

## Graeme Thompson

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**From:** Andrew Hoyle [REDACTED]  
**Sent:** 13 January 2016 11:57  
**To:** Graeme Thompson  
**Cc:** Jeremy Upfield  
**Subject:** Exmouth & Honiton sports pitches

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Graeme,

Sorry for the late response, we only received the plans on the 4<sup>th</sup>. Please find my response below for each of the sites you sent plans for. If you have any question please do not hesitate to contact me.

### Exmouth

ED Warren View – The site has an existing access which would be suitable for the proposed use. Enough parking would need to be provide as the roads are likely to have residents cars parked on them in evening.

EG Raleigh Park - The site has an existing access, this is not idea due to the footway/cycle way that cross the access. There is possible for a conflict between pedestrians /cyclist and car users. The existing access does have a dedicated. There is room to move the access so that the conflict between pedestrians /cyclist is minimised.

E1 St John's Road – The sites current existing access is pedestrians only. The bus stop and shelter would need to be relocated as both of these would cause an obstruction.

E4 – It is proposed to access the site though plumb park hosing allocation. The Local Highway Authority wouldn't have any objection to this. The visibility on to Cranford Ave and on to Salterton road are both acceptable.

E9 – The creation of a new access off of Salterton road would a less preferable option. The Local Highway Authority would accept the use of the existing access off of Mountain Farm. A new access off of Caple lane would also be acceptable.

E11 – Courtlands lane is a narrow roads with very few passing places. Most of the passing places are residents driveways, most of these have poor intervisibility. There are a five slight collisions at Courtlands Cross. The hedge row will need to be move back or removed to allow for visibility along Courtlands Lane. It may be possible to link the access to the Dinan Way extension, It is proposed to be a 3 arm roundabout it may be possible to modified this to be a 4 arm roundabout. This would be a safer option than having an access off of Courtlands Lane.

E12 – The existing access is few metres away from the junction on to Hulham Road. The access could be improved from a safety point of view if it was moved on to Hullham Road.

E16 – As above using the existing access for Mountain farm would be acceptable

E19 – The current access position would be acceptable, however it may need to be widen to allow cars to pass one another when accessing and existing the site.

## **Honiton**

HA, HB, H1 & H9 –The junction from Otter Moor Lane on High Street would be suitable for the number of pitches. Ottery Moor lane going to the industrial estate should be able to handle the extra capacity. Due to this site being more with in the town, this is likely to encourage Sustainable transport. On checking the DCC collision data it appears there is one slight collision at the junction of Ottery Moor lane & High Street.

H2 – Tower Road is narrow with no footpaths or street lighting. The visibility of existing access would be need to be increased and the width of the access may also need to be widened. On checking the DCC collision data it appears there are two slight collision at junction of Tower Road & Northleigh Hill Road. It also shows four slight collisions at the junction of Tower Road and the A35. 200 Meters away from the junction of Tower Road & the A35 two slight one serious and one Fatal have taken place.

H4 – The visibility splay would need some slight improvements, with the hedge row being moved back in places and being cut. Whilst it would be possible to walk or cycle to the site it may not be safe to do so. Most of the route would not be street lit and may not have footways or cycleway in places. There appears to be one slight collision on Langford road.

H5 – The access road would needing widening allowing two cars can pass one another. Cuckoo Down Lane is narrow with very few intervisibility passing places.

H7 – Existing access, no work should be needed. Walking and cycling would be possible but would be un safe in places as the not all of the route is street lit nor does the whole rout have footways or cycle ways.

**The above comments are given on an informal basis only and will not bind the County Council in the event of any planning application being submitted.**

Regards

**Andrew Hoyle**

Highway Development Management East Devon

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## Graeme Thompson

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**From:** Stephen Reed [REDACTED]  
**Sent:** 12 January 2016 15:13  
**To:** Graeme Thompson  
**Subject:** RE: Exmouth and Honiton sports pitches project - UNCLASSIFIED:

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Graeme,

Thanks for this. My comments are below, though please do get back to me if you need any additional information.

Regards,

Steve

### **Exmouth and Honiton sports pitches project - Devon County Council Historic Environment Team's comments**

#### **Exmouth sites**

Exmouth 1 - no anticipated archaeological impact.

Exmouth 3 - no anticipated archaeological impact.

Exmouth 4 - no anticipated archaeological impact.

Exmouth 9 - no anticipated archaeological impact.

Exmouth 11 - this site is within an area of archaeological potential, adjacent to a possible prehistoric route way that follows the Lymptstone/Withycombe Raleigh parish boundary. It is possible that groundworks for the development

of this this greenfield location may reveal archaeological evidence associated with the prehistoric activity in this area. Depending on the scope of works required the Historic Environment Team may recommend that any consent should be conditional upon a programme of archaeological work being undertaken in mitigation for any impact on the historic environment.

Exmouth 12 - Prehistoric activity is recorded in the wider landscape here and there is the potential for groundworks to expose archaeological deposits. Depending on the scope of works required the Historic Environment Team may recommend that any consent should be conditional upon a programme of archaeological work being undertaken in mitigation for any impact on the historic environment.

Exmouth 16 - no anticipated archaeological impact

Exmouth 19 - no anticipated archaeological impact

### **Honiton sites**

Honiton 1 - This site lies to the north of the Roman road running from Exeter to Honiton and there is the potential for archaeological deposits to be present on the site. Depending on the scope of works required the Historic Environment Team may recommend that any consent should be conditional upon a programme of archaeological work being undertaken in mitigation for any impact on the historic environment.

Honiton 2 - The Historic Environment Record records the find of prehistoric cremations in the surrounding landscape. Depending on the nature and scope of the proposed groundworks for the use of the site as a sports pitch more detailed archaeological information may be required to support any planning application for development here. This information may take the form of a geophysical survey and/or evaluation of the proposed development site.

Honiton 4 - This site occupies a large area on the edge of a floodplain and in an area that would have been attractive for early settlement. Depending on the nature and scope of the proposed groundworks for the use of the site as a sports pitch more detailed archaeological information may be required to support any planning application for development here. This information may take the form of a geophysical survey and/or evaluation of the proposed development site.

Honiton 5 - The Historic Environment Record records the find of prehistoric cremations in the surrounding landscape. Depending on the nature and scope of the proposed groundworks for the use of the site as a sports pitch more detailed archaeological information may be required to support any planning application for development here. This information may take the form of a geophysical survey and/or evaluation of the proposed development site.

Honiton 7 - This site lies in an area of high archaeological potential, adjacent to the Roman Exeter-Honiton road and in an area where there is a concentration of prehistoric activity. Any proposals for development here must be supported by the results of a programme of archaeological work to enable an understanding of the presence and significance of any heritage assets that may be affected by development here. This information would take the form of a geophysical survey and evaluation of the proposed development site.

Honiton 9 - no anticipated archaeological impact.

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## **Introduction**

This report provides brief landscape and visual appraisals for the key potential new and substantially upgraded sport pitch sites across Exmouth. It assesses the potential effects of delivering new or upgraded sport pitch facilities at each site. As part of the assessment it offers a description of the existing site and its visual context and outlines the potential proposals for each site. The descriptions of site and proposal are followed by an assessment of the potential impact on the landscape character and visual amenity. This assessment offers a grading of the significance of the effect from major positive to negligible through to major adverse. The grading of the effect is based on the sensitivity of the receptor, e.g. those that perceive or undergo the effect, and the magnitude of change of the proposed development. The sensitivity of the receptor consists of the value attached to that receptor, e.g. the East Devon AONB is a highly sensitive landscape receptor as it is a nationally recognised landscape, and the susceptibility of the type of change arising from the specific proposals, e.g. how well can the site accommodate the development. The magnitude of change of the proposed development is dependent on the size and scale of the effect, e.g. complete loss of all characteristics or visual amenity or just a specific element; the geographical extent of the area affected; and the duration of the effect and its reversibility. Following the above a major positive grading would for example apply to the transformation of a quarry within the East Devon AONB to a nature reserve. A major adverse grading would for example apply to an inappropriate large scale development on a local ridge highly visible from a national trail set within a nationally protected landscape.

The assessments methodology is based on the principles set out in GLVIA 3<sup>rd</sup> edition. The below assessments give an overview of the potential impact at a strategic level as the details of the potential schemes are yet unknown. Therefore when a site is selected for further development a more detailed assessment should be carried out to ensure the scheme responds appropriately to its context.

### **E1 – St John’s Rd**

The site is located within the built-up area boundary of Exmouth town and forms part of a residential neighbourhood. Currently the site supports a playing field use but no formal pitches. The southern boundary of the site consists of a mature tree belt. The boundary along St. John’s road in the north-west is formed by fencing and areas of scrub and banking. To the north of the site is the residential neighbourhood of Humphries Park which is separated from the playing field site by either fencing or garden hedges. To the east the site is edged by the grounds surrounding Hillcrest school, a grade II listed building. The school and its grounds are currently being re-developed for housing with construction on-site nearly complete. The grounds are covered by an area TPO. The site slopes down from the north-east to the south and south-west. The site is not covered by any specific landscape or environmental designations.

The site can be seen from south from the residential neighbourhoods to the south of Withycombe Brook and to the north of Salterton Road. Visibility from the west is limited due to land sloping down. Views from the north are mainly obtained from St. Johns Road and the properties that sit along this road, views are however restricted due to the banking and scrub planting along the site’s

edge. The residential properties located along the site's boundary within Humphries Park neighbourhood have extensive views of the playing fields especially from first floor windows. Views from the east are limited due to the tree planting within Hillcrest School Grounds. The site has room for two adult pitches including ancillary facilities (e.g. parking and clubhouse). For the purpose of this short landscape and visual appraisal it is assumed that the tree, hedge and scrub planting along the edges of the site are retained. The proposed new use would mean an intensification of the existing informal playing field use, levelling of additional areas of land and the construction of a clubhouse and car park, therefore the impact on the landscape character of the site would be low adverse as the open green character of the site would be retained, only limited changes would be made to the topography and clubhouse and car park provision would integrate well with the surrounding urban context. The visual amenity of the wider area would gain a negligible adverse impact as the green character of the site would be retained. The residents within Humphries Park however will receive a high adverse impact on their visual amenity and their tranquillity, due to their proximity to the site and the low levels of screening. This impact could be addressed by locating the pitches as far away as possible from these residencies and by ensuring considered tree planting is carried out along or near this boundary. Flood lighting and the potential location of a 3G pitch should be avoided near to the residencies within Humphries Park due to the aforementioned reasons.

**Due to its urban context, already existing playing pitch use and already established buffer planting the delivery of sport pitches on this site would have negligible adverse landscape and visual impact, with the only minor issues being relative to local amenity of residents close by. Careful consideration should be given to the siting of the pitches and the design of the boundaries with adjoining neighbours to limit the impact on these residents.**

#### **E12 – Hulham Rd (new site would require clubhouse and parking);**

The site is located approximately 350m to the north of the urban edge of Exmouth on the edge of the built-up area boundary of Exmouth town. Currently the site is in agricultural use and consists of two fields with a Grade 3 Agricultural Classification. The fields which make up the site are bounded by Devon hedgebanks. To the north of the site is Exe View Wood; to the south is Hulham Road. The trees along Hulham Road are protected by a TPO. To the south of Hulham Road is Kings Garden and Leisure, a garden centre. The area to the south of the garden centre is allocated under the newly adopted EDDC's local plan for a mixed used development for 350 homes, approximately 5ha for mixed-se employment land and approximately 2ha for community and commercial facilities. The site is located within 3B Lower Rolling Farmed and Settled Slopes Landscape Character Type, which has the following site applicable key characteristics:

- *Gently rolling landform, sloping up from valley floor*
- *Variable size fields with wide, low boundaries and irregular pattern*
- *Pastoral land use, often with wooded appearance*

- Many hedgerow trees, copses and streamside tree rows
- Settled, with varied building ages, styles and settlement size
- Tranquil and intimate

The site slopes down from the east to the west with a cross fall of approximately 1 in 20.

The overall setting of the site consists of woodland and fields bounded by hedgerows and hedgerow trees creating a visually enclosed landscape. The site currently has few adjoining neighbours and the existing tree cover and established hedgerows limits the intervisibility between the site and its neighbours.

According to the Stage 1 STRI report, the site has room for up to 3 adult pitches and 1 youth pitch including ancillary facilities (e.g. parking and clubhouse). For the purpose of this short landscape and visual appraisal it is assumed that the existing hedgerows and accompanying trees are retained. The proposed new use would mean a change of use from agricultural land to sport pitches. It would require the re-grading of the land and the construction of a clubhouse and car park. Therefore the impact on the landscape character of the site should be considered moderate adverse as the locally important pastoral character of the site will be replaced by playing pitches, clubhouse and car park with some impact on the site's topography. The majority of the open green character of the fields however will be retained. It should also be noted that the area to the south of the garden centre is allocated for a mixed-use development which will have a substantial impacts on the character of the area and would change the site's setting from being within the countryside to the urban edge of Exmouth and has the potential to improve connectivity between the site and Exmouth's population. The landscape character and visual amenity of the wider area would gain a negligible adverse impact as the site is well enclosed and considerate design and positioning of infrastructure could assist in limiting the impact of the development.

**Due to site's enclosed nature the delivery of sport pitches on this site would have negligible adverse landscape and visual impact on the wider setting. The impact on the site's landscape character should be considered moderate adverse due to the loss of agricultural fields and their locally important pastoral character. If the site were to be selected for the delivery of sport pitches careful consideration should be given to the siting of pitches, club house and car park to limit their impact on the existing hedgerows and tree cover and the adjoining neighbours. Due to its countryside setting and potential wildlife value it would be inappropriate to use floodlighting on this site, however the site context is likely to change in the near due to the allocation of land for a mixed use development to the south of the site.**

#### **E19 – Land opposite the Archery Club (new site would require clubhouse and parking):**

The site is located to the south-west of the existing sport facilities at Withycombe Raleigh Common Pitches about 1km away from the eastern urban edge of Exmouth. The site is separated from the existing facilities by the busy B3179. Currently the site is in agricultural use and consists of a field with a Grade 3 Agricultural Classification. The site is bounded by existing hedgerows and few

hedgerow trees. The site slopes down gently from north-east to the south-west. Defined as part of the Pebble Bed Heaths Landscape Character Type the site has the following key characteristics:

- *High, level to gently undulating open*
- *Panoramic views plateau*
- *Extensive lowland heath, conifer plantations and some beech woods*
- *Mix of unenclosed heath and conifer plantations*
- *Major north-south route along western edge, with some minor roads*
- *Extensive recreational and biodiversity use*

To the east the site abuts the East Devon AONB, designated for its distinct character and natural beauty, and is located in very close proximity to the East Devon Pebblebed Heaths SSSI, the East Devon Heaths SPA, the East Devon Pebblebed Heaths SAC and Dalditch County Wildlife site, all designated for their biodiversity value.

The site is located in a visually prominent location and can potentially be viewed from the Exe estuary. There are open panoramic views from the site of the Exe Estuary in line with the characteristics of the local landscape character type.

According to the Stage 1 STRI report, the site has room for three adult pitches including ancillary facilities (e.g. parking and clubhouse). For the purpose of this short landscape and visual appraisal it is assumed that the existing hedgerow and the limited number of hedgerow trees are retained. The proposed new use would mean a change of use from agricultural land to sport pitches. It may require the re-grading of the land and the construction of a clubhouse and car park, although there is scope to explore the delivery of the ancillary facilities at the already existing Withycombe Raleigh Common Pitches located directly north of the site where already established planting would screen the development better. Therefore the impact on the landscape character of the site should be considered moderate adverse as the locally important pastoral character of the site will be replaced by playing pitches, clubhouse and car park with some impact on the site's topography. However the majority of the open green character of the field will be retained. From a landscape and visual amenity perspective the wider setting of the site is highly sensitive to change due to its visually prominent location and its close proximity to nationally and regionally designated areas for landscape and/or biodiversity values. Therefore there is potential for a major to moderate adverse impact on the wider landscape setting and its visual amenity. If the site were to be selected for the delivery of the sport pitch provision careful consideration should be given to the siting of pitches and ancillary infrastructure, if they were to be delivered on this site, should be kept to a minimum, potentially screened by planting and designed to a high standard taking account of local vernacular and views to minimize its impact and to maximize its integration into the existing context. Due to the site's proximity to nationally and regionally designated areas for landscape and/or biodiversity value the use of floodlighting should not be allowed.

**Due to its proximity to nationally and regionally designated areas and its visually prominent location the delivery of sport pitches on this site would have moderate to major adverse landscape and visual impact. Careful consideration should be given to the siting of the pitches and the provision of ancillary infrastructure should be kept to a minimum and be of outstanding**

**architectural design, be in keeping with the local vernacular and take account of the panoramic views.**

**ED – Warren View (existing pitch site with potential to install a 3G)**

The site is located within the built-up area boundary of Exmouth town and forms part of a residential neighbourhood. Currently the site supports 2 formal pitches, 1 informal playing field, a clubhouse and an area of hard standing which could be used for parking. Currently the clubhouse and the area of hard standing are in need of maintenance. The eastern and south-eastern boundaries consist of a scrub planted slope with residential properties on its ridge. The western and northern boundary is formed by residential properties. The area of the sport pitches is very level with a steep bank to the west. The site is not covered by any specific landscape or environmental designations.

Due to the embankment on the western edge of the site the existing pitches have only limited visibility from the west, only directly adjoining neighbours have views of the site. Along the other boundaries views are limited due to the tight knit urban form surrounding the site.

The site potentially has room for 1 adult pitch and 1 3G pitch with scope to develop the site as a sports hub. For the purpose of this short landscape and visual appraisal it is assumed that the existing scrub planting on the embankment and existing tree planting on the rest of the site will be retained. The proposed new use would mean an intensification of the existing sport pitch use, potential construction of a 3G pitch and improvements to the existing facilities, therefore the impact on the landscape character of the site would be low adverse as the open green character of the site would be retained, and the appearance of clubhouse and car park provision would be improved. Should more significant floodlighting (whether for a natural turf pitch or 3G) than currently exists be explored for this site, then careful consideration should be given to the lighting design to limit the impact on these residents and on the Exe Estuary.

**Due to its urban context, the existing sport pitch use and the already established scrub planting the delivery of additional and/or improved sport pitches on this site would have minimal adverse landscape and visual impact. However the construction of a 3G pitch with floodlights would need to be considered very carefully to ensure the impact on neighbouring residents and the Exe Estuary is limited.**

**E11 – Courtlands Cross (new site would require clubhouse and parking);**

The site is located to the north of Exmouth, within the parish boundary of Lymptone and directly to the east of Exmouth Road. Currently the site is in agricultural use and consists of four fields with a Grade 1 Agricultural Classification. The fields that make up the site are bounded by existing hedgerows with some hedgerow trees. Defined as part of the 3B Lower rolling farmed and settled slopes Landscape Character Type the site has the following key characteristics:

- *Gently rolling landform, sloping up from valley floor*
- *Variable size fields with wide, low boundaries and irregular pattern*

- *Pastoral land use, often with wooded appearance*
- *Many hedgerow trees, copses and streamside tree rows*
- *Settled, with varied building ages, styles and settlement size*
- *Lower rolling farmed and settled slopes*
- *Tranquil and intimate*

Approximately 400m to the west of the site is the Exe estuary, which has been internationally designated for its biodiversity value. Approximately 215m to the south-east of the site is the National Trust Property, A la Ronde, a Grade I listed building of which the gardens are registered on the Register of Parks and Gardens of Special Historic Interest. The gardens are further designated as a County Wildlife Site and its trees are covered by a TPO. There are several other heritage assets in the area, e.g. Courtlands House directly to the south of the site and several listed buildings and a conservation area within Lypstone. Under the new local plan the site forms part of the green wedge between Exmouth and Lypstone (Strategy 8) and the Coastal Preservation Area (Strategy 44).

The site is located on a shallow ridge rising towards the east and is relatively flat. Due to its elevated position near the Exe Estuary there is potential for intervisibility between the site and the estuary, however the site is framed and divided into 4 fields by mature hedgerows including some hedgerow trees which reduces its visibility from the estuary. The visibility is even further reduced due to the residential properties located along its southern and western edges. To the east there is some intervisibility between A La Ronde, again limited by the existing planting within the site and along its edges. The National Trust's A La Ronde Setting Study, 2015 includes some views from A La Ronde and from across the estuary towards A La Ronde in which the site can be discerned.

The site has room for several adult pitches including ancillary facilities (e.g. parking and clubhouse). For the purpose of this short landscape and visual appraisal it is assumed that the existing outer boundary hedgerows and their hedgerow trees are retained. The proposed new use would mean a change of use from agricultural land to sport pitches. It would require the limited re-grading of the land, the removal of certain sections of internal hedgerow potentially including some hedgerow trees and the construction of a clubhouse and car park. Therefore the impact on the landscape character of the site should be considered major to moderate adverse as the construction of the clubhouse and car park will insert built form within the Green Wedge and Coastal Preservation Area and will affect the setting of Grade 1 Listed Building. However design, location and planting could help to mitigate the impact partly. From a visual amenity perspective the site is highly sensitive due to its intervisibility with the Exe estuary and A La Ronde. Therefore there is potential for a major to moderate adverse impact on its visual amenity. If the site were to be selected for the delivery of the sport pitch provision careful consideration should be given to the siting, size and design of the ancillary infrastructure. They should be designed to the highest standard and should take account of local vernacular and views to minimize its impact and maximize its integration into the existing context. Due to the site's sensitivity the use of floodlighting should not be allowed.

**Due to its proximity to nationally and regionally designated areas and its location near an important heritage asset the delivery of sport pitches on this site would have moderate to major adverse landscape and visual impact. Careful consideration should be given to the siting of the**

**pitches and the provision of ancillary infrastructure should be kept to a minimum, sited appropriately and be of outstanding architectural design taking account of the local vernacular and the intervisibility between the site, the Exe Estuary and A La Ronde.**

**EG – Raleigh Park** (existing pitch site with potential to install a 3G);

The site is located within the built-up area boundary of Exmouth town and forms part of a mainly residential neighbourhood although there are other sports facilities and education centres nearby. Currently the site supports a rugby pitch with small floodlit training area, club house and car park area. The site is framed by garden hedges, shrubbery and tree planting along the stream and drain to the east and a pathway separated from the site by a fence in the south-west. The southern side of the pathway is lined by shrub and tree planting separating it from the East Devon Tennis Centre. The site is relatively flat and is not covered by any specific landscape or environmental designations. The visual envelope of the site is limited to adjoining properties, a short section of Hulham Road, the footpath to the south-west of the site and some glimpsed views from Burnside to the north-east of the site.

The site is being considered for the installation of a 3G pitch including floodlighting. The proposed new use would mean an intensification of the existing formal rugby pitch use. For the purpose of this short landscape and visual appraisal it is assumed that any tree, hedge and scrub planting along the edges of the site are retained. The intensification of the existing use would result in a negligible impact on the landscape character and visual amenity of the site. This impact could be reduced further by implementing appropriate floodlighting (low light pollution), additional planting along the edges and landscape improvements to the car park.

**Due to its urban context, the already existing formal rugby pitch use and the already established buffer planting the delivery of a 3G sport pitch on this site would have negligible landscape and visual impact. The impact could be further reduced by appropriate lighting design, additional boundary planting and landscape improvements to the car park area.**

**E4 – Littleham Primary School**

The site is located on the edge of the built-up area boundary of Exmouth town and forms part of the mainly residential neighbourhood of Littleham. To the west of site is Pankhurst Close Business Park. The north-eastern site boundary is formed by garden hedges. The north-western, western and southern boundary consists of native hedgerows. Along the north-western edge the hedgerow is supported by some additional woodland planting which is currently used by the school as a biodiversity area. The site sits on a shallow ridge and slopes down from the south towards the north-west with approximately a 1/24 fall. Currently the site supports 1 informal playing field and other outdoor school uses. At the moment the site can only be accessed through the school grounds. Certain section of the sites form part of the 1B Open Coastal Plateaux Character Type which has the following site applicable key characteristics:

- *High, open plateaux, separated by river valleys and dissected by combes*
- *Windblown vegetation*

- *Regular medium to large field pattern*
- *Dense low hedges (often elm) with occasional hedgerow oaks*
- *Mixed land use, mainly arable*
- *Little woodland*
- *Few roads but many rights of way*
- *Influence of geology on soil colour*

The site is not covered by any specific landscape or environmental designations; however the site is located in close proximity to the East Devon AONB (approximately within a 150m radius). The area to the west of the site has outline consent for 350 dwellings.

The visual envelope of the site is mainly limited to the adjoining properties, the residential neighbourhood just north of Littleham Road including The Green and some potential glimpsed views from the East Devon Way near West Down Beacon due to the local rolling topography and intervening vegetation.

The site is considered to have capacity for 2 youth pitches potentially with small scale changing room facilities. For the purpose of this short landscape and visual appraisal it is assumed that the existing boundary planting will be retained except the removal of a small section of hedgerow to create a new public access from the proposed outline consented scheme to the west of the site. The proposed new use would mean an intensification of the existing playing field use, re-grading of the land and potentially some additional built form (changing room facilities) on site; therefore the impact on the landscape character and visual amenity of the site would be low adverse as the overall open green character of the site would be retained.

**Due to its urban edge context, the existing playing field use, the mature boundary hedgerows and the local topography the delivery of 2 youth pitches with a small scale changing room facility on this site would have low adverse landscape and visual impact.**

#### **E9 and E16 – Salterton Rd (new site would require clubhouse and parking):**

The site is located within the East Devon AONB on the edge of Exmouth town along the B3178 and just south of Liverton Business Park. The site consists of two Grade 1 agricultural fields. Both fields are framed by mature hedgerows with few hedgerow trees. The most easterly field has a mature oak planted at its centre. The site forms part of the Coastal preservation Area as set out in the new EDDC Local Plan. Defined as part of the 1B Open Coastal Plateaux Character Type the site has the following key characteristics:

- *High, open plateaux, separated by river valleys and dissected by combes*
- *Windblown vegetation*
- *Regular medium to large field pattern*
- *Dense low hedges (often elm) with occasional hedgerow oaks*
- *Mixed land use, mainly arable*
- *Little woodland*
- *Few roads but many rights of way*

- *Influence of geology on soil colour*
- *Extensive views along coast*

The site forms part of the upper slopes of a local ridge and slopes down from the north-west towards the south with approximately a 1/17 fall. A Public Right of Way crosses the site along the hedgerow which separates the two agricultural fields. Due to its locally elevated and sloping position the site is highly visible from the south and the south-west, including the East Devon Way and the cycle track from John Hudson Way to Bear Lane. Due to the above reasons both landscape character and visual amenity should be considered to have a high sensitivity to change.

The site is considered to have capacity for two adult pitches and one junior pitch including ancillary facilities (e.g. parking and clubhouse). For the purpose of this short landscape and visual appraisal it is assumed that the existing boundary planting will be retained. However the centrally located mature oak might be lost. The proposed new use would result in a change of use, significant re-grading of the land, the potential loss of a mature oak and the construction of ancillary facilities (e.g. parking and clubhouse). Considering the site's high sensitivity and the high level of change associated with the proposed development, the impact on the landscape character and visual amenity of the site would result in a major adverse effect as it would introduce built form in the Coastal preservation Area, the AONB and views from key PRowS and cycle track. Mitigation through additional planting should be considered very carefully to ensure it is in keeping with the characteristics of the local landscape character type. If the mature oak tree were to be retained it would slightly reduced the impact on the landscape character and the visual amenity of the site.

**Due to its location within the East Devon AONB and the Coastal preservation Area as designated within the new local plan, the delivery of two adult pitches and one junior pitch including ancillary facilities (e.g. parking and clubhouse) on this site would have result in a major adverse landscape and visual impact.**

## **Introduction**

This report provides brief landscape and visual appraisals for the key potential new and substantially upgraded sport pitch sites across Honiton. It assesses the potential effects of delivering new or upgraded sport pitch facilities at each site. As part of the assessment it offers a description of the existing site and its visual context and outlines the potential proposals for each site. The descriptions of site and proposal are followed by an assessment of the potential impact on the landscape character and visual amenity. This assessment offers a grading of the significance of the effect from major positive to negligible through to major adverse. The grading of the effect is based on the sensitivity of the receptor, e.g. those that perceive or undergo the effect, and the magnitude of change of the proposed development. The sensitivity of the receptor consists of the value attached to that receptor, e.g. the East Devon AONB is a highly sensitive landscape receptor as it is a nationally recognised landscape, and the susceptibility of the type of change arising from the specific proposals, e.g. how well can the site accommodate the development. The magnitude of change of the proposed development is dependent on the size and scale of the effect, e.g. complete loss of all characteristics or visual amenity or just a specific element; the geographical extent of the area affected; and the duration of the effect and its reversibility. Following the above a major positive grading would for example apply to the transformation of a quarry within the East Devon AONB to a nature reserve. A major adverse grading would for example apply to an inappropriate large scale development on a local ridge highly visible from a national trail set within a nationally protected landscape.

The assessments methodology is based on the principles set out in GLVIA 3<sup>rd</sup> edition. The below assessments give an overview of the potential impact at a strategic level as the details of the potential schemes are yet unknown. Therefore when a site is selected for further development a more detailed assessment should be carried out to ensure the scheme responds appropriately to its context.

### **H1 – St Rita’s extension (new site with improved changing room facilities at Mountbatten);**

The site is located on the edge of the built-up area boundary of Honiton and sits within a residential neighbourhood and surrounds the St. Rita’s retreat and conference centre. The site is currently in agricultural use and is classified as urban within the agricultural land classification. Three fields make up the site. The southern boundary of the site consists of a hedge bank with a stone face towards Exeter Road/Honiton High Street and includes several hedgerow trees. In certain areas where the hedge bank planting has failed a post and wire fence is visible. The southern boundary planting includes some large pines. The eastern site boundary of the most southerly field consists of a short section of Devon bank, retaining wall with upstand along Ottery Moor Lane and a garden hedge along the north side and a scrub planting/hedgerow along the western side form the boundary with the church grounds. Near the church grounds and within the hedgerow are several large trees. The western boundary of the most southerly field is made up of garden hedges or fencing. The boundaries with St. Rita consist of an overgrown hedgebank/tree belt including several large trees to the south and agricultural fencing to the north. The other boundaries of the two most

northerly consist of hedgerows with several hedgerow trees. The site slopes down very gently from the south-east to the north-west. The site is not covered by any specific landscape or environmental designations, except for an area TPO, which covers the complete site, the church grounds and the southerly section of the grounds surrounding St. Rita's. Approximately 100m to the east of the site is Honiton conservation area.

Due to the site's tree cover along its edges and its low lying topography, long distance views of the site are very limited and where they are available the site will be seen in the context of the A30 and Honiton's urban edge. There are however close range views from Ottery Moor Lane and from the residencies along it, views through the gaps in the hedgerow along Exeter Road/ Honiton High Street and from the residencies along the western boundary. There might be limited glimpsed views from St. Rita's through the tree belt.

The site has room for two adult pitches and 2 youth pitches with potential for a small car park area at the eastern end of the site. Ancillary facilities such as the main car parking area and clubhouse would be accommodated on the neighbouring Mountbatten site, where such facilities already exist. For the purpose of this short landscape and visual appraisal it is assumed that the tree, hedge and scrub planting along the edges of the site are retained. The proposed new use would mean a change of use from agricultural field to sport pitches, potential insertion of a car park area and would require minimal groundwork; therefore the impact on the landscape character of the site would be low adverse as the majority of open green character of the site would be retained. The visual amenity of the wider area would receive a negligible adverse impact as the green character of the site would be retained. By-passers on Ottery Moor Lane will receive a moderate adverse impact due to the changes to their views of the site due to the location of the proposed car park area along this lane. The residents along Ottery Moor Lane and the western boundary will receive a moderate adverse level of impact on their visual amenity and their tranquillity, due to their proximity to the site, the proposed location of the car park area and the low levels of screening. This impact could be addressed by ensuring considered buffer planting is carried out along these edges or the car park is designed to include greening measure to help soften views. There will also be minor to negligible adverse impact on the views from Exeter Road/ Honiton High Street, which could be mitigated by gapping up the breaks in the existing hedgerow. Besides offering screening, this planting will also improve the appearance of the streetscene of Exeter Road/ Honiton High Street. The use of flood lighting on this site should be carefully considered due to its proximity to residential properties and St. Rita's retreat.

**Due to its urban context, its close proximity to other sport facilities and already established buffer planting the delivery of sport pitches on this site would have moderate to minor landscape and visual impact, with the majority of the impact being related to the local amenity of close by residents and people walking along Ottery Moor Lane and Exeter Road/ Honiton High Street. Careful consideration should be given to the design of the boundaries with adjoining neighbours to limit the impact on these residents and by-passers.**

### **H9 – Land between Mountbatten and the A30;**

The site is located to the south of the A30 on the edge of the built-up area boundary of Honiton and in very close proximity to the existing sport facilities at Mountbatten Park and St. Rita's. Its northern boundary consists of the A30 trunk road embankment planting. All other boundaries are formed by hedgerows. Along its southern boundary runs a gravel track which is mainly used by pedestrian accessing the St. Rita's pitches to the south-east of the site and by the residents of the few properties located to the North-east of the site. The site is currently in agricultural use, the land is classified as Grade 4 within the agricultural land classification. The site slopes down gently from the south-east to the north-west. The site is not covered by any specific landscape or environmental designations, except for an area TPO, which covers the hedgerow along the south-western boundary.

Due to the planting along the site's edges and its low lying topography, views of the site are very limited even at close range. There might however be limited views from the residencies to the north-east of the site through the existing boundary planting.

The site has room for two mini pitches and potential ancillary facilities such as parking and clubhouse. For the purpose of this short landscape and visual appraisal it is assumed that the planting along the edges of the site is retained. The proposed new use would mean a change of use from agricultural field to sport pitches, the potential insertion of built form and car park area, and would require some groundwork; therefore the impact on the landscape character of the site would be minor adverse as the majority of the open green character of the site would be retained. The visual amenity of the site would gain a minor adverse impact as the majority of the green character of the site would be retained and the existing high levels of screening upheld.

**Due to its urban context, its location just south of the A30, its close proximity to other sport facilities and the already established buffer planting the delivery of the proposed type of sport pitches on this site would have a minor adverse landscape and visual impact.**

### **HB – St Rita's (existing pitch site with potential to level surface);**

The site is located on the edge of the built-up area boundary of Honiton to the back of a residential neighbourhood and just to the south of the A30. The site is currently already being used as sport pitches. The south-eastern boundary consists of garden hedges, including some trees. The north-eastern boundary with St. Rita's and the north-western boundary are formed by hedgerows with several hedgerow trees. The western boundary is strengthened by the A30 boundary planting. The area surrounding the *To An Fro Car and Van Hire* is separated from the site by fencing and some planting. The site slopes down very gently from the east to the west. The site is not covered by any specific landscape or environmental designations, except for an area TPO, which covers the hedgerow along the north-western boundary.

Due to the site's well established green framework, its edge location and its low lying topography, long distance views of the site are very limited and where they are available the site will be seen in the context of the A30 and Honiton's urban edge. There are close range views from the backs of the

residencies along Exeter Road although these will be partly screened by the existing boundary planting, and close range views from the industrial area to the west with limited screening. The site has room for two adult pitches and one youth pitch. Ancillary facilities such as parking and clubhouse would be accommodated on the nearby Mountbatten site, where such facilities already exist. For the purpose of this short landscape and visual appraisal it is assumed that the tree, hedge and scrub planting along the edges of the site are retained. The proposed development would mean improvements to the existing sport pitches and would consist of minimal groundwork; therefore the impact on the landscape character of the site would be negligible adverse as the open green character of the site would be retained. The visual amenity of the area would gain a negligible adverse impact as the green character of the site would be retained. This impact could be further reduced through additional buffer planting along these edges. The use of flood lighting on this site should be carefully considered due to its proximity to residential properties.

**Due to its urban edge location, its close proximity to other sport facilities and already established buffer planting the delivery of sport pitches on this site would have negligible landscape and visual impact. Careful consideration should be given to the design of the boundaries with adjoining neighbours to further reduce the impact on these residents.**

**HA – Mountbatten Park** (existing pitch site needing improved clubhouse facilities and parking).

The site is located on the edge of the built-up area boundary of Honiton to the back of a residential neighbourhood. The site is currently already being used as sport pitches and already accommodates ancillary facilities such as parking and clubhouse. The south-eastern boundary along Ottery Moor Lane is formed by a slim tree belt and fencing to the east and a larger conifer hedge and fencing to the west. The north-eastern boundary with the current existing industrial estate and north-western boundary with the little lane are formed by hedgerows with a large number of hedgerow trees. The south western boundary consists of a hedge bank with some trees planted along it. The site slopes down very gently from the south-east to the north-west. The site is not covered by any specific landscape or environmental designations, except for an area TPO, which seems to covers the hedge bank along the north part of the south-western boundary. This should be verified by EDDC's tree officer.

Due to the site's well established green framework and its low lying topography, long distance views of the site are very limited and where they are available the site will be seen in the context of the A30 and Honiton's urban edge. There are views from a short section of Ottery Moor Lane of the current car park and club house facilities. Other views include limited glimpsed close range views from the existing industrial units although these are partly screened by the existing boundary planting.

The site has room for two adult football pitches marked over the existing cricket pitch. The ancillary facilities such as parking and clubhouse on this site will need improvements, especially if the other pitches were to be delivered within the St. Rita's area. For the purpose of this short landscape and visual appraisal it is assumed that the tree, hedgerow and scrub planting along the edges of the site

are retained. The proposed new use would mean an intensification of the existing sport pitch use and would require minimal groundwork, improvements to car park area and the construction of a club house (potentially 2-storey); therefore the impact on the landscape character of the site would be moderate to low adverse as the open green character of the site would be retained and the extent of built form on the site would grow slightly. The construction of the 2-storey clubhouse would not be out of keeping with the surrounding residential context. The visual amenity of the wider area would gain a negligible impact as the green character of the site would be retained. Close by receptors (e.g. Ottery Moor Lane users and the neighbouring industrial estates) however will receive a minor adverse level of impact on their visual amenity and their tranquillity, due to their proximity to the site and the already established screening. This impact could be reduced through sensitive design of the new club house (e.g. use of flat roof would mean top roof line would not extend greatly beyond currently, materiality could help reduce visibility, etc....) and car park (e.g. include tree planting) and by improving/replacing the existing planting along the southern boundary with Ottery Moor Lane. If the above proposed mitigation measures are implemented it could lead to a minor beneficial impact on the landscape and visual amenity of the site.

**Due to its urban edge location, its close proximity to other sport facilities and already established buffer planting the delivery of sport pitches on this site would have minimal adverse landscape and visual impact, with the only minor to negligible issues being relative to local amenity of close by receptors. Careful consideration should be given to the design of the new clubhouse & car park area.**

**H4 – Former showground (new site would require clubhouse and parking):**

The site is positioned on the edge of the Blackdown Hills AONB to the north of A30 and the built-up area boundary of Honiton. The site is located within A3 Upper farmed and wooded slope landscape character type area with following characteristics:

- *Undulating upper valley slopes below the scarp slope*
- *Well treed pastoral farmland, with arable cultivation on lower slopes*
- *Small to medium size fields with irregular boundaries*
- *Deciduous woods and copses, especially on hilltops and upper slopes*
- *Very wide, usually low, species-rich hedges with many hedgerow trees*
- *Dispersed settlement pattern of isolated farms and small villages*
- *Very winding narrow lanes*
- *An intimate and intricate landscape with views out confined by vegetation*
- *Remote and with little 20th century development*

The site is only partly representative of this character type as it consists of a larger size field and is located within close proximity of Honiton's urban edge and the busy A30. The land is identified as Grade 2 agricultural land. The site is bounded by well established hedgerows with few hedgerow trees. Along the south-eastern boundary the hedgerow is strengthened by the A30 trunk road embankment planting. Through the southern corner of the site run large scale electricity pylons and cables. The site slopes down rather steeply from the south-east to the south-west.

Due to the planting along the site's edges, the intervening built form to the south of the site, the lack of PRowS from which the site can be seen and its low lying topography, long distance views of the site are very limited. At close range views of the site can be obtained from Langford Lane and glimpsed views from the residential neighbourhood to the south of the site and across the A30. The site has room for four adult pitches with ancillary facilities (e.g. parking and clubhouse). For the purpose of this short landscape and visual appraisal it is assumed that the planting along the edges of the site is retained. The proposed new use would mean a change of use from agricultural field to sport pitches, construction of ancillary facilities and would require groundworks including re-grading and levelling; therefore the impact on the landscape character of the site would be moderate to major adverse. Although open green character of the site would be retained for the majority of the site, the re-grading would mean the natural slopes of the site would be altered and replaced with a more engineered landform. Further the construction of the clubhouse would introduce additional built form in the AONB. The development of the site into sport pitches would constitute the loss of high value agricultural land. And the overall project would have an adverse impact on the AONB due to the loss of tranquillity. The visual amenity of the site would gain a moderate adverse impact as the majority of the site's green character would be retained and the existing high levels of screening upheld. The above described impacts can be partly mitigated through sensitive design and screening of the ancillary facilities. The use of flood lighting on this site should be avoided due to the site being located within the AONB.

**Due to its siting within the AONB, the extent of the required groundworks and construction works, the loss of high value agricultural land and the site's existing green framework the delivery of sport pitches on this site would have an overall moderate adverse landscape and visual impact.**

**H2 – Tower Hill (new site would require clubhouse, parking and significant infrastructure works);**

The site is positioned within the Blackdown Hills AONB approximately 700m south-east of the built-up area boundary of Honiton. The site is located within A1 Open inland planned plateaux character type area with following characteristics:

- *High open flat plateaux*
- *Rectangular field pattern of medium to large scale*
- *Predominantly pastoral farming on heavy soils*
- *Well trimmed hedges on narrow earth banks*
- *Sparingly scattered boundary trees, usually beech with oak towards plateau edge*
- *Very uniform appearance*
- *Beech is frequent at the northern end of the area, with oak and hazel more common towards south and around edge*
- *Occasional copses and small conifer plantations punctuate the open farmland*
- *Long straight roads in centre, with narrow winding minor roads towards the edge*
- *Isolated farmsteads and clusters of buildings at crossroads; 20th century settlement associated with airfields*
- *Extensive views often blocked by woodland on boundary*

The site is very representative of this character type as most of the landscape character type's characteristics apply to the site. The land is identified as Grade 3 agricultural land. The site consists of several fields bounded by well established hedgerows with several large hedgerow trees, mainly oaks. The site slopes down gently from south-east to north-west and is located on a local plateau. Its north-western boundary forms the edge of the plateau.

Due to its location near the plateau edge the site offers great views over Honiton and the Blackdown Hills to the north. There is great potential for extensive long distant views of the site from the north including views from PRoWs located within the AONB and views from the northern edge of Honiton. Close range views of the site are limited due to the well established framework of hedge banks and trees. Views can be obtained from existing field gates

The site has room for a minimum of five adult pitches with ancillary facilities (e.g. parking and clubhouse). For the purpose of this short landscape and visual appraisal it is assumed that the planting along the outer edges of the site is retained. It is unlikely that all the internal existing hedgerows and trees will be able to be retained. The proposed new use would mean a change of use from agricultural field to sport pitches, the construction of ancillary facilities, removal of internal vegetation and would require groundworks; therefore the impact on the landscape character of the site would be major adverse. Although the development of pitches would create a mainly open green character, this character would be out of keeping with the local landscape character type. The development would be in conflict with some of the management guidelines of the local landscape character type:

*'Boundaries: conserve and enhance by*

1. *Encouraging management to maintain hedges at between 1 and 2 metres of woody growth to encourage species diversity. Plant up gaps and replace individual hedgerow trees as they become over mature or die, but ensure that they are appropriately spaced*
2. *Encouraging maintenance of earth banks.*

*Farming and land use: conserve by encouraging the maintenance of pastoral farming as the dominant land use throughout this type.*

*'Settlement and development: conserve by locating development away from the plateau edge, where it would be more visible.'*

Further the construction of the clubhouse would introduce additional built form in the AONB. And the overall project would have a moderate adverse impact on the AONB due to loss of tranquility. The visual amenity of the site would gain a major to moderate impact due to the loss of internal hedge banks and large hedgerow trees and the construction of ancillary facilities. Especially the long distant views from the north will be affected by the development. The above described impact can be partly mitigated through sensitive design and screening of the ancillary facilities. The use of flood lighting on this site should be avoided due to the site being located on top of a local plateau within the AONB.

**Due to its siting within the AONB, the required groundworks, the removal of internal hedge banks and trees and the introduction of built form on the site, the delivery of sport pitches on this site would have an overall major to moderate adverse landscape and visual impact.**

#### **H5 – Manor House School (former pitch site with existing facilities and parking):**

The site is positioned within the Blackdown Hills AONB approximately 700m south-east of the built-up area boundary of Honiton. The site is located within A1 Open inland planned plateaux character type area with following characteristics:

- *High open flat plateaux*
- *Rectangular field pattern of medium to large scale*
- *Predominantly pastoral farming on heavy soils*
- *Well trimmed hedges on narrow earth banks*
- *Sparsely scattered boundary trees, usually beech with oak towards plateau edge*
- *Very uniform appearance*
- *Beech is frequent at the northern end of the area, with oak and hazel more common towards south and around edge*
- *Occasional copses and small conifer plantations punctuate the open farmland*
- *Long straight roads in centre, with narrow winding minor roads towards the edge*
- *Isolated farmsteads and clusters of buildings at crossroads; 20th century settlement associated with airfields*
- *Extensive views often blocked by woodland on boundary*

The site is very representative of this character type as most of the landscape character type's characteristics apply to the site. The site is a former cricket pitch with already existing facilities such as clubhouse and parking on site. The site's boundaries are formed of well established hedgerows with several hedgerow trees except for the north-western boundary which consist of a post and wire fence and trees. The site slopes down gently from south-west to north-east and is located on the edge of a local plateau.

Although the site is located near the plateau edge it offers limited views out due to the existing boundary vegetation. There are however some long distance views from the south-westerly corner

of the site over Honiton and the Blackdown Hills to the north. There is great potential for extensive long distant views of the site from the north including views from PRowS located within the AONB and views from the northern edge of Honiton. Close range views of the site are limited due to the well established framework of hedge banks and trees. Views can be obtained from existing field gates.

The site has room for two adult pitches with retention of existing ancillary facilities. For the purpose of this short landscape and visual appraisal it is assumed that existing planting is retained. The proposed new use would mean a reinstatement of the historic sport pitch use and would require limited groundworks; therefore the impact on the landscape character of the site would be minor adverse as the development would not insert any additional built form into the site and consequently the AONB and would retain the open green character of the existing pitch.

The visual amenity of the site would gain a negligible impact due to the limited amount of works and changes to the site required to implement the proposed development. The use of flood lighting on this site should be avoided due to the site being located on top of a local plateau within the AONB

**Due to the limited scale of the development, the delivery of sport pitches on this site would have an overall minor to negligible adverse landscape and visual impact.**

#### **H7 – Kings Arms Farm (new site would require clubhouse and parking);**

The site is positioned just to the north of A30 and the built-up area boundary of Honiton. The majority of the site is located within A4 Unsettled farmed valley floors landscape character type area with following characteristics:

- *Open flat landform, often with distinct vegetated floodplain edge*
- *Shallow watercourses screened by riparian vegetation*
- *Hedges, not banks, generally on the boundary with rising land*
- *Pastoral land use, with wet meadows and some arable, with variable field sizes*
- *Unsettled*
- *Narrow winding lanes*
- *Open internally, with views out screened by boundary vegetation*

The site is largely representative of its local landscape character type as most of the key characteristics apply to the site. The land is identified as Grade 4 agricultural land. To the east, the west and the south the site is bounded by well established hedgerows with some hedgerow trees mainly located within the western boundary. The northern boundary consists of a stream accompanied with riparian scrub and tree planting. The site slopes down gently from the south towards the north with as its low point the stream which makes up the northern boundary of the site. The site is located in the floodplain and has no specific landscape or environmental designations.

Due to the site's boundary planting, the A30 road corridor planting and the site's low lying topography, long distance views of the site are very limited. At close range views of the site can be obtained from a field gates along the lane which follows the A30 and from along Hayne Lane where a section of hedgerow is missing.

The site has room for three adult pitches with ancillary facilities (e.g. parking and clubhouse). For the purpose of this short landscape and visual appraisal it is assumed that the planting along the edges of the site is retained. The proposed new use would mean a change of use from agricultural field to sport pitches, construction of ancillary facilities and would require significant groundworks; therefore the impact on the landscape character of the site would be moderate to major adverse. Although open green character of the site would be retained for the majority of the site the groundworks would result in a loss of the natural topography. Further the construction of the clubhouse would introduce additional built form in the countryside which is in conflict with the management guidelines for the local landscape character type:

*'Settlement and development: conserve by maintaining the inherent absence of settlement and development.'*

The above described impact can be partly mitigated through sensitive design and screening of the ancillary facilities.

The visual amenity of the site would gain a moderate adverse impact as the majority of the site's green character would be retained and the existing high levels of screening upheld, but where views are available the change to the topography would be highly visible. The use of flood lighting on this site should be avoided due to the site being located within the countryside.

**Due to its siting within the countryside, the extent of the required groundworks and construction works and the site's existing green framework the delivery of sport pitches on this site would have an overall moderate adverse landscape and visual impact.**

## Arboricultural comments on Planning Policy consultation Sports Pitches (Exmouth)

Site	Location	Important Features	Possible Enhancements	Impacts
<b>A</b>	<b>Playing Fields, St Johns Road Junction, The Common</b>	<p>Northwest boundary comprised of Devon hedgebank with standard trees (mainly oak), linked at both ends to hedgebank and secondary woodland.</p> <p>East boundary number individually trees. Naturalisation of turkey oak, gapping up of hedge bank, removal of To saplings.</p> <p>Establishing tree copse bottom east corner of site.</p>	<p>Infill planting and hedgerow management</p> <p>Remove Turkey oak seedlings along northeast boundary.</p> <p>Continue on-going thinning works in copse in bottom east corner.</p>	<p>Potential for bat roots within woodland. Possible foraging around woodland and hedgebanks.</p> <p>Floodlighting would negatively impact on bats, would need to consult English Nature.</p> <p>10m buffer zone around Devon hedgebanks. Mature crown spread plus 5m buffer zone around hedgerow standard trees.</p>
<b>C</b>	<b>University of Plymouth Sports Grounds</b>	<p>Lineal trees group along south boundary adjacent to Littleham Brook.</p> <p>Lineal groups of conifers on site. Not a positive tree feature, could be removed.</p>	<p>Coppice thinning works along southern boundary.</p> <p>New specimen tree plantings around site boundary.</p>	<p>Floodlighting impacting on bat foraging on southern boundary</p> <p>Remove conifers outside of bird nesting season.</p> <p>10m buffer zone around Devon hedgebanks. Mature crown spread plus 5m buffer zone around hedgerow standard trees.</p>
<b>D</b>	<b>Warren View</b>	<p>Banking around outside of grounds may be used by bats for foraging.</p>	<p>Increase plant species diversity growing on bank (native shrub / small tree planting).</p>	<p>Floodlighting impact on bat foraging around banking.</p> <p>Floodlight impact on Exe Estuary RAMSAR site.</p>
<b>G</b>	<b>Withycombe Rugby Club</b>	<p>Individual trees growing on north boundary. Devon hedgebank with individual trees east boundary.</p>	<p>Maturing poplars now becoming too big. Fell and replant.</p>	<p>Floodlighting impact on bat foraging around north and east boundary.</p>

		Possible bats foraging on north and east boundary.	Many dead elm trees in hedgebank, Needs positive hedge management .	
<b>1</b>	<b>St Johns Road</b>	North boundary dense bramble with occasional oak, number dead elm .  Southern boundary steep topography densely wooded with mainly oak and ash; also pine, yew, willow hawthorn and hornbeam.  Potential for bat roots and foraging along and within woodland.  Badger set in far east corner of site.  Big Monterey pines growing on east boundary.	Thin woodland, remove non native laurel understory.  Link up with Hillcrest site and public open space there.	Floodlighting to negatively impact on bats would need to consult English Nature.  Badgers will impact on any ground works within minimum 20m of set.  Minimum 10m buffer zone around wooded area or mature crown spread plus 5m whichever is larger.
<b>4</b>	<b>Littleham Primary School</b>	South and west boundary comprised of Devon hedgebank. West boundary with small trees.  Possible bat foraging		Floodlighting would negatively impact on bats.  10 metre buffer zone around round boundary trees or mature crown spread plus 5m whichever is larger
<b>7</b>	<b>Brixington Primary School</b>	Lineal wooded strip along part of the west boundary  Possible bat foraging		Floodlighting would negatively impact on bats.  10 metre buffer zone around round boundary trees or mature crown spread plus 5m whichever is larger
<b>9</b>	<b>Salterton Road (west)</b>	Devon hedgebanks on all boundaries some individual standard trees. good bird nesting potensial and possible bat foraging		Potential for bat foraging and bird nesting Floodlighting, noise, disturbance. Loss of habitat Nature.  10m buffer zone around Devon hedgebanks. Mature crown spread plus 5m buffer zone around hedgerow

				standard trees.
11	<b>Courtlands Cross</b>	Devon hedgebank boundaries. Mature Oak standards Site know to be used by 3 bat species.	Cut hedge on longer cycle.	Potential for bat foraging along hedgebanks.  Floodlighting and noise likely to negatively impact on bats,
12	<b>Hulham Road</b>	Devon hedgebanks on all boundaries including central field boundary. Interspersed with Standard oaks (TPO'd on southern boundary). Woodland adjacent to north boundary.  Shade!  Likely to be bat roosting and foraging. Possible dormouse habitat.		Floodlighting would negatively impact on bats and dormouse, would need to consult English Nature.  Above and below ground constraints of oaks trees (shade across half the site, tree root protection areas run out in to field.  10m buffer zone around Devon hedgebanks. Mature crown spread plus 5m buffer zone around hedgerow standard trees.
16	<b>Salterton Road (east)</b>	Devon hedgebanks on all boundaries some individual standard trees. Good bird nesting potential and possible bat foraging	Floodlighting, noise, disturbance. Loss of habitat	Potential for bat foraging and bird nesting Floodlighting, noise, disturbance. Loss of habitat Nature.  10m buffer zone around Devon hedgebanks. Mature crown spread plus 5m buffer zone around hedgerow standard trees.
19	<b>Land Opposite Archery Club, The Common</b>	Dense good quality hedge banks on three sides (northeast, southeast and south west). Some standard trees.  Badger set southwest hedgebank boundary.  Possible dormouse habitat in hedgebanks.	Manage hedgebanks on longer cutting cycle.  Incorporate buffer strips around hedgerow boundaries.	Potential for bat foraging along hedgebanks.  Floodlighting and noise likely to negatively impact on bats, dormouse and badgers.  10m buffer zone around Devon hedgebanks. Mature crown spread plus 5m buffer zone around hedgerow standard trees.

## **EDDC Sports Pitch Development.**

Honiton

H.1 – St Rita’s extension.

### **Trees**

Area TPO 64/0010/TPO A5 (**Map ref 1**) The mature pines along the southern boundary with Exeter Road (**Map ref. 2**) the large mature Oak (**Map ref. 3**) and the mature evergreen trees within the gardens of St Rita’s (**Map Ref 4**) represent constraints at the periphery of this area.

Area TPO 89/0296 A1 (**Map Ref 5**) covers the mature Hedgerow trees on the north east boundary of the site. The ground falls away towards these boundaries and the trees presence represents a constraint on any level changes within the Root Protection Areas (RPA)

Area TPO 89/0296 A2 (**Map Ref 6**) covers hedgerow trees on the northern boundary of the existing football pitch. The existing pitch run off area respects the RPA’s of these trees.

Area TPO 96/0010 A1 (**Map Ref 7**) covers the hedgerow trees on the edge of a small copse to the west of the site. The existing sports pitches lie well outside the RPA’s of these trees.

There is a veteran Oak growing form the hedgebank (**Map Ref 8**) along with several other mature broadleaved trees to the north west (**Map Ref 9**)

Mixed copse with mature tree adjacent to steep sided gully and watercourse **Map ref 6**

Mixed copse growing on Highways England land planted at time of A30 improvements **Map ref 8**

### **Hedgerows**

Hedgerows likely to be “important” under Hedgerow Regulations 1997 (**Map ref 5, 6**)

### **Ecology**

A completely silted up ditch runs the length of the boundary hedgebank (**Map Ref 19**) however this lies wet in the winter months and will contribute to the value of this boundary as an ecological corridor.

There are several old hedgebanks within or adjacent to the site that whilst probably not reaching the criteria to be considered “important under the Hedgerow Regulations, are none the less important as ecological corridors and habitats (**Map Ref 9, 19, 11, 12**)

The mature hedgerows and associated trees are likely bat flight corridors and navigation beacons, however a specialist assessment would be needed to confirm this

### **Summary**

The majority of the existing hedgerows and trees should be considered as constraints and any pitch layout or development will need to respect these.

# H.1 – St Rita's extension.



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1:2,128



Map Tile: ST1500SW Full Reference: ST15305 00436

## **EDDC Sports Pitch Development.**

Honiton

H.2 – Tower Hill (separate plan attached showing a design proposed back in 2009)

### **Trees**

Being agricultural fields the trees on or adjacent to the site are all growing on the existing hedgebanks. The individual quality of these trees is varied and in some cases felling/coppicing would be required as normal proactive management (**Map Ref 1, 2, 3, 4, 5, 6**), Elsewhere trees have grown with better individual form and should be retained (**Map Ref 7**)

### **Hedgerows**

Whilst I have not made any detailed assessment it appears likely that most of the hedgerows would be considered as “Important under the criteria of the Hedgerow Regulations 1997.

The hedgerow network is presently complete although the management is not optimal, some being over managed (flailed), whilst others are undermanaged and being allowed to grow into rows of close spaced trees. . The over management and the access that grazing sheep have to the base and interior of the hedgebanks is compromising the quality and habitat value.

### **Ecology**

Notwithstanding the above issues relating to current management, the hedgerows still provide a valuable matrix of ecological habitats and corridors.

The mature hedgerows and associated trees are likely bat flight corridors and navigation beacons however a specialist assessment would be needed to confirm this

There are two wet corners in adjacent fields (**Map Ref 8**), these are currently appearing as ponds although this may only be seasonal. Further specialist surveys will be required to confirm the situation and the value of the habitat.

### **Summary.**

The layout in general respects the physical presence of the trees and hedgerows on the site. However the proposed Clubhouse is directly on top of one of the hedgebanks (**Map Ref 2**)

The intensive layout of sports pitches within the retained field boundary hedgebanks will inevitably impact on the ecological value of these features. There is very little in the way of unused margins which could act as buffers between the hedgebanks and the playing areas.

## H.2 – Tower Hill



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1:2,500



Map Tile: SY1799NE Full Reference: SY17505 99610

## **EDDC Sports Pitch Development.**

Honiton

H.4 – Former showground

### **Trees**

Young (3-5yr) shelterbelt/Screen planting on Northern boundary **Map ref 1**

Mixed copse with mature tree adjacent to steep sided gully and watercourse **Map ref 6**

Mixed copse growing on Highways England land planted at time of A30 improvements **Map ref 8**

### **Hedgerows**

Hedgerows planted at time of A30 improvements **Map ref 9**

Hedgerows likely to be “important” under Hedgerow Regulations 1997 **Map ref 2, 4, 7**

### **Ecology**

Badger set active (outlier?) **Map ref 3**

Small watercourse entrenched within steep sided gully **Map ref 5**

### **Summary**

The old hedgebank running SE-NW through the north eastern part of the site has moderate to high ecological value. There is an actively flowing watercourse associated with the eastern half, an outlier badger set in the central section and a mature broadleaved trees and small copse at the south eastern end.

# H.4 – Former showground



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1:2,950



Map Tile: ST1701SW Full Reference: ST17181 01475

## **EDDC Sports Pitch Development.**

Honiton

H.5 – Former Manor House School

### **Trees**

The hedgebanks forming the southern and western boundaries of the site support a number of semi-mature and mature broadleaved trees (**Map Ref 1, 2**). The trees on the western boundary being general younger than those on the southern boundary.

The mature trees growing adjacent to the access track will present a constraint if any upgrading works to this track were to be proposed. Construction would be likely need to conform to a “no dig” specification.

### **Hedgerows**

The site is bounded by hedgebanks. These have until recently not been actively managed with the resultant degradation of quality. The recent works on the hedges on the southern and western boundaries has halted the decline in quality. It is likely that at present the hedges do not meet the criteria to be considered as “important” under the Hedgerow Regulations 1997.

### **Ecology**

The mature hedgerows and associated trees are likely bat flight corridors and navigation beacons, however a specialist assessment would be needed to confirm this

The hedgebanks despite their degradation remain important ecological corridors and habitat

### **Summary**

The hedgebanks and associated trees around the boundaries should be considered as minor constraints at the periphery of the site.

# Former Manor House School



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1:1,475



Map Tile: ST1700SE Full Reference: ST17756 00007

## **EDDC Sports Pitch Development.**

Honiton

H.7 – Kings Arms Farm

### **Trees**

The western boundary of the site is formed by an old hedgebank and ditch (**Map Ref 1**). Growing from the hedgebank are a number of mature Broadleaved trees . Whilst being significant in the landscape they do not present a significant constraint on the site.

### **Hedgerows.**

The site is bonded on the west and south by hedgerows . The western boundary(**Map Ref 1**) is an old hedgebank that is likely to be considered to be “important” under the Hedgerow Regulations 1997. The southern boundary hedgerow (**Map Ref 2**) is relatively recent in origin, being planted at the time of the A30 improvements. It is unlikely to be considered as an “important” hedgerow .

### **Ecology**

The main feature of any significance is the hedgebank, ditch and associated trees on the western boundary (**Map Ref 1**) . This is an important ecological corridor and habitat linking the river to the north to the roadside hedge to the south.

The roadside hedge is well established and in its own right provides habitat and linkage with the wider landscape.

The hedgerows and associated trees are likely bat flight corridors and navigation beacons, however a specialist assessment would be needed to confirm this

### **Summary**

So long as the hedgerows and associated features are retained the site has no other constraints .

# H.7 – Kings Arms Farm



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1:2,410



Map Tile: SY1499NW Full Reference: SY14039 99845

## **EDDC Sports Pitch Development.**

Honiton

H.9 – Land between Mountbatten Park and A30

### **Trees**

All trees affecting this site are growing on adjacent land lying to the South East and North West.

In the case of the ones to the South East (**Map Ref 1**) these are growing from and on old hedgebank on the other side of the lane from the site. There is therefore unlikely to be any above and below ground constraints arising from these trees. Being to the south of a relatively narrow strip of land shade cast might need to be considered when assessing potential uses of the affected land.

The trees to the North West (**Map Ref 2**) are growing on Highways England land and were planted as part of the bypass improvements. The trees are early mature Field Maples and Ash the closest of which are growing approximately 2.5m from the boundary fence. At maturity it can be anticipated that the crowns of these trees may extend over the boundary by 5-7m. This may have implications for pitch layout or any other development.

### **Hedgerows.**

There is an intermittent hedgerow growing on land adjacent to the North West boundary (**Map Ref 3**) comprising mostly Hawthorn and planted in association with the bypass improvements.

The South East Boundary is defined by an old hedgebank (**Map Ref 4**) which is likely to be considered as "important" under the Hedgerow Regulations 1997. There is one narrow field entrance through this hedgebank (**Map Ref 5**)

### **Ecology**

The hedgerows/banks and associated features provide valuable ecological habitat and corridors

The hedgerows and associated trees are likely bat flight corridors and navigation beacons, however a specialist assessment would be needed to confirm this.

### **Summary**

Due to the narrow nature of the site the necessary buffer zones and habitat margins to the NW and SE boundaries will impact on the overall developable area. Shade cast by the trees to the South will affect the playing surface of any courts or pitches.

# H.9 – Land between Mountbatten Park and A30



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1:1,880



Map Tile: ST1500NW Full Reference: ST15317 00712

**EDDC Sports Pitch Development.**

Honiton

H.C – All Hallows (for floodlights)

Flood lighting will have no impact on existing trees hedgerows and ecology beyond that already caused by the existing urban lighting on the adjacent land.

Any cable runs will need to be routed outside of the Root Protection Areas of any of the trees .