

Appendix 2.

Site Selection – interim findings at Tier Four settlements

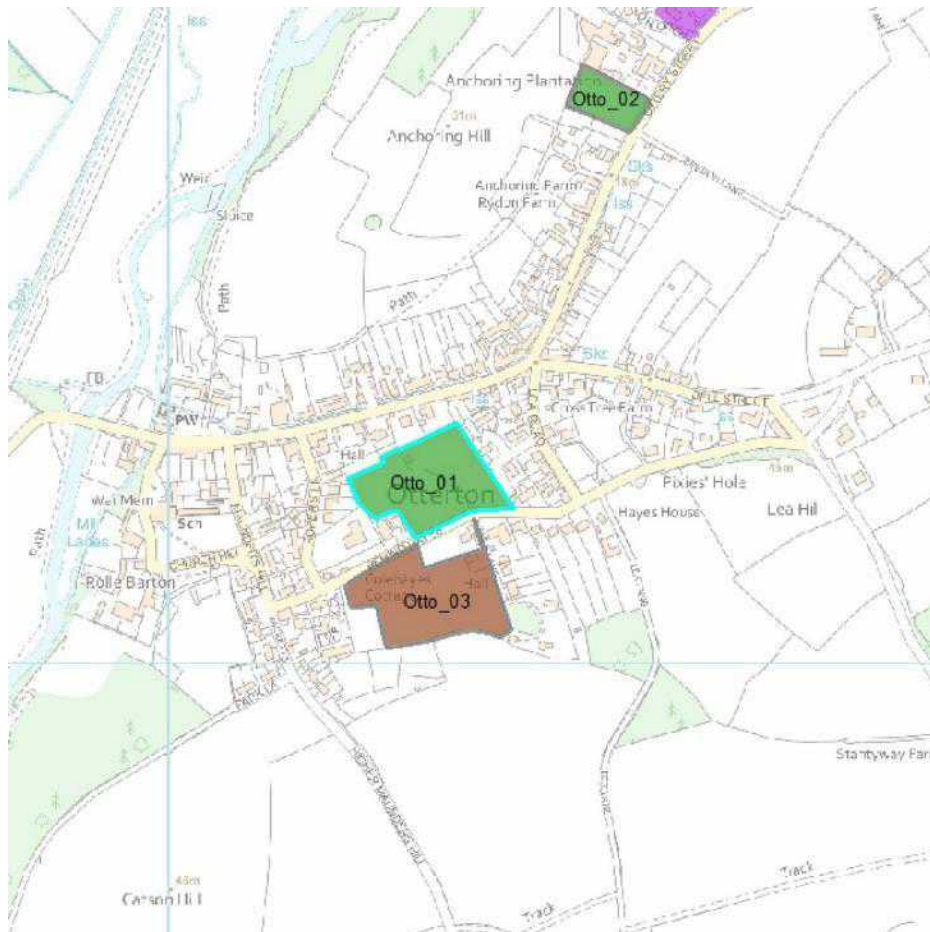
Site Detail:

Settlement: Otterton

Site reference number: Otto_01

Site Address: Land west off Hayne Close, Otterton,

Map of site:



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Site Area: 1.24

Site Assessment Summary:

Infrastructure implications: Devon County Council highways comments awaited. Devon County Education advise that Otterton Primary School has capacity to support the proposed development, which is within walking distance. Transport costs would apply for secondary.

Landscape sensitivity - summary of findings: Otto_01 is in the East Devon AONB. Otto_01 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, well-wooded character, nucleated historic villages, pastoral farmland and winding rural roads.

Impact on historic environment - summary of findings: Development of Otto_01 has the potential to affect the setting of 19 designated heritage assets. Further assessment required.

Ecological impact - summary of findings: Site is within the Exe Estuary and Pebblebed Heaths Habitat Mitigation Zones. Site assessment work required.

Accessibility assessment: Otto_01 is within 110 metres of a small range of services/facilities including a primary school, pub, community hall and convenience store.

Other known site constraints: Otto_01 lies within a drinking water source protection zone. Initial evidence shows that it is at moderate risk of groundwater flooding. Planning permission for 18 homes was refused in 1990 (ref. 90/P0695).

Site opportunities: Development of Otto_01 would enable provision of additional homes very close to the village centre.

Amended Maximum Yield following discounted areas on site: 10

Brief summary of the key positives and negatives of the site: Development of Otto_01 would enable provision of additional homes very close to the village centre, but there are significant constraints, particularly highways, heritage and landscape.

Should the site be allocated? Potential 2nd best choice allocation

Reason(s) for allocating or not allocating: Further work on the impact of development on highways, landscape and heritage is required to understand potential impacts before it would be appropriate to allocate the site for development. However, it is recommended that the site be included as a 'second choice' site so that consultation can be undertaken on a potential allocation while further assessment work is undertaken.

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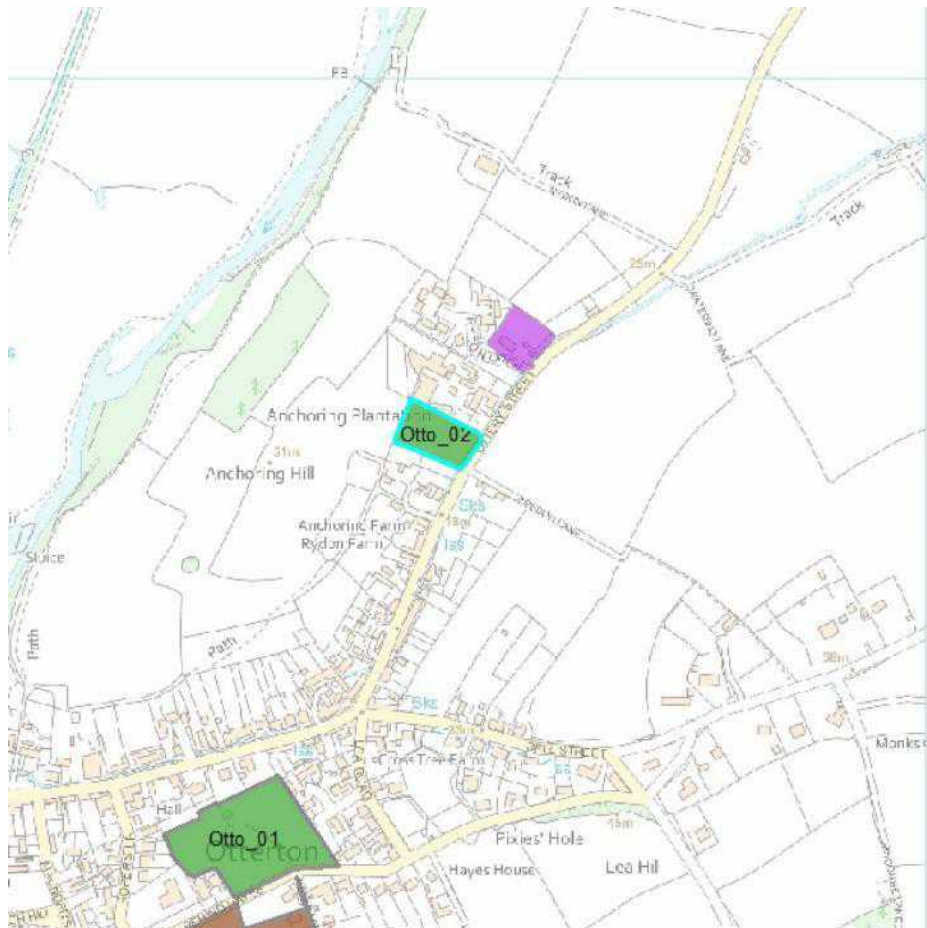
Site Detail:

Settlement: Otterton

Site reference number: Otto_02

Site Address: Land adjacent to the North Star, Otterton,

Map of site:



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Site Area: 0.37

Site Assessment Summary:

Infrastructure implications: Devon County Council highways advise that, although Ottery Street has no footways but a shared use style carriageway, the land would be able to provide a modest infill in terms of impact upon the highway and access would be acceptable. Devon County Education advise that Otterton Primary School has capacity to support the proposed development, which is within walking distance. Transport costs would apply for secondary. Devon County Education advise that Otterton Primary School has capacity to support the proposed development, which is within walking distance. Transport costs would apply for secondary.

Landscape sensitivity - summary of findings: Otto_02 is within the East Devon AONB. Otto_02 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, nucleated historic villages, pastoral farmland and winding rural roads.

Impact on historic environment - summary of findings: Development of Otto_02 has the potential to affect the setting of 4 designated and 1 non-designated heritage assets. Further assessment required.

Ecological impact - summary of findings: Site is within the Exe Estuary and Pebblebed Heaths Habitat Mitigation Zones. Desktop assessment shows that Otto_02 is within 100m of a nature recovery network grassland area. Further site assessment required.

Accessibility assessment: Otto_02 is within 620 metres of a small range of services/facilities including a primary school, pub, community hall and convenience store.

Other known site constraints: The eastern half of the site is within flood zone 2, as is the road. It is Grade 2 agricultural land in a drinking water source protection zone. Initial evidence indicates that the site is at a moderate to high risk of groundwater flooding. There is potentially contaminated land associated with a factory to the north of the site.

Site opportunities: none identified

Amended Maximum Yield following discounted areas on site: 8

Brief summary of the key positives and negatives of the site: Development of Otto_02 would enable provision of additional homes in Otterton, but there are significant constraints, particularly flooding, heritage and landscape.

Should the site be allocated? Potential 2nd best choice allocation

Reason(s) for allocating or not allocating: Further work on the impact of development on landscape, flooding and heritage is required to understand potential impacts before it would be appropriate to allocate the site for development. However, it is recommended that the site be included as a 'second choice' site so that consultation can be undertaken on a potential allocation while further assessment work is undertaken.

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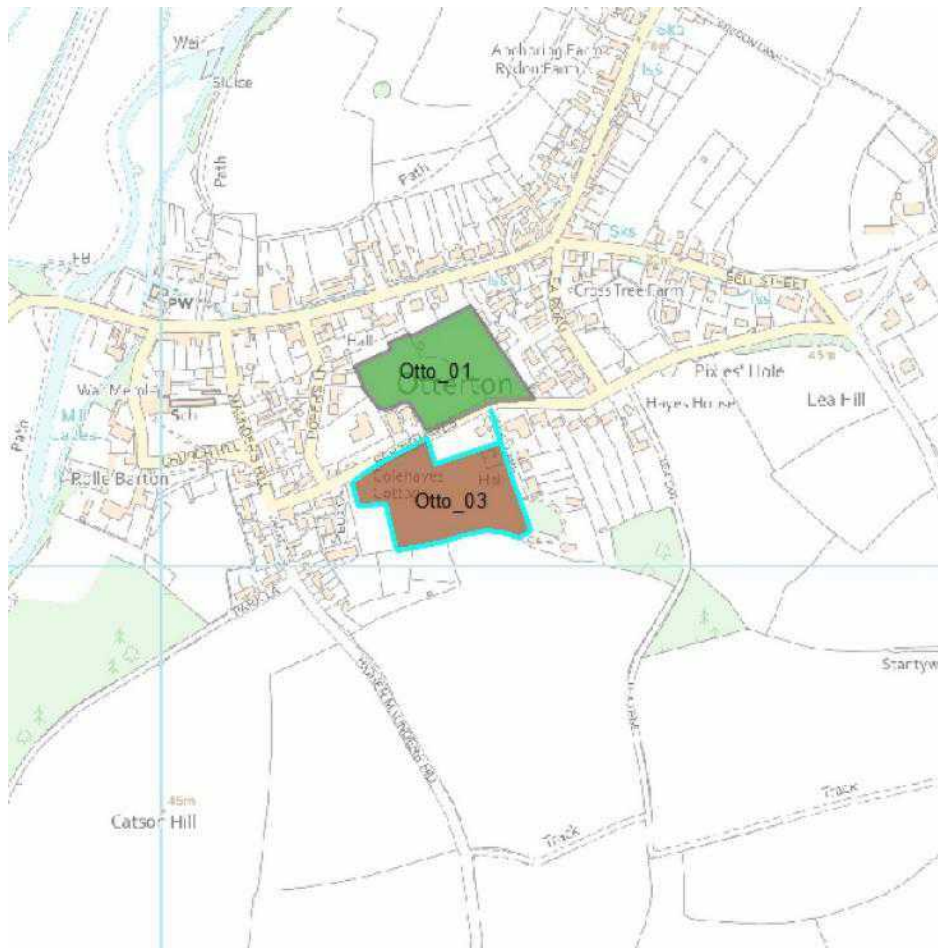
Site Detail:

Settlement: Otterton

Site reference number: Otto_03

Site Address: Land at Hayes Lane, Otterton, Devon, EX9 7JS

Map of site:



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Site Area: 1.33

Site Assessment Summary:

Infrastructure implications: Devon County Council highways advise that Behind Hayes is quite a narrow lane, although it does have some existing development and could be an infilled plot with a footway frontage to gain visibility, possible emergency/ped/cycle access through Vieux Close. Devon County Education advise that Otterton Primary School has capacity to support the proposed development, which is within walking distance. Transport costs would apply for secondary.

Landscape sensitivity - summary of findings: Otto_03 is in the East Devon AONB. Otto_03 forms part of Landscape Character Type (LCT) 5D Estate wooded farmland. Key characteristics of this LCT shown on site are rolling hills, well-wooded character, nucleated historic villages, pastoral farmland and winding rural roads.

Impact on historic environment - summary of findings: Development of Otto_03 has the potential to affect The Old Vicarage, Ropers Lane, a Grade II listed building.

Ecological impact - summary of findings: Site is within the Exe Estuary and Pebblebed Heaths Habitat Mitigation Zones. Desktop assessment shows that Otto_03 is adjacent to a Nature Recovery Network grassland area. Further site assessment required.

Accessibility assessment: Otto_03 is within 200 metres of a small range of services/facilities including a primary school, pub, community hall and convenience store.

Other known site constraints: Otto_03 lies within a drinking water source protection zone. Initial evidence indicates that part of the site may have a moderate risk of groundwater flooding. The Jubilee Playground, shown as local green space in the Otterton Neighbourhood Plan, lies to the immediate west of the site.

Site opportunities: Development of Otto_03 would enable provision of additional homes very close to the village centre.

Amended Maximum Yield following discounted areas on site: 5

Brief summary of the key positives and negatives of the site: Development of Otto_03 would enable provision of additional homes close to the village centre, but there are significant constraints, particularly highways, heritage and landscape.

Should the site be allocated? Potential 2nd best choice allocation

Reason(s) for allocating or not allocating: Further work on the impact of development on highways, landscape, flooding and heritage is required to understand potential impacts before it would be appropriate to allocate any part of the site for development. However, it is recommended that the northern site frontage be included as a 'second choice' site so that consultation can be undertaken on a potential allocation while further assessment work is undertaken.