budleigh Salterton:
 - Budl_04 is unachievable in the HELAA for the minimum site size of five dwellings due to protected trees.
 - Budl_07 is below site size threshold so not suitable in the HELAA.

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](#)

- Budl_08 has uncertainty on whether land is truly available as currently in use as an EDDC car park – further work is required to assess the need for parking before its redevelopment is considered.
- Budl_09 is below site size threshold so not suitable in the HELAA.

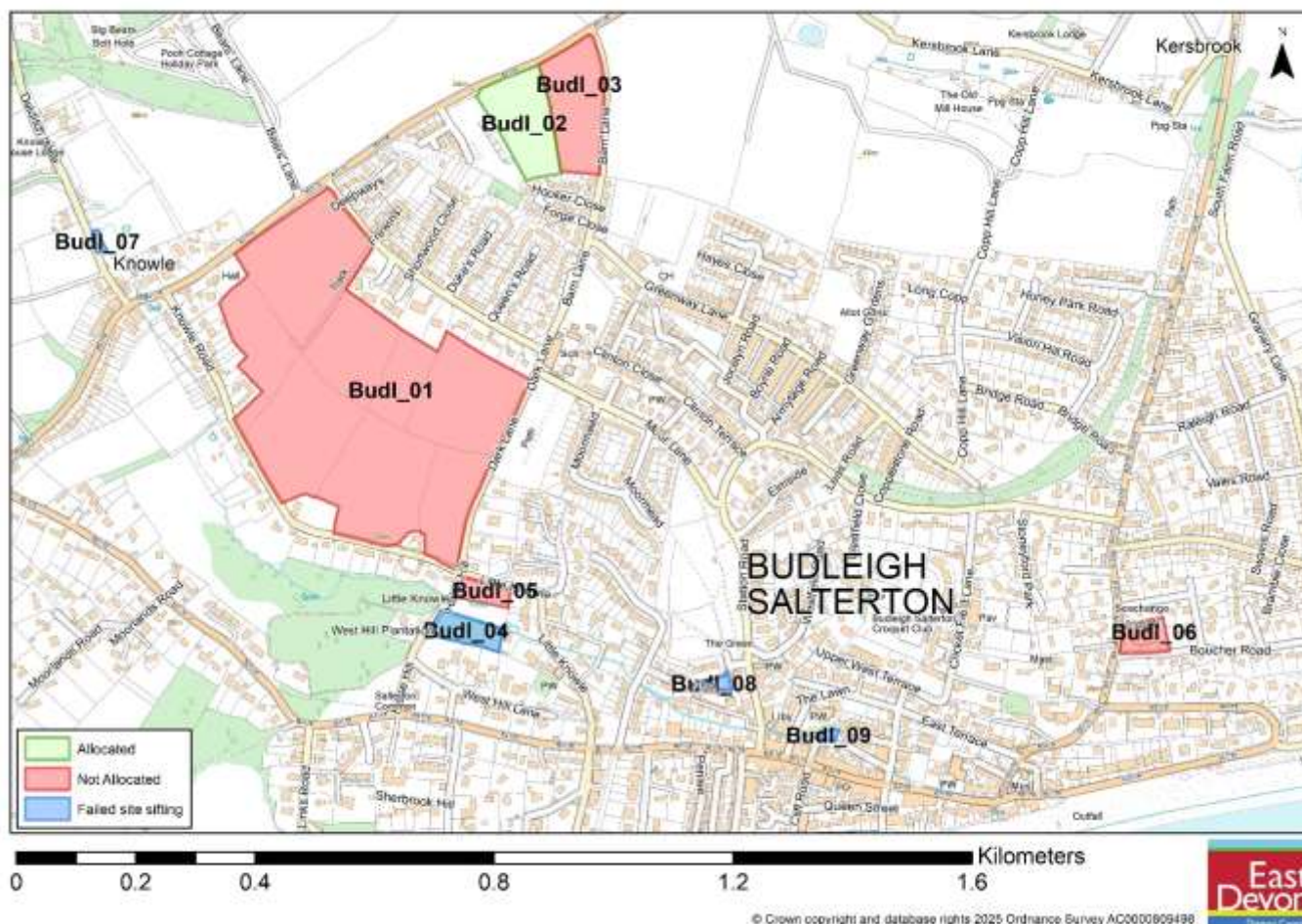


Figure 1.1: Overview of Site Selection findings at East Budleigh

| Site reference | Number of dwellings / hectares of employment land | Allocate? |
|----------------|---------------------------------------------------|-----------|
| Budl_01 | 315 | No |
| Budl_02 | 25 | Yes |
| Budl_03 | 40 | No |
| Budl_05 | 5 | No |
| Budl_06 | 20 | No |

2 Site Reference Budl_01

Site details

Settlement: Budleigh Salterton

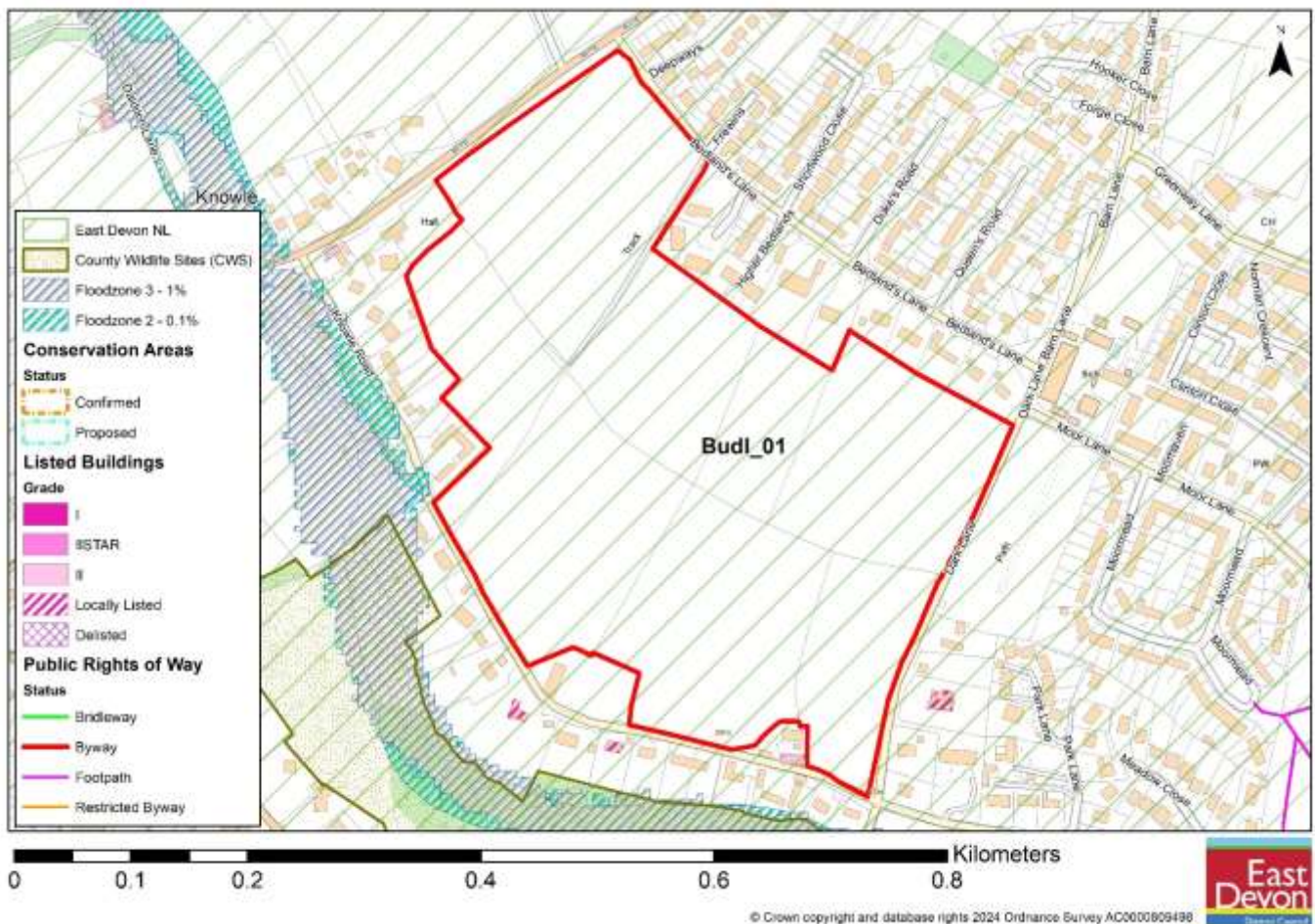
Reference number: Budl_01

Site area (ha): 17.51

Address: Land adjacent to Clyst Hayes Farmhouse.

Proposed use:

Site map



Photos



Looking southwest across norther part of site from access to Bedlands Lane



Looking northeast from golf course with site in middle ground with housing along Bedlands Lane to the rear.



Looking along Dark Lane near to the primary school with site behind hedge to right of photograph.



Looking Knowle Road towards southern part of site.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council (highways) advise that access from B3178/Bedlands L/Knowle Rd/Barn Lane is OK. Devon County Education state that there is insufficient primary capacity for overall levels of development from sites put forward for consideration, although there is some limited primary capacity. Additional primary capacity would be required and need to be funded. Transport costs would apply for secondary school pupils. Exmouth Community College has some capacity - but the has a large catchment area and capacity needs to be assessed alongside other proposed sites.

Landscape

Budl_01 is a large (17.5 hectares) site of agricultural land in the East Devon NL that is largely surrounded by existing housing. Overall it is considered to have a high sensitivity to change. Within the site there are variations in the landscape sensitivity and the northeastern part of the site is considered to be less sensitive to change than other areas.

Historic environment

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

Ecology

Site has the potential for significant moderate adverse effects on a nearby county wildlife site and nature recovery network sites. It is within the Exe Estuary and Pebblebed Heaths mitigation zones. Site assessment required.

Accessibility

Budl_01 is within 1600 metres of at least 8 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops and a primary and school. The site is reasonably close to an hourly bus route, although the northern part of the site is around 750 metres from it. Pedestrian access into the town centre along safe walking routes is available, although on the southern part of the site, this tends to be along lanes without separate pavements.

Other constraints

Budl_01 comprises several fields which are Grade 1 agricultural land. A very small part of the northern part of the site is a source water protection zone. Much of the site slopes, with parts being quite steeply sloping.

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

Yes

Opportunities

Budl_01 provides an opportunity for substantial additional development in a small town with a good range of services and facilities. It is largely surrounded by existing housing and benefits from a good relationship with the existing town and convenient pedestrian access to the town centre. The Sustrans national cycle route borders the north of the site.

Yield (number of dwellings or hectares of employment land)

Whole site 315.

Contribution to spatial strategy

Budleigh Salterton is a Tier 3 settlement and acts as a local centre that should meet local needs and those in the immediate surrounding. It is also close to Exmouth, the only Tier 1 settlement. The development of around 300 homes in Budleigh Salterton would help to maintain the town's role as a local centre.

Should the site be allocated?

No.

Reasons for allocating or not allocating

The site is well related to the existing settlement pattern. However, it is a large site within the East Devon National Landscape, forms part of a green wedge and is Grade 1 agricultural land. The development of the whole site would constitute 'major' development in a National Landscape for which there are not considered to be "exceptional circumstances".

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

No. Although the field to the south of Bedlands Lane and immediately west of Dark Lane is less sensitive in landscape terms, there is no access to the site from Bedlands Lane and access from Dark Lane is not considered to be suitable. Options for developing part of the site have been considered and discounted.

Landscape Sensitivity Assessment

Reference number: Budl_01

Context

Landscape designation context

Within East Devon National Landscape.

For sites within AONB, applicable special qualities

Pattern and shape of settlements, field patterns creating scenic beauty. Undulating agricultural mosaic of small fields, hedgerows and woodland copse.

Other relevant biodiversity, historic environment and/or geological designations

There are several listed buildings within 100m of the site.

Landscape Character Type and relevant key characteristics

Budl_01 forms part of Landscape Character Type (LCT) 5D Estate wooded farmland. Key characteristics of this LCT shown on site are rolling hills and ridges, pastoral farmland with areas of arable cultivation and winding rural roads.

Local landscape character of site and immediate surrounds

- Site slopes gently from a flat field in the north east down towards the south west and then up towards a small rise centred on Dark Lane.
- Site is bounded by mainly detached housing on most sides, except part of north east and there is a cemetery along opposite side of part of Dark Lane to the east.
- Site comprises eight fields of varying sizes separated by well kept hedges.
- Access to all fields appears to be possible via a track from Bedlands Lane to the north east; although there is a dropped kerb and access gate to the B3178 there is a steep slope up to it.
 - Higher ground within the site has an open exposed character, and is visible from public footpaths across the golf course to the west of the town.
- Parts of the site to the south have a more intimate and rural character, which is reinforced by the traditional buildings along Knowle Road, some of which are heritage assets (Grade II listed buildings and locally listed buildings).
- There are several large detached houses bounding the north east of the site off Bedlands Lane with a small estate of 1970's houses at Higher Bedlands.
- There is a play area and community hall to north west of site together with housing development along Knowle Road.
- The western boundary is formed by Dark Lane, a non designated heritage asset, which forms a very narrow lane that is bounded by a high hedge along its northern extent (opposite the cemetery) and is cut into the hillside to the south with steep banks and partly overhanging vegetation
- There is an attractive line of trees to side of B3178.

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

Steep slopes in parts of the site are likely to require significant earthworks/ retaining structures. Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads - Access from from 'quiet' surrounding roads of Dark Lane and Knowle Road

unlikely to be acceptable on highway safety grounds. Additional traffic on much busier Bedlands Lane and B3178 would be a less significant change

Site access requirements - from Bedlands Lane (depending on scale of development) and possibly B3178 acceptable in highway terms, but there may be significant impacts on boundary trees from a new access to B3178 which would have significant adverse landscape impacts. Potential for existing hedges and trees to be largely retained. There is potential for impact on designated assets in vicinity of site (listed buildings and non-designated heritage assets). There is a pavement along Bedlands Lane from the existing track access towards the school to the east.

Analysis

| | |
|----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Physical and natural characteristics | |
| Medium-high | Landscape forms an attractive rural feature with interesting and partly exposed landform with distinctive boundary hedges and trees. It has a mix of small intimate and larger field and is largely surrounded by housing. |
| Cultural and historic associations | |
| Medium-high | The field boundaries are shown on the 1890 OS map with some buildings to the west off Knowle Road being of older origin. Dark Lane, which forms the southeastern boundary is noted on the Devon Historic Environment Record as a possible Medieval holloway - the section that has steep banks and overhanging vegetation has an ancient 'other worldly' character. |
| Relationship to existing settlement edge | |
| Medium | The site is unusual in being a large area that is surrounded by development on most sides so that it could be considered to relate well to the existing settlement pattern. However, the scale of the site and landform mean that in some places (particularly Knowle Road and Dark Lane) the site is viewed as part of the wider countryside presumed to surround the town because you cannot see across it to the development along Bedlands Lane. Modern 20th century development to the northeast and northwest, but much older buildings to the southeast along Knowle Road |
| Experiential landscape character | |
| Medium | Some parts of the site have a disturbed character being bounded by busy roads and modern development, but other parts are quite tranquil with fewer modern influences. |
| Views | |
| Medium-high | Short range views of parts of the site are limited by housing and hedges. However, there are longer range views from public footpaths to which the site makes a positive contribution, particularly the higher ground to the north west of the site. |
| Overall landscape susceptibility | |
| Medium high | The key characteristics and qualities of the landscape are susceptible to change from the development proposed. |
| Within nationally designated landscape? Yes | |

| | |
|--------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| Degree of intervisibility with designated landscape | If outside designated landscape, factors which may raise or lower value from moderate. |
| | The site is wholly within a designated landscape. |
| 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

In 1805 Budleigh Salterton was a hamlet of 25 houses, but by 1830 was attracting visitors, helped by the Napoleonic Wars when continental travel was restricted. Fashionable new homes were built from the beginning of the 19th century and for the next hundred years substantial villas were built, including some inspired by the Arts and Crafts movement.

Overall conclusion

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

| Step 1. Identify any heritage assets potentially affected | |
|--------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Is the site within 100 metres of a designated heritage asset? | Yes There are two grade II listed buildings within 100m of the site. 25 Knowle Village and 2 Knowle Road. |
| Could development of the site affect any heritage asset (designated or non-designated) or its setting? | Yes There are three locally listed buildings within 100m of the site. 11 Knowle Road, 7 Knowle Road and 4 Dark Lane. The Devon Historic Environment Record shows that Dark Lane, to the east of the site is a possible medieval hollowway, Clyst Hayes Farmhouse may have 14th century documentation, lower knowle farmstead is a model farm, Hillside may have a jointed cruck construction and a field name may indicate a burial site. Not all of the non-designated assest are included as some relate to areas potential archaeological interest and |

| | |
|--------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | could be adequately covered with a suitable condition at planning application stage. |
| List any heritage assets potentially affected. | 2 Knowle Road (listed as Clyst Hayes Farmhouse) Nos. 7 and 11 Knowle Road are considered together because they are located close to each other, were designed by the same architect and share the same characteristics in relation to the development site for the purposes of this assessment. |
| Step 2. Existing contribution of site to significance of heritage asset | |
| Heritage asset 1 | |
| Description of asset | 2 Knowle Road (listed as Clyst Hayes Farmhouse) Clyst Hayes Farmhouse forms part of a group of domestic scaled buildings set within open fields on the edge of the town. Full list description Circa C17/18 house. Plastered cob and stone rubble with steeply pitched corrugated iron roof with gabled ends. Two-storeys. Long five window range. Two and three-light casements with glazing bars. Entrance with C19 gabled porch to side of external stone chimney stack on front wall, the upper stage ashlar with set-offs. Brick chimney stacks at gable ends. Lean-to at west end. |
| Significance of asset and setting | High 2 Knowle Road is Grade II listed and is of medium significance due to its architectural and historic interest. Its setting, although adjacent to a single track lane, is quiet and pastoral to one side of the lane, although there is a courtyard of quite modern houses opposite. These houses are arranged around a small courtyard in a similar fashion to buildings shown on the Ordnance Survey maps from 1888 - it is presumed that these were agricultural buildings associated with the farmhouse. |
| Relationship of site with heritage asset | Part of the potential development site wraps around the listed building and some of it is at a higher level. There is a high level of intervisibility with the site and the listed building is generally seen in the context of the open field. The tranquil, agricultural character of the site is an important and integral aspect of the setting of the listed building and provides the context for the original purpose of the farmhouse. |
| Level of contribution (site to heritage asset) | Highly significant |

| | |
|------------------------------|-----|
| Further assessment required? | No. |
|------------------------------|-----|

| Step 3. Identifying potential impact on significance of heritage asset | |
|-------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Heritage asset 1 | |
| What impact would development have on the heritage asset and its setting? | Major Development of part of the site would undermine the significance of the heritage asset by altering its visual context and historic link with its agricultural origin. |
| Could the site be developed in a way that minimised potential impact? | The impact could be minimised by excluding parts of the site that provide the rural context for the listed farmhouse from the development site. The integrity of the agricultural enterprise may be degraded through this approach (the remaining field may be too small for economic agricultural activity). An open 'amenity' area would help to retain an 'open' and tranquil setting, but would diminish the agricultural context. |
| Would the development affect the heritage asset in other ways? | Increased urbanisation would lead to additional light pollution, traffic movements and domestic noise and paraphernalia. Silte forms integral part of setting of listed building. |

| 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? | See notes |
| Could the site boundary be changed to avoid harm? | Yes |
| 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 | There are very few development options available in Budleigh Salterton in relation to the scale of the town. The overall site proposed for development could be reduced to avoid harm to the setting of the listed building but it is difficult to see how it could be enhanced through development of any of the site. |

| Step 2. Existing contribution of site to significance of heritage asset | |
|--------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Heritage asset 2 | |
| Description of asset | 25 Knowle Village, known as 25 Budleigh Road on Historic Environment Record An 18th Century cob cottage with thatched roof which is a Grade II listed building. Full listing description 'Circa C18 roughcast cob cottage with thatched half hipped roof. One storey and attic. One eyebrow dormer. Two small modern two-light casement windows to ground floor. Plank door to right hand with projecting bay to left which is probably the bottom stage of a truncated chimney stack. The thatch is continued over truncated stack and over doorway to form porch. Brick chimney stack and lean-to at south west end. Later wing at rear'. |
| Significance of asset and setting | High 25 Knowle Village is Grade II listed and is of medium significance due to its architectural and historic interest. It is located on the periphery of the town and directly abuts the busy B3178. To the east is the car park for the village hall and there are houses to the other three sides. It forms a 'landmark' building when exiting Knowle village and travelling east, due to its close proximity to the road in comparison to the other buildings. The site forms a large, open field between the edge of Knowle village and the built-up part of the town that extends up to the B3178 to the east. |
| Relationship of site with heritage asset | The listed building is separated from the site by other development (housing and the village hall). The site is visible when approaching the site along the road from the east and as such makes a small contribution to the wider setting of the listed building. |
| Level of contribution (site to heritage asset) | Little |
| Further assessment required? | No |

| 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? | Minor The development site forms part of the wider setting of the part of the settlement where the listed building is located. Existing buildings and the hall car park reduce the importance of this setting to the designated 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 surrounding development and location adjacent to a busy road reduce the potential impact of development on both the listed building and its setting. |

| 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? | No |
| Would development enable better revealing of the significance of the heritage asset? | No |
| Would development enable the asset to be removed from the at risk register? | No |
| Heritage asset 2 avoiding harm | |
| Are there reasonable alternative sites? | See notes |
| Could the site boundary be changed to avoid harm? | Yes |
| Could the amount of development be reduced to avoid harm? | Yes |
| Would a different type of development (use) avoid harm? | No |
| Could design avoid harm? | Yes |
| Notes | Any potential harm could be mitigated by through designing development to incorporate an open landscaping strip along the main road. There are very few development options available in Budleigh Salterton in relation to the scale of the town. |

| Step 2. Existing contribution of site to significance of heritage asset | |
|--------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Heritage asset 3 | |
| Description of asset | Nos. 7 and 11 Knowle Road Two, two story arts and crafts inspired houses set in large grounds. They were built between 1926-30 and designed by local architect William Hatchard-Smith. Reason for Local Listing is age, aesthetic value and archival interest. |
| Significance of asset and setting | Lesser Hatchard Smith was a renowned local architect who contributed to wealth of arts and crafts inspired villas set in large grounds, which are a feature of Budlwich Salterton noted in it's conservation area appraisal (although these lie outside of the conservation area). |
| Relationship of site with heritage asset | Both locally listed houses lie on the opposite side of the lane to the development site and are largely separated from it by a large dwelling and it's extensive curtilage. The development site contributes to the semi- rural ccharacter of the land and indirectly towards the wider setting of the heritage assets. |
| Level of contribution (site to heritage asset) | Little |
| Further assessment required? | No |

| 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? | Minor Development of the site would alter the general character of the lane serving the heritage assets, but their immediate setting would be largely unchanged. |
| Could the site be developed in a way that minimised potential impact? | yes |
| Would the development affect the heritage asset in other ways? | The lane would be unsuitable for additional traffic and the site would gain vehicular access from alternative roads. The significance of the heritage asset (age, aesthetic value and archival interest) is unlikely to be affected by development of the site. |

| 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? | See notes |
| Could the site boundary be changed to avoid harm? | Yes |
| Could the amount of development be reduced to avoid harm? | Yes |
| Would a different type of development (use) avoid harm? | No |
| Could design avoid harm? | Yes |
| Notes | There are very few development options available in Budleigh Salterton in relation to the scale of the town. |

| Step 2. Existing contribution of site to significance of heritage asset | |
|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Heritage asset 4 | |
| Description of asset | 4 Dark Lane A detached, two storey house, built around 1923 and remodelled by architect Hatchard-Smith in 1962. Locally listed for age, aesthetic association and historical association (Agatha Christie visited regularly as a friend of the previous owner and was pictured in the garden). The age of the property and its cultural associations would be unaffected by the development site. |
| Significance of asset and setting | Lesser Hatchard Smith was a renowned local architect who contributed to wealth of arts and crafts inspired villas set in large grounds, which are a feature of Budleigh Salterton noted in it's conservation area appraisal (although 4 Dark Lane lies outside of the conservation area). Agatha Christie is the best selling novelist of all time (outsold only by the Bible and Shakespeare). |
| Relationship of site with heritage asset | The site is separated from the heritage asset by the very narrow Dark Lane, which may be a Medieval Holloway. The visual relationship between the potential development site and the heritage asset is restricted by the vegetation along the boundaries but there is a degree of intervisibility and development close the the boundary would alter the rural setting of the house when viewed from the west. |
| Level of contribution (site to heritage asset) | Little |
| Further assessment required? | No |

| 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 There would be intervisibility between the asset and new development, however the significance of the asset is lesser and any harm is minor. |
| 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? | Increased noise and activity on the development site. It would be possible to design the development to minimise any impact on the significance of the heritage asset. |

| Step 4. How to maximise enhancements and avoid harm | |
|------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| Heritage asset 4 maximising enhancement | |
| Could the development improve public access to and interpretation of the heritage asset? | No |
| Would development enable further research and recording of the heritage asset? | No |
| Would development enable better revealing of the significance of the heritage asset? | No |
| Would development enable the asset to be removed from the at risk register? | No |
| Heritage asset 4 avoiding harm | |
| Are there reasonable alternative sites? | See notes |
| Could the site boundary be changed to avoid harm? | Yes |
| Could the amount of development be reduced to avoid harm? | Yes |
| Would a different type of development (use) avoid harm? | No |
| Could design avoid harm? | Yes |
| Notes | There are very few development options available in Budleigh Salterton in relation to the scale of the town. |

| Step 2. Existing contribution of site to significance of heritage asset | |
|--------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Heritage asset 5 | |
| Description of asset | Dark Lane A possible Medieval Holloway along Dark Lane identified in the Devon Historic Environment Record but with no recorded protected status. The very narrow lane is flanked by vegetation and some stretches are sunk several metres below the adjoining land with dramatic new red sandstone walls. |
| Significance of asset and setting | Lesser The HER states that Dark Lane may be a component of a more extensive enclosed strip-field system. |
| Relationship of site with heritage asset | The site adjoins and partly towers over the heritage asset. |
| Level of contribution (site to heritage asset) | Little |
| Further assessment required? | No |

| Step 3. Identifying potential impact on significance of heritage asset | |
|-------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Heritage asset 5 | |
| What impact would development have on the heritage asset and its setting? | Minor There would be intervisibility between the asset and new development, however the significance of the asset is lesser and any harm is minor. |
| Could the site be developed in a way that minimised potential impact? | Yes, it would be possible to include a wide landscaped buffer to the eastern site boundary to retain the character of the hollow way. |
| Would the development affect the heritage asset in other ways? | Increased noise and activity on the development site It would be possible to design the development to minimise any impact on the significance of the heritage asset. |

| Step 4. How to maximise enhancements and avoid harm | |
|------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Heritage asset 5 maximising enhancement | |
| Could the development improve public access to and interpretation of the heritage asset? | Yes |
| 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? | There are very few development options available in Budleigh Salterton in relation to the scale of the town. |
| Could the site boundary be changed to avoid harm? | Yes |
| Could the amount of development be reduced to avoid harm? | Yes |
| Would a different type of development (use) avoid harm? | Yes |
| Could design avoid harm? | Yes |
| Notes | Any development could be set back from the eastern site boundary and incorporated into a landscape buffer with interpretation boards explaining the origin and importance of hollow ways in general with any specific references to Dark Lane if available. |

Ecological assessment

Context – Sites and features (desk study)

| Ecological site / feature | Distance to site / feature (metres) | Predicted impact |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------------------------|
| Special Area of Conservation (SAC) | 8555 | Minor adverse effect predicted (not significant) |
| Special Protection Area (SPA) | 778 | Minor adverse effect predicted (not significant) |
| RAMSAR site | 4162 | Minor adverse effect predicted (not significant) |
| Marine Conservation Zone (MCZ) | 1700 | Minor adverse effect predicted (not significant) |
| Site of Special Scientific Interest (SSSI) | 695 | Minor adverse effect predicted (not significant) |
| National Nature Reserve (NNR) | 6357 | Minor adverse effect predicted (not significant) |
| Local Nature Reserve (LNR) | 4760 | Minor adverse effect predicted (not significant) |
| Ancient Woodland Inventory Site (AWI) | 1386 | Minor adverse effect predicted (not significant) |
| County Wildlife Site (CWS) | 40 | Significant moderate adverse effect predicted |
| Unconfirmed Wildlife Site (UWS) | 607 | Minor adverse effect predicted (not significant) |
| Nature Recovery Network areas (NRN) | 0 | Significant moderate adverse effect predicted |
| Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) | 25 | Significant moderate adverse effect predicted |
| European site mitigation zone | | Within European site mitigation zone? Yes / No |
| River Axe SAC Nutrient catchment zone | | No |
| Beer Quarry and Caves SAC bat consultation zone | | No |
| East Devon Pebblebed Heaths SAC HRA mitigation zone | | Yes |
| Exe Estuary SPA HRA mitigation zone | | Yes |
| Pebblebed Heaths 400m exclusion zone | | No |
| Number of European sites potentially impacted: 2 | | |
| Comments (features concerned, other notes) | | |
| Parts of the site are within 40 metres of a County Wildlife Site (Knowle, which is a area of unimproved acidic and marshy grassland). Site is adjacent to two Nature Recovery Network Area (one urban and one grassland). It is also within 5 metres | | |

of a grassland nature recovery network (the cemetery on the other side of Dark Lane).

On-site checklist

| Feature | Feature present (yes/no) | Notes (location, species recorded, habitat type thought to be present) |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------------------|
| ECO1 - Do the land/field parcels consist of any habitats other than agriculturally improved grassland or arable (excluding small/negligible areas of habitat) | No | |
| ECO2 - Presence of veteran or ancient trees | No | |
| ECO3 - Large numbers of mature trees within hedgerows or otherwise | No | There are some trees within hedgerows in a small proportion of the hedges. |
| ECO4 - Presence of ponds not identified on aerial imagery | No | |
| ECO5 - Networks of small field parcels and hedgerows (any areas where allocation is likely to require removal of substantial areas of hedgerow to facilitate a suitable development footprint?) | No | There is scope to retain hedgerows within the site. |
| ECO6 - Any other incidental features of ecological interest (protected/notable species incidentally recorded) | No | |
| ECO7 - Is there any evidence which contradicts the desk study results? | No | |

Outcome

Minor adverse effect predicted (not significant).

3 Site Reference Budl_02

Site details

Settlement: Budleigh Salterton

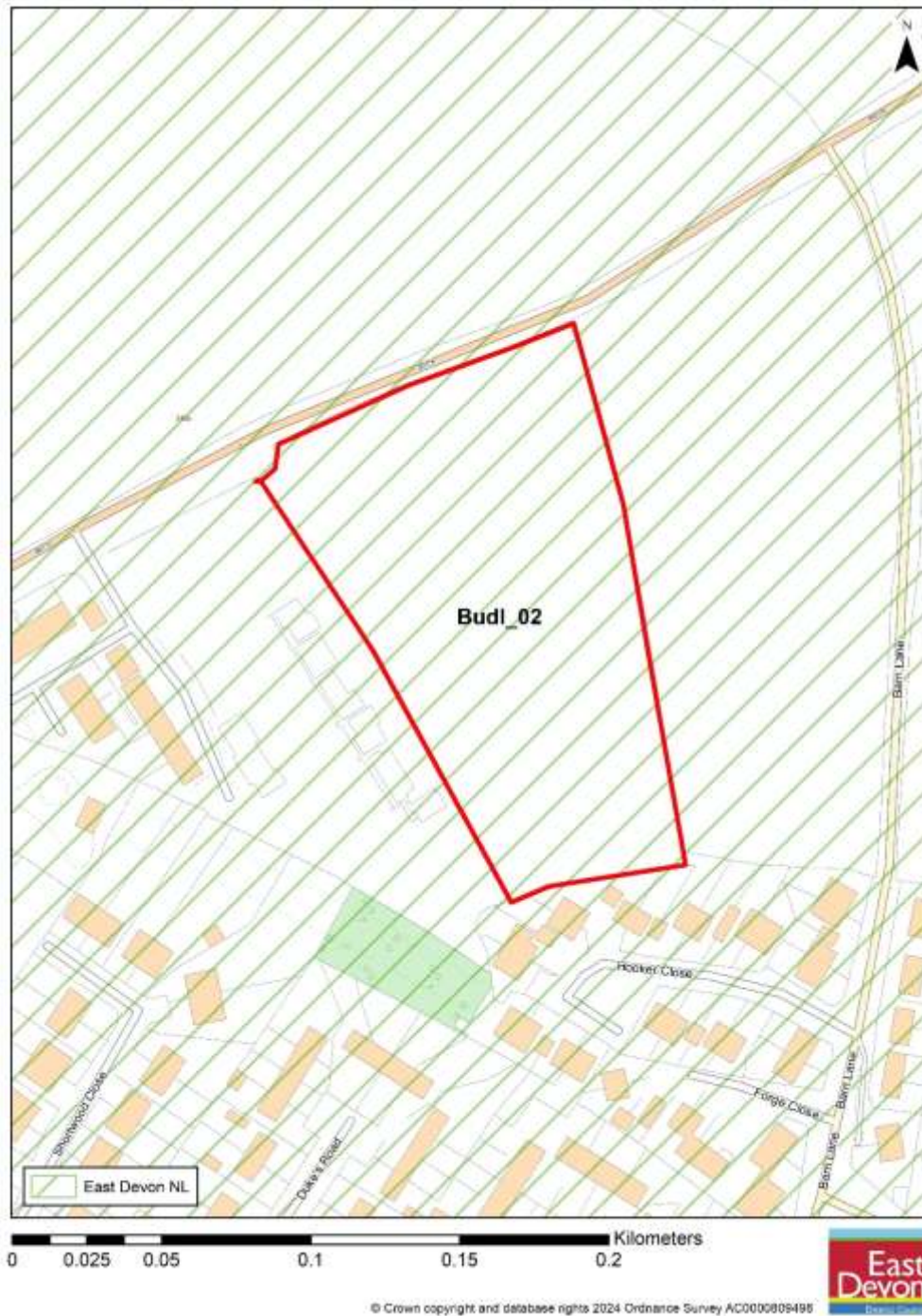
Reference number: Budl_02

Site area (ha): 1.58

Address: Land at Barn Lane, Knowle.

Proposed use: Residential

Site map



Photos



Looking south over site from access to B3178



Looking east over site from access to B3178



Taken from site access to B3178 looking left and right.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council (highways) advise that access is OK. Devon County Education state that there is insufficient primary capacity for overall levels of development from sites put forward for consideration, although there is some limited primary capacity. Additional primary capacity would be required and need to be funded. Transport costs would apply for secondary school pupils. Exmouth Community College has some capacity - but the has a large catchment area and capacity needs to be assessed alongside other proposed sites.

Landscape

Budl_02 is located in the East Devon National Landscape and adjoins the northern part of the town on two sides. It has a high-medium susceptibility to landscape change and would require very careful design to mitigate landscape impacts. The yield for the site has been reduced from the standard methodology of 38 to 25 to reflect this.

Historic environment

The site is around 275 metres from Tidwell House, a grade II* listed building. Overall heritage assessment 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

Budl_02 is within 100 metres of a grassland nature area. Minor adverse effect predicted (not significant). It is within the Exe Estury and Pebblebed Heaths mitigation zones.

Accessibility

Budl_02 is within 1600 metres of at least 8 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops and a primary and school. The site is reasonably close to an hourly bus route, although the northern part of the site is around 750 metres from it. Pedestrian access into the town centre along safe walking routes would require the provision of a footway on land to the west of the site along the B3178. There is potential for a better access to the school to link into Barn Lane to the southeast of the site, but this would need to cross the adjacent site.

Other constraints

Budl_02 comprises a field, which is Grade 1 agricultural land. It is wholly within a source water protection zone and there is surface water flooding accross the northern part of the site. A planning application for a care home and 30 dwellings was withdrawn in 2015.

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

No

Opportunities

Budl_02 provides an opportunity for additional development in a small town with a good range of services and facilities. There is housing on two sides of the site and the Sustrans national cycle route lies close to the site.

Yield (number of dwellings or hectares of employment land)

35

Contribution to spatial strategy

Budleigh Salterton is a Tier 3 settlement and acts as a local centre that should meet local needs and those in the immediate surrounding. It is also close to Exmouth, the only Tier 1 settlement. The development of 25 homes on Budl_02 would be consistent with the strategic role of the town.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

Well related to existing services and facilities in Budleigh Salterton and provides an opportunity for additional homes to meet local needs. Scale of development would be compatible with the local plan strategy for a tier 3 settlement to support development to meet local needs and those in the immediate surrounding area. Although the site is major development in the context of the National Landscape, there are considered to be exceptional circumstances to justify it (see Topic Paper SAL – 039 Major Development in National Landscapes).

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

No

Landscape Sensitivity Assessment

Context

Landscape designation context

Within East Devon National Landscape.

For sites within AONB, applicable special qualities

Pattern and shape of settlements, field patterns creating scenic beauty. Undulating agricultural mosaic of small fields, hedgerows and woodland copse.

Other relevant biodiversity, historic environment and/or geological designations

Need to consider setting of Tidswell Manor, Grade II* listed.

Landscape Character Type and relevant key characteristics

Budl_02 forms part of Landscape Character Type (LCT) 5D Estate wooded farmland. Key characteristics of this LCT shown on site are rolling hills and ridges, pastoral farmland with areas of arable cultivation and winding rural roads.

Local landscape character of site and immediate surrounds

The site forms a medium sized field that slopes down from Hooker Close towards the B3178. There is a modern housing development to the west and open fields to the north and east. There is a hedge with mature trees to the east and more 'gappy' hedges to the south and west.

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

Yes

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

The introduction of built form and associated infrastructure would fundamentally change the character of the site. Slopes are not particularly steep and development would be unlikely to require significant earthworks/ retaining structures. There would be a negative impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads. Site access would be via the B3178 and is likely to require alterations that could impact on the character of the site. The site is within 250 metres of Tidwell Barton, a Grade II* listed building.

Analysis

| | |
|-------------------------------------------------|---------------------------------------------------------------------------------|
| Physical and natural characteristics | |
| Medium-high | The landscape has characteristics that contribute to local landscape character. |
| Cultural and historic associations | |
| Medium | The site forms part of an area with historic character. |
| Relationship to existing settlement edge | |

| | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Medium | The site adjoins the urban areas on two sides and would integrate into the settlement pattern reasonably well, although there are no safe pedestrian links to the existing urban area at the moment. |
| Experiential landscape character | |
| Medium | The site has scenic quality despite the close proximity of the B3178. |
| Views | |
| Medium | The landscape is semi-enclosed with clear views from the settlement edge, to which the site makes a limited positive contribution. |
| Overall landscape susceptibility | |
| Medium | The key characteristics and qualities of the landscape are susceptible to change from the development proposed. |
| Within nationally designated landscape? Yes | |
| Degree of intervisibility with designated landscape | 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 | |
| Extensive boundary planting. Footpath needed to B3178 including to front of neighbouring site to allow safe access to Bedlands Lane. A pedestrian access from the southeast corner of the site across the neighbouring field to Barn Lane is also highly desirable to provide a safe and convenient route to the primary school. | |

Historic Environment Site Assessment

Notes on History of Area

See Budl_01

Overall conclusion

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

| Step 1. Identify any heritage assets potentially affected | |
|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Is the site within 100 metres of a designated heritage asset? | No Tidwell House is a grade II* listed building. Although it is sites around 275 metres to the north east, development of the site has the |

| | |
|--------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | potential to affect it's setting. The stables, coach house and gate piers to the north of Tidwell Manor are grade II listed buildings but are not separately included for consideration in this assessment due to the position, with the grade II* listed building between them and the development site. |
| Could development of the site affect any heritage asset (designated or non-designated) or its setting? | Yes There are no site records shown on the Devon Historic Environment Record |
| List any heritage assets potentially affected. | Tidwell House (referred to as Tidwell Manor in list description) Assessment of relationship with Tidwell House included due to importance of listing. |

Step 2. Existing contribution of site to significance of heritage asset

Heritage asset 1

| | |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description of asset | <p>Tidwell House (referred to as Tidwell Manor in list description)</p> <p>Large house with origins as a Medieval manor, but completely rebuilt (probably on the other side of the road) in the 18th Century. Full list description ' Large house. Medieval manor but house completely rebuilt probably on new site in 1725 according to dated rainwater heads, late C19 service outshots to rear. Flemish bond brick; brick stacks with original chimney shafts and C19 chimney pots; slate roof. Tall double depth plan house with parallel roofs facing south-east. At the front there is a large central entrance hall flanked by rooms either side. Behind the entrance hall there is a large central stairwell but even so the rear end rooms are larger than the front ones. Front and back rooms have end stacks and the entrance lobby has an axial stack each end, that on the left end serves fireplaces on the upper floors. The right rear room was the kitchen and there is a service corridor and stair between it and the front room. C19 service outshots to rear. Main block is 3 storeys and there is a basement under. Symmetrical 1:3:1 window front comprising C19 12-pane sashes to ground and first floors and contemporary 9-pane (3/6) sashes to the second floor. All the windows have flat skewback arches of gauged rubbed brick over and most still have moulded limestone sills. Large central doorway on top of flight of limestone steps. The doorframe and overlight are original; solid timber with a broad bead-moulded surround and probably applied architrave. The overlight has glazing bars. The part-glazed door and flat hood on shaped brackets are C19. The central 3-window section is broken forward very slightly. The corners of this and the end corners have brick imitation quoins and there is a plat band at eaves level, and, above this, a parapet with limestone coping. The parallel roofs have hipped ends and the chimney shafts have stringcourses a short distance below the soffit-moulded coping. The left (south-west facing) end wall has a 2-window front between the stacks and a third window ground floor left. It is built in the same style and has C19 18-pane sashes to the ground floor and 12-pane sashes above, those on the second floor larger than those on the first. The basement here also has 2 windows and a doorway at the right end with low segmental arch over. The drainpipes at either end have lead rainwater heads dated 1725 with shaped tops enriched with foliage. The right (north-eastern) end wall has a stepped 2-window front between the stacks, possibly C18 18-pane sashes with broad</p> |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| | |
|-------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>glazing bars to ground and first floors and replacement 12-pane sashes to the second floor. The secondary doorway ground floor left (towards the front) may also be original. The rear elevation has a symmetrical 5-window front comprising ground floor 12-pane sashes, first floor 18-pane sashes (some possibly original with broad glazing bars) and second floor probably C20 replacement horned 12-pane sashes. Central first floor window is large round-headed stair window with rubbed brick arch, soffit-moulded impost and shaped key. It is fixed pane with radial glazing bars at the top. C20 cast iron fire escape on right end. Interior contains some good original detail particularly on the ground floor. Both front end rooms are lined with original panelling in 2 heights and the left room has a box cornice with dentil frieze. All the chimneypieces have been replaced. On the chimney breast in the entrance hall there is a fine piece of early C17 carved oak comprising the arms of the Arscott family on a panel within a round-headed arch enriched with acanthus leaves, the whole flanked by Caryatids which hold cartouches containing human heads. This was presumably salvaged from a chimneypiece in the earlier manor house. The ceiling here is original with bolection moulded ribs. The stairwell contains the original open well stair rising in 3 broad flights. It is open string with shaped brackets, square newel posts, 3 balusters per tread (the centre one twisted and the others turned and all with blocks), moulded flat handrail and it is lined with fielded panel wainscotting. The ceiling above is a good example of ornamental plasterwork of the period. The coved cornice is enriched as a frieze of acanthus leaves and the ceiling has geometric panels defined by bolection ribs around a central quatrefoil-shaped panels and there is a moulded plaster griffin-like creature sejant. The service stair is more old-fashioned in style than the main one; it is a tight dogleg stair with a closed string, square newel posts, turned balusters, and a moulded flat handrail. Some of the rooms have original plaster cornices and cellar has a brick barrel vault. Some of the joinery detail is original but most was renewed in the C19. Roof not inspected. Tidwell Manor is attractively sited in a valley situation with contemporary stables (q.v.) alongside. It is typically tall for a grand house of this period. The site of the original manor is thought to be on the other side of the road from the present house. In 1448 Tidwell was granted licence for a chapel. It was the house of the Seyntclere Family in the C16, and the Arscot family from 1620 onwards.'</p> |
| <p>Significance of asset and setting</p> | <p>High Tidwell House is Grade II* listed and is of high significance due to his architectural and historic importance. It forms part of a group of buildings, including model farm buildings constructed in the 19th century (some of which are grade II listed) and more modern agricultural buildings. The three storey Manor House is operated as an hotel set in landscaped grounds and surrounded by open countryside in the East Devon National Landscape.</p> |
| <p>Relationship of site with heritage asset</p> | <p>The development site helps to provide a rural context for Tidwell Manor, but a direct relationship is diminished by the distance apart and a group of mature trees that limit inter visibility.</p> |
| <p>Level of contribution (site to</p> | <p>Little</p> |

| | |
|------------------------------|----|
| heritage asset) | |
| Further assessment required? | No |

| Step 3. Identifying potential impact on significance of heritage asset | |
|-------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Heritage asset 1 | |
| What impact would development have on the heritage asset and its setting? | Minor |
| Could the site be developed in a way that minimised potential impact? | Landscaping to the north eastern part of the site could mitigate any potential impact. |
| Would the development affect the heritage asset in other ways? | No - any increase in traffic on the road fronting the heritage site would not result in a material increase as it is already a well used 'B' road. |

| 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? | See notes |
| Could the site boundary be changed to avoid harm? | Yes |
| Could the amount of development be reduced to avoid harm? | Yes |
| Would a different type of development (use) avoid harm? | No |
| Could design avoid harm? | Yes |
| Notes | There are very few development options available in Budleigh Salterton in relation to the scale of the town. |

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

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.

Ecological assessment

Context – Sites and features (desk study)

| Ecological site / feature | Distance to site / feature (metres) | Predicted impact |
|--------------------------------------------|--------------------------------------------|--------------------------------------------------|
| Special Area of Conservation (SAC) | 8267 | Minor adverse effect predicted (not significant) |
| Special Protection Area (SPA) | 1057 | Minor adverse effect predicted (not significant) |
| RAMSAR site | 4829 | Minor adverse effect predicted (not significant) |
| Marine Conservation Zone (MCZ) | 1604 | Minor adverse effect predicted (not significant) |
| Site of Special Scientific Interest (SSSI) | 1057 | Minor adverse effect predicted (not significant) |
| National Nature Reserve (NNR) | 6936 | Minor adverse effect predicted (not significant) |

| | | |
|------------------------------------------------------------------------------------------------------|------|-------------------------------------------------------|
| Local Nature Reserve (LNR) | 5390 | Minor adverse effect predicted (not significant) |
| Ancient Woodland Inventory Site (AWI) | 1278 | Minor adverse effect predicted (not significant) |
| County Wildlife Site (CWS) | 670 | Minor adverse effect predicted (not significant) |
| Unconfirmed Wildlife Site (UWS) | 1131 | Minor adverse effect predicted (not significant) |
| Nature Recovery Network areas (NRN) | 97 | Significant moderate adverse effect predicted |
| Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) | 450 | Minor adverse effect predicted (not significant) |
| European site mitigation zone | | Within European site mitigation zone? Yes / No |
| River Axe SAC Nutrient catchment zone | | No |
| Beer Quarry and Caves SAC bat consultation zone | | No |
| East Devon Pebblebed Heaths SAC HRA mitigation zone | | Yes |
| Exe Estuary SPA HRA mitigation zone | | Yes |
| Pebblebed Heaths 400m exclusion zone | | No |
| Number of European sites potentially impacted: 2 | | |
| Comments (features concerned, other notes) | | |
| Budl_02 is within 100 metres of a grassland nature area. | | |

On-site checklist

| Feature | Feature present (yes/no) | Notes (location, species recorded, habitat type thought to be present) |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|------------------------------------------------------------------------|
| ECO1 - Do the land/field parcels consist of any habitats other than agriculturally improved grassland or arable (excluding small/negligible areas of habitat) | No | |
| ECO2 - Presence of veteran or ancient trees | No | |
| ECO3 - Large numbers of mature trees within hedgerows or otherwise | No | |
| ECO4 - Presence of ponds not identified on aerial imagery | No | |

| | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|--|
| ECO5 - Networks of small field parcels and hedgerows (any areas where allocation is likely to require removal of substantial areas of hedgerow to facilitate a suitable development footprint?) | No | |
| ECO6 - Any other incidental features of ecological interest (protected/notable species incidentally recorded) | No | |
| ECO7 - Is there any evidence which contradicts the desk study results? | No | |

Outcome

Budl_02 is within 100 metres of a grassland nature area. Minor adverse effect predicted (not significant). It is within the Exe Estury and Pebblebed Heaths mitigation zones. Site assessment required.

4 Site Reference Budl_03

Site details

Settlement: Budleigh Salterton

Reference number: Budl_03

Site area (ha): 1.83

Address: Land at Barn Lane, Knowle.

Proposed use: Residential

Site map



Photos



Looking southeast across site from junction of Barn Lane with B3178

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council (highways) advise that access from B3178 or via Budl_2 is OK (ideally not Barn Lane). Devon County Education state that there is insufficient primary capacity for overall levels of development from sites put forward for consideration, although there is some limited primary capacity. Additional primary capacity would be required and need to be funded. Transport costs would apply for secondary school pupils. Exmouth Community College has some capacity but has a large catchment area and capacity needs to be assessed alongside other proposed sites.

Landscape

Budl_03 is located in the East Devon National Landscape and overall landscape sensitivity is high. The landscape is open and prominent in views when approaching the settlement, the undeveloped character of the site contributing to the overall setting of the town, which is wholly within the National Landscape.

Historic environment

The site is around 170 metres from Tidwell House, a grade II* listed building. Very careful design would be needed to consider the impact on the setting and, subject to this, the overall impact is

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

Ecology

Budl_03 is within 100 metres of a grassland nature area. Significant moderate adverse effect predicted. It is within the Exe Estuary and Pebblebed Heaths mitigation zones.

Accessibility

Budl_03 is within 1600 metres of at least 8 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops and a primary and school. The site is reasonably close to an hourly bus route, although the northern part of the site is around 750 metres from it. Pedestrian access into the town centre along safe walking routes is available.

Other constraints

Budl_03 comprises a field, which is Grade 1 agricultural land. It is wholly within a source water protection zone. Small parts of the northern section are at risk of surface water flooding.

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

No

Opportunities

Budl_03 provides an opportunity for additional development in a small town with a good range of services and facilities.

Yield (number of dwellings or hectares of employment land)

44 using the standard methodology, although the exposed edge of settlement location in a national landscape and the potential to have an impact on the setting of a Grade II* listed building would suggest a lower potential yield.

Contribution to spatial strategy

Budleigh Salterton is a Tier 3 settlement and acts as a local centre that should meet local needs and those in the immediate surrounding. It is also close to Exmouth, the only Tier 1 settlement. The development of the site would be consistent with the strategic role of the town.

Should the site be allocated?

No

Reasons for allocating or not allocating

This is a prominent site within the East Devon National Landscape that helps to provide an attractive gateway to Budleigh Salterton. The landscape is considered to be highly susceptible to change and it would be difficult to mitigate the landscape harm likely to be caused by development here. Allocation would constitute ‘major’ development in a National Landscape for which there are not considered to be “exceptional circumstances”. Grade 1 agricultural land and potential for impact on the setting of a Grade II* listed building.

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

No

Landscape Sensitivity Assessment

Context

Landscape designation context

The site is within the East Devon National Landscape.

For sites within AONB, applicable special qualities

Pattern and shape of settlements, field patterns creating scenic beauty. Undulating agricultural mosaic of small fields, hedgerows and woodland copse.

Other relevant biodiversity, historic environment and/or geological designations

Need to consider setting of Tidswell Manor, Grade II* listed.

Landscape Character Type and relevant key characteristics

Budl_03 forms part of Landscape Character Type (LCT) 5D Estate wooded farmland. Key characteristics of this LCT shown on site are rolling hills and ridges, pastoral farmland with areas of arable cultivation and winding rural roads.

Local landscape character of site and immediate surrounds

The site comprises a medium sized field that slopes gently down from Hooker Close towards the junction of the B3178 with Barn Lane. There are low hedges to these roads with mature trees to the adjacent field (Site Budl_02). Housing along Hooker Close, Barn Lane and off Greenway Lane is visible from the site, but it's wider landscape context is the countryside surrounding the town.

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 fundamentally change the character of the site. The slopes are not particularly steep and development would be unlikely to require significant earthworks/ retaining structures. There would be a negative impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads. Devon County Council (highways) advise that access from B3178 would be OK but there is a mature oak tree in the middle of the frontage that may be affected by requirements for visibility splays. If the adjoining land was developed it may be possible to provide a satisfactory access from this site (Budl_02), but this would require the loss of a section of the boundary hedge/treeline. Highways state that access from Barn Lane (which is single track adjacent to the site) would not be ideal. The site is within 175 metres of Tidwell Barton, a Grade II* listed building.

Analysis

| | |
|------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Physical and natural characteristics | |
| Medium-high | The landscape makes a strong contribution to the local landscape character through a distinctive hedgerow boundary and boundary trees with a fairly distinctive landform. |
| Cultural and historic associations | |
| Medium | The site forms part of an area with historic character. |
| Relationship to existing settlement edge | |
| Medium-high | If the adjoining site were to be developed, there would be housing on two sides of the site. However, development of the site would significantly extend the perception that the urban area was intruding into the landscape beyond the town and would adversely impact 'gateway' views. |
| Experiential landscape character | |
| Medium-high | The site has scenic quality despite the close proximity of the B3178. |
| Views | |
| Medium-high | The landscape is open and prominent in views when approaching the settlement. The undeveloped character of the landscape contributes to the quality of the view. |
| Overall landscape susceptibility | |
| High | |
| Within nationally designated landscape? Yes | |
| Degree of intervisibility with designated landscape | 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 identified |

Historic Environment Site Assessment

Notes on history of area

See Budl_01

Overall conclusion

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

| Step 1. Identify any heritage assets potentially affected | |
|--------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Is the site within 100 metres of a designated heritage asset? | No Tidwell House is a grade II* listed building. Although it is sites around 170 metres to the north east, development of the site has the potential to affect it's setting, given the lack of intervening structures. The stables, coach house and gate piers to the north of Tidwell Manor are grade II listed buildings but are not separately included for consideration in this assessment due to the position, with the grade II* listed building between them and the development site. |
| Could development of the site affect any heritage asset (designated or non-designated) or its setting? | Yes There are no site records shown on the Devon Historic Environment Record |
| List any heritage assets potentially affected. | Tidwell House (referred to as Tidwell Manor in list description) Assessment of relationship with Tidwell House included due to importance of listing. |

| Step 2. Existing contribution of site to significance of heritage asset | |
|--------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Heritage asset 1 | |
| Description of asset | See description in Budl. 02. |
| Significance of asset and setting | High Tidwell House is Grade II* listed and is of high significance due to his architectural and historic importance. It forms part of a group of buildings, including model farm buildings constructed in the 19th century (some of which are grade II listed) and more modern agricultural buildings. The three storey Manor House is operated as an hotel set in landscaped grounds and surrounded by open countryside in the East Devon AONB. |
| Relationship of site with heritage asset | The development site forms part of the wider landscape setting of the town and helps to provide a rural context for Tidwell Manor. Whilst the periphery of the town's buildings can be see from the town, the site forms a field that is visually very much part of the countryside beyond the extent of the existing town. |
| Level of contribution (site to heritage asset) | Moderate |
| Further assessment required? | Yes Whilst the development site is around 170 metres away, it is visible through the trees from the front of Tidwell Manor and could undermine it's setting through an encroachment of built development into the outstanding rural landscape that provides the wider setting for this important, grade II* listed building. |

| Step 3. Identifying potential impact on significance of heritage asset | |
|-------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Heritage asset 1 | |
| What impact would development have on the heritage asset and its setting? | Moderate Development of the site is likely to lead to a change affecting the special character of Tidwell Manor where elements which contribute to its setting would be harmed. |
| Could the site be developed in a way that minimised potential impact? | Density could be reduced and extensive landscaped buffers planted to the north eastern part of the site. |
| Would the development affect the heritage asset in other ways? | No - any increase in traffic on the road fronting the heritage site would no result in a material increase In 'business' as it is already a well used 'B' road. |

| 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? | See notes |
| Could the site boundary be changed to avoid harm? | Yes |
| Could the amount of development be reduced to avoid harm? | Yes |
| Would a different type of development (use) avoid harm? | No |
| Could design avoid harm? | Yes |
| Notes | There are very few development options available in Budleigh Salterton in relation to the scale of the town. The overall site proposed for development could be reduced to avoid harm to the setting of the listed building but it is difficult to see how it could be enhanced through development of any of the site. |

Ecological assessment

Context

| Ecological site / feature | Distance to site / feature (metres) | Predicted impact |
|------------------------------------|--------------------------------------------|--------------------------------------------------|
| Special Area of Conservation (SAC) | 8164 | Minor adverse effect predicted (not significant) |
| Special Protection Area (SPA) | 1150 | Minor adverse effect predicted (not significant) |
| RAMSAR site | 4882 | Minor adverse effect predicted (not significant) |
| Marine Conservation Zone (MCZ) | 1542 | Minor adverse effect predicted (not significant) |

| | | |
|------------------------------------------------------------------------------------------------------|------|-------------------------------------------------------|
| Site of Special Scientific Interest (SSSI) | 1150 | Minor adverse effect predicted (not significant) |
| National Nature Reserve (NNR) | 7019 | Minor adverse effect predicted (not significant) |
| Local Nature Reserve (LNR) | 5447 | Minor adverse effect predicted (not significant) |
| Ancient Woodland Inventory Site (AWI) | 1271 | Minor adverse effect predicted (not significant) |
| County Wildlife Site (CWS) | 724 | Minor adverse effect predicted (not significant) |
| Unconfirmed Wildlife Site (UWS) | 1273 | Minor adverse effect predicted (not significant) |
| Nature Recovery Network areas (NRN) | 20 | Significant moderate adverse effect predicted |
| Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) | 330 | Minor adverse effect predicted (not significant) |
| European site mitigation zone | | Within European site mitigation zone? Yes / No |
| River Axe SAC Nutrient catchment zone | | No |
| Beer Quarry and Caves SAC bat consultation zone | | No |
| East Devon Pebblebed Heaths SAC HRA mitigation zone | | Yes |
| Exe Estuary SPA HRA mitigation zone | | Yes |
| Pebblebed Heaths 400m exclusion zone | | No |
| Number of European sites potentially impacted: 2 | | |
| Comments (features concerned, other notes) | | |
| Budl_03 is within 20 metres of a grassland nature area. | | |

On-site checklist

| Feature | Feature present (yes/no) | Notes (location, species recorded, habitat type thought to be present) |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|------------------------------------------------------------------------|
| ECO1 - Do the land/field parcels consist of any habitats other than agriculturally improved grassland or arable (excluding small/negligible areas of habitat) | | |
| ECO2 - Presence of veteran or ancient trees | | |

| | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| ECO3 - Large numbers of mature trees within hedgerows or otherwise | | |
| ECO4 - Presence of ponds not identified on aerial imagery | | |
| ECO5 - Networks of small field parcels and hedgerows (any areas where allocation is likely to require removal of substantial areas of hedgerow to facilitate a suitable development footprint?) | | |
| ECO6 - Any other incidental features of ecological interest (protected/notable species incidentally recorded) | | |
| ECO7 - Is there any evidence which contradicts the desk study results? | | |

Outcome

Budl_03 is within 100 metres of a grassland nature area. Significant moderate adverse effect predicted. It is within the Exe Estuary and Pebblebed Heaths mitigation zones.

5 Site Reference Budl_05

Site details

Settlement: Budleigh Salterton

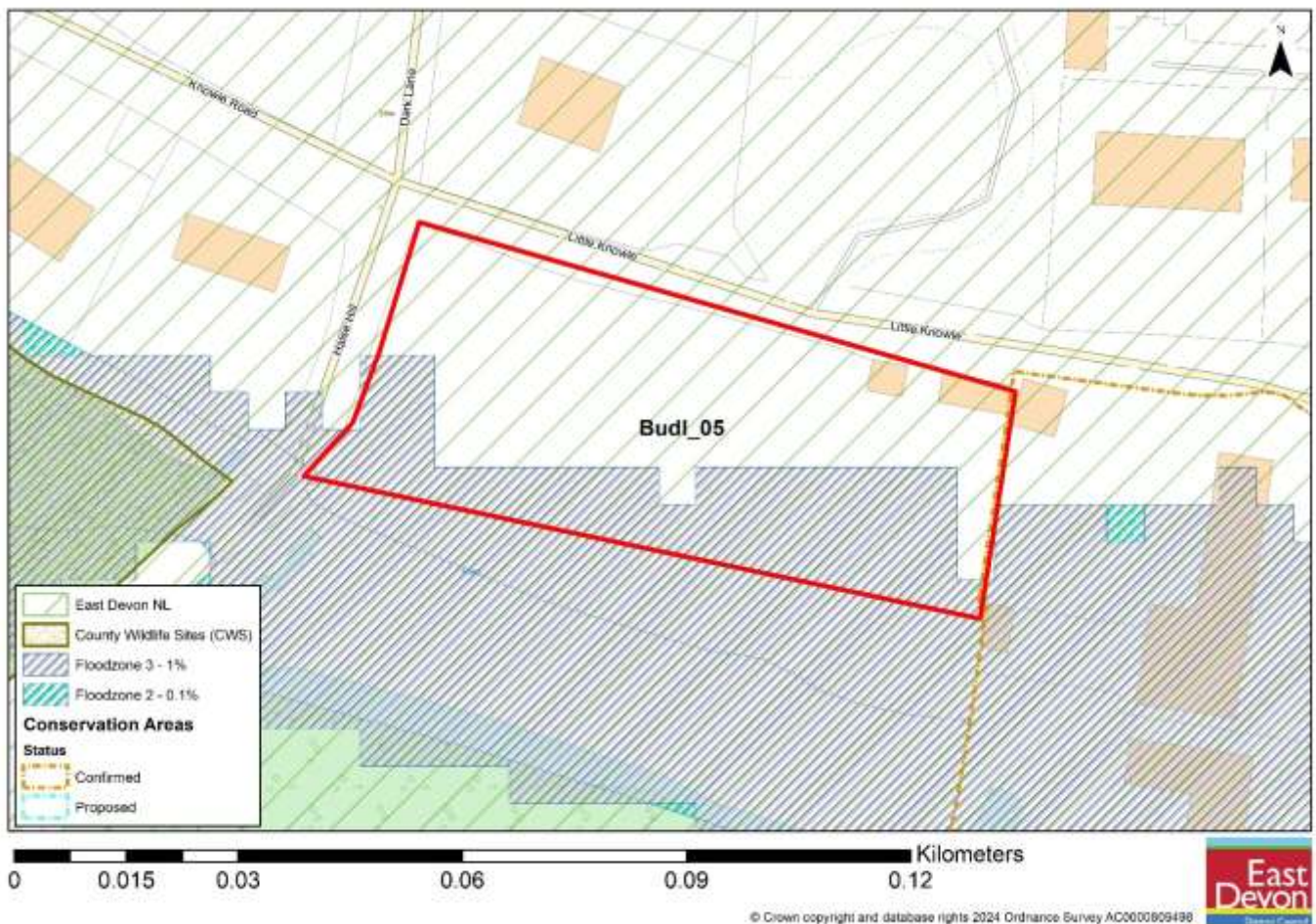
Reference number: Budl_05

Site area (ha): 0.28

Address: Little Knowle.

Proposed use: Residential

Site map



Photos



Looking to the east across the site from filed gate to Halse Hill.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council (highways) advise that access from Little Knowle Lane possible but only for small development. Devon County Education state that there is insufficient primary capacity for overall levels of development from sites put forward for consideration, although there is some limited primary capacity. Additional primary capacity would be required and need to be funded. Transport costs would apply for secondary school pupils. Exmouth Community College has some capacity - but the has a large catchment area and capacity needs to be assessed alongside other proposed sites.

Landscape

The site forms part of an attractive green space on the edge of the urban area with existing housing on three sides. The site is in the East Devon National Landscape. Overall landscape sensitivity is high-medium.

Historic environment

Budl_05 lies adjacent to the Budleigh Salterton Conservation Area and within 75 metres of a Grade II listed building. Overall impact is medium: no significant effects which cannot be mitigated. An impact is predicted, but would not compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished or

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

Ecology

Site is within 10 metres of a County Wildlife Site and nature recovery network site (Knowle - unimproved acidic and marshy grassland). Site is 25 metres from a stream. A significant moderate adverse impact is predicted.

Accessibility

Budl_05 is within 1600 metres of at least 8 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops and a primary and school. The site is close to an hourly bus route. The site is well related to the town centre, although walking routes to it near to the sites are along narrow lanes without separate pavements.

Other constraints

Budl_05 forms a small field, the southern two thirds of which is in flood zone 3.

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

Yes

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

5

Contribution to spatial strategy

The site is only suitable for around five homes and would not make a significant contribution to the spatial strategy.

Should the site be allocated?

No

Reasons for allocating or not allocating

Very well related to the existing urban fabric of the town and parts of the site may be suitable for a small number of homes. However, the existing field forms an attractive feature in the street scene, and much of the site is at risk of flooding. Site constraints mean that the site is unlikely to be capable of accommodating five or more dwellings. Consider for inclusion in settlement boundary under criteria B6 of the methodology.

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

No

Landscape Sensitivity Assessment

Context

Landscape designation context

The site is in the East Devon National Landscape

For sites within AONB, applicable special qualities

Pattern and shape of settlements, field patterns creating scenic beauty. Undulating agricultural mosaic of small fields, hedgerows and woodland copse.

Other relevant biodiversity, historic environment and/or geological designations

Listed building and conservation close to site

Landscape Character Type and relevant key characteristics

Budl_05 largely forms part of Landscape Character Type (LCT) 5D Estate wooded farmland. Key characteristics of this LCT shown on site are rolling hills drained by frequent streams, pastoral farmland and winding rural roads. A small strip in the south of the site forms part of LCT 1C Pebblebed heaths, but the site is not considered to reflect the key characteristics of this LCT and is similar in character to the rest of the site.

Local landscape character of site and immediate surrounds

Budl_05 forms a small attractive field with low density housing surrounding parts of it. To the south is a small stream with a largely wooded area beyond.

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

No

General and site-specific affects that could arise from development

Analysis

| Physical and natural characteristics | |
|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Medium-high | The landscape makes a strong contribution to the local landscape character through hedgerows, trees and pastoral streamside setting. |
| Cultural and historic associations | |

| | |
|--------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| Medium | The site forms part of an area with historic character. |
| Relationship to existing settlement edge | |
| Low-medium | The site lies within the overall town area, but constitutes part of an attractive green space within it. |
| Experiential landscape character | |
| Medium | A landscape with some scenic quality. |
| Views | |
| Medium | The site is semi-enclosed and has some intervisibility with surrounding landscapes. |
| Overall landscape susceptibility | |
| Medium | |
| Within nationally designated landscape? Yes | |
| Degree of intervisibility with designated landscape | 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 | |
| None identified | |

Historic Environment Site Assessment

See Budl_01

Overall Conclusion

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

| Step 1. Identify any heritage assets potentially affected | |
|--------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Is the site within 100 metres of a designated heritage asset? | Yes 2 Knowle Road, a grade II listed building, is around 75m to the north west of the site. The Budleigh Salterton Conservation Area forms the eastern site boundary. |
| Could development of the site affect any heritage asset (designated or non-designated) or its setting? | Yes 4 Dark Lane, a locally listed building, is around 95m to the north of the site. The site lies diagonally opposite the entrance to Dark Lane, a |

| | |
|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | possible Medieval hollow way. The Devon HER shows a barrow site to the west of the site and former buildings to the north east of the site. These non-designated heritage assets have not been included in this assessment, but may suggest that an archaeological investigation is required as part of any planning application. |
| List any heritage assets potentially affected. | 2 Knowle Road (listed as Clyst Hayes Farmhouse) |
| Step 2. Existing contribution of site to significance of heritage asset | |
| Heritage asset 1 | |
| Description of asset | See heritage asset 1 for site Budl_01 |
| Significance of asset and setting | High 2 Knowle Road is Grade II listed. Its setting, although adjacent to a single track lane, is quiet and pastoral to one side of the lane, although there is a courtyard of quite modern houses opposite. These houses are arranged around a small courtyard in a similar fashion to buildings shown on the Ordnance Survey maps from 1888 - it is presumed that these were agricultural buildings associated with the farmhouse. |
| Relationship of site with heritage asset | There is little direct relationship between the site and the heritage asset as they are around 75 metres apart and there is limited intervisibility due to vegetation and the slight curve of the road. However, the open nature of the site helps to contribute to the semi rural ambience of the lane when approaching the heritage asset from the east. |
| Level of contribution (site to heritage asset) | Little |
| Further assessment required? | No |

| | |
|-------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Step 3. Identifying potential impact on significance of heritage asset | |
| Heritage asset 1 | |
| What impact would development have on the heritage asset and its setting? | Minor Only indirect impacts through changing character of land when approaching heritage asset. |
| Could the site be developed in a way that minimised potential impact? | Additional landscaping could be provided to the northern site boundary and any loss of hedge from new points of access minimised. |
| Would the development affect the heritage asset in other ways? | No - any increase in traffic on the lane would be minimal given the size of the site. |

| 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? | See notes |
| Could the site boundary be changed to avoid harm? | Yes |
| Could the amount of development be reduced to avoid harm? | Yes |
| Would a different type of development (use) avoid harm? | No |
| Could design avoid harm? | Yes |
| Notes | Any direct harm to the setting of the listed building would be very minimal, but the semi-rural character of the site which indirectly contributes to the approach to the heritage asset from the east could be retained to some extent by careful design and landscaping. |

| Step 2. Existing contribution of site to significance of heritage asset | |
|--------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Heritage asset 2 | |
| Description of asset | Budleigh Salterton Conservation Area The Budleigh Salterton Conservation Area appraisal was adopted in 2007 and highlights important features including the trees and wall fronting the lane to the east of the site. |
| Significance of asset and setting | Little |
| Relationship of site with heritage asset | The site lies outside of, but adjacent to the conservation area. |
| Level of contribution (site to heritage asset) | Lesser |
| Further assessment required? | No |

| 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? | Development would introduce urban elements beyond this part of the conservation area. |
| Could the site be developed in a way that minimised potential impact? | Yes |
| Would the development affect the heritage asset in other ways? | No |

| Step 4. How to maximise enhancements and avoid harm | |
|------------------------------------------------------------------------------------------|-----|
| Heritage asset 2 maximising enhancement | |
| Could the development improve public access to and interpretation of the heritage asset? | No |
| Would development enable further research and recording of the heritage asset? | No |
| Would development enable better revealing of the significance of the heritage asset? | No |
| Would development enable the asset to be removed from the at risk register? | No |
| Heritage asset 2 avoiding harm | |
| Are there reasonable alternative sites? | Yes |
| Could the site boundary be changed to avoid harm? | 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)

| Ecological site / feature | Distance to site / feature (metres) | Predicted impact |
|------------------------------------|-------------------------------------|--------------------------------------------------|
| Special Area of Conservation (SAC) | 8779 | Minor adverse effect predicted (not significant) |
| Special Protection Area (SPA) | 1348 | Minor adverse effect predicted (not significant) |
| RAMSAR site | 4283 | Minor adverse effect predicted (not significant) |
| Marine Conservation Zone (MCZ) | 1576 | Minor adverse effect predicted (not significant) |

| | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-------------------------------------------------------|
| Site of Special Scientific Interest (SSSI) | 613 | Minor adverse effect predicted (not significant) |
| National Nature Reserve (NNR) | 6608 | Minor adverse effect predicted (not significant) |
| Local Nature Reserve (LNR) | 4944 | Minor adverse effect predicted (not significant) |
| Ancient Woodland Inventory Site (AWI) | 2063 | Minor adverse effect predicted (not significant) |
| County Wildlife Site (CWS) | 10 | Significant moderate adverse effect predicted |
| Unconfirmed Wildlife Site (UWS) | 971 | Minor adverse effect predicted (not significant) |
| Nature Recovery Network areas (NRN) | 5 | Significant moderate adverse effect predicted |
| Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) | 25 | Significant moderate adverse effect predicted |
| European site mitigation zone | | Within European site mitigation zone? Yes / No |
| River Axe SAC Nutrient catchment zone | | No |
| Beer Quarry and Caves SAC bat consultation zone | | No |
| East Devon Pebblebed Heaths SAC HRA mitigation zone | | Yes |
| Exe Estuary SPA HRA mitigation zone | | Yes |
| Pebblebed Heaths 400m exclusion zone | | No |
| Number of European sites potentially impacted: 2 | | |
| Comments (features concerned, other notes) | | |
| Site is within 10 metres of a County Wildlife Site and nature recovery network site (Knowle - unimproved acidic and marshy grassland). Site is 25 metres from a stream. A significant moderate adverse impact is predicted. | | |

On-site checklist

| Feature | Feature present (yes/no) | Notes (location, species recorded, habitat type thought to be present) |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|------------------------------------------------------------------------|
| ECO1 - Do the land/field parcels consist of any habitats other than agriculturally improved grassland or arable (excluding small/negligible areas of habitat) | No | |
| ECO2 - Presence of veteran or ancient trees | No | |

| | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|--|
| ECO3 - Large numbers of mature trees within hedgerows or otherwise | No | |
| ECO4 - Presence of ponds not identified on aerial imagery | No | |
| ECO5 - Networks of small field parcels and hedgerows (any areas where allocation is likely to require removal of substantial areas of hedgerow to facilitate a suitable development footprint?) | No | |
| ECO6 - Any other incidental features of ecological interest (protected/notable species incidentally recorded) | No | |
| ECO7 - Is there any evidence which contradicts the desk study results? | No | |

Outcome

Site is within 10 metres of a County Wildlife Site and nature recovery network site (Knowle - unimproved acidic and marshy grassland). Site is 25 metres from a stream. A significant moderate adverse impact is predicted.

6 Site Reference Budl_06

Site details

Settlement: Budleigh Salterton

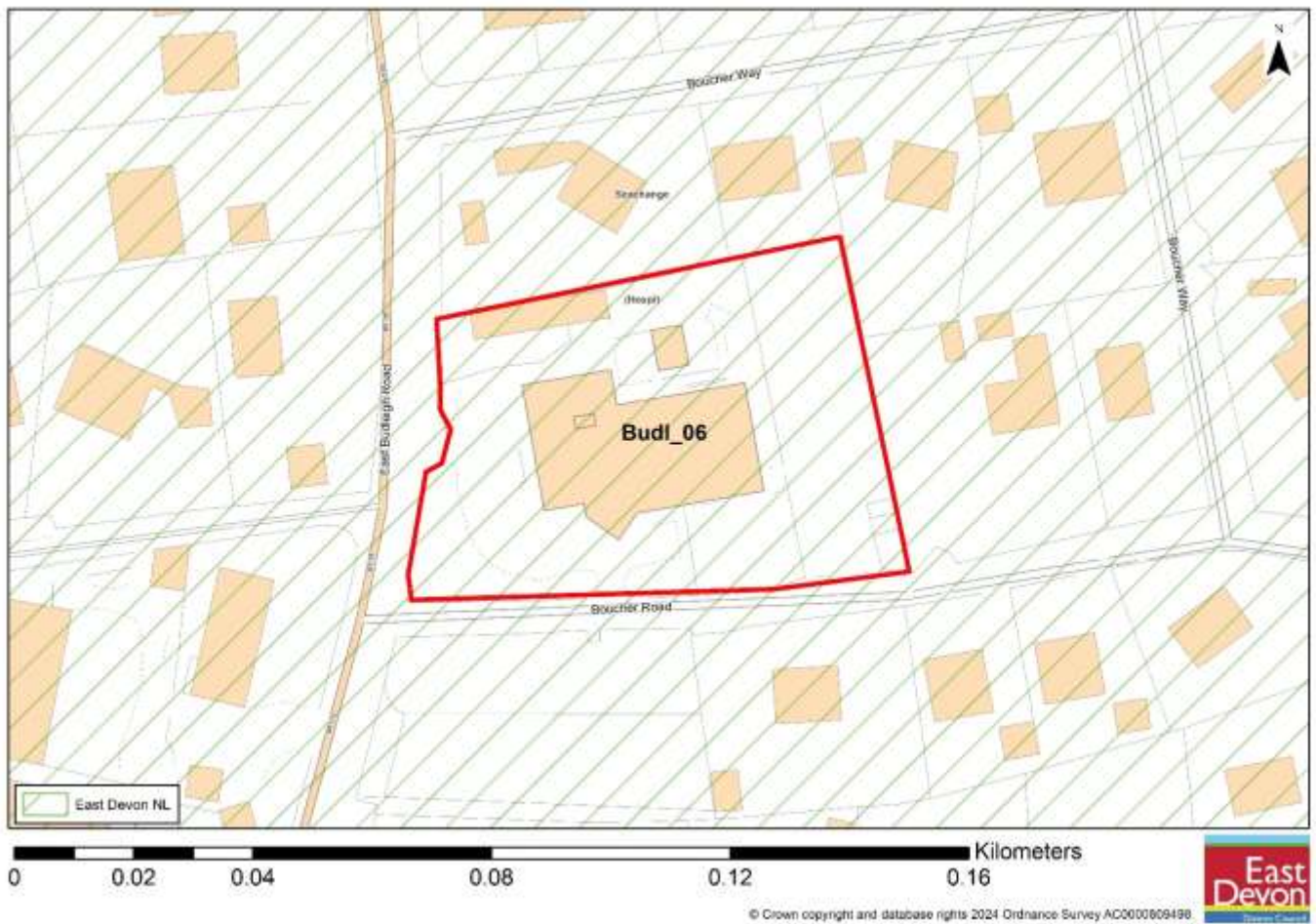
Reference number: Budl_06

Site area (ha): 0.4

Address: Budleigh Salterton Community Hospital

Proposed use: Residential

Site map



Photos



Looking east into the site from East Budleigh Road



Looking north into the site from Boucher Road

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council (highways) advise that access is available from East Budleigh Rd but Boucher Rd may be too narrow. Devon County Education state that there is insufficient primary capacity for overall levels of development from sites put forward for consideration, although there is some limited primary capacity. Additional primary capacity would be required and need to be funded. Transport costs would apply for secondary school pupils. Exmouth Community College has some capacity - but the has a large catchment area and capacity needs to be assessed alongside other proposed sites.

Landscape

Although located within the East Devon National Landscape (which 'washes over' the whole of Budleigh Salterton) Budl_06 has an urban setting.

Historic environment

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

Ecology

Minor adverse effect predicted (not significant). Site is within the Exe Estuary and Pebblebed Heaths mitigation zones.

Accessibility

Budl_06 is within 1600 metres of at least 8 different types of services and facilities, including a GP practice, community hall, post office, pubs, shops and a primary and school. The site is close to an hourly bus route. Pedestrian access into the town centre is available along safe walking routes.

Other constraints

The site is currently used by the NHS as a health and wellbeing hub, providing local employment and a community facility.

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

No

Opportunities

It would be possible to convert existing buildings to residential use.

Yield (number of dwellings or hectares of employment land)

10 using standard method, but with urban location, existing buildings and potential for higher density development 20.

Contribution to spatial strategy

Budleigh Salterton is a Tier 3 settlement and acts as a local centre that should meet local needs and those in the immediate surrounding. It is also close to Exmouth, the only Tier 1 settlement. The development of 20 homes on Budl_06 would be consistent with the strategic role of the town.

Should the site be allocated?

No

Reasons for allocating or not allocating

The site is currently used but the NHS as a health and wellbeing hub, providing local employment and a community facility.

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

No

Landscape Sensitivity Assessment

Context

Landscape designation context

The site is in the East Devon National Landscape

For sites within AONB, applicable special qualities

N/A

Other relevant biodiversity, historic environment and/or geological designations

None

Landscape Character Type and relevant key characteristics

Budl_06 forms part of Landscape Character Type (LCT) 7 main cities and towns.

Local landscape character of site and immediate surrounds

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

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

Analysis

No further analysis undertaken due to urban location.

Historic Environment Site Assessment

Notes on history of area

See Budl_01

Overall Conclusions

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 9 Coastguard Road, a locally listed building, is around 65m to the south east of the site. It is not considered that development of Budl_06 will affect the setting of this heritage asset due to intervening buildings. |
| List any heritage assets potentially affected. | None |

Ecological assessment

Context – Sites and features (desk study)

| Ecological site / feature | Distance to site / feature (metres) | Predicted impact |
|--------------------------------------------|--------------------------------------------|--------------------------------------------------|
| Special Area of Conservation (SAC) | 7938 | Minor adverse effect predicted (not significant) |
| Special Protection Area (SPA) | 2384 | Minor adverse effect predicted (not significant) |
| RAMSAR site | 5161 | Minor adverse effect predicted (not significant) |
| Marine Conservation Zone (MCZ) | 472 | Minor adverse effect predicted (not significant) |
| Site of Special Scientific Interest (SSSI) | 206 | Minor adverse effect predicted (not significant) |
| National Nature Reserve (NNR) | 7656 | Minor adverse effect predicted (not significant) |

| | | |
|------------------------------------------------------------------------------------------------------|------|-------------------------------------------------------|
| Local Nature Reserve (LNR) | 5931 | Minor adverse effect predicted (not significant) |
| Ancient Woodland Inventory Site (AWI) | 2584 | Minor adverse effect predicted (not significant) |
| County Wildlife Site (CWS) | 392 | Minor adverse effect predicted (not significant) |
| Unconfirmed Wildlife Site (UWS) | 1370 | Minor adverse effect predicted (not significant) |
| Nature Recovery Network areas (NRN) | 144 | Minor adverse effect predicted (not significant) |
| Section 41 (S41) Habitat of Principle Importance (including rivers and streams, excluding hedgerows) | >100 | Minor adverse effect predicted (not significant) |
| European site mitigation zone | | Within European site mitigation zone? Yes / No |
| River Axe SAC Nutrient catchment zone | | No |
| Beer Quarry and Caves SAC bat consultation zone | | No |
| East Devon Pebblebed Heaths SAC HRA mitigation zone | | Yes |
| Exe Estuary SPA HRA mitigation zone | | Yes |
| Pebblebed Heaths 400m exclusion zone | | No |
| Number of European sites potentially impacted: 2 | | |
| Comments (features concerned, other notes) | | |
| no issues identified | | |

On-site checklist

| Feature | Feature present (yes/no) | Notes (location, species recorded, habitat type thought to be present) |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|------------------------------------------------------------------------|
| ECO1 - Do the land/field parcels consist of any habitats other than agriculturally improved grassland or arable (excluding small/negligible areas of habitat) | Yes | Buildings |
| ECO2 - Presence of veteran or ancient trees | No | |
| ECO3 - Large numbers of mature trees within hedgerows or otherwise | No | |
| ECO4 - Presence of ponds not identified on aerial imagery | No | |

| | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|--|
| ECO5 - Networks of small field parcels and hedgerows (any areas where allocation is likely to require removal of substantial areas of hedgerow to facilitate a suitable development footprint?) | No | |
| ECO6 - Any other incidental features of ecological interest (protected/notable species incidentally recorded) | No | |
| ECO7 - Is there any evidence which contradicts the desk study results? | NO | |

Outcome

Minor adverse effect predicted (not significant).
