
Concept Design

Land at George Lane, Kilmington

January 2023





Introduction

This short report summarises concept proposals for provision of a sustainable residential development at George Lane, Kilmington.

PLANNING CONTEXT:

The proposed allocation site comprises two fields immediately adjoining the settlement boundary of Kilmington and within the East Devon AONB, as defined in the Adopted East Devon Local Plan 2013-2031. The recently made Kilmington Neighbourhood Plan allocates the western field for around 14 dwellings, with a mix of market, affordable and self-build homes to be delivered by 2031. The Regulation 18 consultation draft of the East Devon Local Plan Review extends the allocation to cover the eastern field and identifies a capacity of 37 dwellings for the whole site.

The Sustainability Appraisal accompanying the draft Local Plan appraises KILM_09 to be a preferred site for allocation taking into account the following factors:

- *Arable land with trees and vegetation along the site boundaries. No ecological sites within 100m of the site.*
- *A major negative effect associated with development in the AONB. However, this applies to all sites within Kilmington, except KILM_11.*
- *Three Grade II listed buildings within 40m of the site.*
- *7 of 12 local facilities are within a reasonable walking distance of the site.*

- *The site lies outside any critical drainage area and in an area at low risk of flooding.*
- *Located within the catchment of the River Axe the site has the potential to have a negative effect on water quality.*
- *Proximity of the site to the A35 could have a negative effect on the health and wellbeing of residents.*

To mitigate the anticipated impacts of the development, the sustainability appraisal recommends the following mitigation measures:

- *Considerable landscaping to assimilate the development into the landscape and mitigate harm to the AONB;*
- *Enhancement of public transport services and pedestrian/cycle links to increase the potential for sustainable travel;*
- *Provision of on-site employment opportunities, where reasonable.*



LAND AT TORRIDGE LANE, KILMINGTON

KEY FEATURES OF THE PROPOSAL INCLUDE:

- A new community of up to 37 new homes, including affordable housing and potential for self-build plots, in close walking distance to Kilmington Village Centre and facilities.
- A landscape-led design that delivers houses within the Area of Outstanding Natural Beauty, whilst reinforcing the edge of the village
- A design that complements the character of Kilmington and the surrounding countryside, with potential to be highly sustainable using low-carbon building design with generous private gardens and communal green space.
- Integrated multifunctional green space that is easily accessible for the use and enjoyment of the whole community and makes connections with the wider landscape - including a new pocket park, a community orchard and new hedgerows, wetland and meadow areas to enhance biodiversity.

Site and Context Appraisal

The site is located within 2 arable fields on the northern edge of Kilmington. An initial site and context appraisal has been undertaken to inform the development of initial concept proposals to demonstrate the deliverability of the site.



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| — Site Boundary (2.46 ha) | ■ Listed Buildings | ● Existing Gated Access |
| ■ Potential SUDs Ponds & Swales | ○ Existing Bus Stops | ▨ Existing Combined Sewer |
| ↔ Potential Pedestrian / Cycle Links | — Existing Hedges | ▨ Existing Watermain |
| — Potential Visibility Splay (2.4 x 43m) | ↔ Existing Gaps in Hedges | ⚡ Road Noise Buffer |
| ➔ Potential Vehicle Access | ● Existing Trees to be retained | ■ Flood Zone 3 |
| ■ Ecological/Landscape Buffer | ● Existing Trees to be removed | - - - Overhead Cables (to be Undergrounded) |

LANDSCAPE AND VISUAL APPRAISAL

The Visual Envelope of the site is limited by topography and existing buildings and vegetations. In views of the village from the surrounding landscape (and AONB) the proposed houses would be seen as an integral part of the village. In the immediate context of the site there are open views from the A35 and George Lane. The proposed development has been set back from the A35 frontage to enable the existing hedge and trees to be retained and enhanced with additional tree, hedge and scrub planting.

ECOLOGY AND ARBORICULTURE

The key existing features of the site are the boundary hedgerows and trees to the site boundaries. The proposals will retain and enhance all of these with the exception of the George Lane frontage, which will need to be removed to provide the vehicular access to the site. A replacement native hedge can be provided to the newly defined site boundary.

The concept plan demonstrates the potential to provide robust Green and Blue Infrastructure with reinforced hedgerows and marginal areas that provide habitat and areas for bats and other wildlife to move and feed; a small village green in the western part of the site; a pond and an infiltration basin, a community orchard and informal open space which is managed to ensure the site delivers biodiversity net gain.

DRAINAGE AND FLOODING

The site is at 'very low risk' from surface water flooding (although a small area of the site, outside the proposed housing development, is at medium risk immediately adjacent to the southern edge of the A35).

The proposed drainage strategy will utilise an infiltration basin in the north east corner of the site. Should infiltration not be practical a storage basin can be accommodated within the same area and a restricted discharge to the existing culvert under the A35 utilised. Both options will ensure that surface water from the site is below the existing green field run-off rate.

A combined sewer passes through the western part of the site and within the A35 to the north and it is proposed that foul sewerage from the site is connected to one or both of these, subject to discussions with SWW.

HERITAGE

3 Grade II Listed Buildings are located in close proximity to the site: Kilmington War Memorial, George Farmhouse and The Old Inn Public House. The concept plan proposes a landscape buffer to the northern edge of the site which will ensure the proposed houses are set back from the Listed Buildings and do not impact on views of these from the adjacent streets and footpaths. The development is also set back from the north-western boundary to protect the setting of the War Memorial.

ACCESS

The proposed layout is served by vehicular access from George Lane, which will require relocation of the existing hedgerow behind the visibility splays for the access point. The Highway Authority has no objection in principle to this access point. Additional pedestrian and cycle connections are proposed to Gammons Hill (utilising the existing field gate) and Meadow Bank, providing excellent walking and cycling connectivity to village facilities.

SITE APPRAISAL

The site itself is relatively unconstrained. The land falls gently to the east, from a high point of circa 61m in the west to 52.5m in eastern corner. A public sewer runs diagonally through the eastern field, and can be retained in situ on site. Overhead power cables also run across the site and have potential to be removed and provided underground within the site boundaries. As noted above there is excellent potential for pedestrian and cycle connectivity to village facilities. Adjacent properties to the southern edges of the site are offset from the site boundaries and the concept layout has been carefully designed to provide appropriate buffers to the few windows (in Dares Field) which are close to the site boundaries.

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The site represents an excellent opportunity to create a development which fits in with its surroundings and complements the existing character of Kilmington, providing high quality housing and accessible public open space.

It will be a sustainable development, which respects and enhances existing biodiversity, creating new habitats and areas of native species planting. Residents will be able to walk or cycle to existing village amenities, and take advantage of local public transport links to services in surrounding areas.

PLACE

The proposed development will have a distinctive identity, which takes cues from existing buildings within Kilmington. It will have a clear and legible development form, with high quality external spaces set in an integrated landscape structure.

A VISION FOR CLEAN GROWTH

The land at George Lane provides the basis to create a low carbon community with energy efficient buildings and excellent connectivity. The site will use a multifunctional green and blue infrastructure network to ensure climate resilience and use zero carbon and energy positive technology where possible.

CONNECTIONS

The site will provide new walking and cycling links to the amenities in the village and wider area, and a direct link to the existing bus stops on Gammons Hill which connect to Axminster and the wider area.

COMMUNITY

The new community will be healthy and active, creating a walkable, vibrant, sociable neighbourhood with good connections to Kilmington and the wider landscape. The community will be balanced with mixed tenure homes and housing types, including affordable housing and the opportunity for Self Build plots.

WORKING AND LIFE BALANCE

Homes will enable home working and have flexibility built into them, in order to accommodate changes in people's lifestyles and work-life balance. Home working space will be provided to enable flexible working patterns and reduce commuting requirements.



ENVIRONMENT

The development will be set within a green and blue infrastructure network which provides a variety of high quality public spaces, generates biodiversity gains and connects with existing landscape features. Existing hedgerows and trees will be retained and enhanced where possible, with their setting enhanced with a generous offset

to development. This will create a green infrastructure 'wrap' around the site, ensuring existing habitats are maintained and improved for local wildlife and delivering biodiversity net gain. Features such as a pond and community orchard will be provided, and the landscape framework will include places for informal play, activity and socialising.

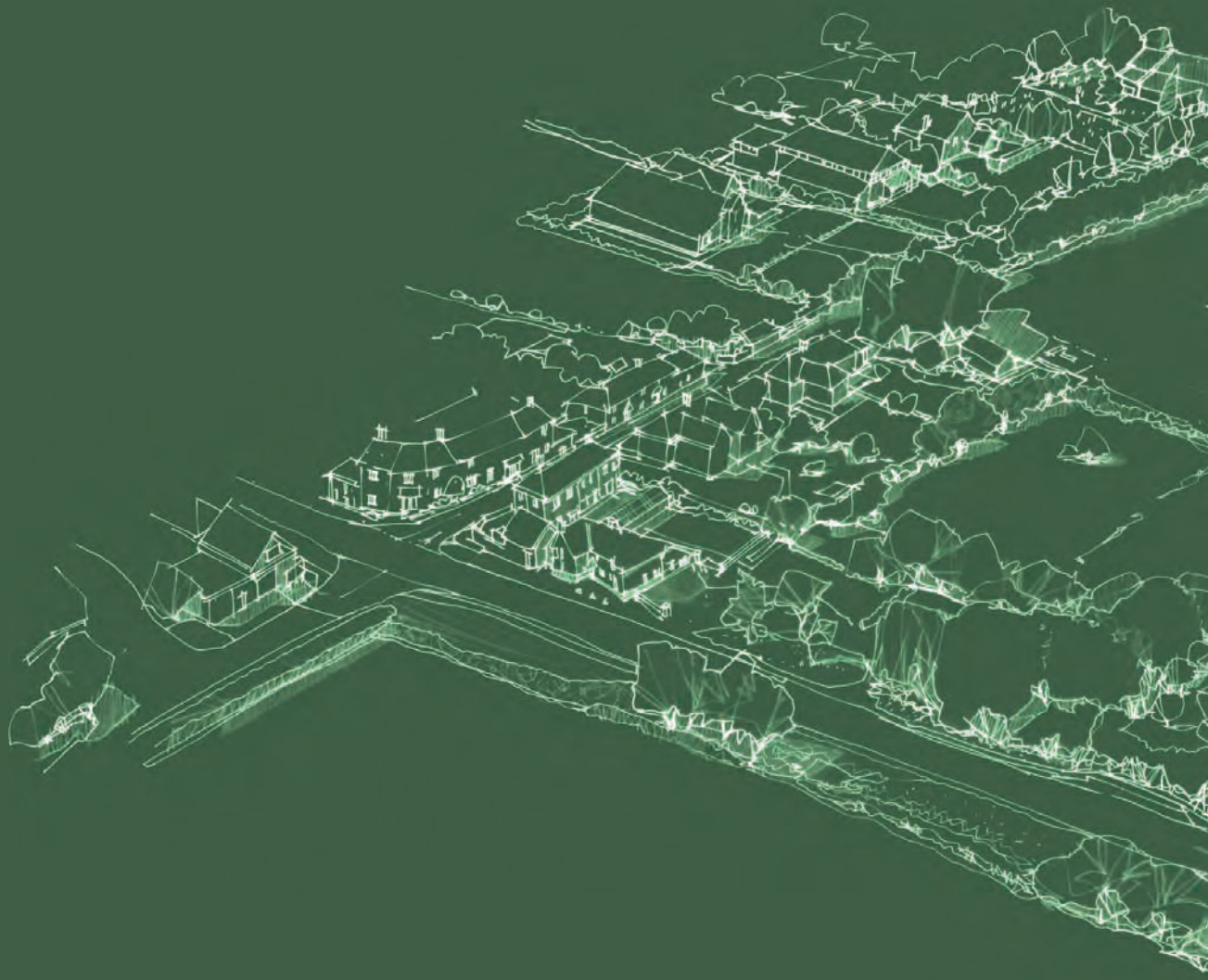


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