

East Devon Local Plan 2020-2042

Site Selection report

Kilmington



February 2025

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1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2042 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not.¹ The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites.²
- 1.3 For each site, the report contains identifying details, a map, and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of sites at Kilminster. A map of all the sites which have been assessed is below, followed by a table which highlights the site selection findings.
- 1.5 In addition to the sites which have been subject to assessment, other sites were not assessed because they failed 'site sifting'. This stage of the process rules out sites that are not 'reasonable alternatives' and therefore not considered as potential allocations in the Local Plan. In summary, to pass site sifting and therefore be considered as a potential allocation, the site should be identified as suitable, available, achievable in the HELAA; in a suitable location; not already allocated in a 'made' Neighbourhood Plan; and not already have planning permission. For obvious reasons, overlapping sites will only be assessed once. Further detail is contained in the Site Selection methodology.
- 1.6 The following sites did not pass site sifting at Kilminster:
 - Kilm_08 – the HELAA panel concluded – site probably unachievable due to poor access. Devon County Council advised - The Roman Road, is not ideal for an access due to the rural nature and the no-through route with the route merging into a PROW.

¹ Site Selection Methodology (2024): eastdevon.gov.uk/media/4vrnkicu/sal-001-site-selection-methodology_v2-2020-2042.pdf; Landscape Assessment: [sal-002-landscape-sensitivity-assessment-methodology.pdf](https://eastdevon.gov.uk/media/4vrnkicu/sal-002-landscape-sensitivity-assessment-methodology.pdf) ; HESA Methodology: [sal-003-historic-environment-assessment-methodology.pdf](https://eastdevon.gov.uk/media/4vrnkicu/sal-003-historic-environment-assessment-methodology.pdf); Ecology Guidelines: [sal-004-ecology-guidelines-for-housing-allocation.pdf](https://eastdevon.gov.uk/media/4vrnkicu/sal-004-ecology-guidelines-for-housing-allocation.pdf)

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

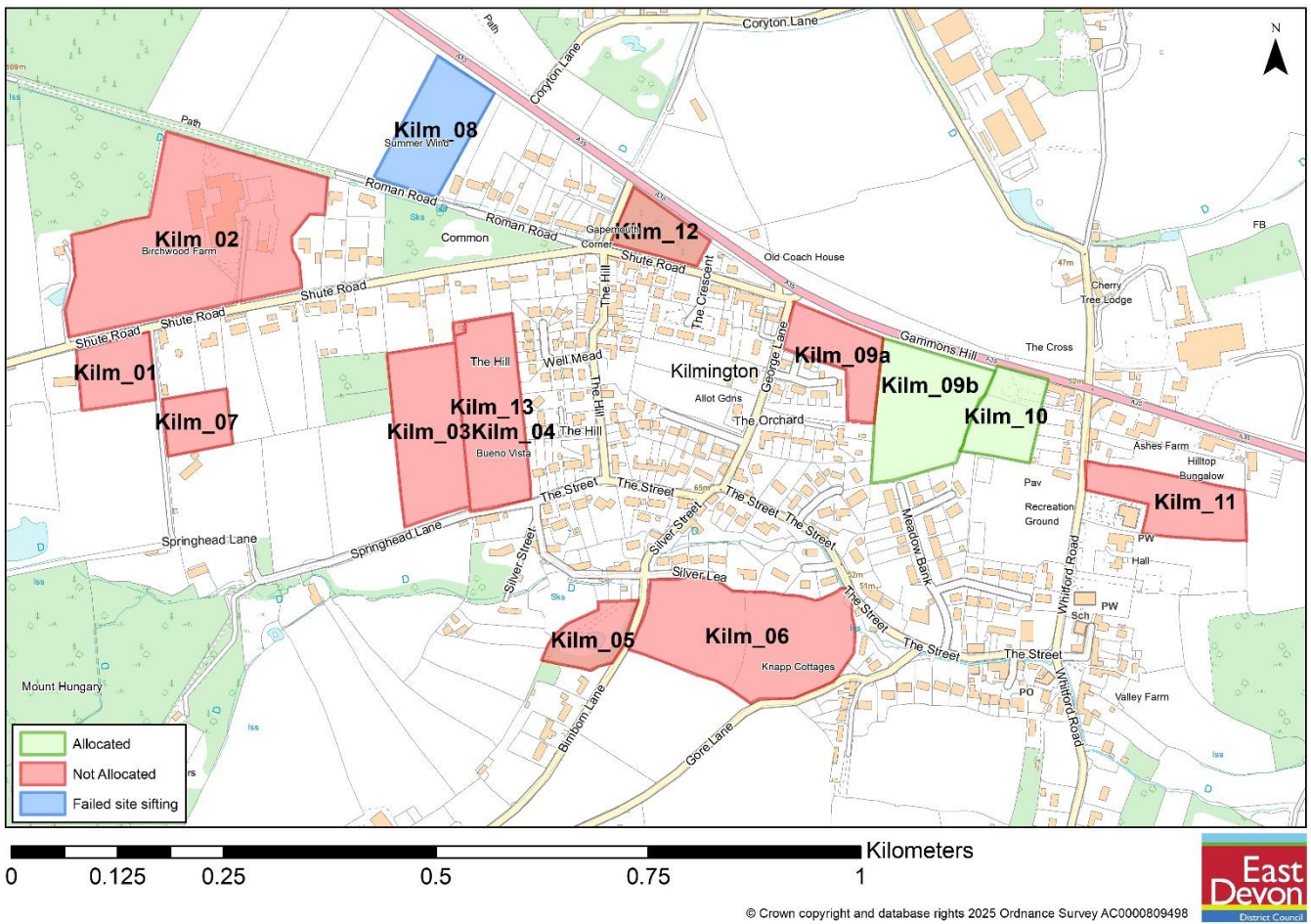


Figure 1.1: Overview of Site Selection findings at Kilmington

Site reference	Number of dwellings / hectares of employment land	Allocate?
Kilm_01	5	No
Kilm_02	66	No
Kilm_03	40	No
Kilm_05	6	No
Kilm_06	5	No
Kilm_07	10	No
Kilm_09	37	Yes, Partly (Kilm_09b)
Kilm_10	5	Yes

Site reference	Number of dwellings / hectares of employment land	Allocate?
Kilm_11	10	No
Kilm_12	5	No
Kilm_13	50	No

2 Site Reference Kilm_01

Site details

Settlement: Kilmington

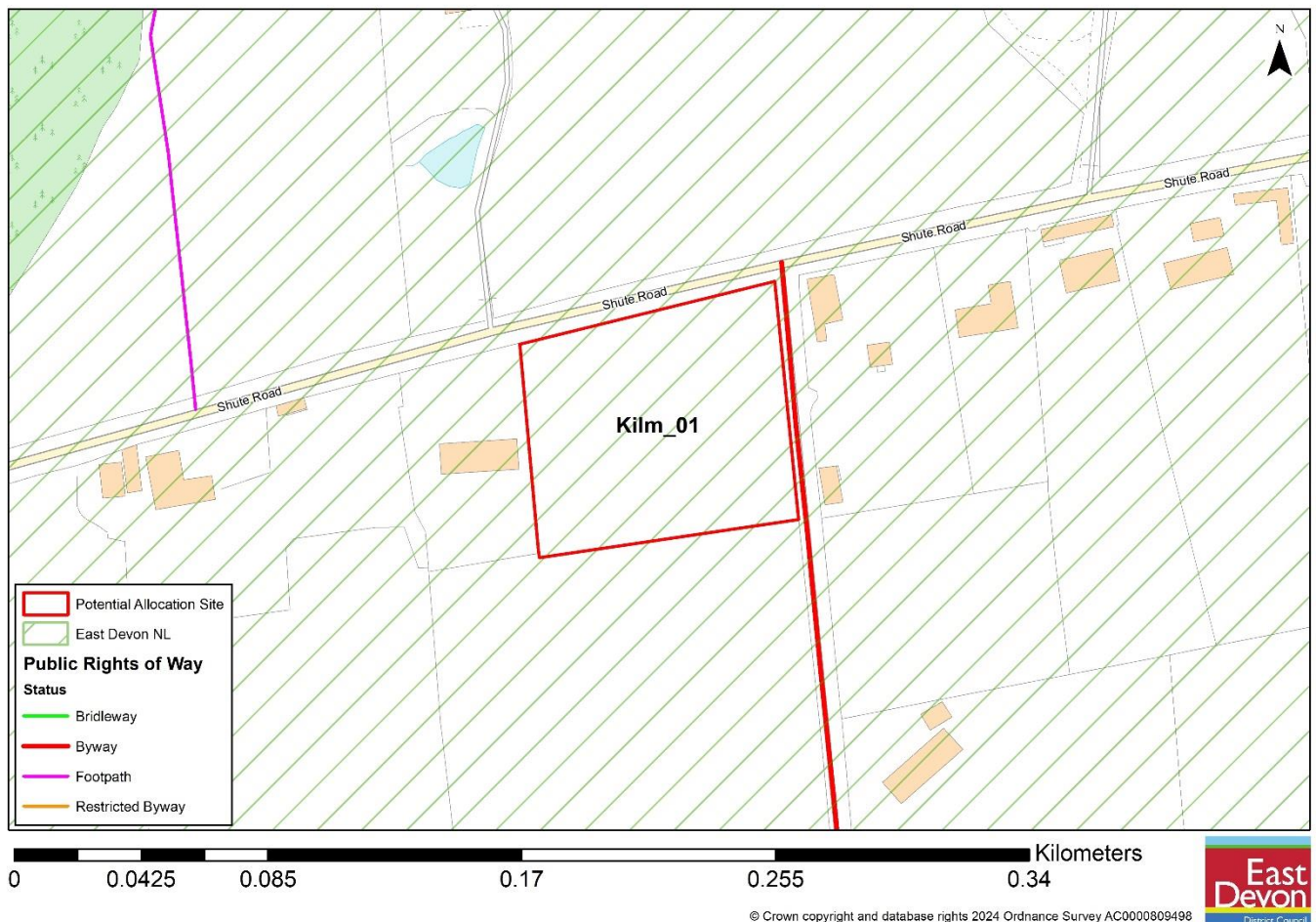
Reference number: Kilm_01

Site area (ha): 0.6600

Address: Land off Shute Road, Kilmington, EX13 7ST

Proposed use: Residential

Site map



Photos



View from Shute Road, photo taken from the entrance.



View from Shute Road, photo taken from the entrance.

Site Assessment Summary and Conclusion

Infrastructure

DCC - highways : This site is a little remote from local services but would be acceptable in principle from a technical point of view as suitable access can be easily achieved and the site parcel is small. DCC - Education : Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.

Landscape

The site falls in the National Landscape, Site is within a designated landscape and has very high landscape value with medium- high visibility. The site has medium-high landscape sensitivity.

Historic environment

The site is located outside the Kilmington built-up area, with no designated heritage asset within 100m and the nearest designated heritage asset a Grade II listed building 473m away, heritage impacts are limited.

Ecology

The site is covered by improved grassland, Trees and vegetation on the edge of the site boundary. No ecological designations within 100m of the site. minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 meters of 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

No hourly bus service from 31 July 2022. 6 services per day and No service on Sundays and bank holidays

Kilmington residents have expressed significant concerns to the Parish Council regarding traffic speed and volume on the area's narrow, single-lane roads, which lack both pavements and street lighting. They report that these conditions make walking feel unsafe and discourage it.

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

No

Opportunities

Yield (number of dwellings or hectares of employment land)

5

Contribution to spatial strategy

Should the site be allocated?

No

Reasons for allocating or not allocating

This site is located outside the built-up area of Kilmington and falls in an National Landscape, Site is within a designated landscape and has very high landscape value with medium- high visibility. Development of the site (5 max yield) would have a high landscape impacts.

Landscape Sensitivity Assessment

Context

Landscape designation context

East Devon NL

For sites within NL, applicable special qualities

The site falls within the East Devon NL and is of some prominence in the landscape. Landscape considerations would need careful assessment in respect of any development proposal.

Other relevant biodiversity, historic environment and/or geological designations

No

Landscape Character Type and relevant key characteristics

3B. Lower rolling farmed and settled valley slopes • Gently rolling landform, sloping up from valley floor. Numerous shallow valleys contain small streams. Red sandstone geology apparent in cuttings and soils in west of study area.

- Many hedgerow trees, copses and streamside tree rows. Oak and ash predominate, and there are small blocks of woodland.

- Predominantly pastoral farmland, often with a wooded appearance. Variable sized fields with wide, low hedged boundaries and a mostly irregular pattern, reflecting different phases of enclosure.
- Semi-natural habitats include streams and ditches, grassland, woodland and trees.
- Views tend to occur across valleys, rather from within them. Higher land in other LCTs forms the backdrop to views.

Local landscape character of site and immediate surrounds

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

Yes

General and site-specific affects that could arise from development

- 2.1 • Introduction of built form and associated infrastructure • Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- 2.2 • Site access requirements- consider if existing arrangements are satisfactory or can be improved by minor modification or if major alteration/ new access provision required
- Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss • Loss of trees/ hedgerow/ other noteworthy habitats Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.

Analysis

Physical and natural characteristics	
Medium-high	Flat landform, arable landcover, hedgerow with trees, small field scale, simple landscover complexity, Strained post and wire fencing
Cultural and historic associations	
Low-medium	Devon HLC identifies field nearby as Post Medieval to XIX
Relationship to existing settlement edge	
Medium	Settlement edge type :fringing development, Edge form:vegetated with partly open, Settlement setting: open
Experiential landscape character	

Medium-high	isolated, enclosed, Transport corridors: Winding rural lanes; Infrastructure: Lighting / masts; Condition: well managed; Scenic quality: low-medium
Views	
High	Enclosure/ openness: part enclosed Skylines: open Skyline structures: masts Views: expansive Intervisibility: NL/existing settlement Degree of intervisibility: Extensive Visible from: publically accessible land/ roads Visual receptors: NL visitors/ visitors to public access land/ Walkers and cyclists on minor roads
Overall landscape susceptibility	
High	The site falls within NL
Within nationally designated landscape?	
Site is within a designated landscape and has very high landscape value.	
Degree of intervisibility with nationally designated landscape	
If outside designated landscape, factors which may raise or lower value from moderate	
Landscape value	
Very High – Nationally or internationally designated for landscape value (NL/ WHS)	
Overall landscape sensitivity	
High	
Landscape guidance: opportunities in relation to development	

Historic Environment Site Assessment

Notes on history of area

Kilmington's history blends Roman influence with a strong agricultural tradition. The 19th-century village retains its historic core, evident in buildings like St. Giles church (incorporating an earlier tower) and Coryton Park, a Grade II listed building. The village developed along the A35 with three main centers linked by The Street, showcasing its farming roots.

Overall conclusion

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

Step 1. Identify any heritage assets potentially affected

Is the site within 100 metres of a designated heritage asset?	No
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No
List any heritage assets potentially affected.	No

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	
Significance of asset and setting	
Relationship of site with heritage asset	
Level of contribution (site to heritage asset)	
Further assessment required?	

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	
Could the site be developed in a way that minimised potential impact?	
Would the development affect the heritage asset in other ways?	

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	
Would development enable further research and recording of the heritage asset?	
Would development enable better revealing of the significance of the heritage asset?	
Would development enable the asset to be removed from the at risk register?	
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	
Could the site boundary be changed to avoid harm?	
Could the amount of development be reduced to avoid harm?	
Would a different type of development (use) avoid harm?	
Could design avoid harm?	
Notes	

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	>1000	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	>10000	Minor adverse effect predicted (not significant)
Ramsar site	International	>10000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	>5000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	>1000	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	>5000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	>3000	Minor adverse effect

			predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	>400	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	286	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	194	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	147	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	147	Minor adverse effect predicted (not significant)

Comments

Within River Axe SAC Nutrient catchment zone? Yes

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 0

On site assessment

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

Yes . The site covered by improved grassland, Trees and vegetation on the edge of the site boundary. No ecological designations within 100m of site. minor adverse effect predicted (not significant)

Presence of veteran or ancient trees

No.

Large numbers of mature trees within hedgerows or otherwise

No.

Presence of ponds not identified on aerial imagery

No.

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

No.

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

No.

Is there any evidence which contradicts the desk study results?

No.

Conclusion

Minor adverse effect predicted (not significant)

3 Site Reference Kilm_02

Settlement: Kilmington

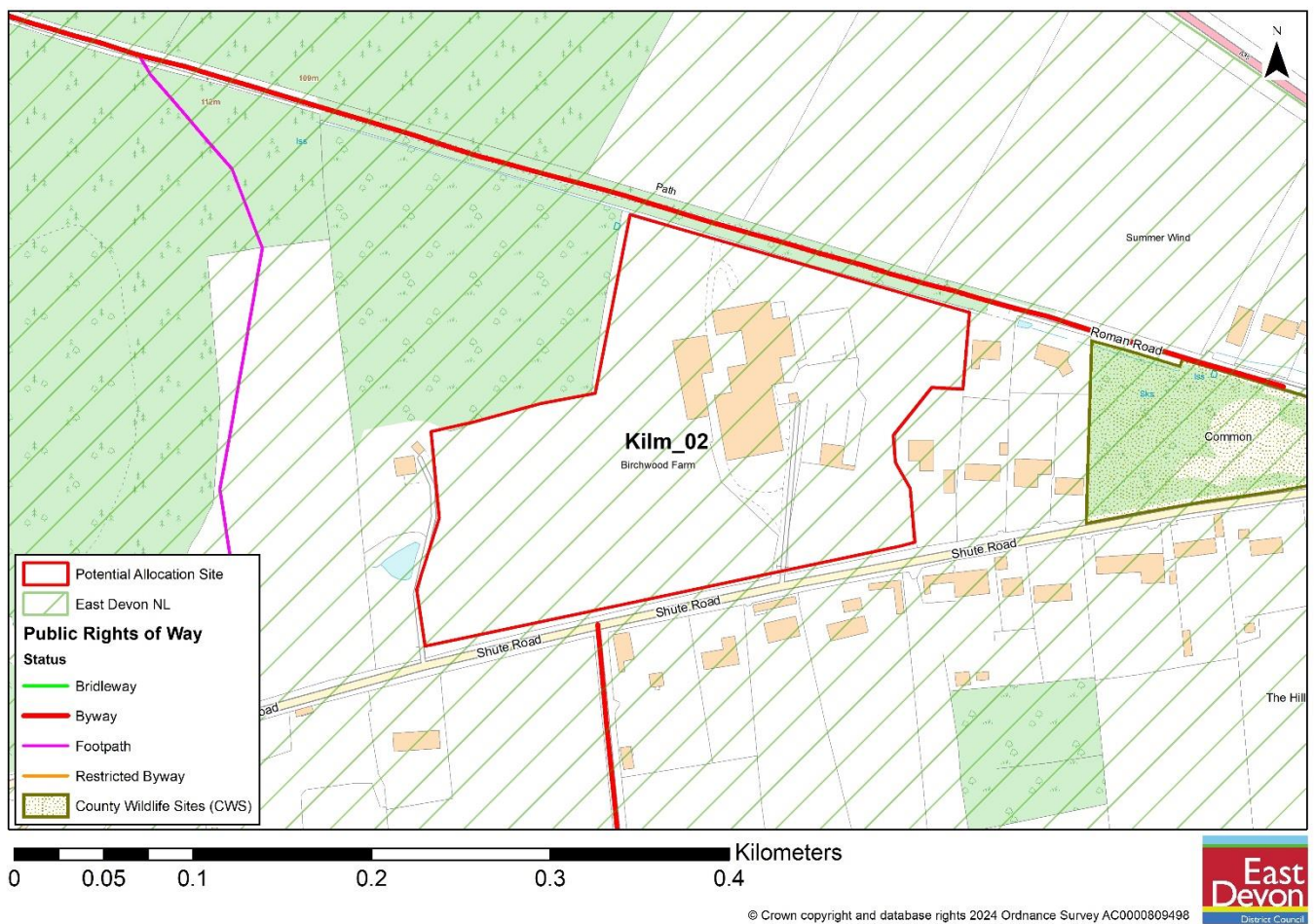
Reference number: Kilm_02

Site area (ha): 4.379

Address: Birchwood Farm, Shute Road, Kilmington, EX13 7ST

Proposed use: Residential

Site map



Photos



View from Shute Road, taken from the gate.



View from Shute Road, taken from the gate, showing the existing farm building



View from Roman Road, taken from the gate, showing the existing farm building

Site Assessment Summary and Conclusion

Infrastructure

DCC - highways : Access from the south would appear to be easy to achieve but access to the north is from a Byway opening up to all traffic which could not support the level of traffic that would be generated. The site is a little remote from local services too, but adjacent to the settlement. DCC - Education: Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.

Landscape

the site falls in the National Landscape, Site is within a designated landscape and has very high landscape value with high visibility. The site has high landscape sensitivity.

Historic environment

The site is located outside the Kilmington built-up area, with no designated heritage asset within 100m and the nearest designated heritage asset a Grade II listed building 349m away, heritage impacts are limited.

Ecology

The site is covered by Unimproved grassland, grazed by cows with trees and vegetation on the edge of the site boundary, adjoining to a woodland. Section 41 (S41) Habitat of Principle Importance and County Wildlife Site (CWS) within 100m of the site. Significant moderate adverse effect predicted.

Accessibility

The site is within 1,600 meters of 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

No hourly bus service from 31 July 2022. 6 services per day and No service on Sundays and bank holidays

Kilmington residents have expressed significant concerns to the Parish Council regarding traffic speed and volume on the area's narrow, single-lane roads, which lack both pavements and street lighting. They report that these conditions make walking feel unsafe and discourage it.

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

No

Opportunities

Yield (number of dwellings or hectares of employment land)

66

Contribution to spatial strategy

Should the site be allocated?

No

Reasons for allocating or not allocating

The site is an existing farmyard located outside the built-up area of Kilmington, this site falls in an National Landscape, Site is within a designated landscape and has very high landscape value with high visibility from multiple locations, including A35. It is also adjoining to a Deciduous woodland. Development of the site (66 max yield) would have a high landscape impact. and medium-high ecological impacts.

Landscape Sensitivity Assessment

Context

Landscape designation context

East Devon NL

For sites within NL, applicable special qualities

The site falls within the East Devon NL and is of some prominence in the landscape. Landscape considerations would need careful assessment in respect of any development proposal.

Other relevant biodiversity, historic environment and/or geological designations

No

Landscape Character Type and relevant key characteristics

3B. Lower rolling farmed and settled valley slopes • Gently rolling landform, sloping up from valley floor. Numerous shallow valleys contain small streams. Red sandstone geology apparent in cuttings and soils in west of study area.

- Many hedgerow trees, copses and streamside tree rows. Oak and ash predominate, and there are small blocks of woodland.
- Predominantly pastoral farmland, often with a wooded appearance. Variable sized fields with wide, low hedged boundaries and a mostly irregular pattern, reflecting different phases of enclosure.
- Semi-natural habitats include streams and ditches, grassland, woodland and trees. • Views tend to occur across valleys, rather from within them. Higher land in other LCTs forms the backdrop to views.

Local landscape character of site and immediate surrounds

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

Yes

General and site-specific affects that could arise from development

- 3.1 • Introduction of built form and associated infrastructure • Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- 3.2 • Site access requirements- consider if existing arrangements are satisfactory or can be improved by minor modification or if major alteration/ new access provision required
- Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss • Loss of trees/ hedgerow/ other noteworthy habitats Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.

Analysis

Physical and natural characteristics	
Medium-high	gently rolling landform, improved pasture landcover, hedgerow with trees, medium to large field scale, Uniform landscover complexity,
Cultural and historic associations	
Low-medium	
Relationship to existing settlement edge	
Medium	Settlement edge type :fringing development, Edge form:vegetated with exposed, Settlement setting: open
Experiential landscape character	
Medium-high	Exposed and open, Transport corridors: Winding rural lanes; Buildings: farm buildings Infrastructure: Lighting / masts; Condition: intensively managed; Scenic quality: medium-high
Views	
High	Enclosure/ openness: open Skylines: open & wooded Skyline structures: telecoms masts Views: Distant & panoramic Intervisibility: NL/existing settlement Degree of intervisibility: Extensive Visible from: publically accessible land/ roads Visual receptors: NL visitors/ visitors to public access land/ Walkers and cyclists on minor roads/ Motorists on A roads
Overall landscape susceptibility	
High	The site falls within NL and has open view from different view points
Within nationally designated landscape?	
Site is within a designated landscape and has very high landscape value.	

Degree of intervisibility with nationally designated landscape
If outside designated landscape, factors which may raise or lower value from moderate
Landscape value
Very High – Nationally or internationally designated for landscape value (NL/ WHS)
Overall landscape sensitivity
High
Landscape guidance: opportunities in relation to development

Historic Environment Site Assessment

Notes on history of area

Kilmington's history blends Roman influence with a strong agricultural tradition. The 19th-century village retains its historic core, evident in buildings like St. Giles church (incorporating an earlier tower) and Coryton Park, a Grade II listed building. The village developed along the A35 with three main centers linked by The Street, showcasing its farming roots.

Overall conclusion

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

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	No
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No
List any heritage assets potentially affected.	No

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	
Significance of asset and setting	
Relationship of site with heritage asset	
Level of contribution (site to heritage asset)	
Further assessment required?	

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	
Could the site be developed in a way that minimised potential impact?	
Would the development affect the heritage asset in other ways?	

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	
Would development enable further research and recording of the heritage asset?	
Would development enable better revealing of the significance of the heritage asset?	
Would development enable the asset to be removed from the at risk register?	
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	
Could the site boundary be changed to avoid harm?	
Could the amount of development be reduced to avoid harm?	
Would a different type of development (use) avoid harm?	
Could design avoid harm?	
Notes	

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	>1000	Minor adverse effect predicted (not significant)

Special Protection Area (SPA)	International	>10000	Minor adverse effect predicted (not significant)
Ramsar site	International	>10000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	>5000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	>1000	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	>5000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	>3000	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	>400	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	70	Significant moderate adverse

			effect predicted
Unconfirmed Wildlife Site (UWS)	County	291	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	0	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	0	Significant moderate adverse effect predicted

Comments

Within River Axe SAC Nutrient catchment zone? Yes

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 0

On site assessment

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

Yes . The site covered by Unimproved grassland, grazed by cows with trees and vegetation on the edge of the site boundary, adjoining to a woodland. Section 41 (S41) Habitat of Principle Importance and County Wildlife Site (CWS) within 100m of site. Significant moderate adverse effect predicted.

Presence of veteran or ancient trees

No.

Large numbers of mature trees within hedgerows or otherwise

No. The site adjoining to a woodland

Presence of ponds not identified on aerial imagery

No.

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

No.

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

No.

Is there any evidence which contradicts the desk study results?

No.

Conclusion

Significant moderate adverse effect predicted

4 Site Reference Kilm_03

Site details

Settlement: Kilmington

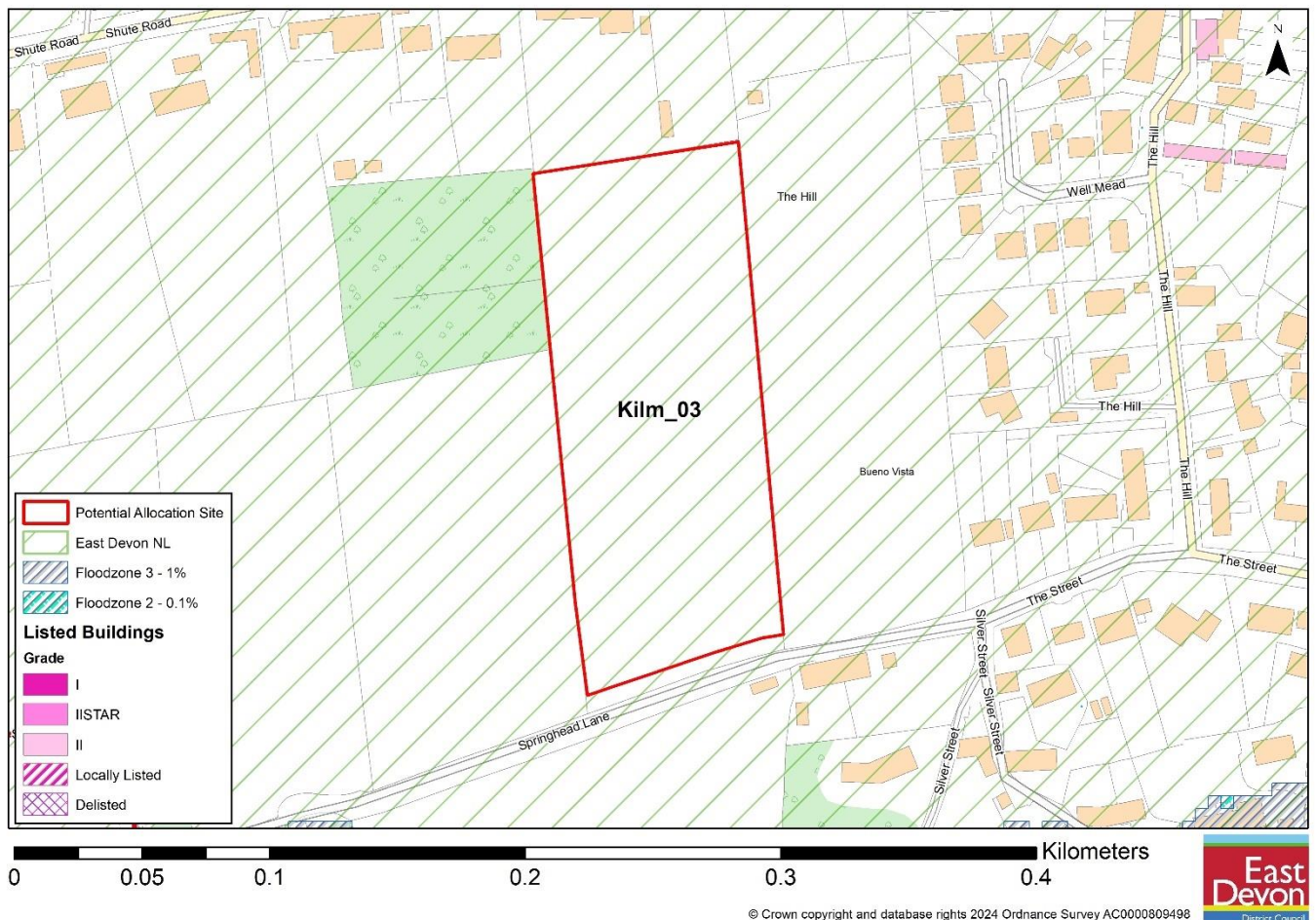
Reference number: Kilm_03

Site area (ha): 1.60

Address: Land off Springhead Lane, Kilmington (E-326545, N-98144), N/A

Proposed use: Residential

Site map



Photos



View from Springhead Lane, showing the condition of the site



Taken from The Street, showing the adjoining housing



View of the Springhead Lane, showing the access road

Site Assessment Summary and Conclusion

Infrastructure

DCC - highways :The site is served by an existing access off Springhead Lane. Good visibility can be achieved from the site in both directions on Springhead Lane. DCC - Education: Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.

Landscape

the site falls in the National Landscape, Site is within a designated landscape and has very high landscape value with medium-high visibility. The site has high landscape sensitivity.

Historic environment

The site is located on the edge of the Kilmington built-up area, with no designated heritage asset within 100m and the nearest designated heritage asset a Grade II listed building 122m away, with existing trees and hedgerow obscure views, heritage impacts are limited.

Ecology

The site is agriculture land covered by crops, and vegetation on the edge of the site boundary, adjoining to a woodland. Section 41 (S41) Habitat of Principle Importance and County Wildlife Site (CWS) within 100m of the site. Significant moderate adverse effect predicted.

Accessibility

The site is within 1,600 meters of 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

No hourly bus service from 31 July 2022. 6 services per day and No service on Sundays and bank holidays

Kilmington residents have expressed significant concerns to the Parish Council regarding traffic speed and volume on the area's narrow, single-lane roads, which lack both pavements and street lighting. They report that these conditions make walking feel unsafe and discourage it.

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

No

Opportunities

Yield (number of dwellings or hectares of employment land)

40

Contribution to spatial strategy

Should the site be allocated?

No

Reasons for allocating or not allocating

The site is a gentle slope agricultural land, located at the edge of the existing built-up area of Kilmington and surrounded by dwellings. This site falls in an National Landscape, The Site is within a designated landscape and has very high landscape value with medium- high visibility. It is also adjoining to a Deciduous woodland. Development of the site (40 max yield) would have a high landscape impact and medium-high ecological impacts.

Landscape Sensitivity Assessment

Context

Landscape designation context

Outside of NL

For sites within NL, applicable special qualities

The site falls within the East Devon NL and is of some prominence in the landscape. Landscape considerations would need careful assessment in respect of any development proposal.

Other relevant biodiversity, historic environment and/or geological designations

Yes

Landscape Character Type and relevant key characteristics

3B. Lower rolling farmed and settled valley slopes • Gently rolling landform, sloping up from valley floor. Numerous shallow valleys contain small streams. Red sandstone geology apparent in cuttings and soils in west of study area.

- Many hedgerow trees, copses and streamside tree rows. Oak and ash predominate, and there are small blocks of woodland.
- Predominantly pastoral farmland, often with a wooded appearance. Variable sized fields with wide, low hedged boundaries and a mostly irregular pattern, reflecting different phases of enclosure.
- Semi-natural habitats include streams and ditches, grassland, woodland and trees. • Views tend to occur across valleys, rather from within them. Higher land in other LCTs forms the backdrop to views.

Local landscape character of site and immediate surrounds

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

Yes

General and site-specific affects that could arise from development

- 4.1 • Introduction of built form and associated infrastructure • Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- 4.2 • Site access requirements- consider if existing arrangements are satisfactory or can be improved by minor modification or if major alteration/ new access provision required
- Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss • Loss of trees/ hedgerow/ other noteworthy habitats Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.

Analysis

Physical and natural characteristics	
Medium	gently rolling landform, arable landcover, gappy hedgerow, small field scale, uniform landcover complexity
Cultural and historic associations	
Low-medium	
Relationship to existing settlement edge	
Low-medium	Settlement edge type :fringing development, Edge form:contained and exposed, Settlement setting: open
Experiential landscape character	
Medium-high	open and simple, Transport corridors: Winding rural lanes; Buildings: dwellings surrounded Condition: intensively managed; Scenic quality: low-medium
Views	
High	Enclosure/ openness: part enclosed Skylines: open& wooded Skyline structures: modern buildings Views: framed & short Intervisibility: NL/existing settlement Degree of intervisibility: partial Visible from: publically accessible land/ roads Visual receptors: NL visitors/ visitors to public access land/ Walkers and cyclists on minor roads
Overall landscape susceptibility	
High	The site falls within NL
Within nationally designated landscape?	
Site is within a designated landscape and has very high landscape value.	
Degree of intervisibility with nationally designated landscape	

If outside designated landscape, factors which may raise or lower value from moderate
Landscape value
Very High – Nationally or internationally designated for landscape value (NL/ WHS)
Overall landscape sensitivity
High
Landscape guidance: opportunities in relation to development

Historic Environment Site Assessment

Notes on history of area

Kilmington's history blends Roman influence with a strong agricultural tradition. The 19th-century village retains its historic core, evident in buildings like St. Giles church (incorporating an earlier tower) and Coryton Park, a Grade II listed building. The village developed along the A35 with three main centers linked by The Street, showcasing its farming roots.

Overall conclusion

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

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	No
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No
List any heritage assets potentially affected.	No

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	
Significance of asset and setting	
Relationship of site with heritage asset	
Level of contribution (site to heritage asset)	
Further assessment required?	

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	
Could the site be developed in a way that minimised potential impact?	
Would the development affect the heritage asset in other ways?	

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	
Would development enable further research and recording of the heritage asset?	
Would development enable better revealing of the significance of the heritage asset?	
Would development enable the asset to be removed from the at risk register?	
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	
Could the site boundary be changed to avoid harm?	
Could the amount of development be reduced to avoid harm?	
Would a different type of development (use) avoid harm?	
Could design avoid harm?	
Notes	

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	>1000	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	>10000	Minor adverse effect

			predicted (not significant)
Ramsar site	International	>10000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	>5000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	>1000	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	>5000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	>3000	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	>400	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	89	Significant moderate adverse effect predicted

Unconfirmed Wildlife Site (UWS)	County	211	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	0	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	0	Significant moderate adverse effect predicted

Comments

Within River Axe SAC Nutrient catchment zone? Yes

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 0

On site assessment

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

Yes . The site is agriculture land covered by crops, vegetation on the edge of the site boundary, adjoining to a woodland. Section 41 (S41) Habitat of Principle Importance and County Wildlife Site (CWS) within 100m of site. Significant moderate adverse effect predicted.

Presence of veteran or ancient trees

No.

Large numbers of mature trees within hedgerows or otherwise

No.

Presence of ponds not identified on aerial imagery

No.

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

No.

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

No.

Is there any evidence which contradicts the desk study results?

No.

Conclusion

Minor adverse effect predicted (not significant)

5 Site Reference Kilm_05

Site details

Settlement: Kilmington

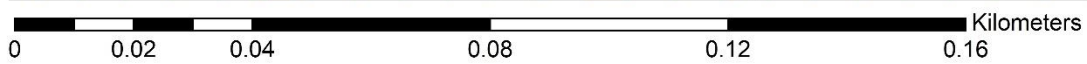
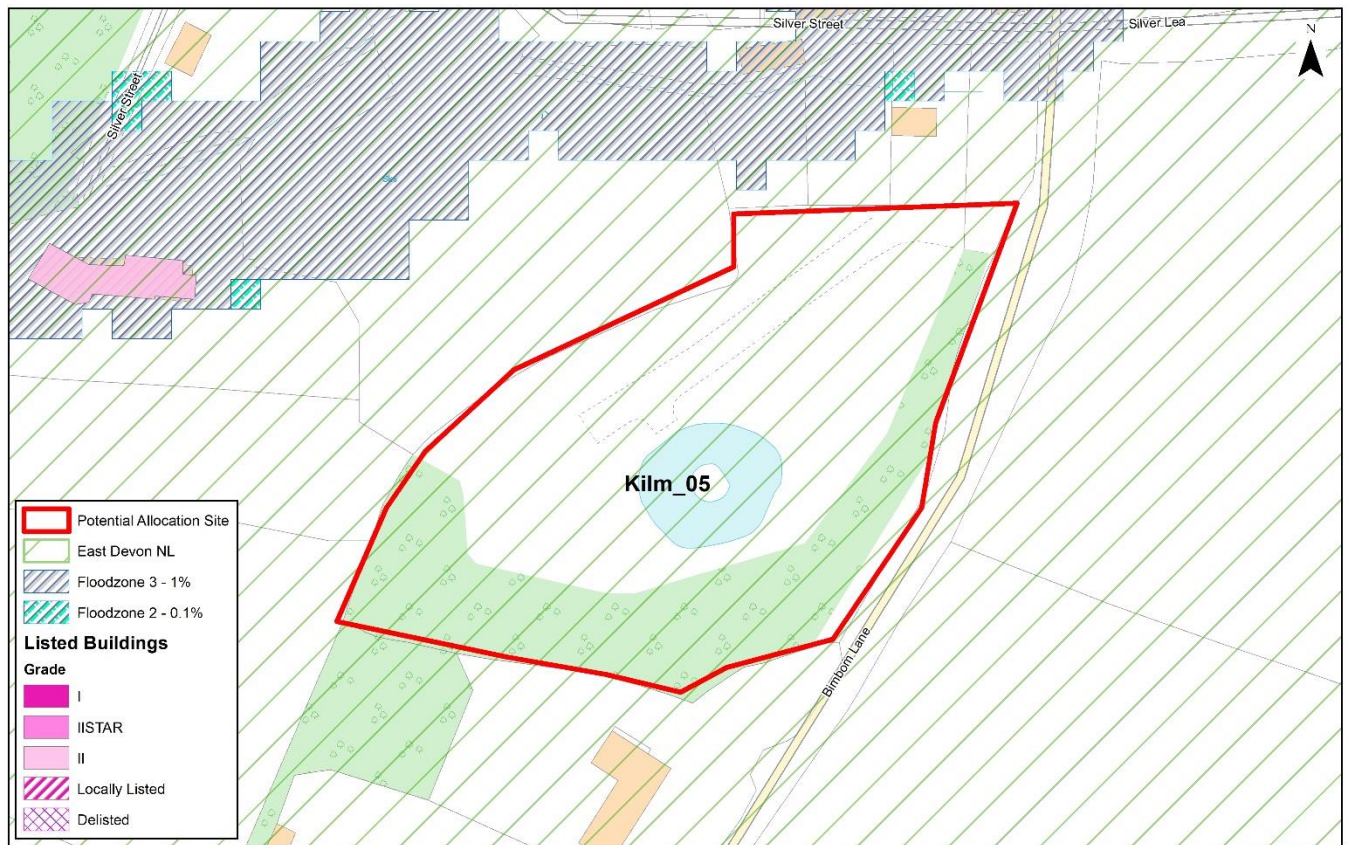
Reference number: Kilm_05

Site area (ha): 0.56

Address: Land At Pit Orchard, Bim Bom Lane, Kilmington

Proposed use: Residential

Site map



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Photos



View from Bimbom Lane, showing the site entrance. Taken from the Bimbom Lane.



View from site gate, showing the site conditions.



View from Bimbom Lane, showing the access road.



View from Bimbom Lane, showing the access road.

Site Assessment Summary and Conclusion

Infrastructure

DCC - highways : The greater majority of this parcel has already been approved under planning application 15/1746/OUT and 16/1586/RES. DCC - Education: Significant ha development sites proposed. Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity -

but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.

Landscape

The site falls in the National Landscape, Site is within a designated landscape and has very high landscape value, although the site has low-to-medium visibility due to mature trees at its boundary, it remains highly sensitive from a landscape perspective.

Historic environment

Grade II listed Old Cider Lodge 46m to north west of site, existing trees and hedgerow obscure views. The development would have limited impact on the historic environment

Ecology

The site covered by various vegetation, trees and unimproved grassland including overgrown grass , Trees and vegetation surrounded the site. No ecological designations within 100m of site. Significant moderate adverse effect predicted.

Accessibility

The site is within 1,600 meters of 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

No hourly bus service from 31 July 2022. 6 services per day and No service on Sundays and bank holidays

Kilmington residents have expressed significant concerns to the Parish Council regarding traffic speed and volume on the area's narrow, single-lane roads, which lack both pavements and street lighting. They report that these conditions make walking feel unsafe and discourage it.

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

No

Opportunities

Yield (number of dwellings or hectares of employment land)

6

Contribution to spatial strategy

Should the site be allocated?

No

Reasons for allocating or not allocating

The site is situated at the edge of Kilmington, on a slope with a relatively flat central area. It is located near existing dwellings and adjacent to Kilm_06. As the site is within the National Landscape, a designated landscape with exceptionally high scenic value, development could potentially impact the visual appearance of other parts of the National Landscape. However, the site is well-screened by mature trees at its boundary, which should help minimise visual impact if these conditions remain. The site is covered by various vegetation, including trees and overgrown grassland. Developing the site (up to 6 dwellings) would have a significant landscape impact and medium-to-high ecological impacts.

Landscape Sensitivity Assessment

Context

Landscape designation context

For sites within NL, applicable special qualities

The site falls within the East Devon NL and is of some prominence in the landscape. Landscape considerations would need careful assessment in respect of any development proposal.

Other relevant biodiversity, historic environment and/or geological designations

Yes

Landscape Character Type and relevant key characteristics

3B. Lower rolling farmed and settled valley slopes • Gently rolling landform, sloping up from valley floor. Numerous shallow valleys contain small streams. Red sandstone geology apparent in cuttings and soils in west of study area.

- Many hedgerow trees, copses and streamside tree rows. Oak and ash predominate, and there are small blocks of woodland.
- Predominantly pastoral farmland, often with a wooded appearance. Variable sized fields with wide, low hedged boundaries and a mostly irregular pattern, reflecting different phases of enclosure.

- Semi-natural habitats include streams and ditches, grassland, woodland and trees.
- Views tend to occur across valleys, rather from within them. Higher land in other LCTs forms the backdrop to views.

Local landscape character of site and immediate surrounds

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

Yes

General and site-specific affects that could arise from development

- 5.1 • Introduction of built form and associated infrastructure • Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- 5.2 • Site access requirements- consider if existing arrangements are satisfactory or can be improved by minor modification or if major alteration/ new access provision required
- Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss • Loss of trees/ hedgerow/ other noteworthy habitats Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.

Analysis

Physical and natural characteristics	
High	Scarp slope landform with flat landform in the centre part, Heathland landcover, : hedgerow with trees, small field scale, complex landcover complexity, small part of the site has close-board fencing
Cultural and historic associations	
Low-medium	
Relationship to existing settlement edge	
Medium	Settlement edge type :conspicuous rear boundaries, Edge form: contained, Settlement setting: valley side and wooded
Experiential landscape character	
Medium-high	intimate and tranquil , Transport corridors: Winding rural lanes; Buildings: dwellings surrounded Condition: neglected; Scenic quality: medium

Views	
High	Enclosure/ openness: part enclosed Skylines: open& wooded Skyline structures: modern buildings and masts Views: filtered Intervisibility: NL/existing settlement Degree of intervisibility: partial Visible from: publically accessible land/ roads Visual receptors: NL visitors/ visitors to public access land/ Walkers and cyclists on minor roads
Overall landscape susceptibility	
High	The site falls within NL
Within nationally designated landscape?	
Site is within a designated landscape and has very high landscape value.	
Degree of intervisibility with nationally designated landscape	
If outside designated landscape, factors which may raise or lower value from moderate	
Landscape value	
Very High – Nationally or internationally designated for landscape value (NL/ WHS)	
Overall landscape sensitivity	
High	
Landscape guidance: opportunities in relation to development	

Historic Environment Site Assessment

Notes on history of area

Kilmington's history blends Roman influence with a strong agricultural tradition. The 19th-century village retains its historic core, evident in buildings like St. Giles church (incorporating an earlier tower) and Coryton Park, a Grade II listed building. The village developed along the A35 with three main centers linked by The Street, showcasing its farming roots.

Overall conclusion

High: significant effect predicted. Mitigation unlikely to be possible. An impact that would compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished and compromised. This would involve a loss of significance that could not be resolved through mitigation.

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes
List any heritage assets potentially affected.	Pre 1974 Conservation Area - Kilmington, Grade II listed Kent Cottage & Grade II listed Old Ruggs Farm

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Conservation area - Kilmington The conservation area adjoining to the eastern of the site.
Significance of asset and setting	Medium
Relationship of site with heritage asset	The conservation area adjoining to the eastern of the site. The conservation area is of high significance to the village, although due to the modern intervening development, it has reduced impact.
Level of contribution (site to heritage asset)	Little
Further assessment required?	No

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Moderate Limited intervisibility due to considerable intervening modern development
Could the site be developed in a way that minimised potential impact?	No
Would the development affect the heritage asset in other ways?	No

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

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 2	
Description of asset	Grade II listed Kent Cottage & Grade II listed Old Ruggs Farm The two grade II listed buildings adjoining to the eastern of the site.
Significance of asset and setting	Medium
Relationship of site with heritage asset	The two grade II listed buildings adjoining to the eastern of the site. Due to the modern intervening development, it has reduced impact.
Level of contribution (site to heritage asset)	Little
Further assessment required?	No

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 2	
What impact would development have on the heritage asset and its setting?	Moderate Limited intervisibility due to considerable intervening modern development
Could the site be developed in a way that minimised potential impact?	No
Would the development affect the heritage asset in other ways?	No

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 2 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 2 avoiding harm	
Are there reasonable alternative sites?	No
Could the site boundary be changed to avoid harm?	Yes
Could the amount of development be reduced to avoid harm?	Yes
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	No
Notes	Extra buffer zone at the eastern part of the site and lower the number of dwelling and the development height

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	>1000	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	>10000	Minor adverse effect predicted (not significant)
Ramsar site	International	>10000	Minor adverse effect predicted

			(not significant)
Marine Conservation Zone (MCZ)	National	>5000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	>1000	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	>5000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	>3000	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	>400	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	416	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	359	Minor adverse effect predicted (not significant)

Draft Nature Recovery Network areas (NRN)	County	286	Minor adverse effect predicted (not significant)
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	186	Minor adverse effect predicted (not significant)

Comments

Within River Axe SAC Nutrient catchment zone? Yes

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 0

On site assessment

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

Yes . The site covered by various vegetation, trees and unimproved grassland including overgrown grass , Trees and vegetation surrounded the site. No ecological designations within 100m of site. Significant moderate adverse effect predicted.

Presence of veteran or ancient trees

No.

Large numbers of mature trees within hedgerows or otherwise

No.

Presence of ponds not identified on aerial imagery

No.

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

No.

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

No.

Is there any evidence which contradicts the desk study results?

No.

Conclusion

Significant moderate adverse effect predicted

6 Site Reference Kilm_06

Site details

Settlement: Kilmington

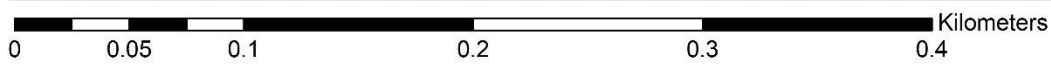
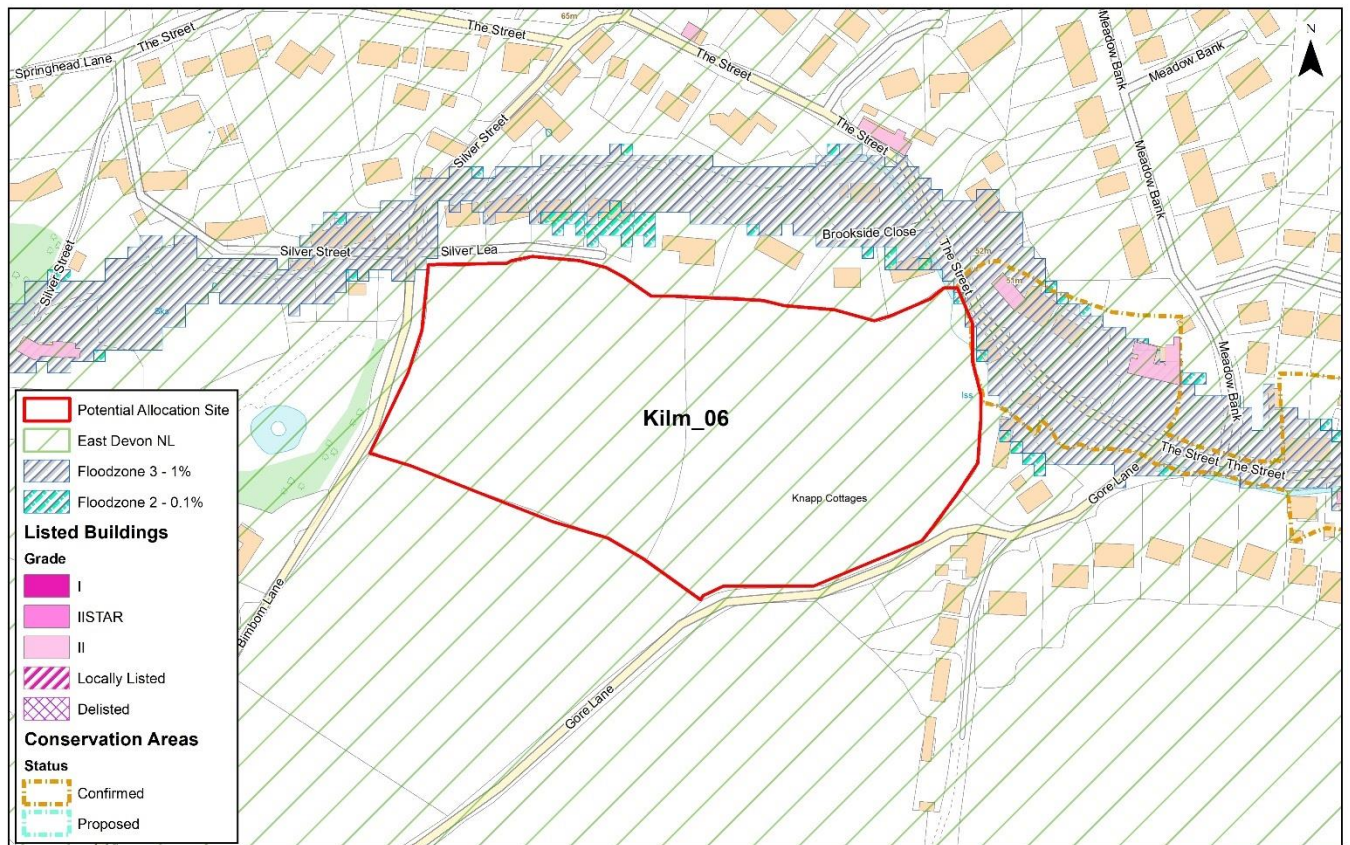
Reference number: Kilm_06

Site area (ha): 2.759

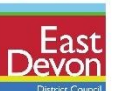
Address: Land at Gore Lane, Kilmington, Axminster,

Proposed use: Residential

Site map



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Photos



View from Gore Lane, showing the southern part of the site. Taken from the gate located at Gore Lane.



View form Silver Lea, showing the northern part of the site. Taken in front of existing dwellings at Silver Lea.



View from Bimbom Lane, showing one of the access road.



View from Gore Lane, showing another access road.

Site Assessment Summary and Conclusion

Infrastructure

DCC - highways :The current access roads which could service this parcel are unsuitable for the proposed development size, due to their rural nature in width, geometry and visibility. However a much smaller size could potentially be reviewed. DCC - Education: Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.

Landscape

the site falls in the National Landscape, Site is within a designated landscape and has very high landscape value with medium-high visibility. The site has high landscape sensitivity.

Historic environment

The Conservation Area runs along the eastern edge of the site, Grade II listed dwellings 14m to the east of the site and Grade II listed Old Ruggs Farm around 90m to the east of the site. The development would have a Moderate impact on the historic environment

Ecology

The site is covered by improved grassland, Trees and vegetation on the edge of the site boundary. No ecological designations within 100m of the site. minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 meters of 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

No hourly bus service from 31 July 2022. 6 services per day and No service on Sundays and bank holidays

Kilmington residents have expressed significant concerns to the Parish Council regarding traffic speed and volume on the area's narrow, single-lane roads, which lack both pavements and street lighting. They report that these conditions make walking feel unsafe and discourage it.

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

No

Opportunities

Yield (number of dwellings or hectares of employment land)

5

Contribution to spatial strategy

Should the site be allocated?

No

Reasons for allocating or not allocating

This site falls in an National Landscape, Site is within a designated landscape and has very high landscape value with high visibility. The eastern part of the site adjoins with Conservation Area - Kilmington and is close to a number of listed buildings. Development of the site (41 max yield) would have high landscape impacts and medium-high heritage impacts.

Landscape Sensitivity Assessment

Context

Landscape designation context

For sites within NL, applicable special qualities

The site falls within the East Devon NL and is of some prominence in the landscape. Landscape considerations would need careful assessment in respect of any development proposal.

Other relevant biodiversity, historic environment and/or geological designations

Yes

Landscape Character Type and relevant key characteristics

3B. Lower rolling farmed and settled valley slopes • Gently rolling landform, sloping up from valley floor. Numerous shallow valleys contain small streams. Red sandstone geology apparent in cuttings and soils in west of study area.

- Many hedgerow trees, copses and streamside tree rows. Oak and ash predominate, and there are small blocks of woodland.
- Predominantly pastoral farmland, often with a wooded appearance. Variable sized fields with wide, low hedged boundaries and a mostly irregular pattern, reflecting different phases of enclosure.
- Semi-natural habitats include streams and ditches, grassland, woodland and trees. • Views tend to occur across valleys, rather from within them. Higher land in other LCTs forms the backdrop to views.

Local landscape character of site and immediate surrounds

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

Yes

General and site-specific affects that could arise from development

- Introduction of built form and associated infrastructure • Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- Site access requirements- consider if existing arrangements are satisfactory or can be improved by minor modification or if major alteration/ new access provision required
- Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss • Loss of trees/ hedgerow/ other noteworthy habitats Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.

Analysis

Physical and natural characteristics	
High	Scarp slope landform, arable landcover, Dense well managed hedgerows, medium field scale, uniform landscover complexity
Cultural and historic associations	
Low-medium	
Relationship to existing settlement edge	
Medium	Settlement edge type :conspicuous rear boundaries, Edge form:partly screened and partly open, Settlement setting: plateau edge and partly low lying
Experiential landscape character	
Medium-high	intimate and tranquil , Transport corridors: Winding rural lanes; Buildings: dwellings surrounded Condition: neglected; Scenic quality: medium
Views	
High	Enclosure/ openness: part enclosed Skylines: open& wooded Skyline structures: modern buildings and masts Views: filtered Intervisibility: NL/existing settlement Degree of intervisibility: partial Visible from: publically accessible land/ roads Visual receptors: NL visitors/ visitors to public access land/ Walkers and cyclists on minor roads
Overall landscape susceptibility	
High	The site falls within NL
Within nationally designated landscape?	
Site is within a designated landscape and has very high landscape value.	

Degree of intervisibility with nationally designated landscape
If outside designated landscape, factors which may raise or lower value from moderate
Landscape value
Very High – Nationally or internationally designated for landscape value (NL/ WHS)
Overall landscape sensitivity
High
Landscape guidance: opportunities in relation to development

Historic Environment Site Assessment

Notes on history of area

Kilmington's history blends Roman influence with a strong agricultural tradition. The 19th-century village retains its historic core, evident in buildings like St. Giles church (incorporating an earlier tower) and Coryton Park, a Grade II listed building. The village developed along the A35 with three main centers linked by The Street, showcasing its farming roots.

Overall conclusion

High: significant effect predicted. Mitigation unlikely to be possible. An impact that would compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished and compromised. This would involve a loss of significance that could not be resolved through mitigation.

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes
List any heritage assets potentially affected.	Pre 1974 Conservation Area - Kilmington, Grade II listed Kent Cottage & Grade II listed Old Ruggs Farm

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	Conservation area - Kilmington The conservation area adjoining to the eastern of the site.
Significance of asset and setting	Medium
Relationship of site with heritage asset	The conservation area adjoining to the eastern of the site. The conservation area is of high significance to the village, although due to the modern intervening development, it has reduced impact.
Level of contribution (site to heritage asset)	Little
Further assessment required?	No

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Moderate Limited intervisibility due to considerable intervening modern development
Could the site be developed in a way that minimised potential impact?	No
Would the development affect the heritage asset in other ways?	No

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	No
Could the site boundary be changed to avoid harm?	Yes
Could the amount of development be reduced to avoid harm?	Yes
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	No
Notes	Extra buffer zone at the eastern part of the site and lower the number of dwelling and the development height

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 2	
Description of asset	Grade II listed Kent Cottage & Grade II listed Old Ruggs Farm The two grade II listed buildings adjoining to the eastern of the site.
Significance of asset and setting	Medium
Relationship of site with heritage asset	The two grade II listed buildings adjoining to the eastern of the site. Due to the modern intervening development, it has reduced impact.
Level of contribution (site to heritage asset)	Little
Further assessment required?	No

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 2	
What impact would development have on the heritage asset and its setting?	Moderate Limited intervisibility due to considerable intervening modern development
Could the site be developed in a way that minimised potential impact?	No
Would the development affect the heritage asset in other ways?	No

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 2 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 2 avoiding harm	
Are there reasonable alternative sites?	No
Could the site boundary be changed to avoid harm?	Yes
Could the amount of development be reduced to avoid harm?	Yes
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	No
Notes	Extra buffer zone at the eastern part of the site and lower the number of dwelling and the development height

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	>1000	Minor adverse effect predicted (not significant)

Special Protection Area (SPA)	International	>10000	Minor adverse effect predicted (not significant)
Ramsar site	International	>10000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	>5000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	>1000	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	>5000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	>3000	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	>400	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	403	Minor adverse effect

			predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	493	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	26	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	446	Minor adverse effect predicted (not significant)

Comments

Within River Axe SAC Nutrient catchment zone? Yes

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 0

On site assessment

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

Yes . The site covered by improved grassland, Trees and vegetation on the edge of the site boundary. No ecological designations within 100m of site. minor adverse effect predicted (not significant)

Presence of veteran or ancient trees

No.

Large numbers of mature trees within hedgerows or otherwise

No.

Presence of ponds not identified on aerial imagery

No.

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

No.

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

No.

Is there any evidence which contradicts the desk study results?

No.

Conclusion

Minor adverse effect predicted (not significant)

7 Site Reference Kilm_07

Site details

Settlement: Kilmington

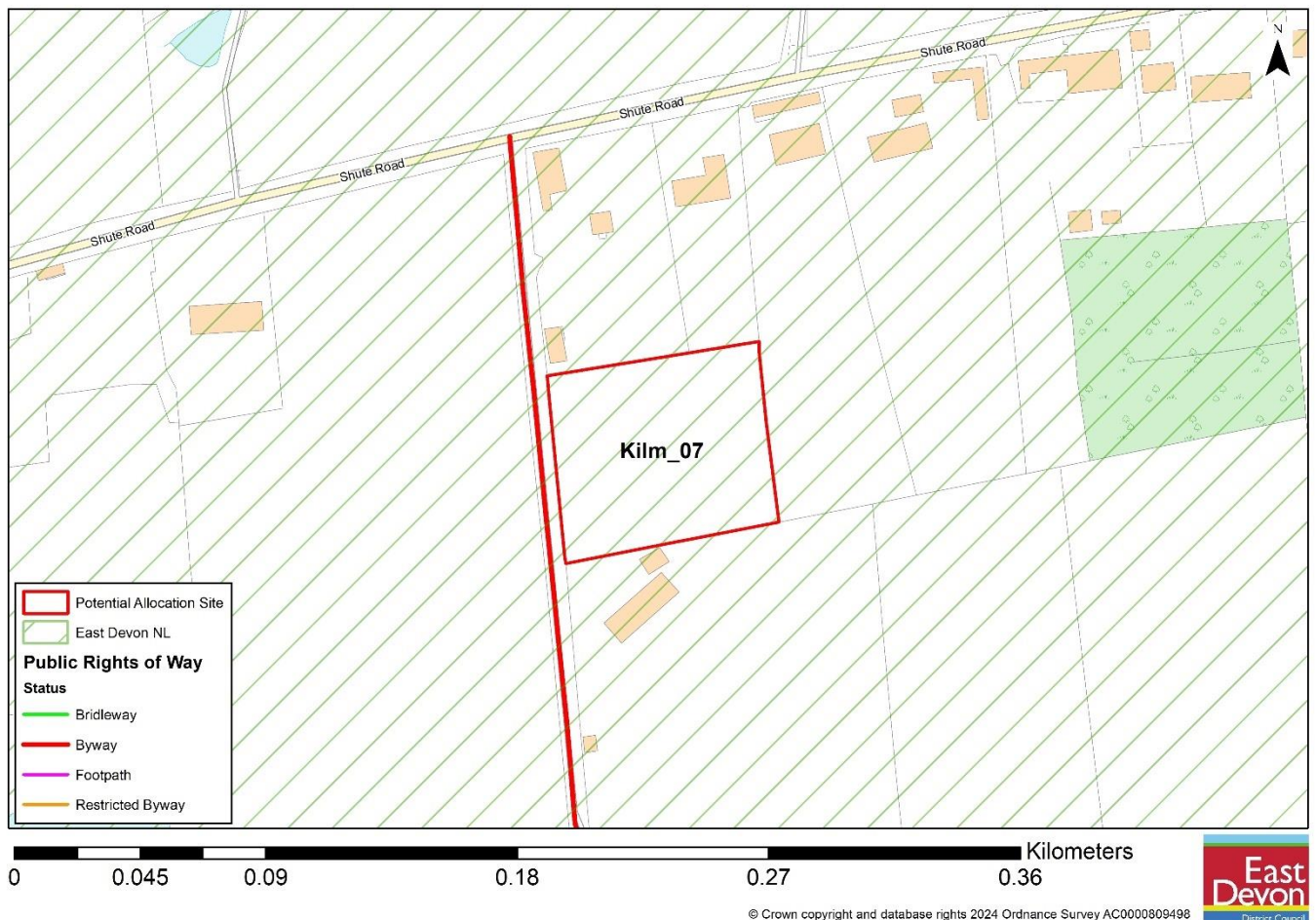
Reference number: Kilm_07

Site area (ha): 0.510

Address: Land adjoining Breach, Kilmington, Axminster, EX13 7ST

Proposed use: Residential

Site map



Photos



View from Springhead Lane, taken from the gate, showing the site conditions.



View from Springhead Lane, showing the existing access road used by the residents.

Site Assessment Summary and Conclusion

Infrastructure

DCC - highways : No access difficulties. The benefits from an existing lane, Springhead Lane which leads directly on to Shute Road. A development parcel any larger may

present trip generation issues. DCC - Education: Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.

Landscape

The site falls in the National Landscape, Site is within a designated landscape and has very high landscape value with medium visibility. The site has high landscape sensitivity.

Historic environment

The site is located outside the Kilmington built-up area, with no designated heritage asset within 100m and the nearest designated heritage asset a Grade II listed building 369m away, heritage impacts are limited.

Ecology

The site is covered by unimproved grassland, including overgrown, vegetation on the edge of the site boundary. Section 41 (S41) Habitat of Principle Importance within 100m of the site. minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 meters of 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

No hourly bus service from 31 July 2022. 6 services per day and No service on Sundays and bank holidays

Kilmington residents have expressed significant concerns to the Parish Council regarding traffic speed and volume on the area's narrow, single-lane roads, which lack both pavements and street lighting. They report that these conditions make walking feel unsafe and discourage it.

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

No

Opportunities

Yield (number of dwellings or hectares of employment land)

10

Contribution to spatial strategy

Should the site be allocated?

No

Reasons for allocating or not allocating

This site is located outside the built-up area of Kilmington and falls in an National Landscape, Site is within a designated landscape and has very high landscape value with medium visibility. It is also adjoining to a Deciduous woodland. Development of the site (5 max yield) would have a high landscape impacts and medium ecological impacts.

Landscape Sensitivity Assessment

Context

Landscape designation context

For sites within NL, applicable special qualities

The site falls within the East Devon NL and is of some prominence in the landscape. Landscape considerations would need careful assessment in respect of any development proposal.

Other relevant biodiversity, historic environment and/or geological designations

No

Landscape Character Type and relevant key characteristics

3B. Lower rolling farmed and settled valley slopes • Gently rolling landform, sloping up from valley floor. Numerous shallow valleys contain small streams. Red sandstone geology apparent in cuttings and soils in west of study area.

- Many hedgerow trees, copses and streamside tree rows. Oak and ash predominate, and there are small blocks of woodland.
- Predominantly pastoral farmland, often with a wooded appearance. Variable sized fields with wide, low hedged boundaries and a mostly irregular pattern, reflecting different phases of enclosure.

- Semi-natural habitats include streams and ditches, grassland, woodland and trees.
- Views tend to occur across valleys, rather from within them. Higher land in other LCTs forms the backdrop to views.

Local landscape character of site and immediate surrounds

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

Yes

General and site-specific affects that could arise from development

- 7.1 • Introduction of built form and associated infrastructure • Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- 7.2 • Site access requirements- consider if existing arrangements are satisfactory or can be improved by minor modification or if major alteration/ new access provision required
- Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss • Loss of trees/ hedgerow/ other noteworthy habitats Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.

Analysis

Physical and natural characteristics	
Medium	Flat landform, arable & copse landcover, gappy hedgerow with trees, small field scale, intricate landscover complexity
Cultural and historic associations	
Medium	Devon HLC identifies field as Post Medieval to XIX
Relationship to existing settlement edge	
Medium	Settlement edge type :fringing development, Edge form:vegetated with partly open, Settlement setting: open
Experiential landscape character	
Medium-high	isolated, enclosed, Transport corridors: Winding rural lanes; Condition: neglected; Scenic quality: medium
Views	

High	Enclosure/ openness: enclosed Skylines: wooded & lightly settled Skyline structures: telecoms masts Views: interrupted Intervisibility: NL/existing settlement Degree of intervisibility: Extensive Visible from: publically accessible land/ roads Visual receptors: NL visitors/ visitors to public access land/ Walkers and cyclists on minor roads
Overall landscape susceptibility	
High	The site falls within NL
Within nationally designated landscape?	
Site is within a designated landscape and has very high landscape value.	
Degree of intervisibility with nationally designated landscape	
If outside designated landscape, factors which may raise or lower value from moderate	
Landscape value	
Very High – Nationally or internationally designated for landscape value (NL/ WHS)	
Overall landscape sensitivity	
High	
Landscape guidance: opportunities in relation to development	

Historic Environment Site Assessment

Notes on history of area

Kilmington's history blends Roman influence with a strong agricultural tradition. The 19th-century village retains its historic core, evident in buildings like St. Giles church (incorporating an earlier tower) and Coryton Park, a Grade II listed building. The village developed along the A35 with three main centers linked by The Street, showcasing its farming roots.

Overall conclusion

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

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	No

Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No
List any heritage assets potentially affected.	No

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	
Significance of asset and setting	
Relationship of site with heritage asset	
Level of contribution (site to heritage asset)	
Further assessment required?	

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	
Could the site be developed in a way that minimised potential impact?	
Would the development affect the heritage asset in other ways?	

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	
Would development enable further research and recording of the heritage asset?	
Would development enable better revealing of the significance of the heritage asset?	
Would development enable the asset to be removed from the at risk register?	
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	
Could the site boundary be changed to avoid harm?	
Could the amount of development be reduced to avoid harm?	
Would a different type of development (use) avoid harm?	
Could design avoid harm?	
Notes	

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	>1000	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	>10000	Minor adverse effect predicted (not significant)
Ramsar site	International	>10000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	>5000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	>1000	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	>5000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	>3000	Minor adverse effect

			predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	>400	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	255	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	111	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	68	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	68	Significant moderate adverse effect predicted

Comments

Within River Axe SAC Nutrient catchment zone? Yes

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 0

On site assessment

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

Yes . The site covered by unproved grassland, including overgrown, vegetation on the edge of the site boundary. Section 41 (S41) Habitat of Principle Importance within 100m of site. minor adverse effect predicted (not significant)

Presence of veteran or ancient trees

No.

Large numbers of mature trees within hedgerows or otherwise

Yes. In the site boundary edge

Presence of ponds not identified on aerial imagery

No.

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

No.

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

No.

Is there any evidence which contradicts the desk study results?

No.

Conclusion

Significant moderate adverse effect predicted

8 Site Reference Kilm_09

Site details

Settlement: Kilmington

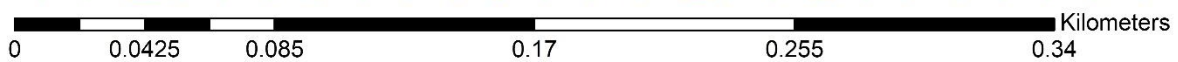
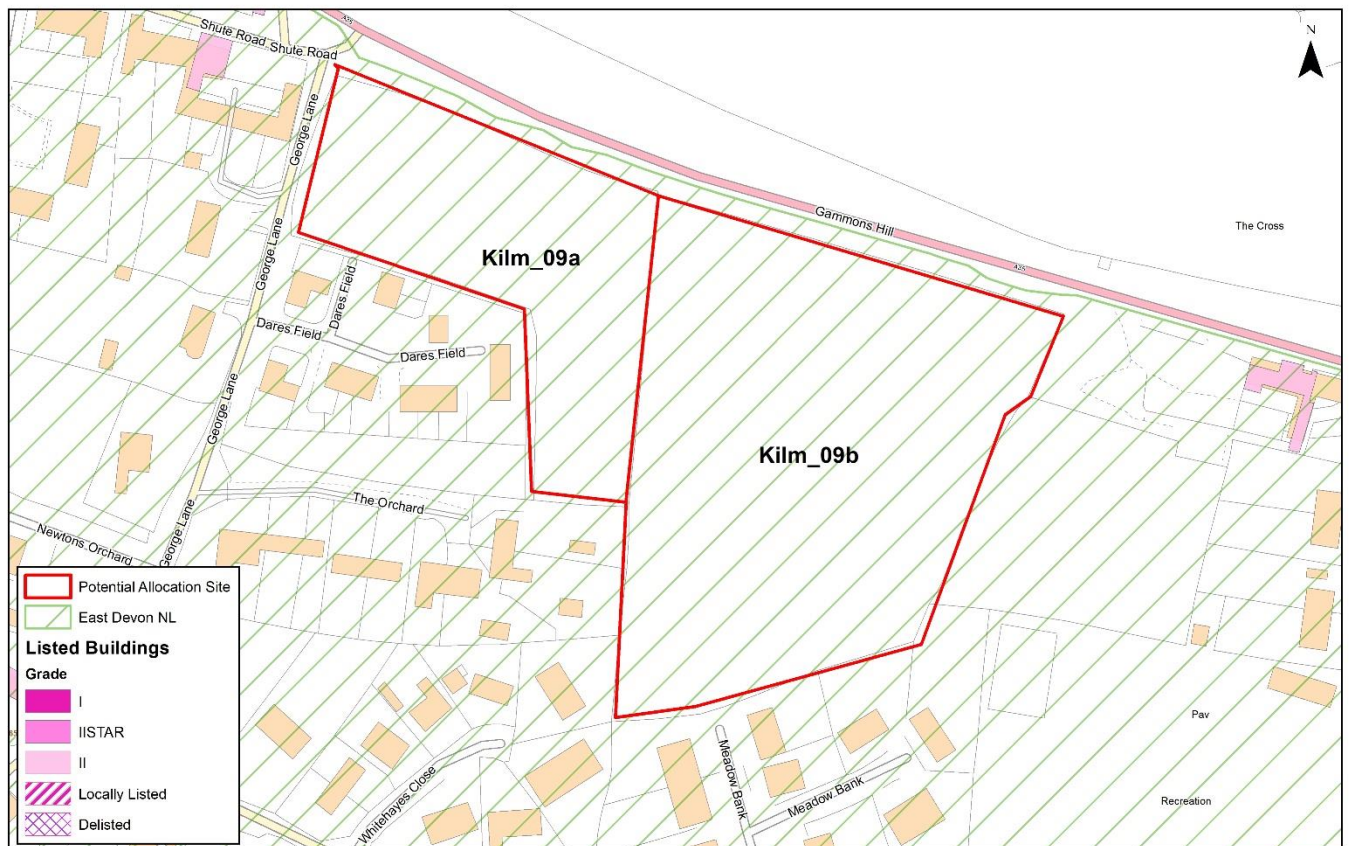
Reference number: Kilm_09

Site area (ha): 2.450

Address: Land east of George Lane, Kilmington, Axminster,

Proposed use: Residential

Site map



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Photos



View from the George Lane, showing the site Kilm_09a conditions,



View from George Lane, showing one of the access road.



View from A35 Gammons Hill, showing the main road and the pathway outside the site.



View from A35 Gammons Hill, showing the conditions of the site Kilm_09b

Site Assessment Summary and Conclusion

Infrastructure

DCC - highways :Meadow bank would not be suitable for a vehicular access through the existing residential area for a parcel of this size. Though it may well provide cycle, ped and/or emergency access. We do not have any major concerns with the proposed access from George Lane, although we note that there are existing vehicle passing places on this narrow road and would not wish for a new access to impede these in any way. Also the slight angle of the proposed access to the existing George Lane could be altered to make the road a little wider towards the existing junction with Shute Road. Consultation with Highways England recommended for possible junction access

allocation or improvements to the A35. DCC - Education: Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.

Landscape

the site falls in the National Landscape, Site is within a designated landscape and has very high landscape value with medium- high visibility. The site has high landscape sensitivity.

Historic environment

Grade II listed The Old Inn around 28m to the east of the site, existing trees and hedgerows obscure views.; Grade II listed George Farmhouse 37m to the west of the site and Grade II listed The War Memorial 30m to the west. Development would have a Moderate impact on the historic environment.

Ecology

The site is agricultural land covered by crops, Trees and vegetation on the edge of the site boundary. No ecological designations within 100m of the site. minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 meters of 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

No hourly bus service from 31 July 2022. 6 services per day and No service on Sundays and bank holidays

Kilmington residents have expressed significant concerns to the Parish Council regarding traffic speed and volume on the area's narrow, single-lane roads, which lack both pavements and street lighting. They report that these conditions make walking feel unsafe and discourage it.

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

No

Opportunities

Yield (number of dwellings or hectares of employment land)

37

Contribution to spatial strategy

Allow limited development to meet local needs at the Service Villages

Should the site be allocated?

Partly Yes. Kilm_09b

Reasons for allocating or not allocating

The site is formed by two flat farmlands, alongside A35 with good access roads at the eastern and western parts. It is located in the central part of the Kilmington built-up area and on the edge of National Landscape. The site is within a designated landscape and has very high landscape value with medium visibility; and medium-high heritage impact, the site is close to the Conservation Area - Kilmington and a number of listed buildings including the Grade II listed War Memorial. Development of the site (37 max yield) would have high landscape impacts and medium heritage impacts.

The Referendum version of the Kilmington Neighbourhood Plan has allocated 14 dwellings at the Western part of the site, Kilm_09a (land off George land and adjacent to Dares Field). According to the heritage impact reviews in Kilmington NP, "there will be a limited impact on the existing heritage assets through the allocation of the site. There will be some unavoidable impact through the change of use of open land at a prominent entrance to the village, however, the immediate setting of heritage assets in the village will not be impacted." Thus, it is suggested Kilm_09b is the preferred allocation, despite National Landscape designation.

Landscape Sensitivity Assessment

Context

Landscape designation context

For sites within NL, applicable special qualities

The site falls within the East Devon NL and is of some prominence in the landscape. Landscape considerations would need careful assessment in respect of any development proposal.

Other relevant biodiversity, historic environment and/or geological designations

Yes

Landscape Character Type and relevant key characteristics

3B. Lower rolling farmed and settled valley slopes • Gently rolling landform, sloping up from valley floor. Numerous shallow valleys contain small streams. Red sandstone geology apparent in cuttings and soils in west of study area.

- Many hedgerow trees, copses and streamside tree rows. Oak and ash predominate, and there are small blocks of woodland.
- Predominantly pastoral farmland, often with a wooded appearance. Variable sized fields with wide, low hedged boundaries and a mostly irregular pattern, reflecting different phases of enclosure.
- Semi-natural habitats include streams and ditches, grassland, woodland and trees. • Views tend to occur across valleys, rather from within them. Higher land in other LCTs forms the backdrop to views.

Local landscape character of site and immediate surrounds

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

Yes

General and site-specific affects that could arise from development

- 8.1 • Introduction of built form and associated infrastructure • Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- 8.2 • Site access requirements- consider if existing arrangements are satisfactory or can be improved by minor modification or if major alteration/ new access provision required
- Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss • Loss of trees/ hedgerow/ other noteworthy habitats Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.

Analysis

Physical and natural characteristics	
Low-medium	Flat landform, arable landcover, hedgerow with trees, small field scale, simple landcover complexity
Cultural and historic associations	
Medium-high	Devon HLC identifies field as Roman to Late Medieval

Relationship to existing settlement edge	
Medium	Settlement edge type :fringing development, Edge form:vegetated with partly open, Settlement setting: open
Experiential landscape character	
Medium-high	busy, exposed, Smooth; Buildings:historic, scattered; Transport corridors: Winding rural lanes & A Road; Infrastructure: Telegraph wires / masts; Condition: simple & well managed; Scenic quality: medium
Views	
High	Enclosure/ openness: Open Skylines: open Skyline structures: historic buildings Views: expansive Intervisibility: NL/existing settlement Degree of intervisibility: Extensive Visible from: publically accessible land/ roads Visual receptors: NL visitors/ visitors to public access land/ Walkers and cyclists on minor roads/ Motorists on A roads
Overall landscape susceptibility	
High	The site falls within NL and has open view from different view points
Within nationally designated landscape?	
Site is within a designated landscape and has very high landscape value.	
Degree of intervisibility with nationally designated landscape	
If outside designated landscape, factors which may raise or lower value from moderate	
Landscape value	
Very High – Nationally or internationally designated for landscape value (NL/ WHS)	
Overall landscape sensitivity	
High	
Landscape guidance: opportunities in relation to development	
Development need to consider the impact, both landscape and historical. And consider maintain the hedgerows in the site boundary.	

Historic Environment Site Assessment

Notes on history of area

Kilmington's history blends Roman influence with a strong agricultural tradition. The 19th-century village retains its historic core, evident in buildings like St. Giles church (incorporating an earlier tower) and Coryton Park, a Grade II listed building. The village developed along the A35 with three main centers linked by The Street, showcasing its farming roots.

Overall conclusion

High: significant effect predicted. Mitigation unlikely to be possible. An impact that would compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished and compromised. This would involve a loss of significance that could not be resolved through mitigation.

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes
List any heritage assets potentially affected.	Grade II listed The Old Inn around 28m to east of site, existing trees and hedgerow obscure views.; Grade II listed George Farmhouse 37m to west of site and Grade II listed The War Memorial 30m to west. Development would have Moderate impact on historic environment.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	The Old Inn Old Inn II Public house. Circa C16/17 with C18 wing. Roughcast and white-washed stone rubble. Thatched roof with hipped ends. Two storeys. Long four/five window range. Two and three light casement on first floor with chamfered mullions and leaded panes. One C20 casement on ground floor. C20 glazed doors and C20 thatched porch in the angle with circa C18 wing projecting to left hand, the gable to road with bowed sash on each floor with glazing bars. Plank door to left. Rebuilt brick ridge stacks and stack over gable of wing. Interior: one jointed cruck truss. Stopped chamfer ceiling beams. Listing NGR: SY2727898231
Significance of asset and setting	High
Relationship of site with heritage asset	The Old Inn is located on the junction of Whitford Road and the A35. It is visible for a considerable distance when approaching the village from the west but is much less prominent when viewed from the eastern approach (seen against adjoining development). An open agricultural field and the pub car park lie between the proposed site and the Old Inn
Level of contribution (site to heritage asset)	Little
Further assessment required?	See notes Kilmington NP has Heritage assessment for part of the subject site.

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Minor The Old Inn will have limited intervisibility with the subject site. Roadside planting could further reduce and visual intervisibility.
Could the site be developed in a way that minimised potential impact?	Yes, Roadside planting could further reduce and visual intervisibility.
Would the development affect the heritage asset in other ways?	No

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	No
Could the site boundary be changed to avoid harm?	Yes
Could the amount of development be reduced to avoid harm?	Yes
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	Roadside planting could further reduce and visual intervisibility.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 2	
Description of asset	George Farmhouse George Farmhouse II House. Early C19. Plastered stone rubble. Bitumenised slate roof with gabled ends. Two storeys. Three bays. Sash windows with glazing bars, and flat dressed stone arches. Central doorway with panelled door and later porch. Situated at right angles to road. Listing NGR: SY2692298334
Significance of asset and setting	Lesser
Relationship of site with heritage asset	George Farmhouse is located, along with a courtyard of residential former outbuildings, prominently on the junction of George Lane, Shute Road and Gammon's Hill (A35). From Shute Road George Farmhouse adjoins the road and dominates the approach to the junction, but from George Lane only the top of the gable end is visible over the modern barn conversion roofs.
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	See notes See notes Kilmington NP has Heritage assessment for part of the subject site.

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 2	
What impact would development have on the heritage asset and its setting?	Moderate There is potential for oblique intervisibility between the new development and George Farmhouse but this is limited by hedgerow planting (existing and that required by the NP policy), existing boundary walls and by existing, intervening residential development
Could the site be developed in a way that minimised potential impact?	Yes
Would the development affect the heritage asset in other ways?	No

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 2 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	Yes
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 2 avoiding harm	
Are there reasonable alternative sites?	No
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	Dares Field already forms a backdrop of new development and additional housing is not considered to significantly detract from the setting of the Farmhouse. Setting new development away from the northwest corner of the site will significantly reduce intervisibility and will ensure that the listed building continues to be a focal point for those approaching from the east.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 3	
Description of asset	The War Memorial Kilmington War Memorial, which stands at the crossroads of the A35 and Shute Road on the north side of the village, is listed at Grade II
Significance of asset and setting	Lesser
Relationship of site with heritage asset	The War Memorial forms a group with George Farmhouse at the junction of Shute Road, George Lane and the A35. The War Memorial is extremely prominent when entering the village from the East as it is located on its own against a backdrop of trees.
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	See notes Kilmington NP has Heritage assessment for part of the subject site.

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 3	
What impact would development have on the heritage asset and its setting?	Minor limited intervisibility in oblique views but no impact on the main viewpoint to the east or the setting of the Memorial
Could the site be developed in a way that minimised potential impact?	Yes
Would the development affect the heritage asset in other ways?	No

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 3 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 3 avoiding harm	
Are there reasonable alternative sites?	No
Could the site boundary be changed to avoid harm?	Yes
Could the amount of development be reduced to avoid harm?	Yes
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	The developemnt should have limited impact upon the setting of the War Memorial, and there will be intervisbilliry in oblique views at George Lane corner. Design and the buffer from A35 road should reduce intervisibility.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 4	
Description of asset	Conservation area - Kilmington The conservation area adjoining to the eastern of the site.
Significance of asset and setting	Lesser
Relationship of site with heritage asset	The conservation lies around 300 m to the south east of the site.
Level of contribution (site to heritage asset)	Little
Further assessment required?	No

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 4	
What impact would development have on the heritage asset and its setting?	Moderate The conservation lies around 300 m to the south east of the site. The conservation area is of high significance to the village but of very limited significance to the site due to the distance between them and the modern intervening development. There is no intervisibility due to considerable intervening modern development so no harm is likely to arise.
Could the site be developed in a way that minimised potential impact?	No
Would the development affect the heritage asset in other ways?	No

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

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	>1000	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	>10000	Minor adverse effect predicted (not significant)
Ramsar site	International	>10000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	>5000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	>1000	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	>5000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	>3000	Minor adverse effect

			predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	>400	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	264	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	>500	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	17	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	268	Minor adverse effect predicted (not significant)

Comments

Within River Axe SAC Nutrient catchment zone? Yes

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 0

On site assessment

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

Yes . The site is agriculture land covered by crops, Trees and vegetation on the edge of the site boundary. No ecological designations within 100m of site. minor adverse effect predicted (not significant)

Presence of veteran or ancient trees

No.

Large numbers of mature trees within hedgerows or otherwise

Yes. Alongside the site boundary form as hedgerows

Presence of ponds not identified on aerial imagery

No.

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

Yes. should be Limited , as the side adjoining A35 should be kept to reduce noise and visual impact

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

No.

Is there any evidence which contradicts the desk study results?

No.

Conclusion

Minor adverse effect predicted (not significant)

9 Site Reference Kilm_10

Site details

Settlement: Kilmington

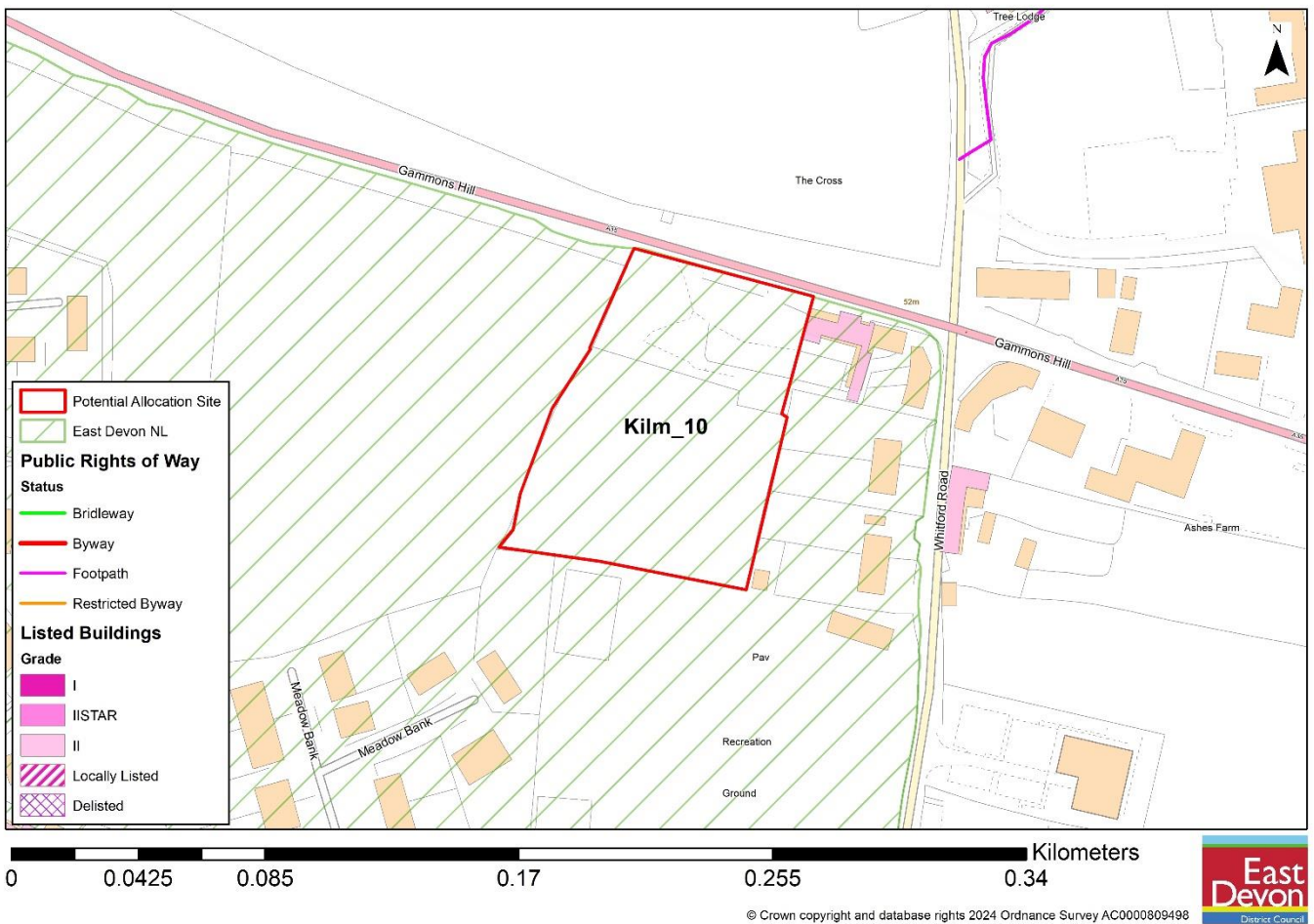
Reference number: Kilm_10

Site area (ha): 0.760

Address: Land to the west and south west of the Old Inn, Kilmington, EX13 7RB

Proposed use: Residential

Site map



Photos



View from the existing car park next to The Old Inn, showing the relationship between Kilm_10 and the Old Inn.



View from the Car park, showing the development site



View from A35 Gammons Hill, showing the existing car park.

Site Assessment Summary and Conclusion

Infrastructure

DCC - highways : Site is already built-out DCC - Education: Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.

Landscape

the site falls in the National Landscape, Site is within a designated landscape and has very high landscape value with medium- high visibility. The site has high landscape sensitivity.

Historic environment

Grade II listed The Old Inn located northern part of the site. Clear views from A35, Development would have a Moderate impact on the historic environment.

Ecology

The site is covered by improved grassland, Trees and vegetation on the edge of the site boundary. No ecological designations within 100m of the site. minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 meters of 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

No hourly bus service from 31 July 2022. 6 services per day and No service on Sundays and bank holidays

Kilmington residents have expressed significant concerns to the Parish Council regarding traffic speed and volume on the area's narrow, single-lane roads, which lack both pavements and street lighting. They report that these conditions make walking feel unsafe and discourage it.

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

No

Opportunities

Yield (number of dwellings or hectares of employment land)

5

Contribution to spatial strategy

Allow limited development to meet local needs at the Service Villages

Should the site be allocated?

Yes

Reasons for allocating or not allocating

The site is formed by the existing car park and an improved grassland. Located in the central part of Kilmington built-up area and on the edge of National Landscape, alongside A35 with a good access road. Close to the existing neighbourhood and the recreation grade. The site is within a designated landscape and has very high landscape value with medium- high visibility; medium- high heritage impact, the site is close to Conservation Area - Kilmington and adjacent to a Grade II listed building, The Old Inn. However, it is suggested as the preferred allocation, despite National Landscape designation, though it would be appropriate to look at heritage impacts in more detail.

Landscape Sensitivity Assessment

Context

Landscape designation context

For sites within NL, applicable special qualities

The site falls within the East Devon NL and is of some prominence in the landscape. Landscape considerations would need careful assessment in respect of any development proposal.

Other relevant biodiversity, historic environment and/or geological designations

Yes

Landscape Character Type and relevant key characteristics

3B. Lower rolling farmed and settled valley slopes • Gently rolling landform, sloping up from valley floor. Numerous shallow valleys contain small streams. Red sandstone geology apparent in cuttings and soils in west of study area.

- Many hedgerow trees, copses and streamside tree rows. Oak and ash predominate, and there are small blocks of woodland.
- Predominantly pastoral farmland, often with a wooded appearance. Variable sized fields with wide, low hedged boundaries and a mostly irregular pattern, reflecting different phases of enclosure.
- Semi-natural habitats include streams and ditches, grassland, woodland and trees. • Views tend to occur across valleys, rather from within them. Higher land in other LCTs forms the backdrop to views.

Local landscape character of site and immediate surrounds

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

Yes

General and site-specific affects that could arise from development

- 9.1 • Introduction of built form and associated infrastructure • Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- 9.2 • Site access requirements- consider if existing arrangements are satisfactory or can be improved by minor modification or if major alteration/ new access provision required
- Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss •Loss of trees/ hedgerow/ other noteworthy habitats Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.

Analysis

Physical and natural characteristics	
Medium	Flat landform, parkland with field tree, hedgerow with trees, small field scale, simple landscover complexity
Cultural and historic associations	
Medium-high	Devon HLC identifies field as Roman to Late Medieval
Relationship to existing settlement edge	
Medium-high	Settlement edge type :fringing development, Edge form:vegetated with partly open, Settlement setting: open
Experiential landscape character	
Medium-high	busy, exposed, Smooth; Buildings:historic, scattered; Transport corridors: Winding rural lanes & A Road; ; Condition: simple & undeveloped ; Scenic quality: medium
Views	
High	Enclosure/ openness: part enclosed Skylines: open Skyline structures: historic build ings views: framed Intervisibility: NL/existing settlement Degree of intervisibility: partial Visible from: publically accessible land/ roads Visual receptors: NL visitors/ visitors to public access land/ Walkers and cyclists on minor roads/ Motorists on A roads
Overall landscape susceptibility	
High	The site falls within NL
Within nationally designated landscape?	

Site is within a designated landscape and has very high landscape value.
Degree of intervisibility with nationally designated landscape
If outside designated landscape, factors which may raise or lower value from moderate
Landscape value
Very High – Nationally or internationally designated for landscape value (NL/ WHS)
Overall landscape sensitivity
High
Landscape guidance: opportunities in relation to development
Development need to consider the impact, both landscape and historical. And consider maintain the hedgerows in the site boundary.

Historic Environment Site Assessment

Notes on history of area

Kilmington's history blends Roman influence with a strong agricultural tradition. The 19th-century village retains its historic core, evident in buildings like St. Giles church (incorporating an earlier tower) and Coryton Park, a Grade II listed building. The village developed along the A35 with three main centers linked by The Street, showcasing its farming roots.

Overall conclusion

High: significant effect predicted. Mitigation unlikely to be possible. An impact that would compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished and compromised. This would involve a loss of significance that could not be resolved through mitigation.

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes
List any heritage assets potentially affected.	Grade II listed The Old Inn located northern part of the site. Clear views from A35, Development would have Moderate impact on historic environment.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	The Old Inn Old Inn II Public house. Circa C16/17 with C18 wing. Roughcast and white-washed stone rubble. Thatched roof with hipped ends. Two storeys. Long four/five window range. Two and three light casement on first floor with chamfered mullions and leaded panes. One C20 casement on ground floor. C20 glazed doors and C20 thatched porch in the angle with circa C18 wing projecting to left hand, the gable to road with bowed sash on each floor with glazing bars. Plank door to left. Rebuilt brick ridge stacks and stack over gable of wing. Interior: one jointed cruck truss. Stopped chamfer ceiling beams. Listing NGR: SY2727898231
Significance of asset and setting	High
Relationship of site with heritage asset	The Old Inn is located on the junction of Whitford Road and the A35. The subject site is currently used as pub car park for the Old Inn.
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	Yes

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Major The subject site is existing pub car park, which could be consider as part of the pub. But not the listed building itself
Could the site be developed in a way that minimised potential impact?	Yes, Roadside planting and buffer could further reduce and visual intervisibility.
Would the development affect the heritage asset in other ways?	Yes Lost pub car park space

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

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	>1000	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	>10000	Minor adverse effect predicted (not significant)
Ramsar site	International	>10000	Minor adverse effect predicted

			(not significant)
Marine Conservation Zone (MCZ)	National	>5000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	>1000	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	>5000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	>3000	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	>400	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	507	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	>500	Minor adverse effect

			predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	0	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	506	Minor adverse effect predicted (not significant)

Comments

Within River Axe SAC Nutrient catchment zone? Yes

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 0

On site assessment

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

Yes . The site covered by improved grassland, Trees and vegetation on the edge of the site boundary. No ecological designations within 100m of site. minor adverse effect predicted (not significant)

Presence of veteran or ancient trees

No.

Large numbers of mature trees within hedgerows or otherwise

No.

Presence of ponds not identified on aerial imagery

No.

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

Yes. should be Limited , as the side adjoining A35 should be kept to reduce noise and visual impact

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

No.

Is there any evidence which contradicts the desk study results?

No.

Conclusion

Minor adverse effect predicted (not significant)

10 Site Reference Kilm_11

Site details

Settlement: Kilmington

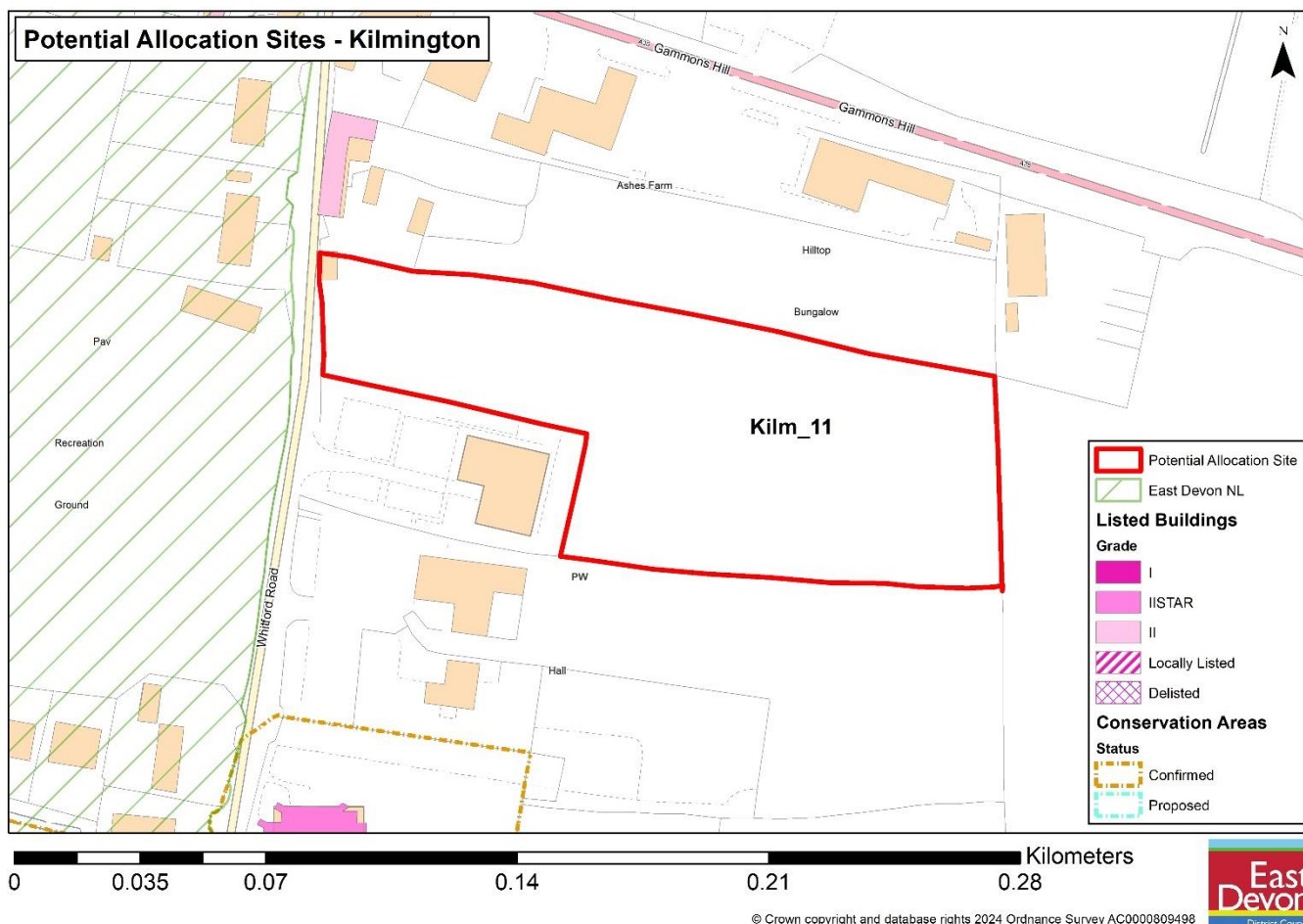
Reference number: Kilm_11

Site area (ha): 1.570

Address: Land to the east of and off Whitford Road, between Ashes Farm and The Beacon Chapel, Kilmington, EX13 7RF

Proposed use: Residential

Site map



Photos



View from The Grn, showing the eastern part of the site, taken from the gate.



View from The Baptist Church, showing part of the site is located behind the Baptist Church.



View from The Grn- Ashes Farm Cottage holidays, showing the relationship between the site and the Baptist Church

Site Assessment Summary and Conclusion

Infrastructure

DCC - highways :Has good connectivity to the highway network both local and strategic, the location is near to amenities and the access should be on a road with reduced speed due to the proximity of the school. DCC - Education: Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.

Landscape

The site is located just outside the National Landscape, which is across the road (The Green) to the west. with medium visibility. The site might have a visual impact on the National Landscape, especially from the Recreation ground to the south. The site has medium landscape sensitivity.

Historic environment

Grade II listed Ashes Farm Cottage located west of the site. Clear views from public roads. Conservation Area and Grade II listed St Giles Church to the south. Clear views from the St Giles Church and the Conservation Area. The development would have a Moderate impact on the historic environment.

Ecology

The site is covered by Unimproved grassland, grazed by sheep with trees and vegetation on the edge of the site boundary ecological designations within 100m of the site. minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 meters of 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

No hourly bus service from 31 July 2022. 6 services per day and No service on Sundays and bank holidays

Kilmington residents have expressed significant concerns to the Parish Council regarding traffic speed and volume on the area's narrow, single-lane roads, which lack both pavements and street lighting. They report that these conditions make walking feel unsafe and discourage it.

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

No

Opportunities

Yield (number of dwellings or hectares of employment land)

10

Contribution to spatial strategy

Allow limited development to meet local needs at the Service Villages

Should the site be allocated?

No

Reasons for allocating or not allocating

The Referendum version of the Kilmington Neighbourhood Plan has allocated 10 dwellings for this site.

Landscape Sensitivity Assessment

Context

Landscape designation context

For sites within NL, applicable special qualities

The site just outside East Devon NL

Other relevant biodiversity, historic environment and/or geological designations

Yes

Landscape Character Type and relevant key characteristics

3B. Lower rolling farmed and settled valley slopes • Gently rolling landform, sloping up from valley floor. Numerous shallow valleys contain small streams. Red sandstone geology apparent in cuttings and soils in west of study area.

- Many hedgerow trees, copses and streamside tree rows. Oak and ash predominate, and there are small blocks of woodland.
- Predominantly pastoral farmland, often with a wooded appearance. Variable sized fields with wide, low hedged boundaries and a mostly irregular pattern, reflecting different phases of enclosure.
- Semi-natural habitats include streams and ditches, grassland, woodland and trees. • Views tend to occur across valleys, rather from within them. Higher land in other LCTs forms the backdrop to views.

Local landscape character of site and immediate surrounds

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

Yes

General and site-specific affects that could arise from development

- 10.1 • Introduction of built form and associated infrastructure • Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads

10.2 • Site access requirements- consider if existing arrangements are satisfactory or can be improved by minor modification or if major alteration/ new access provision required

• Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss •Loss of trees/ hedgerow/ other noteworthy habitats Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.

Analysis

Physical and natural characteristics	
Medium	Flat landform, unimproved pasture landcover, hedgerow with trees, small field scale, simple landscover complexity
Cultural and historic associations	
Medium-high	
Relationship to existing settlement edge	
Medium-high	Settlement edge type :fringing development, Edge form: uniform, Settlement setting: open
Experiential landscape character	
Medium-high	busy, exposed, Smooth; Buildings:historic, scattered; Transport corridors: Winding rural lanes & A Road; ; Condition: simple & undeveloped ; Scenic quality: medium
Views	
High	Enclosure/ openness: part enclosed Skylines: open Skyline structures: Church tower, historic buildings views: short Intervisibility: NL/existing settlement Degree of intervisibility: partial Visible from: publically accessible land/ roads Visual receptors: NL visitors/ visitors to public access land/ Walkers and cyclists on minor roads/ Motorists on A roads
Overall landscape susceptibility	
Medium-high	The site located at the edge of NL
Within nationally designated landscape?	
Site is not within a designated landscape.	
Degree of intervisibility with nationally designated landscape	
Moderate	
If outside designated landscape, factors which may raise or lower value from moderate	

It located just outside the NL and still within the same settlement, any development in the subject should consider the impact to both the NL and historical environment
Landscape value
Medium – An ordinary landscape which is appreciated by the community but has little or no wider recognition of its value
Overall landscape sensitivity
High / Medium
Landscape guidance: opportunities in relation to development
Development need to consider the impact, both landscape and historical. And consider maintain the hedgerows in the site boundary.

Historic Environment Site Assessment

Notes on history of area

Kilmington's history blends Roman influence with a strong agricultural tradition. The 19th-century village retains its historic core, evident in buildings like St. Giles church (incorporating an earlier tower) and Coryton Park, a Grade II listed building. The village developed along the A35 with three main centers linked by The Street, showcasing its farming roots.

Overall conclusion

High: significant effect predicted. Mitigation unlikely to be possible. An impact that would compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished and compromised. This would involve a loss of significance that could not be resolved through mitigation.

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes
List any heritage assets potentially affected.	Grade II listed Ashes Farm Cottage located west of the site. Clear views from public road. Conservation Area and Grade II listed St Giles Church to south. Clear views from the St Giles Church and the Conservation Area. Development would have Moderate impact on historic environment.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	<p>Church of St Giles</p> <p>Church of St Giles II* Parish church. C15 west tower. Remainder rebuilt in 1862 and designed by T.T.Bury. West tower of two stages, north angle buttresses with set offs, battlements, finials and gargoyles. Two light bell openings. Four centred arch west window and door. Polygonal stair turret on south side. Nave, north and south aisles and chancel built in 1862 in perpendicular style, and with open timber framed south porch. Coursed stone with freestone dressings, and slate and tiled roofs. Interior: four bay north and south arcades with octagonal piers, moulded capitals and double chamfered arches. Four centred arch wagon roofs to nave and chancel. Circa C15 octagonal font with quatrefoil panels. Monuments in north aisle Thomas Southcott 1735 with Corinthian pilasters broken pediment containing cartouche flanked by angels. Mrs Agnes Tucker 1788 by Harris of London, with draped urn. Royal Arms of Charles II fixed to roof of north aisle. Hatchment over tower arch. Listing NGR: SY2730797984</p>
Significance of asset and setting	High
Relationship of site with heritage asset	Very significant with tower a prominent feature in the village. The Church and Graveyard have an enclosed character due to vegetation planting around its perimeter, restricting views out from the site. Adjacent modern properties to the north of the Church (Village Hall and Baptist Church) are set back from the road, to the east of their plots so that views of the Church from Whitford Road are uninterrupted.
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	See notes Kilmington NP has Heritage assessment for part of the subject site.

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Moderate Short range views from the Church to the site are separated by car parking and obstructed by hedgerows.
Could the site be developed in a way that minimised potential impact?	Yes Restricting development from the boundary with the curtilage listed building to the north of the site will minimise harm to its setting. Undergrounding electricity wires in this area will achieve a considerable visual improvement. If possible, accessing the site through the Baptist Church car park would totally avoid a new access detracting from the setting of the listed building but numerous existing accesses open onto Whitford Road and a further opening will not result in significant harm. Single storey, modestly sized dwellings in appropriate materials, combined with a landscaping scheme would minimise harm.
Would the development affect the heritage asset in other ways?	No

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	No
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	Restricting development from the boundary with the curtilage listed building to the north of the site will minimise harm to its setting. Undergrounding electricity wires in this area will achieve a considerable visual improvement. If possible, accessing the site through the Baptist Church car park would totally avoid a new access detracting from the setting of the listed building but numerous existing accesses open onto Whitford Road and a further opening will not result in significant harm. Single storey, modestly sized dwellings in appropriate materials, combined with a landscaping scheme would minimise harm.

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of	International	>1000	Minor adverse effect

Conservation (SAC)			predicted (not significant)
Special Protection Area (SPA)	International	>10000	Minor adverse effect predicted (not significant)
Ramsar site	International	>10000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	>5000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	>1000	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	>5000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	>3000	Minor adverse effect predicted (not significant)
Ancient Woodland	Regional	>400	Minor adverse

Inventory Site (AWSI)			effect predicted (not significant)
County Wildlife Site (CWS)	County	645	Minor adverse effect predicted (not significant)
Unconfirmed Wildlife Site (UWS)	County	>500	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	0	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	643	Minor adverse effect predicted (not significant)

Comments

Within River Axe SAC Nutrient catchment zone? Yes

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 0

On site assessment

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

Yes . The site covered by Unimproved grassland,grazed by sheeps with trees and vegetation on the edge of the site boundary.No ecological designations within 100m of site. minor adverse effect predicted (not significant)

Presence of veteran or ancient trees

No.

Large numbers of mature trees within hedgerows or otherwise

No.

Presence of ponds not identified on aerial imagery

No.

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

No. unlikely, consider the heritage impact, hedgerows should remind unchange

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

No.

Is there any evidence which contradicts the desk study results?

No.

Conclusion

Minor adverse effect predicted (not significant)

11 Site Reference Kilm_12

Site details

Settlement: Kilmington

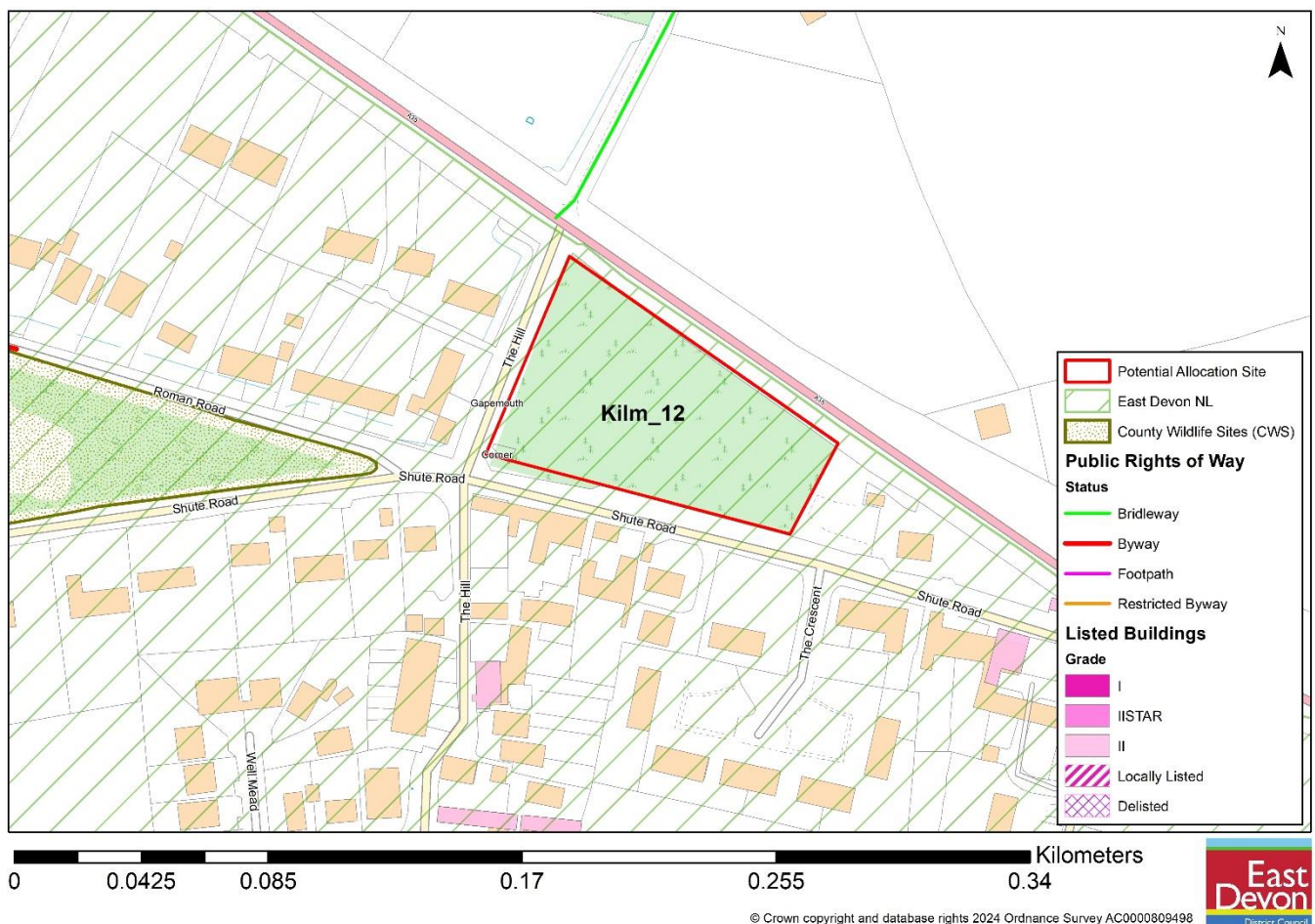
Reference number: Kilm_12

Site area (ha): 0.560

Address: Land on the north side of Shute Road (Gapemouth Corner), Kilmington, Axminster,

Proposed use: Residential

Site map



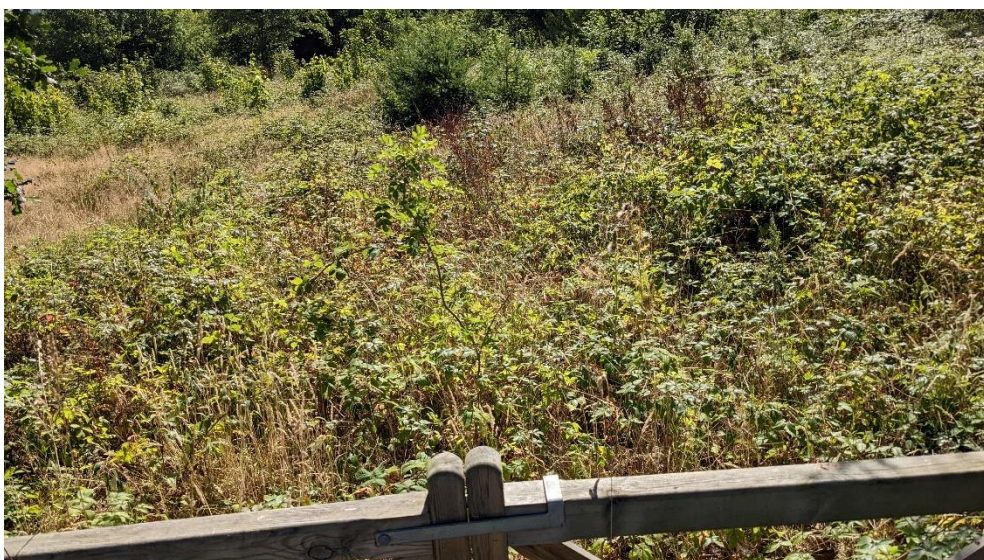
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Photos



View from The Hill, showing the western part of the site



View from The Hill, showing the conditions of the site, taken from the gate.



View from The Hill, showing the access road and the surrounding dwellings

Site Assessment Summary and Conclusion

Infrastructure

DCC - highways : This site would be acceptable in principle from a transportation point of view, but is slightly remote from local services and facilities. Access would be acceptable in principle from the southern frontage and the western frontage. HA Comment: We would wish to have sight of the associated Transport Statement. DCC - Education: Significant ha development sites proposed around village. Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.

Landscape

The site falls in the National Landscape, the site is within a designated landscape and has very high landscape value with medium visibility. The site has high landscape sensitivity.

Historic environment

Grade II listed dwellings 70m to the south of the site, and Grade II listed War Memorial 89m to the east of the site. Existing buildings, trees and hedgerows obscure views. Heritage impacts are limited.

Ecology

The site is covered by various vegetation, trees and unimproved grassland including overgrown grass, with trees and vegetation on the edge of the site boundary. Section 41 (S41) Habitat of Principle Importance and County Wildlife Site (CWS) within 100m of the site. Significant moderate adverse effect predicted.

Accessibility

The site is within 1,600 meters of 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

No hourly bus service from 31 July 2022. 6 services per day and No service on Sundays and bank holidays

Kilmington residents have expressed significant concerns to the Parish Council regarding traffic speed and volume on the area's narrow, single-lane roads, which lack both pavements and street lighting. They report that these conditions make walking feel unsafe and discourage it.

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

No

Opportunities

Yield (number of dwellings or hectares of employment land)

5

Contribution to spatial strategy

Should the site be allocated?

No

Reasons for allocating or not allocating

The site is a flat unimproved grassland land covered by various vegetation, trees and grassland including overgrown grass, located at the edge of the existing built-up area of Kilmington and surrounded by dwellings. This site falls in an National Landscape, The Site is within a designated landscape and has very high landscape value with medium- high visibility. The site has been authorised to clear the felling of conifer species under the felling licence, which is conditional, requiring the felled area to be restocked with broadleaved trees by 30th June 2026. The restocked trees must be maintained and protected for a period of ten years from the

restocking having occurred. Development of the site (5 max yield) would have a high landscape impact and medium-high ecological impacts against the felling licence conditions.

Landscape Sensitivity Assessment

Context

Landscape designation context

For sites within NL, applicable special qualities

The site falls within the East Devon NL and is of some prominence in the landscape. Landscape considerations would need careful assessment in respect of any development proposal.

Other relevant biodiversity, historic environment and/or geological designations

Yes

Landscape Character Type and relevant key characteristics

3B. Lower rolling farmed and settled valley slopes • Gently rolling landform, sloping up from valley floor. Numerous shallow valleys contain small streams. Red sandstone geology apparent in cuttings and soils in west of study area.

- Many hedgerow trees, copses and streamside tree rows. Oak and ash predominate, and there are small blocks of woodland.
- Predominantly pastoral farmland, often with a wooded appearance. Variable sized fields with wide, low hedged boundaries and a mostly irregular pattern, reflecting different phases of enclosure.
- Semi-natural habitats include streams and ditches, grassland, woodland and trees. • Views tend to occur across valleys, rather from within them. Higher land in other LCTs forms the backdrop to views.

Local landscape character of site and immediate surrounds

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

Yes

General and site-specific affects that could arise from development

- 11.1 • Introduction of built form and associated infrastructure • Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- 11.2 • Site access requirements- consider if existing arrangements are satisfactory or can be improved by minor modification or if major alteration/ new access provision required
- Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss •Loss of trees/ hedgerow/ other noteworthy habitats Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.

Analysis

Physical and natural characteristics	
Low-medium	Flat landform, ancient woodland & copse landcover, gappy hedgerow with trees, small field scale, intricate landscover complexity, Strained post and wire with close-board fencing
Cultural and historic associations	
Medium	Devon HLC identifies field as XVIII to XXI
Relationship to existing settlement edge	
Medium	Settlement edge type :fringing development, Edge form:vegetated with partly open, Settlement setting: open
Experiential landscape character	
Medium-high	busy, exposed, Smooth; Buildings:historic, scattered; Transport corridors: Winding rural lanes & A Road; Infrastructure: Telegraph wires / masts; Condition: simple & well managed; Scenic quality: medium
Views	
High	Enclosure/ openess: Open Skylines: open Skyline structures: historic buildings & wooded Views: expansive Intervisibility: NL/existing settlement Degree of intervisibility: Extensive Visible from: publically accessible land/ roads

	Visual receptors: NL visitors/ visitors to public access land/ Walkers and cyclists on minor roads/ Motorists on A roads
Overall landscape susceptibility	
High	The site falls within NL and has open view from different view points
Within nationally designated landscape?	
Site is within a designated landscape and has very high landscape value.	
Degree of intervisibility with nationally designated landscape	
If outside designated landscape, factors which may raise or lower value from moderate	
Landscape value	
Very High – Nationally or internationally designated for landscape value (NL/ WHS)	
Overall landscape sensitivity	
High	
Landscape guidance: opportunities in relation to development	

Historic Environment Site Assessment

Notes on history of area

Kilmington's history blends Roman influence with a strong agricultural tradition. The 19th-century village retains its historic core, evident in buildings like St. Giles church (incorporating an earlier tower) and Coryton Park, a Grade II listed building. The village developed along the A35 with three main centers linked by The Street, showcasing its farming roots.

Overall conclusion

High: significant effect predicted. Mitigation unlikely to be possible. An impact that would compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished and compromised. This would involve a loss of significance that could not be resolved through mitigation.

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes

Could development of the site affect any heritage asset (designated or non-designated) or its setting?	Yes
List any heritage assets potentially affected.	Grade II listed War Memorial, Grade II listed George Farmhouse

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	George Farmhouse George Farmhouse II House. Early C19. Plastered stone rubble. Bitumenised slate roof with gabled ends. Two storeys. Three bays. Sash windows with glazing bars, and flat dressed stone arches. Central doorway with panelled door and later porch. Situated at right angles to road. Listing NGR: SY2692298334
Significance of asset and setting	Lesser
Relationship of site with heritage asset	George Farmhouse is located, along with a courtyard of residential former outbuildings, prominently on the junction of George Lane, Shute Road and Gammon's Hill (A35). From Shute Road George Farmhouse adjoins the road and dominates the approach to the junction, but from George Lane only the top of the gable end is visible over the modern barn conversion roofs.
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	See notes Kilmington NP has Heritage assessment for part of the subject site.

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	Moderate There is potential for oblique intervisibility between the new development and George Farmhouse but this is limited by hedgerow planting (existing and that required by the NP policy), existing boundary walls and by existing, intervening residential develo
Could the site be developed in a way that minimised potential impact?	Yes
Would the development affect the heritage asset in other ways?	No

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	Yes
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	No
Could the site boundary be changed to avoid harm?	No
Could the amount of development be reduced to avoid harm?	No
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	Dares Field already forms a backdrop of new development and additional housing is not considered to significantly detract from the setting of the Farmhouse. Setting new development away from the northwest corner of the site will significantly reduce intervisibility and will ensure that the listed building continues to be a focal point for those approaching from the east.

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 2	
Description of asset	The War Memorial Kilmington War Memorial, which stands at the crossroads of the A35 and Shute Road on the north side of the village, is listed at Grade II
Significance of asset and setting	Lesser
Relationship of site with heritage asset	The War Memorial forms a group with George Farmhouse at the junction of Shute Road, George Lane and the A35. The War Memorial is extremely prominent when entering the village from the East as it is located on its own against a backdrop of trees.
Level of contribution (site to heritage asset)	Moderate
Further assessment required?	See notes Kilmington NP has Heritage assessment for part of the subject site.

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 2	
What impact would development have on the heritage asset and its setting?	Moderate intervisibility in oblique views but no impact on the main viewpoint to the east or the setting of the Memorial, also the trees would form a good buffer.
Could the site be developed in a way that minimised potential impact?	Yes
Would the development affect the heritage asset in other ways?	No

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 2 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	No
Would development enable further research and recording of the heritage asset?	No
Would development enable better revealing of the significance of the heritage asset?	No
Would development enable the asset to be removed from the at risk register?	No
Heritage asset 2 avoiding harm	
Are there reasonable alternative sites?	No
Could the site boundary be changed to avoid harm?	Yes
Could the amount of development be reduced to avoid harm?	Yes
Would a different type of development (use) avoid harm?	No
Could design avoid harm?	Yes
Notes	The developemnt should have impact upon the setting of the War Memorial, and there will be intervisbilliry in oblique views at the site. Design and the extra buffer zone from A35 road should reduce intervisibility.

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
Special Area of Conservation (SAC)	International	>1000	Minor adverse effect predicted (not significant)
Special Protection Area (SPA)	International	>10000	Minor adverse effect predicted (not significant)

Ramsar site	International	>10000	Minor adverse effect predicted (not significant)
Marine Conservation Zone (MCZ)	National	>5000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	>1000	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	>5000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	>3000	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	>400	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	43	Significant moderate adverse effect predicted

Unconfirmed Wildlife Site (UWS)	County	>500	Minor adverse effect predicted (not significant)
Draft Nature Recovery Network areas (NRN)	County	0	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	85	Significant moderate adverse effect predicted

Comments

Within River Axe SAC Nutrient catchment zone? Yes

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 0

On site assessment

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

Yes . The site covered by various vegetation, trees and unimproved grassland including overgrown grass, with trees and vegetation on the edge of the site boundary. Section 41 (S41) Habitat of Principle Importance and County Wildlife Site (CWS) within 100m of site. Significant moderate adverse effect predicted.

Presence of veteran or ancient trees

No.

Large numbers of mature trees within hedgerows or otherwise

No.

Presence of ponds not identified on aerial imagery

No.

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

No.

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

No.

Is there any evidence which contradicts the desk study results?

No.

Conclusion

Significant moderate adverse effect predicted

12 Site Reference Kilm_13

Site details

Settlement: Kilmington

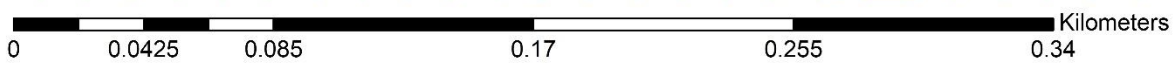
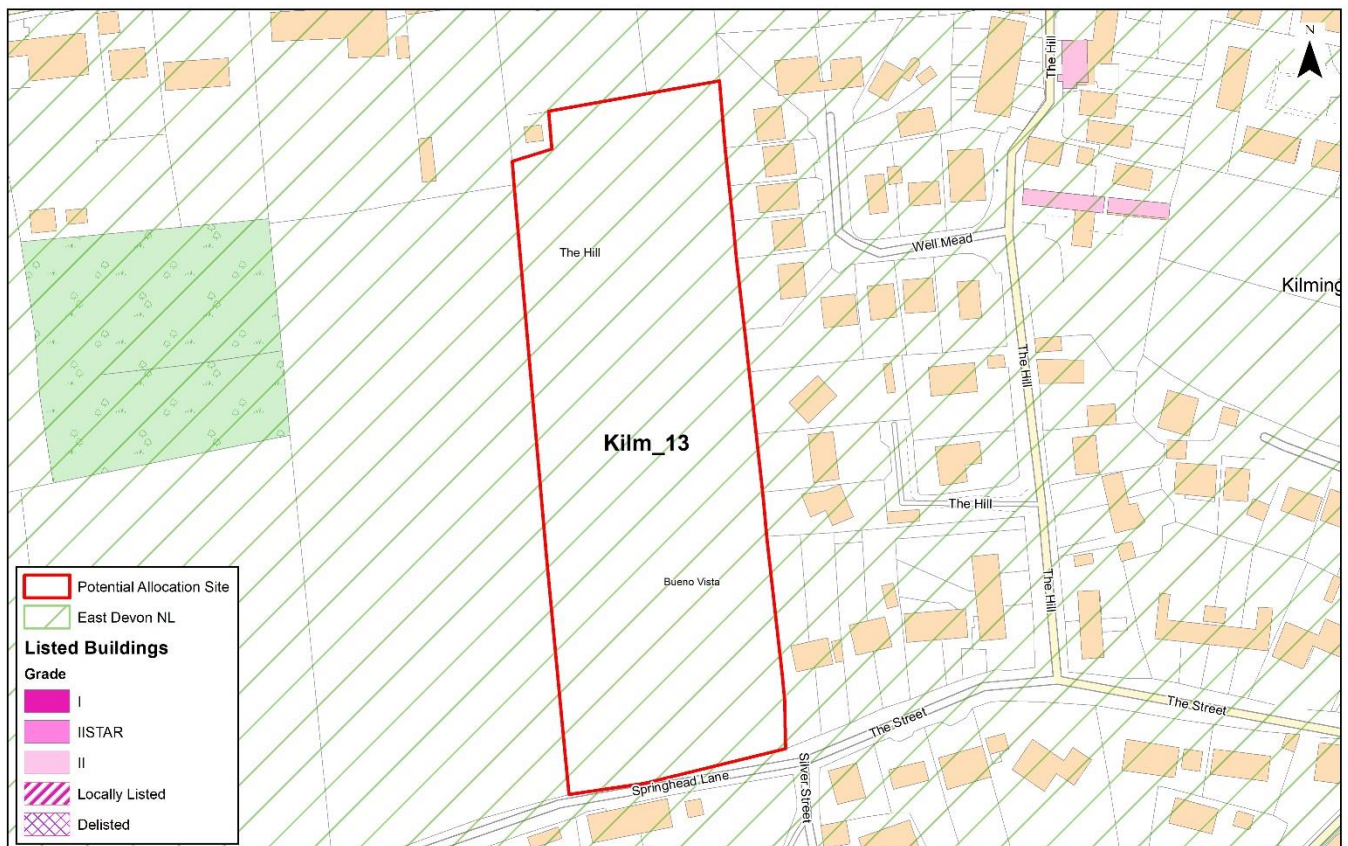
Reference number: Kilm_13

Site area (ha): 1.5655

Address: Land to North of Springhead Lane, , Kilmington, EX13 7RZ

Proposed use: Residential

Site map



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Photos



View from Springhead Lane, showing condition of the site.



Taken from Springhead, showing the access road

Site Assessment Summary and Conclusion

Infrastructure

DCC - highways :The site is served by an existing access off Springhead Lane. Good visibility can be achieved from the site in both directions on Springhead Lane. DCC - Education: Kilmington Primary has some capacity to support some development, depending on the level. Kilmington is a popular school - could be some push back to other primary schools. Axe Valley Community College has some capacity - but assessment of requirement for additional capacity needs to be made in conjunction with development proposals in the catchment area e.g. Seaton. School transport cost would apply.

Landscape

the site falls in the National Landscape, Site is within a designated landscape and has very high landscape value with medium-high visibility. The site has high landscape sensitivity.

Historic environment

Grade II listed dwellings 95m to the south of the site, There is substantial existing development in between so no intervening views. Heritage impacts are limited.

Ecology

The site is agricultural land covered by crops and vegetation on the edge of the site boundary. Section 41 (S41) Habitat of Principle Importance and County Wildlife Site (CWS) within 100m of the site. minor adverse effect predicted (not significant)

Accessibility

The site is within 1,600 meters of 7 local facilities however over 1,600 meters of a train station or bus route with an hourly or better service.

Other constraints

No hourly bus service from 31 July 2022. 6 services per day and No service on Sundays and bank holidays

Kilmington residents have expressed significant concerns to the Parish Council regarding traffic speed and volume on the area's narrow, single-lane roads, which lack both pavements and street lighting. They report that these conditions make walking feel unsafe and discourage it.

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

No

Opportunities

Yield (number of dwellings or hectares of employment land)

Contribution to spatial strategy**Should the site be allocated?**

No

Reasons for allocating or not allocating

The site is a gentle slope agricultural land, located at the edge of the existing built-up area of Kilmington and surrounded by dwellings. This site falls in an National Landscape, The Site is within a designated landscape and has very high landscape value with medium- high visibility. Close to a Deciduous woodland. Development of the site (50 max yield) would have a high landscape impact and medium-high ecological impacts.

Landscape Sensitivity Assessment**Context****Landscape designation context****For sites within NL, applicable special qualities**

The site falls within the East Devon NL and is of some prominence in the landscape. Landscape considerations would need careful assessment in respect of any development proposal.

Other relevant biodiversity, historic environment and/or geological designations

Yes

Landscape Character Type and relevant key characteristics

3B. Lower rolling farmed and settled valley slopes • Gently rolling landform, sloping up from valley floor. Numerous shallow valleys contain small streams. Red sandstone geology apparent in cuttings and soils in west of study area.

- Many hedgerow trees, copses and streamside tree rows. Oak and ash predominate, and there are small blocks of woodland.

- Predominantly pastoral farmland, often with a wooded appearance. Variable sized fields with wide, low hedged boundaries and a mostly irregular pattern, reflecting different phases of enclosure.
- Semi-natural habitats include streams and ditches, grassland, woodland and trees. • Views tend to occur across valleys, rather from within them. Higher land in other LCTs forms the backdrop to views.

Local landscape character of site and immediate surrounds

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

Yes

General and site-specific affects that could arise from development

- 12.1 • Introduction of built form and associated infrastructure • Impact on tranquillity through increased levels of site activity and increased traffic movement on surrounding roads
- 12.2 • Site access requirements- consider if existing arrangements are satisfactory or can be improved by minor modification or if major alteration/ new access provision required
- Typical access works- grading to accommodate level differences, visibility splays, highway infrastructure, tree/ hedgerow loss •Loss of trees/ hedgerow/ other noteworthy habitats Construction phase impacts including potential off site impacts eg large delivery vehicles/ construction plant accessing narrow winding lanes.

Analysis

Physical and natural characteristics	
Medium	gently rolling landform, arable landcover, gappy hedgerow, small field scale, uniform landscover complexity
Cultural and historic associations	
Low-medium	
Relationship to existing settlement edge	
Low-medium	Settlement edge type :fringing development, Edge form:contained and exposed, Settlement setting: open
Experiential landscape character	

Medium-high	open and simple, Transport corridors: Winding rural lanes; Buildings: dwellings surrounded Condition: intensively managed; Scenic quality: low-medium
Views	
High	Enclosure/ openness: part enclosed Skylines: open& wooded Skyline structures: modern buildings Views: framed & short Intervisibility: NL/existing settlement Degree of intervisibility: partial Visible from: publically accessible land/ roads Visual receptors: NL visitors/ visitors to public access land/ Walkers and cyclists on minor roads
Overall landscape susceptibility	
High	The site falls within NL
Within nationally designated landscape?	
Site is within a designated landscape and has very high landscape value.	
Degree of intervisibility with nationally designated landscape	
If outside designated landscape, factors which may raise or lower value from moderate	
Landscape value	
Very High – Nationally or internationally designated for landscape value (NL/ WHS)	
Overall landscape sensitivity	
High	
Landscape guidance: opportunities in relation to development	

Historic Environment Site Assessment

Notes on history of area

Kilmington's history blends Roman influence with a strong agricultural tradition. The 19th-century village retains its historic core, evident in buildings like St. Giles church (incorporating an earlier tower) and Coryton Park, a Grade II listed building. The village developed along the A35 with three main centers linked by The Street, showcasing its farming roots.

Overall conclusion

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

Step 1. Identify any heritage assets potentially affected	
Is the site within 100 metres of a designated heritage asset?	Yes
Could development of the site affect any heritage asset (designated or non-designated) or its setting?	No
List any heritage assets potentially affected.	No

Step 2. Existing contribution of site to significance of heritage asset	
Heritage asset 1	
Description of asset	
Significance of asset and setting	
Relationship of site with heritage asset	
Level of contribution (site to heritage asset)	
Further assessment required?	

Step 3. Identifying potential impact on significance of heritage asset	
Heritage asset 1	
What impact would development have on the heritage asset and its setting?	
Could the site be developed in a way that minimised potential impact?	
Would the development affect the heritage asset in other ways?	

Step 4. How to maximise enhancements and avoid harm	
Heritage asset 1 maximising enhancement	
Could the development improve public access to and interpretation of the heritage asset?	
Would development enable further research and recording of the heritage asset?	
Would development enable better revealing of the significance of the heritage asset?	
Would development enable the asset to be removed from the at risk register?	
Heritage asset 1 avoiding harm	
Are there reasonable alternative sites?	
Could the site boundary be changed to avoid harm?	
Could the amount of development be reduced to avoid harm?	
Would a different type of development (use) avoid harm?	
Could design avoid harm?	
Notes	

Ecological assessment

Context – Sites and features (desk study)

Site / feature name	Geographic value	Distance from site / feature (metres)	Predicted impact
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Special Protection Area (SPA)	International	>10000	Minor adverse effect predicted (not significant)
Ramsar site	International	>10000	Minor adverse effect predicted

			(not significant)
Marine Conservation Zone (MCZ)	National	>5000	Minor adverse effect predicted (not significant)
Site of Special Scientific Interest (SSSI)	National	>1000	Minor adverse effect predicted (not significant)
National Nature Reserve (NNR)	National	>5000	Minor adverse effect predicted (not significant)
Local Nature Reserve (LNR)	Regional	>3000	Minor adverse effect predicted (not significant)
Ancient Woodland Inventory Site (AWSI)	Regional	>400	Minor adverse effect predicted (not significant)
County Wildlife Site (CWS)	County	89	Significant moderate adverse effect predicted
Unconfirmed Wildlife Site (UWS)	County	211	Minor adverse effect predicted

			(not significant)
Draft Nature Recovery Network areas (NRN)	County	0	Significant moderate adverse effect predicted
Section 41 Habitat of Principle Importance (including rivers and streams, excluding hedgerow)	County	0	Significant moderate adverse effect predicted

Comments

Within River Axe SAC Nutrient catchment zone? Yes

Within Beer Quarry and Caves SAC bat consultation zone? No

Within East Devon Pebblebed Heaths SAC HRA mitigation zone? No

Within Exe Estuary SPA HRA mitigation zone? No

Within East Devon Pebblebed Heaths 400m exclusion zone? No

Number of European sites potentially impacted by site: 0

On site assessment

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

Yes . The site is agriculture land covered by crops, vegetation on the edge of the site boundary. Section 41 (S41) Habitat of Principle Importance and County Wildlife Site (CWS) within 100m of site. minor adverse effect predicted (not significant)

Presence of veteran or ancient trees

No.

Large numbers of mature trees within hedgerows or otherwise

No.

Presence of ponds not identified on aerial imagery

No.

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

No.

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

No.

Is there any evidence which contradicts the desk study results?

No.

Conclusion

Minor adverse effect predicted (not significant)