

East Devon Local Plan 2020-2042

Site Selection report

**Darts Farm and Business Park
Employment Sites**



February 2025

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1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2042 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not.¹ The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites 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 employment or employment related sites at Darts Farm and Business Park. 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 Darts Farm and Business Park:
 - Clge_21 not suitable in HELAA as within Flood Zone 3.
 - Clge_22 not suitable in HELAA as within Flood Zone 3.

¹ Site Selection Methodology (2024): [sal-001-site-selection-methodology_v2-2020-2042.pdf](#); Landscape Assessment: [sal-002-landscape-sensitivity-assessment-methodology.pdf](#); HESA Methodology: [sal-003-historic-environment-site-assessment-methodology.pdf](#); Ecology Guidelines: [sal-004-ecology-guidelines-for-housing-allocation.pdf](#)

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

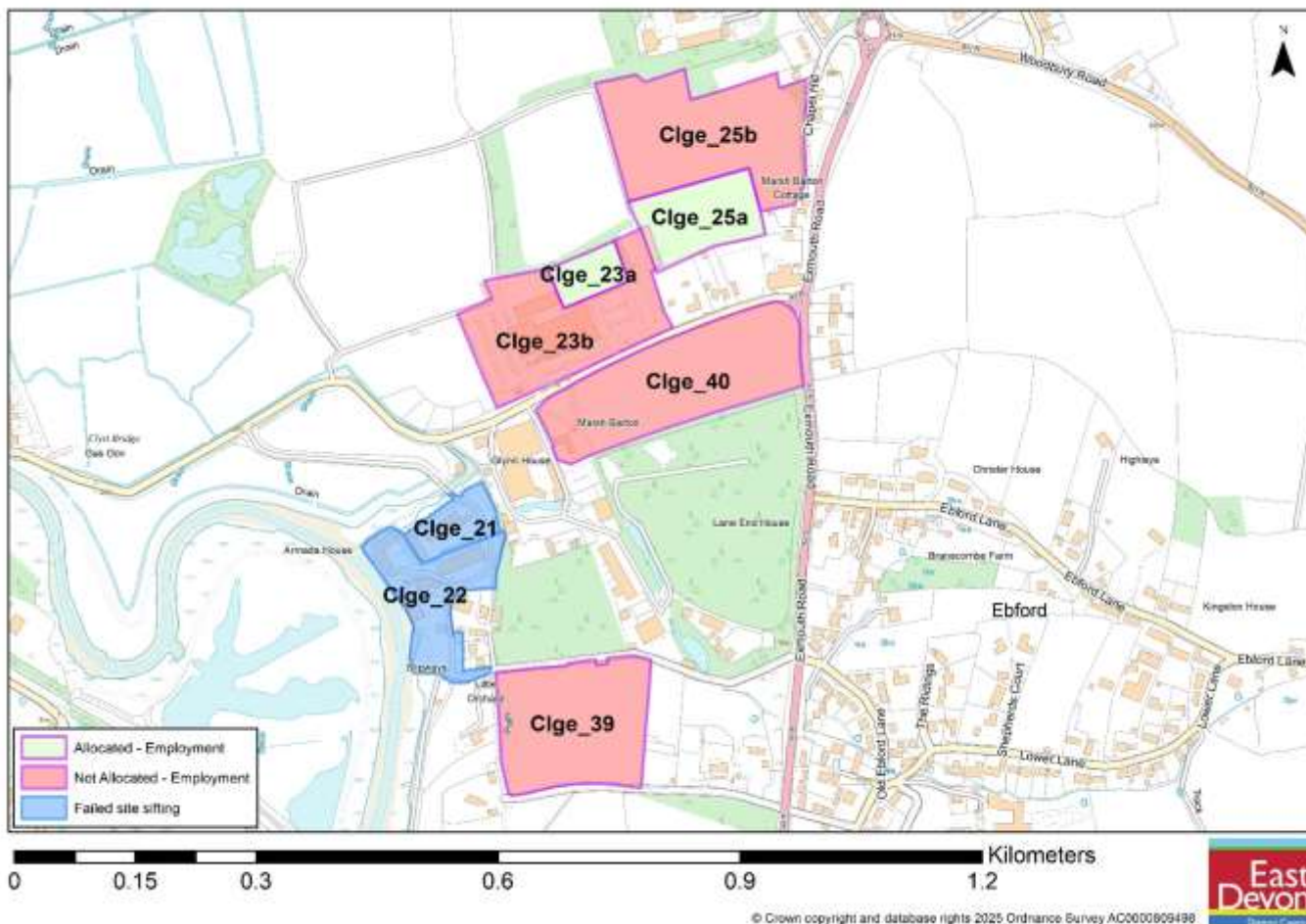


Figure 1.1: Overview of Site Selection findings at Clist St George

Site reference	Number of dwellings / hectares of employment land	Allocate?
Clge_23	3.3 hectares	Part- (Clge_23a 0.63ha to the north east of the site)
Clge_25	4.51 hectares	Part- (Clge_25a 1.5ha to the south of the site)
Clge_39	2.77 hectares	No
Clge_40	3.34 hectares	No

2 Site Reference Clge_23

Site details

Settlement: Clyst St George- Darts Farm

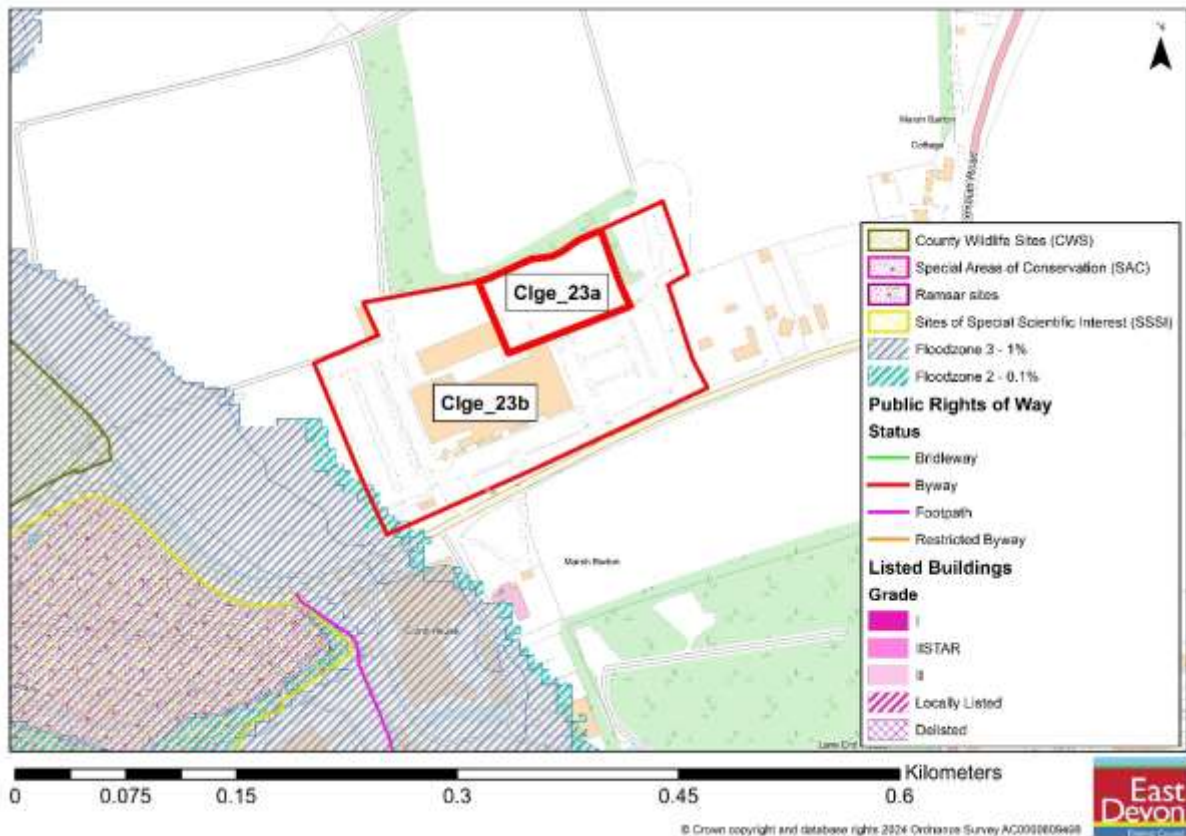
Reference number: Clge_23

Site area (ha): 3.3

Address: Darts Farm, EX30QH

Proposed use: Employment

Site map



Note- the whole site was assessed as Clge_23 but it is subdivided into 'a' (which is proposed for allocation) and 'b' (which is not proposed for allocation)

Photos



Dart's Farm view from the south eastern corner, adjacent to Topsham Road. Land to the south and west of the shopping complex is not suitable for development as it is required for car parking



Seen from Topsham Road, overflow car parking and a storage area to the rear of the site are proposed for allocation



The storage area proposed for allocation seen from within the site

Site Assessment Summary and Conclusion

Existing developed site. Good road access

Landscape

Low-medium As a site with existing commercial development on it, in an undesignated landscape, the potential harm is limited.

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

No concerns identified

Accessibility

The site includes a range of shops and there are community facilities and services within 1600m. There is a frequent bus service. The majority of these facilities are within the village centre although access from the site would be via an unlit main road.

Other constraints

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

Yes

Opportunities

Yield (number of dwellings or hectares of employment land)

0.63ha

Contribution to spatial strategy

The site is not at a tiered settlement but is previously developed and already offers local employment. As such it is suitable for a small amount of additional employment use to meet local needs.

Should the site be allocated?

Yes- part (referred to as 'A' on the map, part 'B' has been rejected and should not be allocated as it is already developed to capacity). However, this part of the site is subject to flooding and further work will be required to understand the extent and nature of the flood risk (through a Level 2 Strategic Flood Risk Assessment).

Reasons for allocating or not allocating

The sites performs well in all respects. As it is largely developed already, there is limited space for further development. It is recommended that an area 0.63ha to the north east of the site be allocated for employment

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

Yes- 0.63ha should be allocated for employment uses (this is shown as Clge_23a on the map). Due to the adjoining uses, the employment use could be restricted to the manufacture or processing of food and drink products

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

For sites within National Landscape, applicable special qualities

Car parking, green area adjacent to a shopping complex

Other relevant biodiversity, historic environment and/or geological designations

Car parking/grassland

Exe Estuary RAMSAR/SPA/SSSI lies approx 150m west of the site

Opposite Grade 2 listed building

Opposite Coastal Preservation Area in adopted Local Plan, beyond the western part of the site is floodzone 2 and 3. Green Wedge in adopted Local Plan. Grade 1 agricultural land

Landscape Character Type and relevant key characteristics

3E Exe Estuary and farmlands Extensive open, low-lying estuary opening onto south coast flanked by undulating farmland.

Deep red, fertile underlying soils that support intensive mixed farming and are visible within ploughed fields and as red sandstone cliffs at the coast.

Shallow valleys with small rivers and streams draining into the estuary, a landscape shaped by natural processes which changes with the tides.

Mixed woodland and notable areas of mature parkland concentrated within designed landscapes.

Few farm woods, but tree cover along streams or within occasional old orchards.

Patchwork of medium to large-scale fields delineated by hedgerows (often gappy).

Dunes, marshes, mud and sand flats and estuarine habitats (including Eel Grass) important for waders, wildfowl and sea birds.

Settlement pattern of nucleated villages, hamlets, farms and houses with cob, thatch, stone, render and slate and some brick; settlement denser on the eastern than the western bank.

Network of sunken, winding lanes with often dense, high hedgebanks connecting historic settlements and contrasting with modern infrastructure of M5 and railway.

Enclosed and sheltered landscape with expansive views across open water and intertidal mudflats from estuary edge and adjacent slopes.

Views to major urban areas including Exeter and Exmouth which lie adjacent.

Recreational influences seen in small boats, boatyards, moorings, quays and slipways and the Exeter Canal along the estuary shore as well as in nature reserves and walking routes and notable tourism development at Dawlish Warren.

Variable sense of tranquillity: tranquil in inland valleys and parts of the estuary where there is a serene quality, but disturbed close to settlements, railway and main roads.

Local landscape character of site and immediate surrounds

The site is a large rectangular, slightly sloping shopping/retail park which is bordered by a main road to the south. The majority of the site is already developed (shops or car park) but there are substantial areas of grassland which could accommodate some further development. The overall location is close to the Exe estuary, in a semi rural position between two small villages

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

Analysis

Physical and natural characteristics	
Low	The site contributes to local landscape character through hedgerow boundaries and glimpses to the countryside beyond, however it is already substantially

	developed and this limits the contribution of the site to the wider natural landscape.
Cultural and historic associations	
Low-medium	Historic boundary hedgerows, present on 1890 OS map. Limited subterranean evidence of historic (medieval) field boundaries associated with the listed farmhouse opposite.
Relationship to existing settlement edge	
Medium	A loose ribbon of 20th C housing to the east of the site and commercial development to the south west. Development would be seen in the context of the existing retail development on the site and could be designed so that it does not detract from the semi-rural character setting of the site, characterised by the large open field opposite and open countryside beyond.
Experiential landscape character	
Low-medium	The site adjoins a main road, and is visible in long range views. There is some noise and intrusion from lighting, traffic and existing development on the site.
Views	
Low-medium	New development would be seen in the context of existing buildings although there would be an increase in activity and associated noise/traffic/light impacts. Some additional landscaping could mitigate the visual impact.
Overall landscape susceptibility	
Low-Medium	Existing commercial development provides a backdrop of built form to new development. Unlikely to impact on wider view or the countryside beyond. There would be associated increase in activity.
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
No intervisibility with the National Landscape. Some intervisibility with Exe estuary	
If outside designated landscape, factors which may raise or lower value from moderate	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Landscape value	

Low
Overall landscape sensitivity
Medium/Low
Landscape guidance: opportunities in relation to development
As a site with existing commercial development on it, in an undesignated landscape, the potential harm is limited.

Historic Environment Site Assessment

Notes on history of area

One of 6 villages on, and named after, the river Clyst. Historic links to the seaport of Topsham, Dutch influenced architecture and bricks (used as ballast)

Overall conclusion

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

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes Grade 2 listed Marsh Barton Farmhouse lies to the southwest of the site
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes
List any heritage assets potentially affected.	Marsh Barton Farmhouse

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	<p>Marsh Barton Farmhouse CLYST ST GEORGE SX 98 NE 2/6 Marsh Barton Farmhouse - - II 2 dwellings, formerly a single farmhouse. Possibly C16, but much altered. Roughcast cob, on stone footings, with gabled-end and hipped roof. Probably a 3- room, through-passage house, the lower end to the right of the passage, with a front parlour wing, 2 rooms in length. 2 storeys. Front: 3-window range, with 3-light casement windows to first floor, similar windows to hall and service end. Two 3-light windows to each floor of inner face of parlour wing, with a central doorway with glazed porch. C19 and C20 fenestration elsewhere. An impressive array of chimney stacks is the buildings most conspicuous feature: there are 6 in all, all rendered; 3 axial (or almost axial) + 2 end stacks, and 1 lateral stack to the wing. It is difficult to be certain which of these stacks are original; that backing onto the passage is entirely C20. Interior: some roughly chamfered ceiling beams, and a chamfered lintel to hall fireplace. C18 pegged roof to wing. The house is of considerable historical interest, as it was the home of the Sokespitch family from the middle of the C12 to the late C18; they gradually reclaimed the surrounding marshland and have been the subject of a study by W G Hoskins, Old Devon (1966, reprinted 1971), pp. 121-34. Listing NGR: SX9778288232</p>
Significance of asset and setting	<p>Lesser The heritage asset is located to the south of the site on the opposite side of the road</p>
Relationship of site with heritage asset	<p>The section of the site opposite the heritage asset is currently undeveloped (car parking) however, given the extent of existing building on the site, the additional impact of developing that section is thought to be low, developing elsewhere on the site is unlikely to result in any impact to the asset.</p>
Level of contribution (site to heritage asset)	<p>Little</p>

Further assessment required?	See notes The significance of the contribution of the site is considered to be low. The site may have been associated with the asset historically (as a pasture associated with the farmhouse) but this link has been lost as the remainder of the site has been developed for commercial use.
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Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Minor The impact on the farmhouse will increase if the southwestern corner of the site (opposite it) is developed, however it is unlikely to be much more imposing than the existing commercial development and the height and scale of new development could be designed to reduce impact further.
Could the site be developed in a way that minimised potential impact?	If development was restricted to the eastern part of the site there is unlikely to be any impact (as existing commercial development will intervene), developing the western part of the site may have a slight impact but this can be reduced through careful design and is unlike given the small area and current car parking use.
Would the development affect the heritage asset in other ways?	Depending on the commercial use there is potential for additional noise and traffic, although it should be noted that commercial activity already takes place around the boundaries of the asset garden

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?	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?	See notes
Notes	If development is restricted to the eastern part of the site then no harm will occur.

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	110	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	110	Minor adverse effect predicted (not significant)
Ramsar site	International	110	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	20000	Minor adverse effect predicted (not significant)
Site of Special Scientific	National	110	Minor adverse effect predicted (not significant)

Interest (SSSI)			
National Nature Reserve (NNR)	National	6000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	7000	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	4000	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	450	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	2300	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	120	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	120	Minor adverse effect predicted (not significant)

Comments

Site lies close to the Exe Estuary

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes

Within Exe Estuary SPA HRA mitigation zone? Yes

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 2

On site assessment

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

Car parking and commercial use with pockets of associated landscaping

Presence of veteran or ancient trees

Hedgerows to most boundaries but few mature hedgerow trees

Large numbers of mature trees within hedgerows or otherwise

No.

Presence of ponds not identified on aerial imagery

No.

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

No.

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

No.

Is there any evidence which contradicts the desk study results?

No.

Conclusion

Minor adverse effect predicted (not significant)

3 Site Reference Clge_25

Site details

Settlement: Clyst St George-NE of Darts Farm

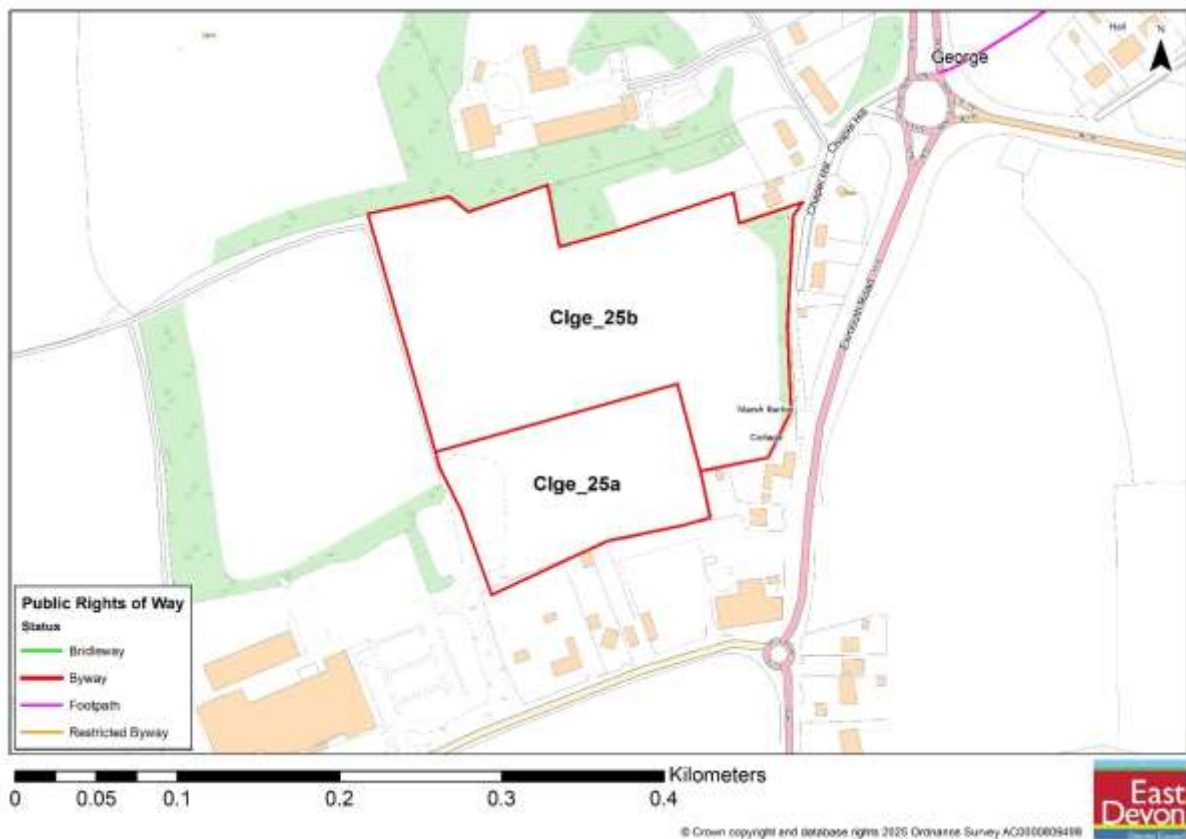
Reference number: Clge_25

Site area (ha): 4.51

Address: Land adjoining Darts Farm, EX30QH

Proposed use: Mixed use

Site map



Photos



Site seen from Chapel Hill looking west



Site seen from Exmouth Road looking southwest



View into the site from Darts Farm at the south western corner, looking north east

Site Assessment Summary and Conclusion

Infrastructure

Would need a new access or potentially could share Dart's Farm access. Close to facilities and bus route

Landscape

Medium- The site is an undeveloped, open field with some existing development around it.

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, although a hedgerow may need to be removed to facilitate access

Accessibility

The site lies adjacent to a small range of shops and there are community facilities and services within 1600m. There is a frequent bus service. The majority of these facilities are within the village centre although access from the site would be via an unlit main road.

Other constraints

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

Yes

Opportunities

Yield (number of dwellings or hectares of employment land)

1.5ha

Contribution to spatial strategy

The site is not at a tiered settlement and is an undeveloped field in open countryside. Although it lies adjacent to a site which offers local employment (hence it progressing to stage 3 assessment), that site can accommodate the majority of the additional employment required to meet local needs. It is, therefore considered that the southern section of the site only should be developed as this is less visually intrusive and better related to adjoining development than the entire site.

Should the site be allocated?

Yes- part (referred to as 'A' on the map, part 'B' has been rejected and should not be allocated). However, this part of the site is subject to flooding and further work will be required to understand the extent and nature of the flood risk (through a Level 2 Strategic Flood Risk Assessment).

Reasons for allocating or not allocating

This site performs reasonably well but the whole site is considered to be excessively large to serve local needs, and this demand can be met through an allocation on the southern part of the site and the allocation of the adjoining site.

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

Yes- 1.5ha should be allocated for employment uses (this is shown as Clge_25a on the map). Due to the adjoining uses, the employment use could be restricted to the manufacture or processing of food and drink products

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

For sites within National Landscape, applicable special qualities

Single agricultural field

Other relevant biodiversity, historic environment and/or geological designations

Improved grassland / arable site with mature trees and hedgerow to surround only.

Exe Estuary RAMSAR/SPA/SSSI lies approx 250m west of the site

2 non-designated heritage assets (claypit and earthworks) lie within the site

Within 200m of CPA, within Green Wedge in adopted Local Plan. Grade 1 agricultural land

Landscape Character Type and relevant key characteristics

3E Exe Estuary and farmlands Extensive open, low-lying estuary opening onto south coast flanked by undulating farmland.

Deep red, fertile underlying soils that support intensive mixed farming and are visible within ploughed fields and as red sandstone cliffs at the coast.

Shallow valleys with small rivers and streams draining into the estuary, a landscape shaped by natural processes which changes with the tides.

Mixed woodland and notable areas of mature parkland concentrated within designed landscapes.

Few farm woods, but tree cover along streams or within occasional old orchards.

Patchwork of medium to large-scale fields delineated by hedgerows (often gappy).

Dunes, marshes, mud and sand flats and estuarine habitats (including Eel Grass) important for waders, wildfowl and sea birds.

Settlement pattern of nucleated villages, hamlets, farms and houses with cob, thatch, stone, render and slate and some brick; settlement denser on the eastern than the western bank.

Network of sunken, winding lanes with often dense, high hedgebanks connecting historic settlements and contrasting with modern infrastructure of M5 and railway.

Enclosed and sheltered landscape with expansive views across open water and intertidal mudflats from estuary edge and adjacent slopes.

Views to major urban areas including Exeter and Exmouth which lie adjacent.

Recreational influences seen in small boats, boatyards, moorings, quays and slipways and the Exeter Canal along the estuary shore as well as in nature reserves and walking routes and notable tourism development at Dawlish Warren.

Variable sense of tranquillity: tranquil in inland valleys and parts of the estuary where there is a serene quality, but disturbed close to settlements, railway and main roads.

Local landscape character of site and immediate surrounds

This site is a large, irregularly shaped field with a slope from north east to the south. Limited biodiversity due to being improved grassland/arable

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

Analysis

Physical and natural characteristics	
Low-medium	Trees and loose development to three sides of the site, with busy roads to the

	south and east provide enclosure to all but the west side of the site. There is a degree of openness also to the south and southwest but views are filtered by the presence of buildings, trees and hedgerows.
Cultural and historic associations	
Medium	Historic boundary hedgerows, present on 1890 OS map. Limited subterranean evidence of historic (medieval) clay pit and earth works.
Relationship to existing settlement edge	
Medium	There is a loose ribbon of 20th C housing to the south and east of the site and commercial development to the south east (Pub) and south west (retail park) and an emergency services centre to the north. Development would be seen in the context of the existing development around the site although it would extend into the open agricultural field and would detract from the semi-rural character setting of the site.
Experiential landscape character	
Medium	The site lies in close proximity to main roads and commercial development and this does create noise and intrusion, however moving east and north through the site these diminish and the overall experience is semi-rural and quiet
Views	
Medium	New development would be seen in the context of some existing buildings although there would be an increase in activity and associated noise/traffic/light impacts. Some additional landscaping could mitigate the visual impact. The impact increases as development creeps north and westwards across the field
Overall landscape susceptibility	
Low-medium	Existing, loose knit, development would provide a back drop to new development. There are limited long range views but the site is visible to high numbers of people visiting the commercial premises.
Within nationally designated landscape?	
Site is not within a designated landscape.	

Degree of intervisibility with nationally designated landscape
None
If outside designated landscape, factors which may raise or lower value from moderate
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value
Landscape value
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value
Overall landscape sensitivity
Medium
Landscape guidance: opportunities in relation to development
The site is an undeveloped, open field with some existing development around it.

Historic Environment Site Assessment

Notes on history of area

One of 6 villages on, and named after, the river Clyst. Historic links to the seaport of Topsham, Dutch influenced architecture and bricks (used as ballast)

Overall conclusion

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

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	No
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes As well as the possible cropmark, the field name suggests it may once have been a claypit but there is no physical evidence identified to support this
List any heritage assets potentially affected.	Cropmark suggesting enclosure

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Curvilinear cropmark MDV38885 A dark curvilinear cropmark, visible on aerial photographs taken between 1984 and 1994, is interpreted as having formed over the remains of the infilled enclosure ditch of a later prehistoric or Roman period enclosure.
Significance of asset and setting	Medium The cropmark is located to the west of the site and entirely within it.
Relationship of site with heritage asset	If a substantial part of the site were to be developed it is likely that it would incorporate the cropmark
Level of contribution (site to heritage asset)	Moderate
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?	Moderate The impact could potentially be significant but this is dependent upon the importance of the asset being established
Could the site be developed in a way that minimised potential impact?	Potentially through considered design and layout appropriate to the asset.
Would the development affect the heritage asset in other ways?	Development could destroy physical traces of the asset

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?	Yes
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	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	If development is restricted to the western part of the site then no harm will occur.

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of	International	110	Minor adverse effect

Conservation (SAC)			predicted (not significant)
Special Protection Area (SPA)	International	200	Minor adverse effect predicted (not significant)
Ramsar site	International	200	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	20000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	200	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	6000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	7000	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	4000	Minor adverse effect predicted

			(not significant)
County Wildlife Site (CWS)	County	200	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	2300	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	1	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	210	Minor adverse effect predicted (not significant)

Comments

Site lies close to the Exe Estuary

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes

Within Exe Estuary SPA HRA mitigation zone? Yes

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 2

On site assessment

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

No . Improved grassland

Presence of veteran or ancient trees

Three mature trees close to western boundary but within field, several mature trees within hedgerows

Large numbers of mature trees within hedgerows or otherwise

No.

Presence of ponds not identified on aerial imagery

No.

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

No.

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

No.

Is there any evidence which contradicts the desk study results?

No.

Conclusion

Minor adverse effect predicted (not significant)

4 Site Reference Clge_39

Site details

Settlement: Clyst St George- Adj Darts Business Park

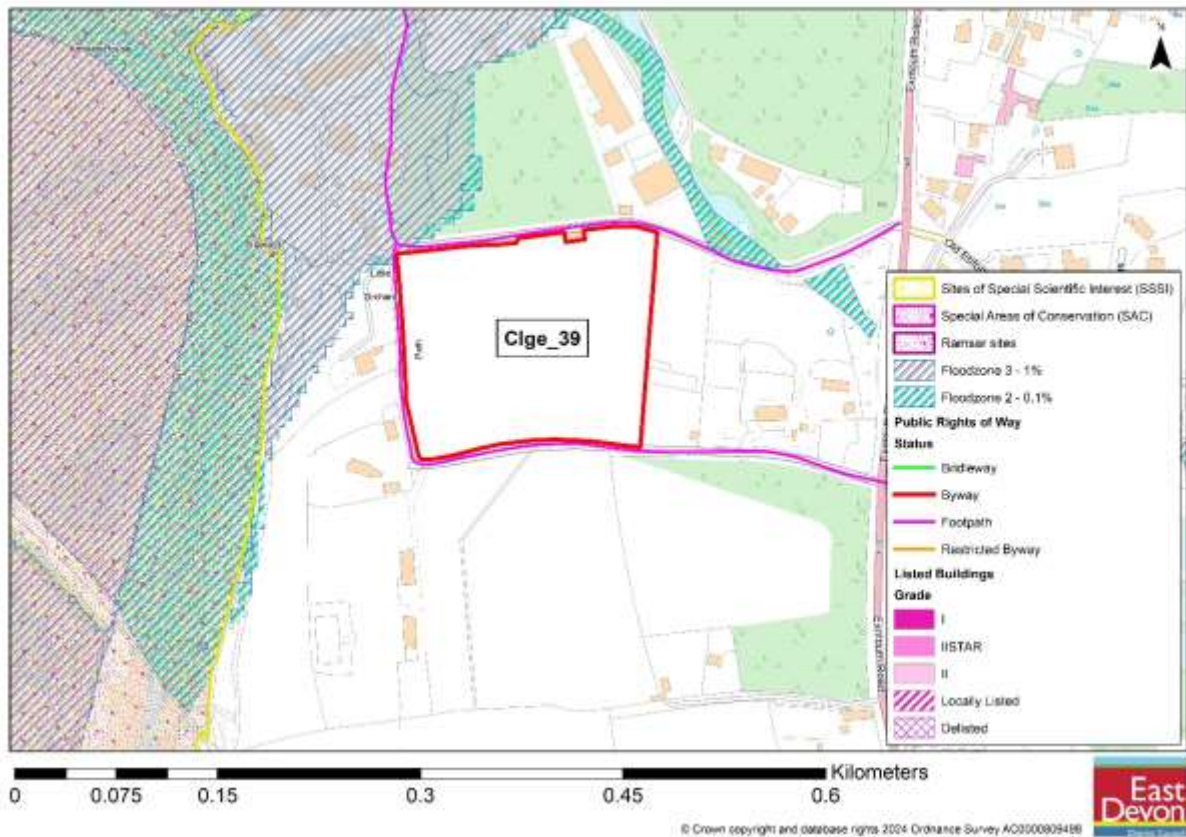
Reference number: Clge_39

Site area (ha): 2.77

Address: Land south of Old Ebford Lane, , Ebford, EX3 0GA

Proposed use: Employment

Site map



Photos



Looking across the site from the northern boundary



The site seen from the northwestern corner. Access is via a narrow lane



The site from the south, looking northwest. This access is a very narrow, rural lane

Site Assessment Summary and Conclusion

Infrastructure

Nearby highway network already has capacity issues,

Landscape

Development of any part of the site will urbanise a currently rural area. Visual impact will be significantly increased if a major access is required. Sensitivity is increased because the site is bounded by footpaths/cycleways which access the wider footpath/cycle network along the Exe Estuary approx 100m away

Historic environment

Medium- There is evidence of medieval earthworks and field remnants. An archaeological survey is needed prior to development and it may be possible to design a layout to incorporate any subterranean remains.

Ecology

Minor adverse harm predicted (not significant). Despite proximity to the nationally important River Exe and estuary development is unlikely to have a significant impact due to intervening land uses

Accessibility

Site lies between Ebford and Clyst St George (Approx 400m and 800m respectively). There is a nearby bus service on the main road. The site is bounded by public footpaths on three sides. Access roads to the north and south are very narrow country lanes.

Other constraints

Grade 1 agricultural land (a very small area to the north west corner is Grade 2)

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

Yes

Opportunities

Yield (number of dwellings or hectares of employment land)

2.77ha

Contribution to spatial strategy

Site is located in the countryside but within walking/cycling distance of two tier 4 settlements. Close to existing business park.

Should the site be allocated?

No

Reasons for allocating or not allocating

Site is located in a rural position accessed along single track roads. Development, along with additional commercial traffic, would change the character to an unacceptable degree. Grade 1 agricultural land.

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

No

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

For sites within National Landscape, applicable special qualities

Agricultural field

Other relevant biodiversity, historic environment and/or geological designations

Improved grassland

Exe Estuary RAMSAR/SPA/SSSI lies approx 100m west of the site

Coastal Preservation Area and Green wedge in adopted Local Plan

Landscape Character Type and relevant key characteristics

Devon Redlands, 3E Exe Estuary and farmlands Extensive open, low-lying estuary opening onto south coast flanked by undulating farmland.

Deep red, fertile underlying soils that support intensive mixed farming and are visible within ploughed fields and as red sandstone cliffs at the coast.

Shallow valleys with small rivers and streams draining into the estuary, a landscape shaped by natural processes which changes with the tides.

Mixed woodland and notable areas of mature parkland concentrated within designed landscapes.

Few farm woods, but tree cover along streams or within occasional old orchards.

Patchwork of medium to large-scale fields delineated by hedgerows (often gappy).

Dunes, marshes, mud and sand flats and estuarine habitats (including Eel Grass) important for waders, wildfowl and sea birds.

Settlement pattern of nucleated villages, hamlets, farms and houses with cob, thatch, stone, render and slate and some brick; settlement denser on the eastern than the western bank.

Network of sunken, winding lanes with often dense, high hedgebanks connecting historic settlements and contrasting with modern infrastructure of M5 and railway.

Enclosed and sheltered landscape with expansive views across open water and intertidal mudflats from estuary edge and adjacent slopes.

Views to major urban areas including Exeter and Exmouth which lie adjacent.

Recreational influences seen in small boats, boatyards, moorings, quays and slipways and the Exeter Canal along the estuary shore as well as in nature reserves and walking routes and notable tourism development at Dawlish Warren.

Variable sense of tranquillity: tranquil in inland valleys and parts of the estuary where there is a serene quality, but disturbed close to settlements, railway and main roads.

Local landscape character of site and immediate surrounds

Greenfield site comprising one rectangular field, to the west of and detached from Ebford village. It is situated to the SE of the Oldhams Wharf complex and a small number of dwellings east of the river Clyst, and is south of Darts Business Park and west of the A376, separated by a field and nursery with polytunnels plus trees bordering the A376. Approx 50m from southern edge of the industrial/ commercial complex at Oldhams Wharf and HELAA sites Clge_21 and Clge_22. Lanes from the A376 Exmouth Road are on the site's northern and southern boundaries, with current field access from the north. Site is flat in the north but rising relatively steeply up to the southern boundary. Mature hedgerow boundaries on N, S and W. It contains a small, single storey outbuilding halfway along the northern boundary. There are strong tree boundaries to the north, south and west, which are also bounded by public footpaths (and cycleways). The overall location is close to the Exe estuary, in a semi rural position between two small villages but with some sporadic housing and minor commercial development around.

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

Yes

General and site-specific affects that could arise from development

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

Analysis

Physical and natural characteristics	
Low-medium	The site contributes to local landscape character through hedgerow boundaries and some glimpses across it, but it is relatively well screened although it will be visible to passers by travelling in a variety of ways and at slow speeds. The field is undistinctive in terms of landform or land cover being medium sized and regularly shaped. It is Grade 1 agricultural land (except for a small corner to the north west which is Grade 2).
Cultural and historic associations	
Low-medium	Historic boundary hedgerows, present on 1890 OS map. Subterranean evidence of historic (medieval) field boundaries.
Relationship to existing settlement edge	
Low-medium	Loose 20th C dwellings and commercial development to the north and east, but topography means these are not dominant features and the site appears semi-rural,

	especially when seen from the south. Strong hedge boundaries limit views across the site.
Experiential landscape character	
Medium	The field feels rural and remote when accessed from the south. There is a small amount of intrusion from lighting and development to the northeast and northwest of the site but it still feels predominantly rural.
Views	
Low-medium	Boundary trees and hedgerows would provide screening of new development from short and long distance viewpoints however the works needed to provide a suitably large access, and potentially road widening to accommodate HGV's, would significantly impact on short range views. Access to the north would be less intrusive than the south as there is already a small amount of development and the road is slightly wider.
Overall landscape susceptibility	
Low-Medium	
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
No intervisibility with the National Landscape.	
If outside designated landscape, factors which may raise or lower value from moderate	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Overall landscape sensitivity	
Medium/High	
Landscape guidance: opportunities in relation to development	
None identified	

Historic Environment Site Assessment

Notes on history of area

One of 6 villages on, and named after, the river Clyst. Historic links to the seaport of Topsham, Dutch influenced architecture and bricks (used as ballast)

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
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes One possible non-designated heritage asset
List any heritage assets potentially affected.	Medieval Strip Field System

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	MDV39906 RecordType MON Name Medieval Field System west of Ebford MonType FIELD SYSTEM A medieval strip field system to the west of Ebford is visible on historic maps and as a series of cropmark and earthwork ditches and banks on aerial photographs of 1946 onwards and on digital images derived LiDAR data captured between 1998-2007.
Significance of asset and setting	Lesser Evidence of prehistoric enclosures is visible from the air but not obvious at ground level. There is minimal information available, however there may be archaeological remains on the site
Relationship of site with heritage asset	The heritage asset is located across most of the site so there is a direct relationship between the two. It is hard to assess the significance without further information.
Level of contribution (site to heritage asset)	Little
Further assessment required?	Yes At present there is not enough information to properly assess the significance of the asset. Archaeological assessment is required.

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 could potentially destroy the enclosures and any associated evidence. An archaeological assessment is required to establish the importance of this asset.
Could the site be developed in a way that minimised potential impact?	Potential impact could be minimised by identifying the extent of the earthworks. An archaeological assessment should be undertaken as part of the development to properly assess and record and subterranean evidence. Potentially the enclosure remnants could be retained as part of a landscaping scheme or open space.
Would the development affect the heritage asset in other ways?	Unknown

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	Yes
Would development enable further research and recording of the heritage asset?	Yes
Would development enable better revealing of the significance of the heritage asset?	See notes
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	Yes
Could the site boundary be changed to avoid harm?	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	It may be possible to design a layout which incorporates the enclosures as part of a landscaping scheme or open space. In any case, an archaeological assessment should be undertaken to gauge the extent and importance of the enclosures.

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	110	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	110	Minor adverse effect predicted (not significant)
Ramsar site	International	110	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	24000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	110	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	6000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	7000	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	4000	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	450	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	2300	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	120	Minor adverse effect predicted (not significant)

Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	120	Minor adverse effect predicted (not significant)
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Comments

Site lies close to the Exe Estuary

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes

Within Exe Estuary SPA HRA mitigation zone? Yes

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 2

On site assessment

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

No . Agricultural Field (improved grassland)

Presence of veteran or ancient trees

Some mature hedgerow trees

Large numbers of mature trees within hedgerows or otherwise

Yes.

Presence of ponds not identified on aerial imagery

No.

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

No.

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

No.

Is there any evidence which contradicts the desk study results?

No.

Conclusion

Minor adverse effect predicted (not significant)

5 Site Reference Clge_40

Site details

Settlement: Clyst St George- Adj Darts Business Park

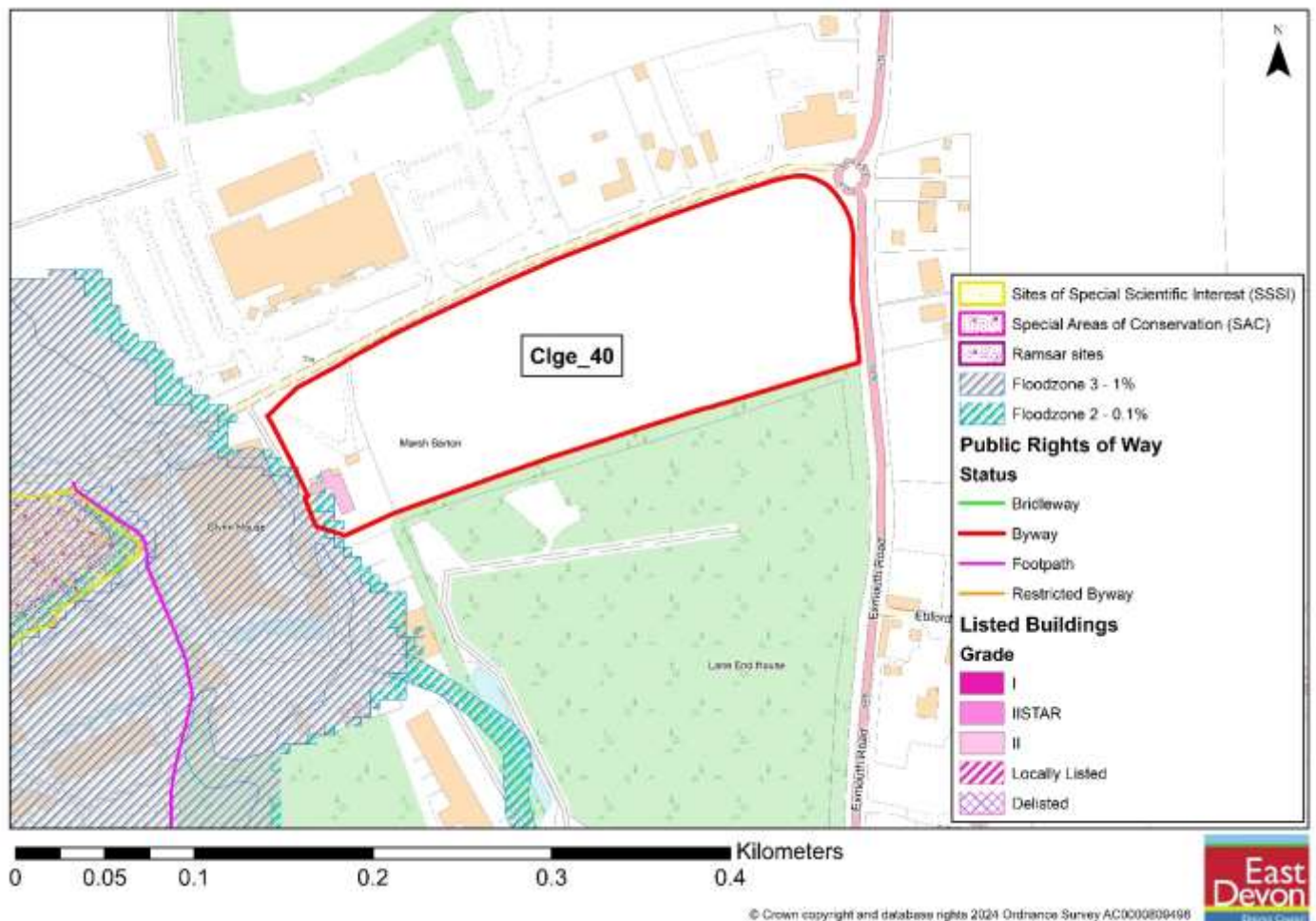
Reference number: Clge_40

Site area (ha): 3.34

Address: Land south of Topsham Road, Clyst St George

Proposed use: Employment

Site map



Photos



Site seen from the northeastern corner at the junction with the A376, looking west



View across the site from the south west, with Topsham Road behind. Grade 2 listed Marsh Barton Farmhouse lies to the right of the photo



Grade 2 listed Marsh Barton Farmhouse forms the eastern section of the site. Seen here from Topsham Road it is set within an orchard and garden

Site Assessment Summary and Conclusion

Infrastructure

Nearby highway network already has capacity issues,

Landscape

Low-medium sensitivity. The site is not in a designated landscape. It does feature in some medium-long range views and is relatively flat and open, but development of the western end would be seen in the context of existing development.

Historic environment

Moderate- A Grade 2 listed farmhouse and its garden lie within the western section of the site and there is potential for harm. It is recommended that any development be restricted to the eastern field and not encroach onto the farmhouse garden in any way. Harm could be reduced through landscaping, design, reducing density and height, and reflecting the agricultural character of the area.

Ecology

Minor adverse harm predicted (not significant). Despite proximity to the nationally important River Exe and estuary development is unlikely to have a significant impact due to intervening land uses

Accessibility

Site lies between Ebford and Clyst St George (Approx 400m from each). There is a nearby bus service. The site is opposite an existing shopping/retail park and there are several other businesses nearby.

Other constraints

Grade 1 agricultural land

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

Yes

Opportunities

Yield (number of dwellings or hectares of employment land)

2.9ha

Contribution to spatial strategy

Site is located in open countryside, albeit close to a tiered settlement, adjacent to a small business park and opposite a retail park

Should the site be allocated?

No

Reasons for allocating or not allocating

The site is reasonably well located but it forms the pastoral setting to the Grade 2 listed farmhouse to the west. The site is quite exposed, so development will be highly visible, and the land is Grade 1.

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

No

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of National Landscape

For sites within National Landscape, applicable special qualities

Agricultural field

Other relevant biodiversity, historic environment and/or geological designations

Improved grassland

Exe Estuary RAMSAR/SPA/SSSI lies approx 150m west of the site

Coastal Preservation Area and Green Wedge in adopted Local Plan

Landscape Character Type and relevant key characteristics

Devon Redlands, 3E Exe Estuary and farmlands Extensive open, low-lying estuary opening onto south coast flanked by undulating farmland.

Deep red, fertile underlying soils that support intensive mixed farming and are visible within ploughed fields and as red sandstone cliffs at the coast.

Shallow valleys with small rivers and streams draining into the estuary, a landscape shaped by natural processes which changes with the tides.

Mixed woodland and notable areas of mature parkland concentrated within designed landscapes.

Few farm woods, but tree cover along streams or within occasional old orchards.

Patchwork of medium to large-scale fields delineated by hedgerows (often gappy).

Dunes, marshes, mud and sand flats and estuarine habitats (including Eel Grass) important for waders, wildfowl and sea birds.

Settlement pattern of nucleated villages, hamlets, farms and houses with cob, thatch, stone, render and slate and some brick; settlement denser on the eastern than the western bank.

Network of sunken, winding lanes with often dense, high hedgebanks connecting historic settlements and contrasting with modern infrastructure of M5 and railway.

Enclosed and sheltered landscape with expansive views across open water and intertidal mudflats from estuary edge and adjacent slopes.

Views to major urban areas including Exeter and Exmouth which lie adjacent.

Recreational influences seen in small boats, boatyards, moorings, quays and slipways and the Exeter Canal along the estuary shore as well as in nature reserves and walking routes and notable tourism development at Dawlish Warren.

Variable sense of tranquillity: tranquil in inland valleys and parts of the estuary where there is a serene quality, but disturbed close to settlements, railway and main roads.

Local landscape character of site and immediate surrounds

The site is a large rectangular, slightly sloping field which is bordered by a main road and a secondary road to the north and east respectively, a listed building and its garden to the west (this is within the submitted site but discounted for development consideration due to its heritage importance) and a strong tree boundary to the south. The overall location is close to the Exe estuary, in a semi rural position between two small villages but with some commercial development opposite

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

Yes

General and site-specific affects that could arise from development

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

Analysis

Physical and natural characteristics	
Medium	The site contributes to local landscape character through hedgerow boundaries and a sense of openness, contributing to the setting of long range views to the Exe estuary and countryside beyond. The large field is undistinctive in terms of landform or land cover being medium sized and regularly shaped. It is Grade 1 agricultural land.
Cultural and historic associations	
Medium	Historic boundary hedgerows, present on 1890 OS map. Subterranean evidence of historic (medieval) field boundaries associated with adjoining listed farmhouse. A large woodland adjoins site to south
Relationship to existing settlement edge	

Medium	A loose ribbon of 20th C dwellings to east and southwest, and fairly low density commercial buildings to the north and west, but topography means these are not dominant features and the site appears semi-rural. Very low boundary hedges to the east and north give long range views across the site towards open countryside. The landscape impact would lessen towards the western end of the site, where development could be screened by landscaping and is seen in the context of some existing development.
Experiential landscape character	
Low-medium	The field adjoins a main road, and is open to long range views. There is some noise and intrusion from lighting and development to the north of the site.
Views	
Low-medium	Due to the open, slightly sloping position of the site, boundary trees and hedgerows would provide limited screening of new development from short and long distance viewpoints. Development of the western section of the site would have the lowest impact in landscape terms but could negatively impact upon the character, setting and appearance of the listed farmhouse to the western end of the site.
Overall landscape susceptibility	
Low-Medium	Due to the slightly elevated nature of the southern part of the site, long range views over the site and semi-rural location, development (other than to the west) would not integrate with existing development.
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
No intervisibility with the National Landscape. Some intervisibility with Exe estuary	
If outside designated landscape, factors which may raise or lower value from moderate	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Landscape value	
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value	
Overall landscape sensitivity	
Medium	

Landscape guidance: opportunities in relation to development

None identified

Historic Environment Site Assessment

Notes on history of area

One of 6 villages on, and named after, the river Clyst. Historic links to the seaport of Topsham, Dutch influenced architecture and bricks (used as ballast)

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 Grade 2 listed Marsh Barton Farmhouse lies to the west of the site
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes
List any heritage assets potentially affected.	Marsh Barton Farmhouse
Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Marsh Barton Farmhouse CLYST ST GEORGE SX 98 NE 2/6 Marsh Barton Farmhouse - - II 2 dwellings, formerly a single farmhouse. Possibly C16, but much altered. Roughcast cob, on stone footings, with gabled-end and hipped roof. Probably a 3- room, through-passage house, the lower end to the right of the passage, with a front parlour wing, 2 rooms in length. 2 storeys. Front: 3-window range, with 3-light casement windows to first floor, similar windows to hall and service end. Two 3-light windows to each floor of inner face of parlour wing, with a central doorway with glazed porch. C19 and C20 fenestration elsewhere. An impressive array of chimney stacks is the buildings most conspicuous feature: there are 6 in all, all rendered; 3 axial (or almost axial) + 2

	<p>end stacks, and 1 lateral stack to the wing. It is difficult to be certain which of these stacks are original; that backing onto the passage is entirely C20. Interior: some roughly chamfered ceiling beams, and a chamfered lintel to hall fireplace. C18 pegged roof to wing. The house is of considerable historical interest, as it was the home of the Sokespitch family from the middle of the C12 to the late C18; they gradually reclaimed the surrounding marshland and have been the subject of a study by W G Hoskins, <i>Old Devon</i> (1966, reprinted 1971), pp. 121-34.</p> <p>Listing NGR: SX9778288232</p>
Significance of asset and setting	<p>Medium</p> <p>The heritage asset is located to the west of the site, within a garden making up around an eighth of the site. The remainder of the site is a flat field</p>
Relationship of site with heritage asset	<p>The site provides a pastoral approach and setting to the heritage asset and there is subterranean evidence, in the form of field enclosure remnants, that suggests the site was farmed as a single parcel of land historically. However the topography is such that the large rectangular field to the east could be separated from the house and garden without a very significant impact upon the asset.</p>
Level of contribution (site to heritage asset)	<p>Moderate</p>
Further assessment required?	<p>See notes</p> <p>The significance of the contribution of the site increases with proximity to the heritage asset, so that it is of minor significance to the east but highly significant to the west (with the garden around the asset being highly significant)</p>

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 The impact on the farmhouse will increase the closer the proximity, the higher the density and depending on the height and scale of development. Potentially development will detract from the rural setting of the farmhouse and dominate it's appearance. There is existing commercial development to the west of the farmhouse (and to a lesser extent to the north and south).
Could the site be developed in a way that minimised potential impact?	If development was restricted to the eastern part of the site (the field) only, and a design reflected the agricultural character of the area, was at a low density and carefully landscaped the impact could be substantially reduced
Would the development affect the heritage asset in other ways?	Depending on the commercial use there is potential for additional noise and traffic, although it should be noted that commercial activity already takes place around the boundaries of the asset garden

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?	See notes
Notes	It is recommended that any development be restricted to the eastern field and not encroach onto the farmhouse garden in any way. Harm could be reduced through landscaping, design, reducing density and height, and reflecting the agricultural character of the area.

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	160	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	160	Minor adverse effect predicted (not significant)
Ramsar site	International	160	Minor adverse

			effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	24000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	160	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	6000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	7000	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	4200	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	240	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	2000	Minor adverse effect predicted

			(not significant)
Draft Nature Recovery Network areas (NRN)	County	120	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	160	Minor adverse effect predicted (not significant)

Comments

Site lies close to the Exe Estuary

Within River Axe SAC Nutrient catchment zone? No

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? Yes

Within Exe Estuary SPA HRA mitigation zone? Yes

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 2

On site assessment

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

No . Agricultural Field (improved grassland) and domestic garden, with small orchard trees

Presence of veteran or ancient trees

No.

Large numbers of mature trees within hedgerows or otherwise

Yes.

Presence of ponds not identified on aerial imagery

No.

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

No.

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

No.

Is there any evidence which contradicts the desk study results?

No.

Conclusion

Minor adverse effect predicted (not significant)