

# **Kilmington, Axminster, Devon**

Landscape & Visual Appraisal

**Client Name** Place Land

**Document Reference** Landscape Appraisal

**LHC Project Number** 21121

### Quality Assurance - Approval Status

Issue	Date	Prepared By	Checked By	Approved By
A	Jan 2023	Aaron Carpenter <i>Landscape Architect</i>	Paul Osborne <i>Director</i>	Paul Osborne <i>Director</i>

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### Executive Summary

LHC Design have been appointed to undertake an initial, high-level landscape and visual appraisal (LVA) to record baseline landscape and visual conditions present on site and in the surrounding study area. This will help inform opportunities and constraints analysis and capacity testing for George lane site which is proposed for housing under policy KILM-09 in the draft East Devon Local Plan.

This analysis considers the sensitivity and capacity of the site to accommodate the proposed development. It is important to clarify that this initial LVA is not a detailed assessment of the effects of the development upon the landscape/visual receptors

The Visual Envelope of the site is limited by topography, existing buildings and vegetation. Views from the surrounding landscape (and Area of Outstanding Natural Beauty) are potential gained from higher ground to the south and north, and from the Axe valley to the east. In more distant views the proposed houses would be seen as an integral part of the village and therefore the potential landscape/visual impact will be limited.

In the immediate context of the site there are open views from the A35 and George Lane. In these views there would be a change from an open view to the existing fields to a view of the new residential development, seen within the context of the existing village and set within a landscape framework. 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.

## Site Photos



View looking east towards the site on the pedestrian right of way which follows the A35



View taken from the A35 looking south west towards St Giles' Church

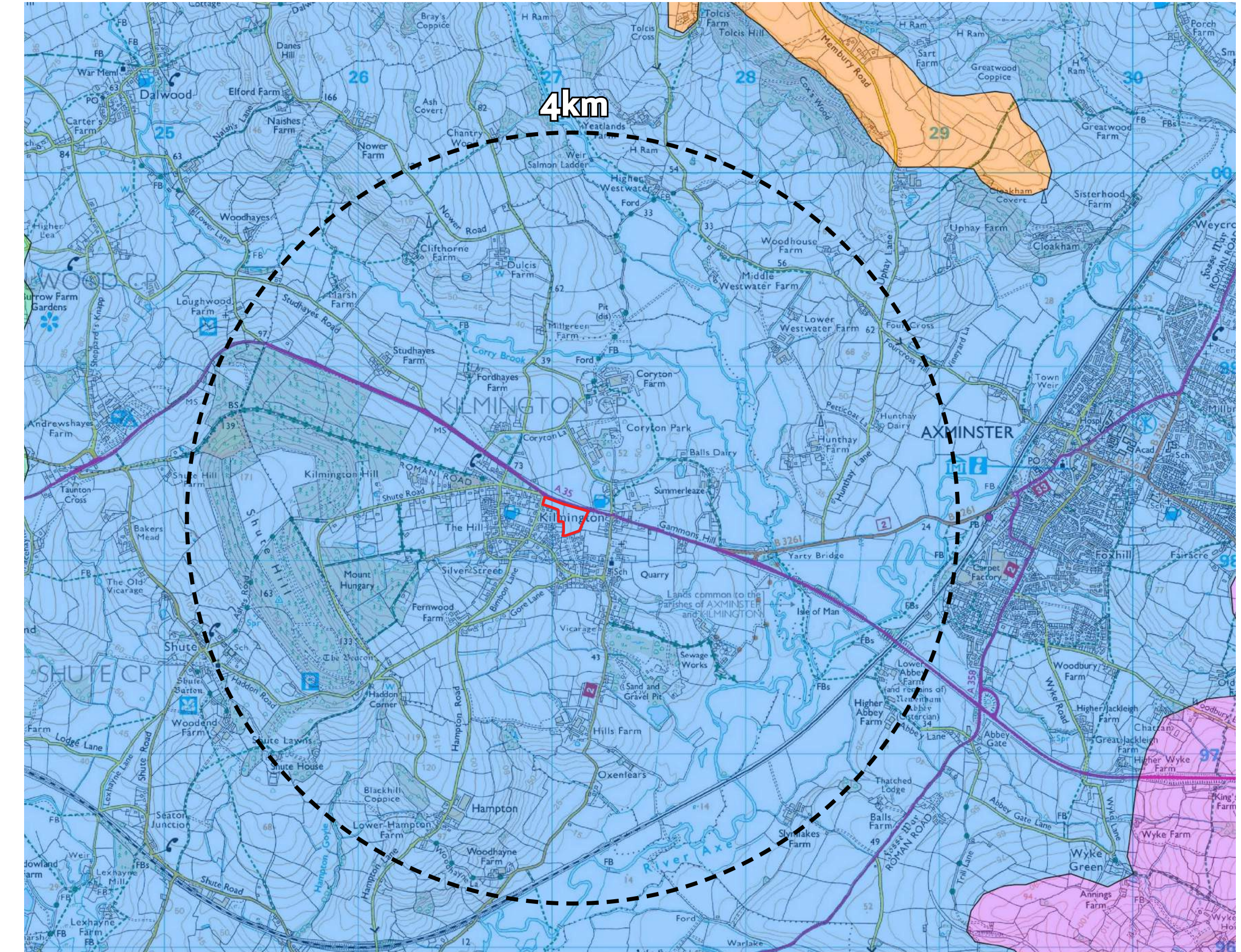


View taken from the A35 looking south towards Dares Field



View taken from the A35 from an existing field access looking south west towards St Giles' Church

## Landscape Character Areas



- ▭ Site Boundary
- ▭ Devon Landscape Character Areas
- ▭ Axe Valley
- ▭ East Devon Central Ridge
- ▭ Eastern Blackdown Ridge
- ▭ Wootton Hills

### Landscape Character Areas

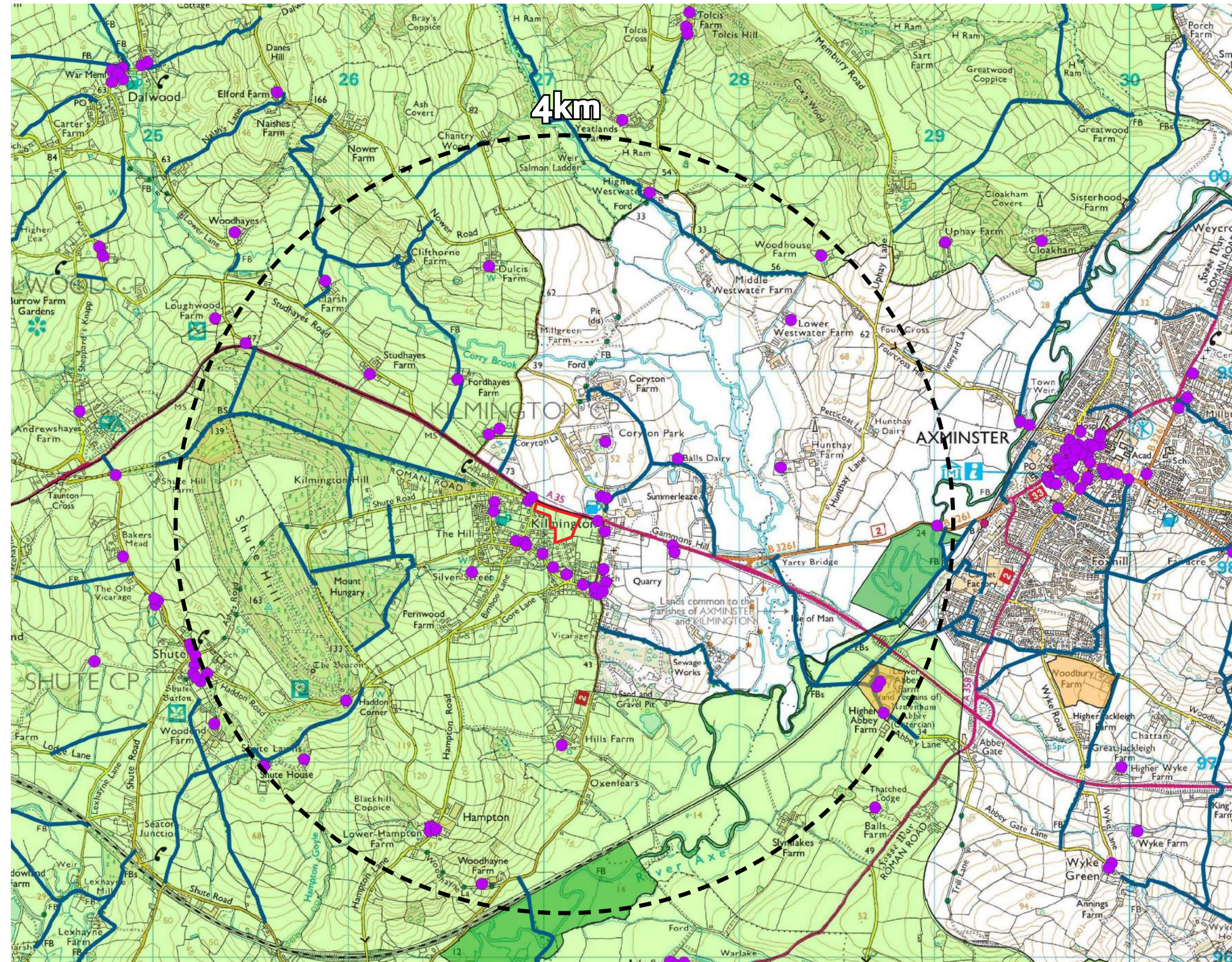
The Site forms part of East Devon's Axe Valley local landscape character area. The Site and settlement of Kilmington is located as the broad Axe Valley rises west. The Axe Valley local landscape character area has been described by the local planning authority as having;

*'Strong hedgerow pattern with hedgerow trees coupled with small broadleaved woods and occasional farm orchards which give rise to a generally wooded character overall. Land use is mainly pastoral set within small fields in the upper tributary valleys, with larger fields and some arable within the main Axe Valley. The open valley floor and relatively loosely defined valley sides make the character of this valley rare in a Devon context.'*

*'Towards its southern end the valley is closely flanked by steep wooded greensand scarp slopes and assumes a more tidal character where it cuts through the coastal plateau to the sea. In contrast, moving northwards, there is a more gradual transition from river valley to upland open ridge.'*



## Policies and Heritage Assets



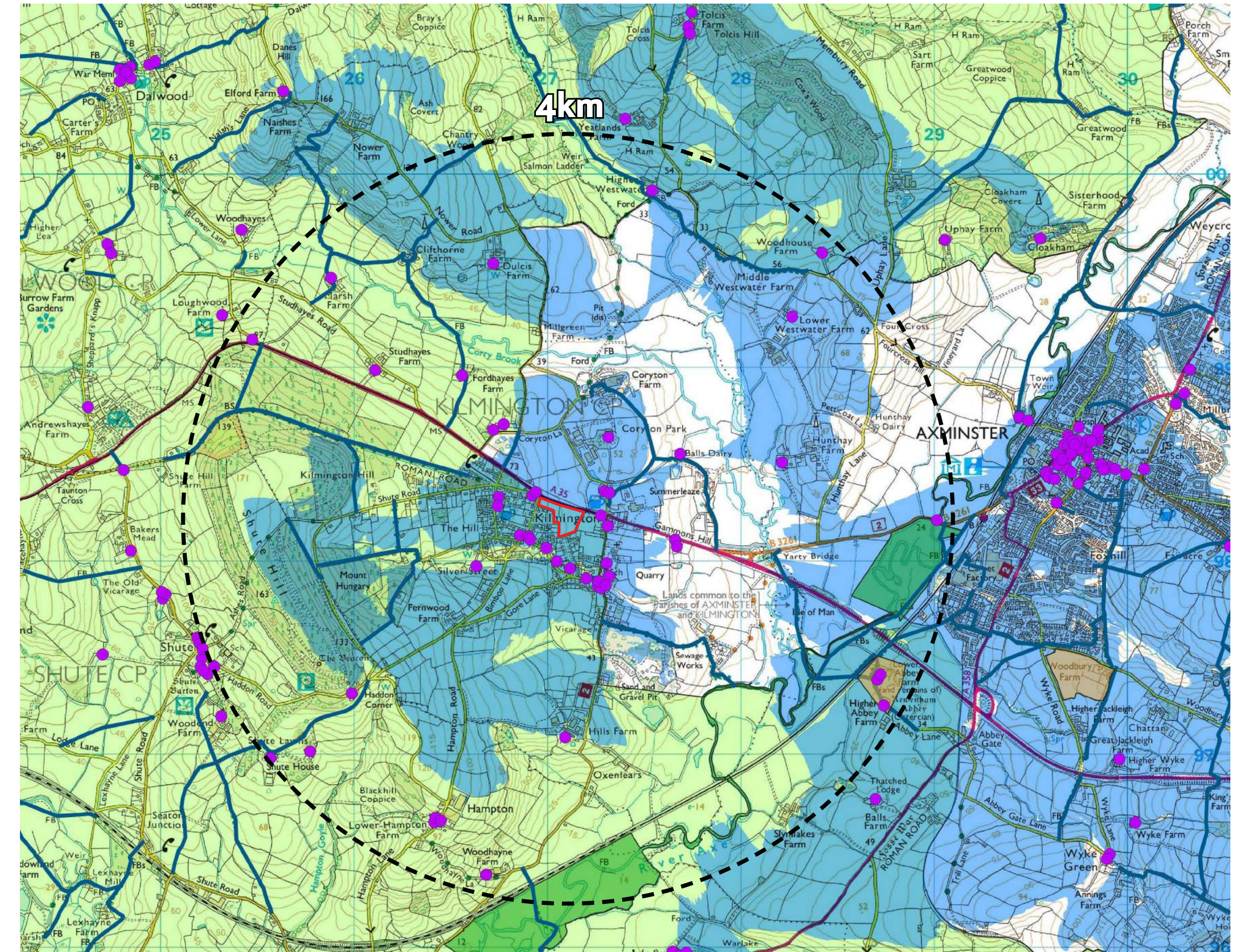
- ▭ Site Boundary
- Public Right of Way
- Sites of Special Scientific Interest
- Listed Buildings
- East Devon Area of Outstanding Natural Beauty

The desk study has identified several listed buildings within the study area that have potential intervisibility with the site. The zone of theoretical visibility and on-site appraisal work will take these into account when selecting viewpoints and help demonstrate potential impacts.

The site is located on the edge of the East Devon Area of Outstanding Natural Beauty. The AONB covers 103 square miles and covers approximately 32% of East Devon District. It is one of five AONBs that fall within Devon, abutting the Blackdown Hills AONB to the north and Dorset AONB to the east. With the exception of Budleigh Salterton, the AONB skirts the major settlements in the area and is characterised by small villages and hamlets at the coast and along its valleys.



## Zone of Theoretical Visibility (ZTV)



- ▭ Site Boundary
- Zone of Theoretical Visibility
- Viewshed
- Public Right of Way
- Sites of Special Scientific Interest
- Listed Buildings
- East Devon Area of Outstanding Natural Beauty

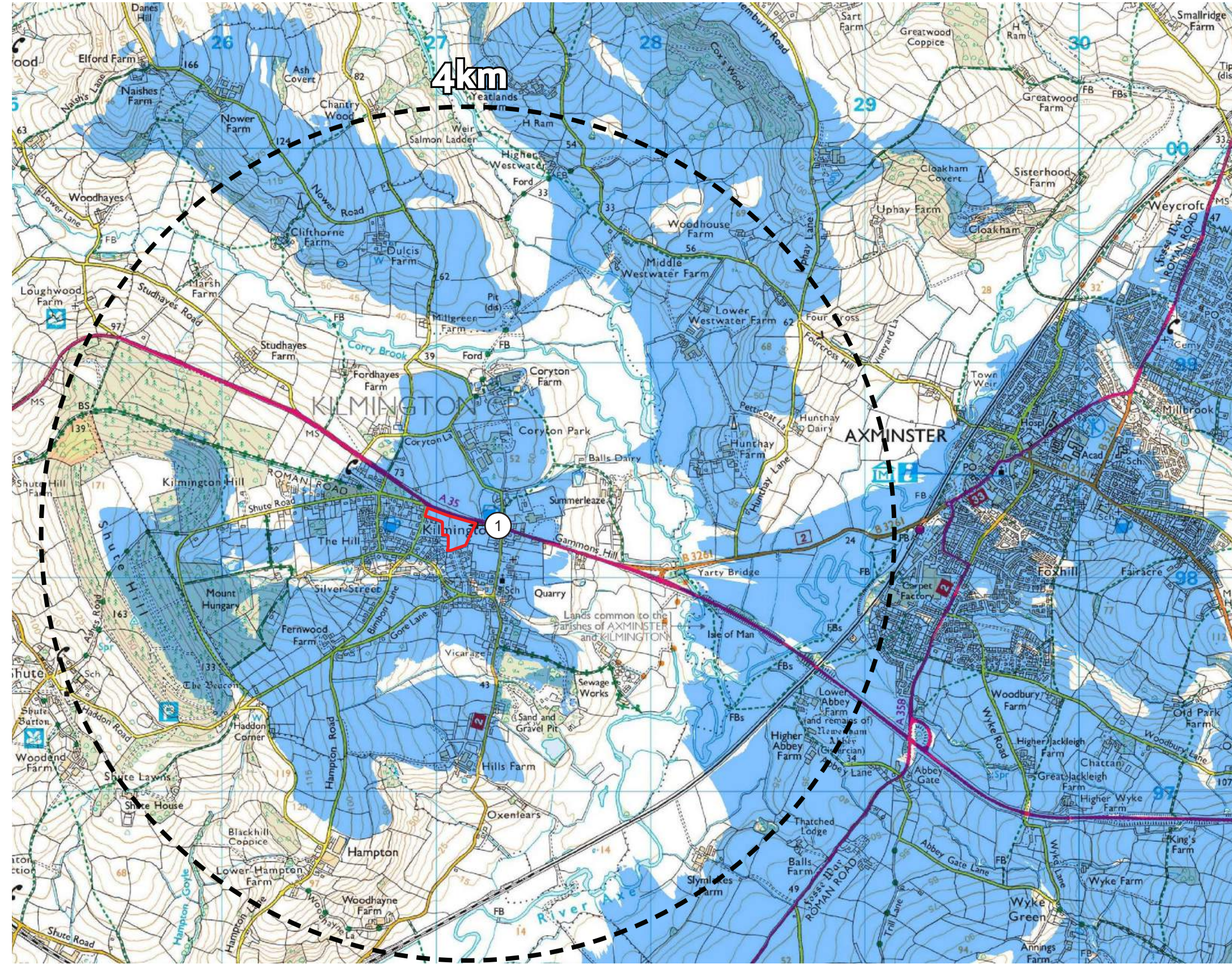
The approximate zone of theoretical visibility (ZTV) was calculated within the study area using GIS software and LiDAR digital terrain mapping data, based on the roof height of a 2 storey building. The Site may not be visible from all locations of potential visibility due to intervening built form or vegetation or the absence of publicly accessible viewpoints.

The ZTV is shown on the figure opposite with areas of potential inter-visibility shaded in blue. This shows that potential visibility covers a broad range of the study area when only taking into account the topography. A number of viewpoint locations were identified within the ZTV and study area to represent key visual receptors.

There were a number of viewpoints identified as part of the desk-based study within the ZTV that were found to have no intervisibility with the site due to built form or vegetation during on-site appraisal work. These have still been represented in the viewpoints to demonstrate the site in its context.

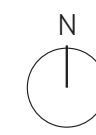


# Viewpoint 1



- Site Location
- Photo viewpoint
- Zone of Theoretical Visibility
- Viewshed

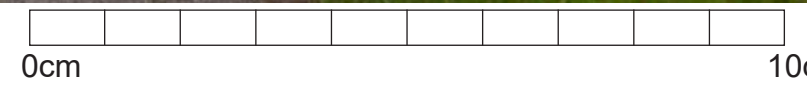
Distance:	0.12km	Project Number:	21121
Grid Reference:	ST 27354 98222	Photograph Date:	09 / 01 / 2023
Page Size:	420 x 297mm	Issue Status:	Preliminary
		Project:	Kilmington
		Figure:	Viewpoint 1



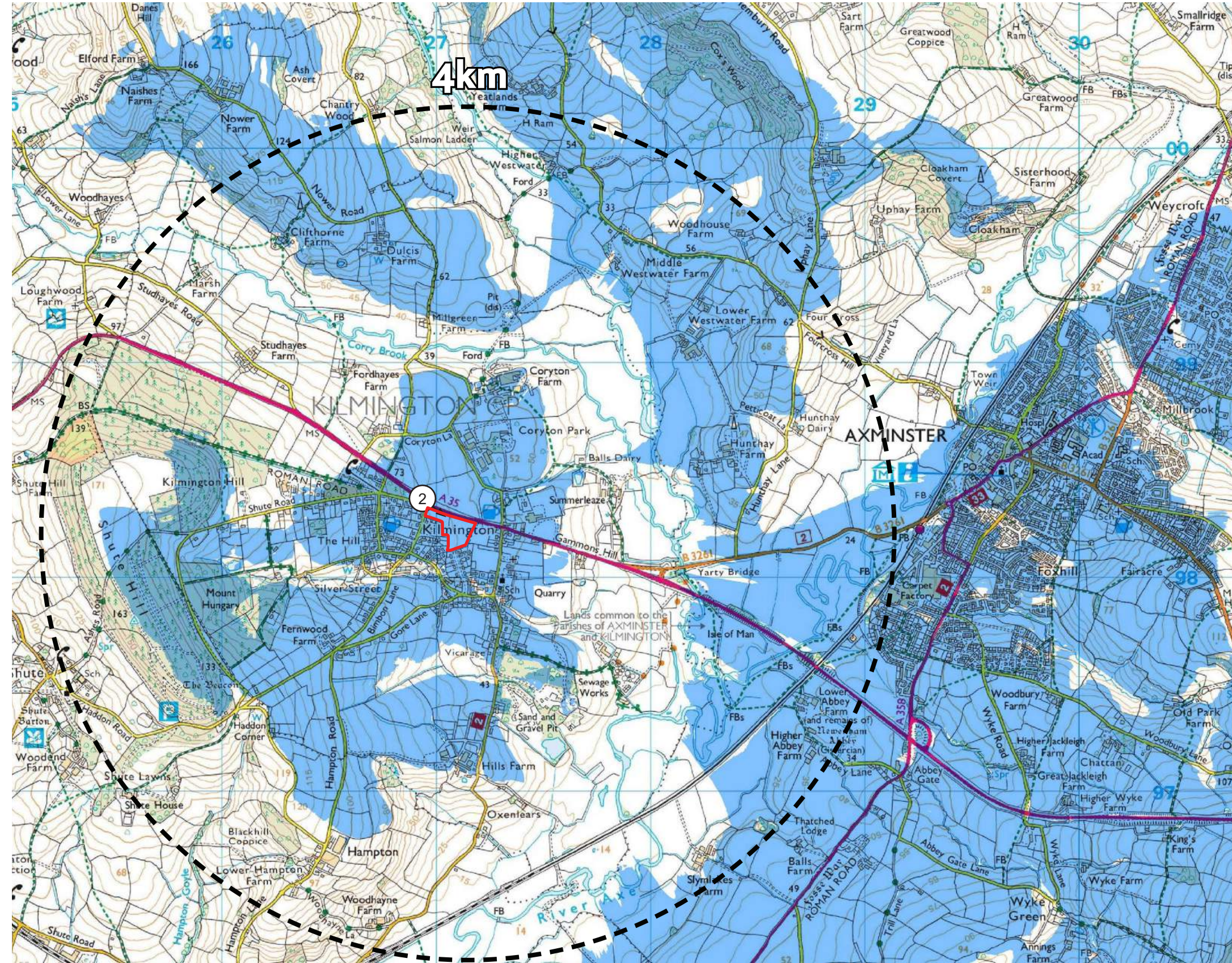
Viewpoint 1 Taken opposite the junction with The Green on the A35 0.12km east of the site.

Original image size 390 x 260mm

Note: To view this image digitally, calibrate this scale bar on screen for a correct scale representation and view the photograph at a comfortable arms length.



## Viewpoint 2



Distance:	0.04km	Project Number:	21121
Grid Reference:	ST 27354 98222	Photograph Date:	09 / 01 / 2023
Page Size:	420 x 297mm	Issue Status:	Preliminary
		Project:	Kilminster
		Figure:	Viewpoint 2

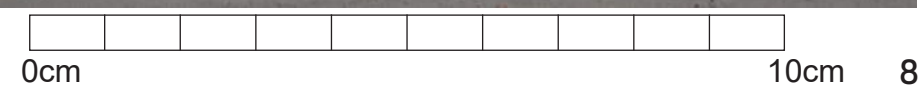
- Site Location
- X Photo viewpoint
- Zone of Theoretical Visibility
- Viewshed



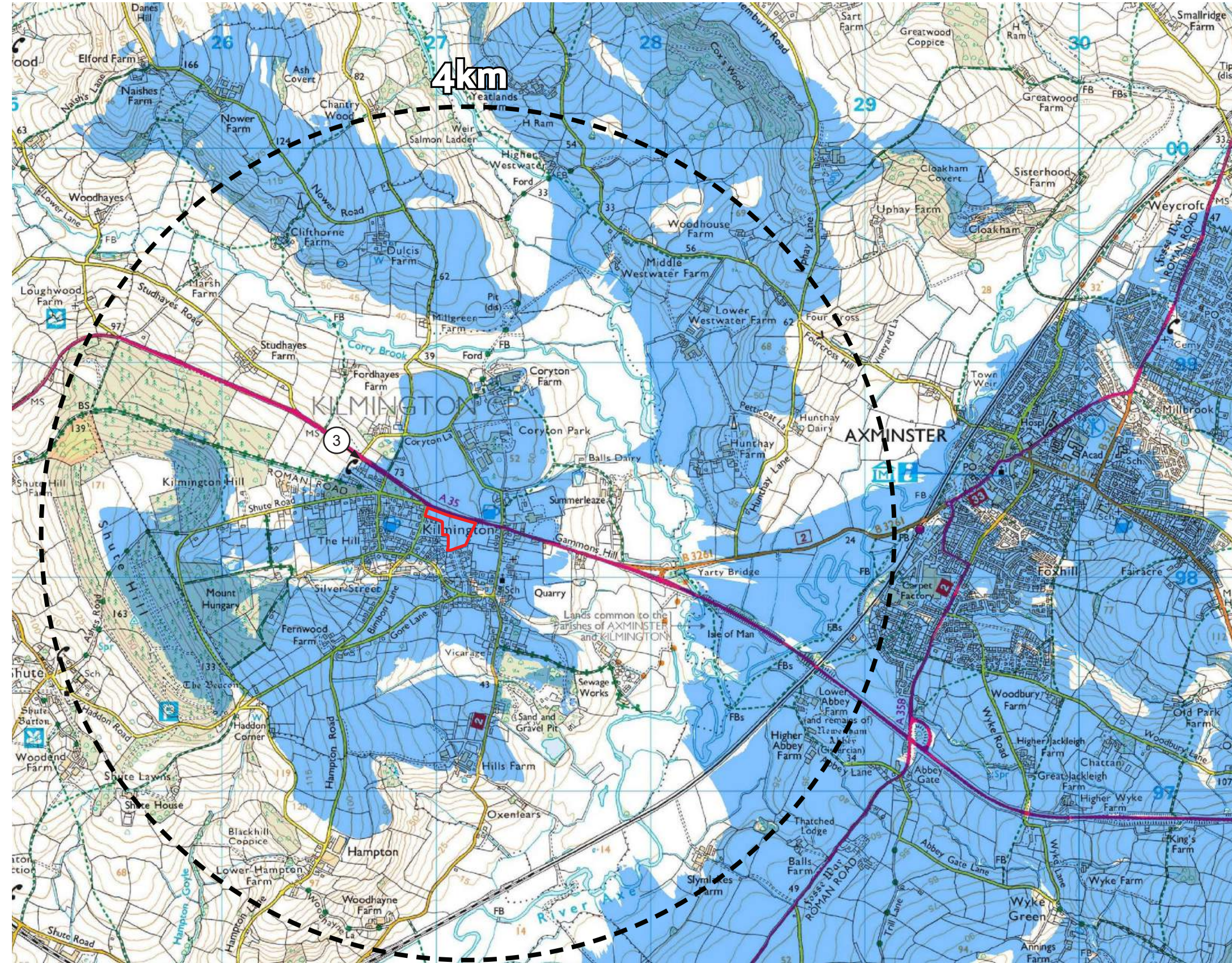
Viewpoint 2 taken on Shute Road in front of the war memorial 0.04km north east of the site.

Original image size 390 x 260mm

Note: To view this image digitally, calibrate this scale bar on screen for a correct scale representation and view the photograph at a comfortable arms length.

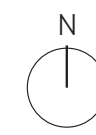


### Viewpoint 3



- Site Location
- X Photo viewpoint
- Zone of Theoretical Visibility
- Viewshed

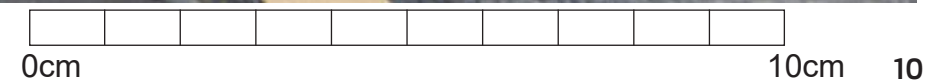
Distance:	0.23km	Project Number:	21121
Grid Reference:	ST 27293 98031	Photograph Date:	05/01/2023
Page Size:	420 x 297mm	Issue Status:	Preliminary
		Project:	Kilmington
		Figure:	Viewpoint 3



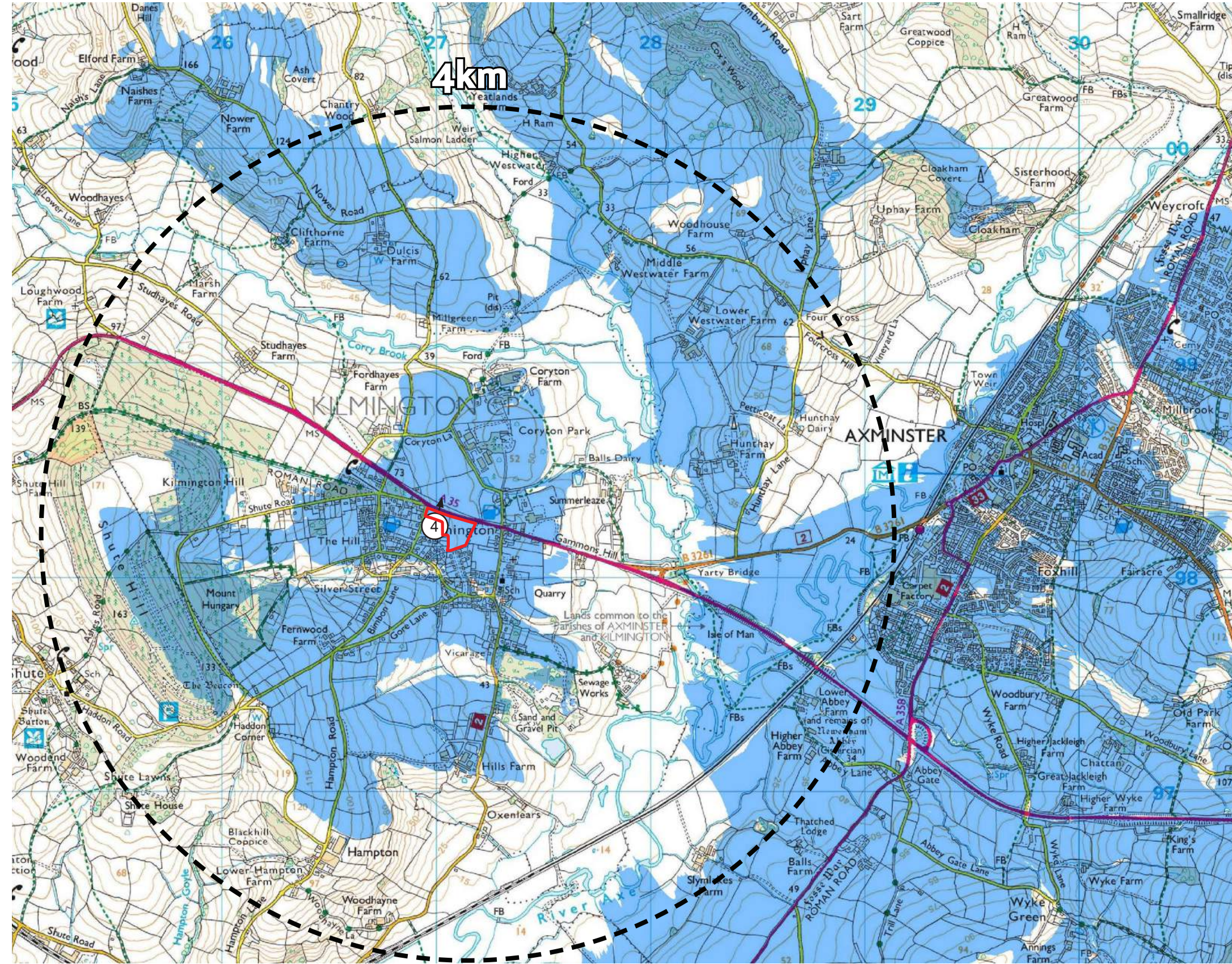
Viewpoint 3 taken on the A35 approximately 0.23km north west of the site.

Original image size 390 x 260mm

Note: To view this image digitally, calibrate this scale bar on screen for a correct scale representation and view the photograph at a comfortable arms length.

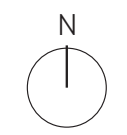


# Viewpoint 4



- Site Location
- Photo viewpoint
- Zone of Theoretical Visibility
- Viewshed

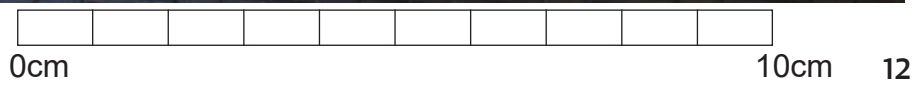
Distance:	0.03km	Project Number:	21121
Grid Reference:	ST 26970 98269	Photograph Date:	09 / 01 / 2023
Page Size:	420 x 297mm	Issue Status:	Preliminary
		Project:	Kilmington
		Figure:	Viewpoint 4



Viewpoint 4 taken in Dares Field 0.04km south of the Site

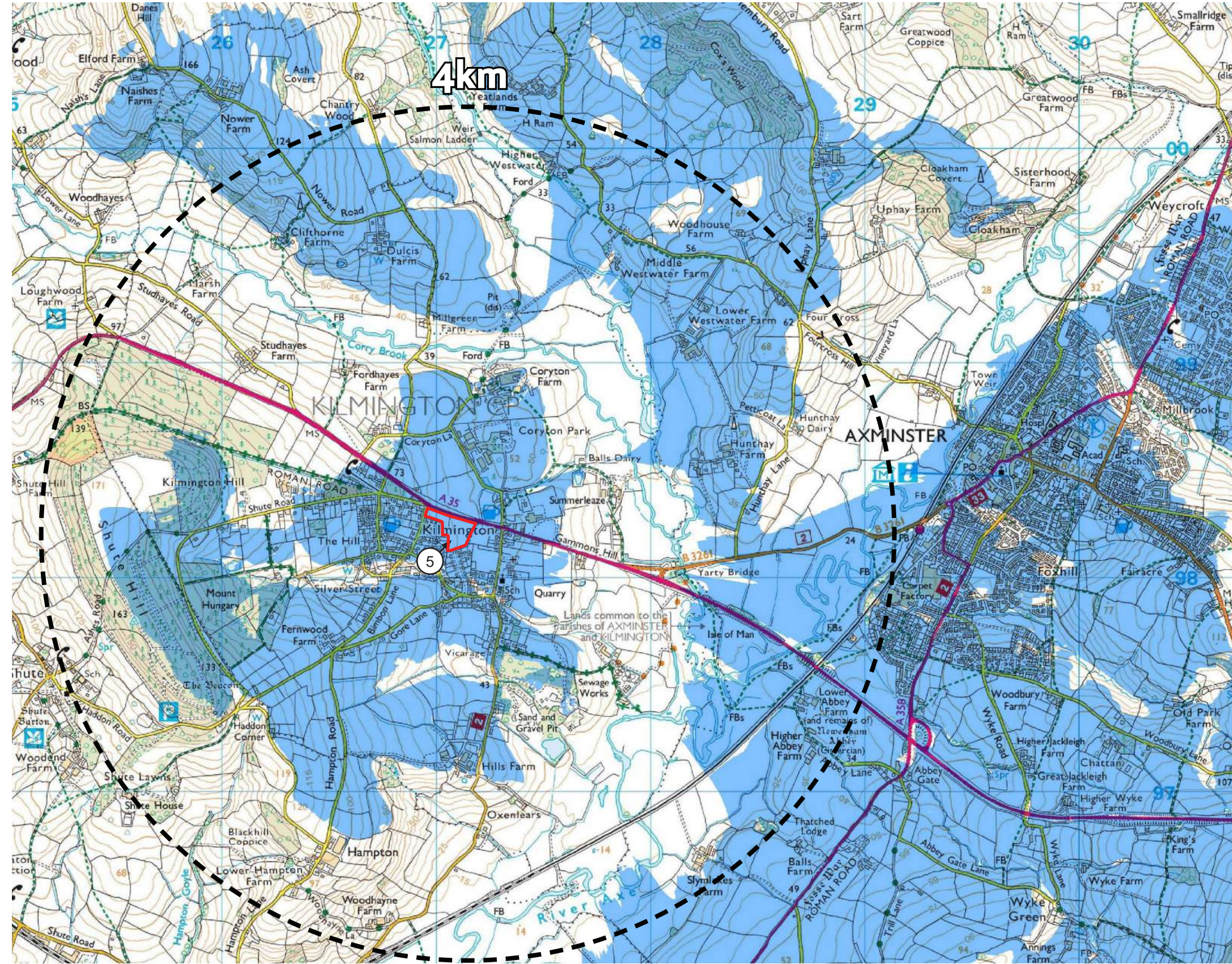
Original image size 390 x 260mm

Note: To view this image digitally, calibrate this scale bar on screen for a correct scale representation and view the photograph at a comfortable arms length.



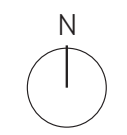


# Viewpoint 5



- Site Location
- Photo viewpoint
- Zone of Theoretical Visibility
- Viewshed

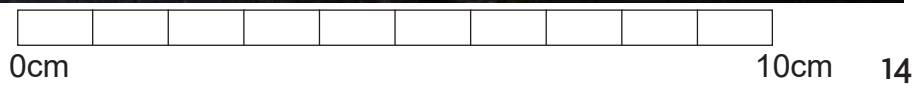
Distance:	0.1km	Project Number:	21121
Grid Reference:	ST 26966 98071	Photograph Date:	09 / 01 / 2023
Page Size:	420 x 297mm	Issue Status:	Preliminary
		Project:	Kilminster
		Figure:	Viewpoint 5



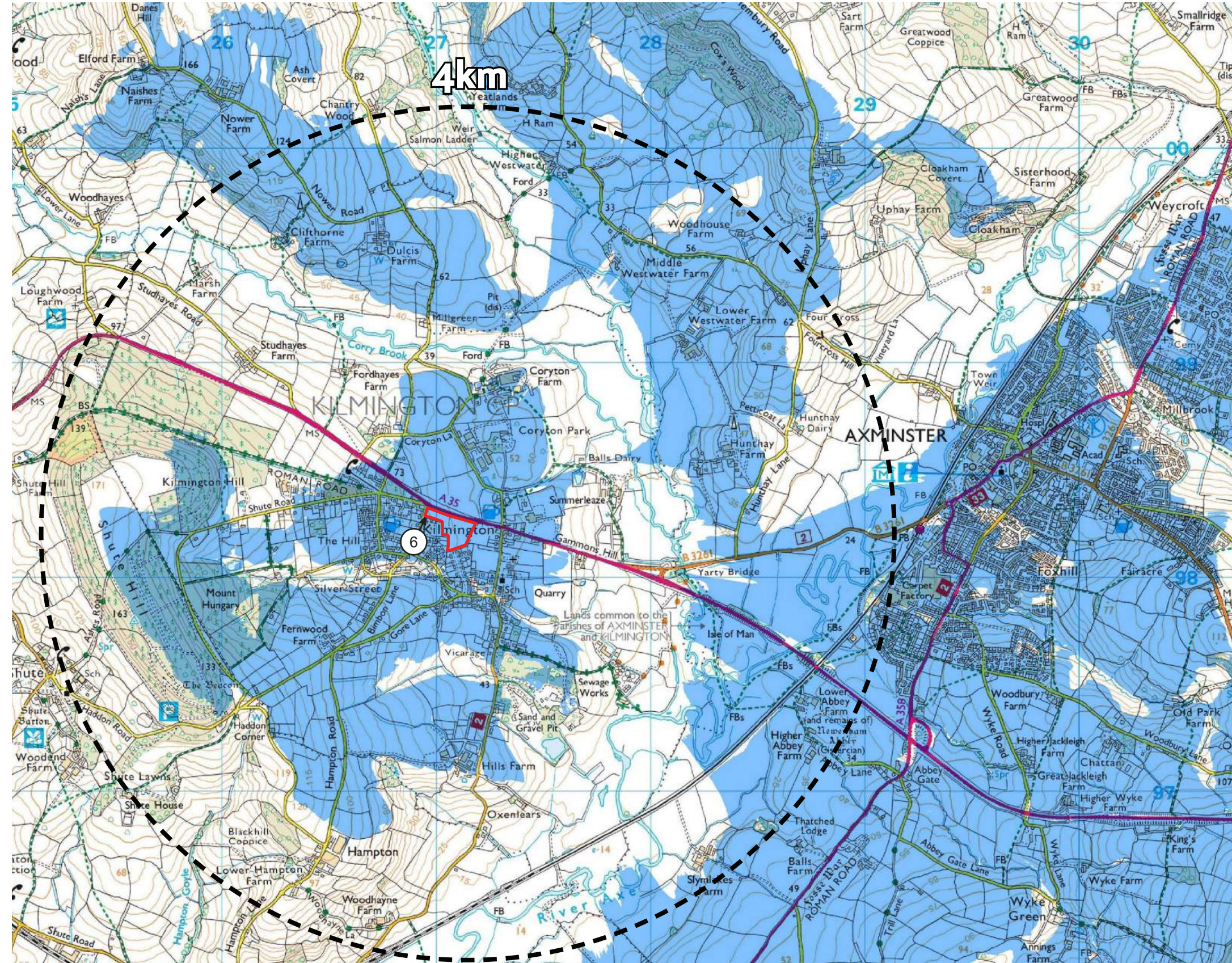
Viewpoint 5 taken on Whitehayes Close 0.1km south west of the site.

Original image size 390 x 260mm

Note: To view this image digitally, calibrate this scale bar on screen for a correct scale representation and view the photograph at a comfortable arms length.



# Viewpoint 6



- Site Location
- Photo viewpoint
- Zone of Theoretical Visibility
- Viewshed

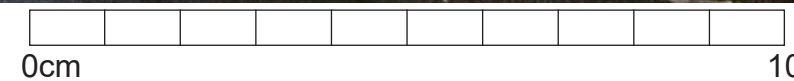
Distance:	0.08km	Project Number:	21121
Grid Reference:	ST 26937 98247	Photograph Date:	09 / 01 / 2023
Page Size:	420 x 297mm	Issue Status:	Preliminary
		Project:	Kilmington
		Figure:	Viewpoint 6



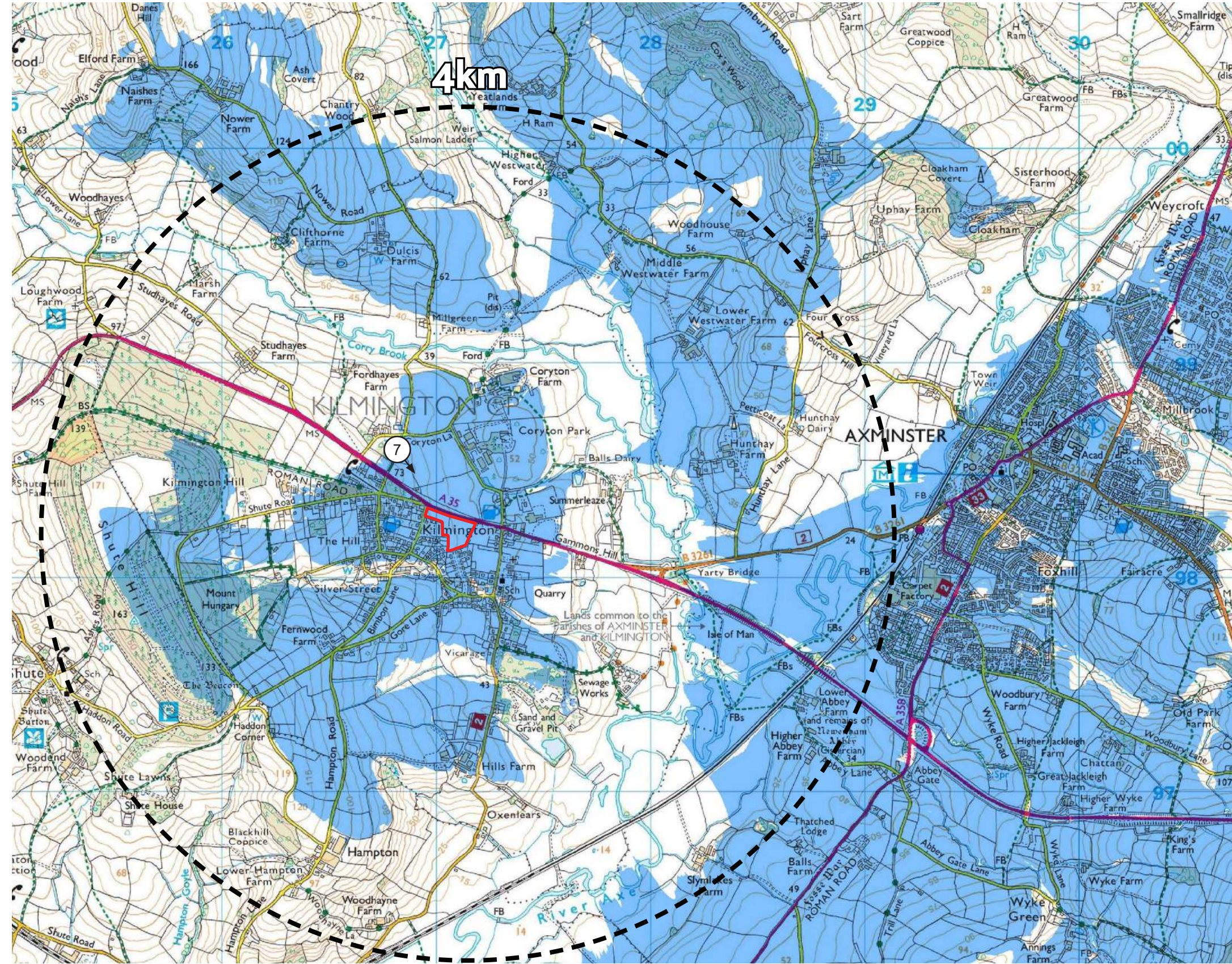
Viewpoint 6 taken on George Lane opposite to The Orchard road junction approximately 0.08km south of the site entrance.

Original image size 390 x 260mm

Note: To view this image digitally, calibrate this scale bar on screen for a correct scale representation and view the photograph at a comfortable arms length.

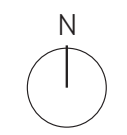


# Viewpoint 7



- Site Location
- X Photo viewpoint
- Zone of Theoretical Visibility
- Viewshed

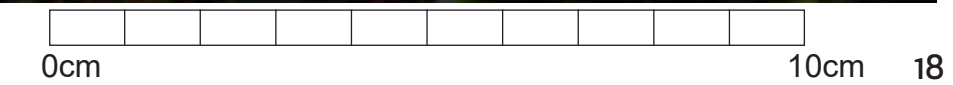
Distance:	0.25km	Project Number:	21121
Grid Reference:	ST 26791 98514	Photograph Date:	05/01/2023
Page Size:	420 x 297mm	Issue Status:	Preliminary
		Project:	Kilmington
		Figure:	Viewpoint 7



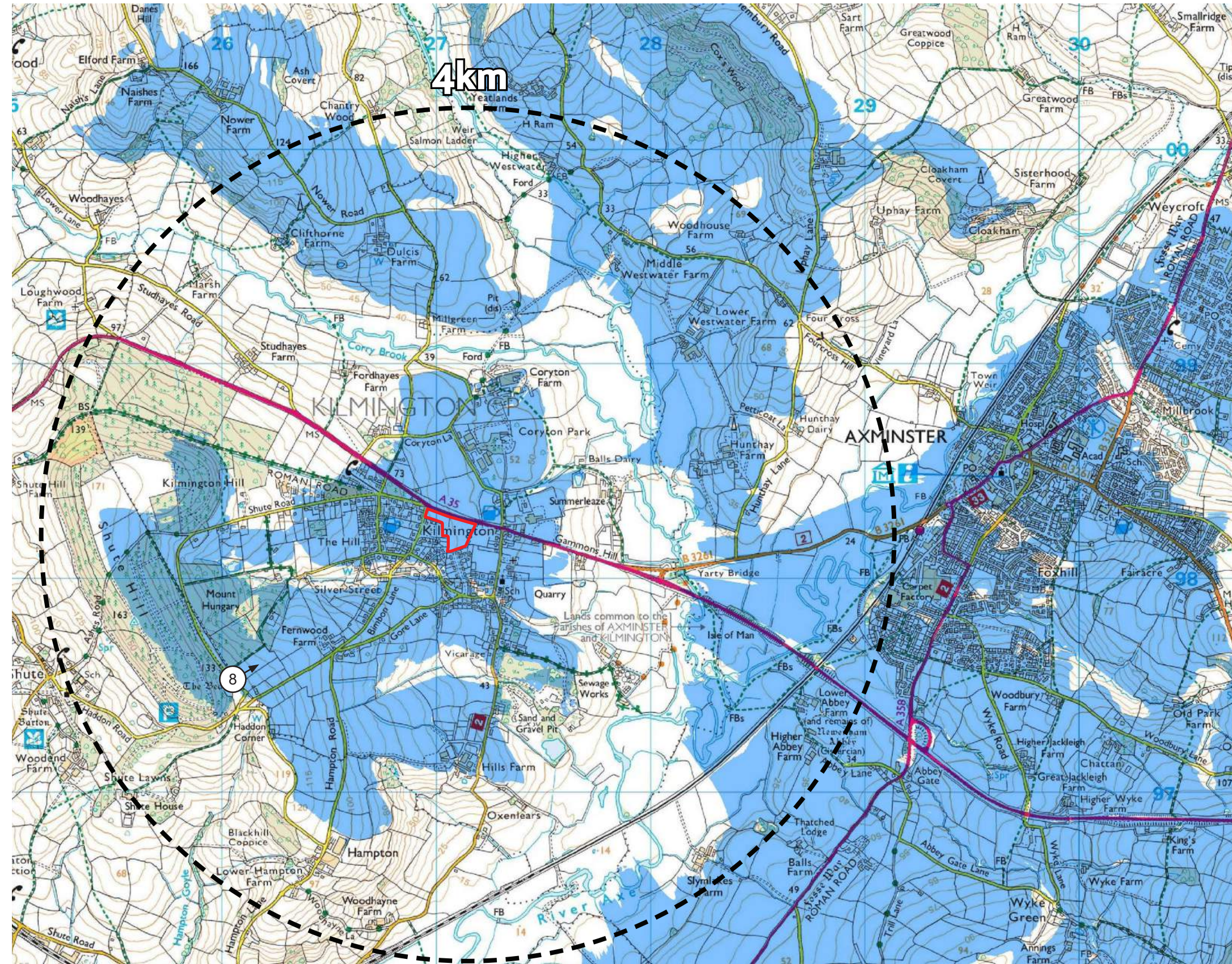
Viewpoint 7 taken on PRoW number 26 approximately 0.25km north west of the site.

Original image size 390 x 260mm

Note: To view this image digitally, calibrate this scale bar on screen for a correct scale representation and view the photograph at a comfortable arms length.



# Viewpoint 8



- Site Location
- X Photo viewpoint
- Zone of Theoretical Visibility
- Viewshed

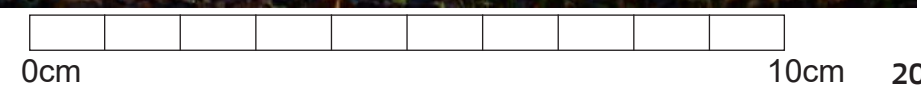
Distance:	1.16km	Project Number:	21121
Grid Reference:	ST 27354 98222	Photograph Date:	09 / 01 / 2023
Page Size:	420 x 297mm	Issue Status:	Preliminary
		Project:	Kilminster
		Figure:	Viewpoint 8



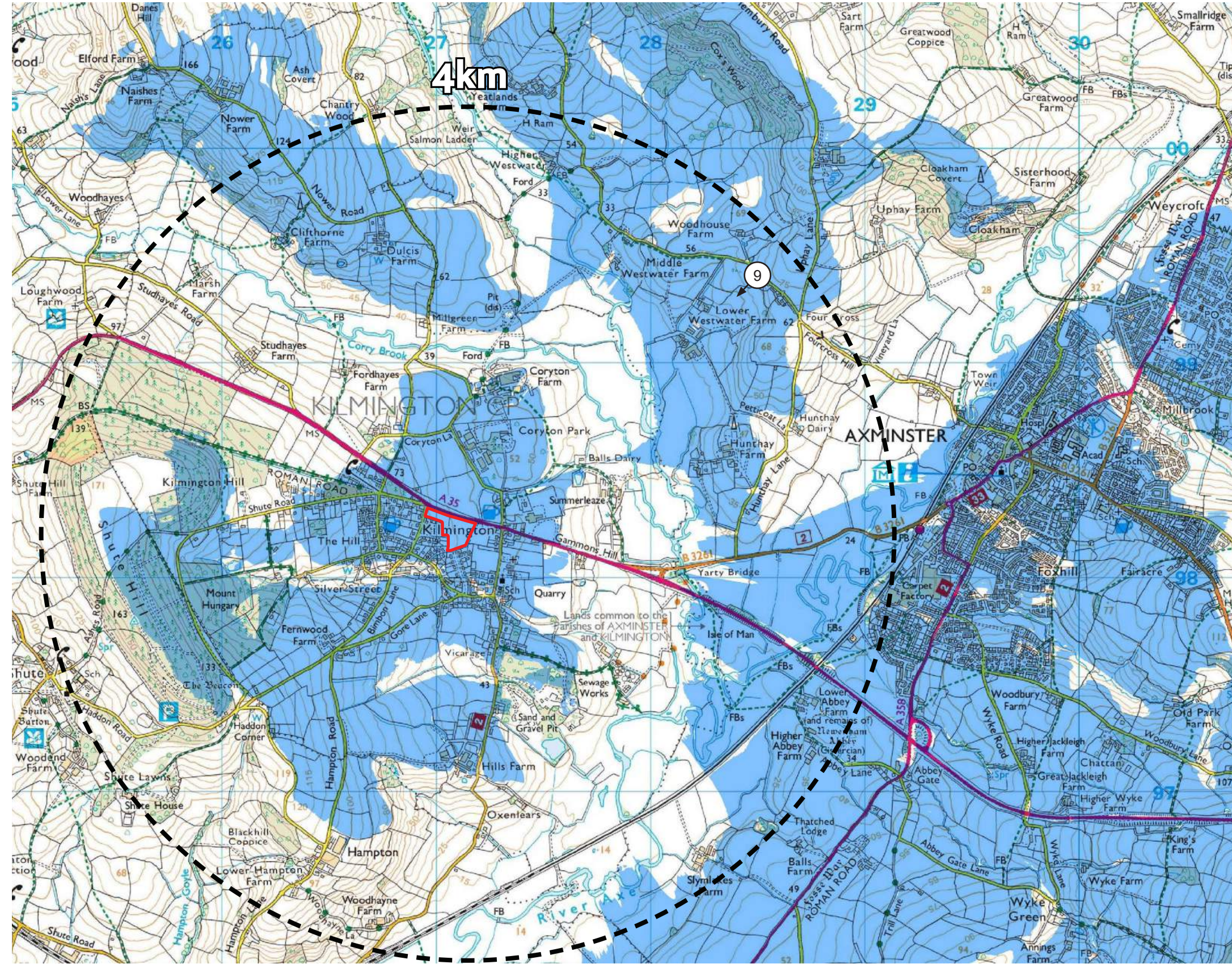
Viewpoint 8 taken 1.16km south west of the site on the vehicle access connecting PRoW number 17 and PRoW Shute Footpath 5.

Original image size 390 x 260mm

Note: To view this image digitally, calibrate this scale bar on screen for a correct scale representation and view the photograph at a comfortable arms length.

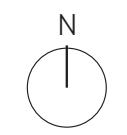


# Viewpoint 9



- Site Location
- Photo viewpoint
- Zone of Theoretical Visibility
- Viewshed

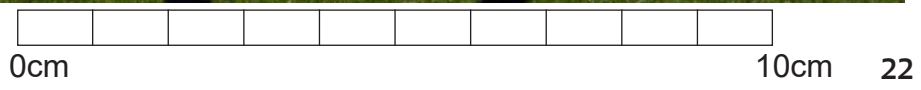
Distance:	1.7km	Project Number:	21121
Grid Reference:	ST 28535 99394	Photograph Date:	09 / 01 / 2023
Page Size:	420 x 297mm	Issue Status:	Preliminary
		Project:	Kilmington
		Figure:	Viewpoint 9



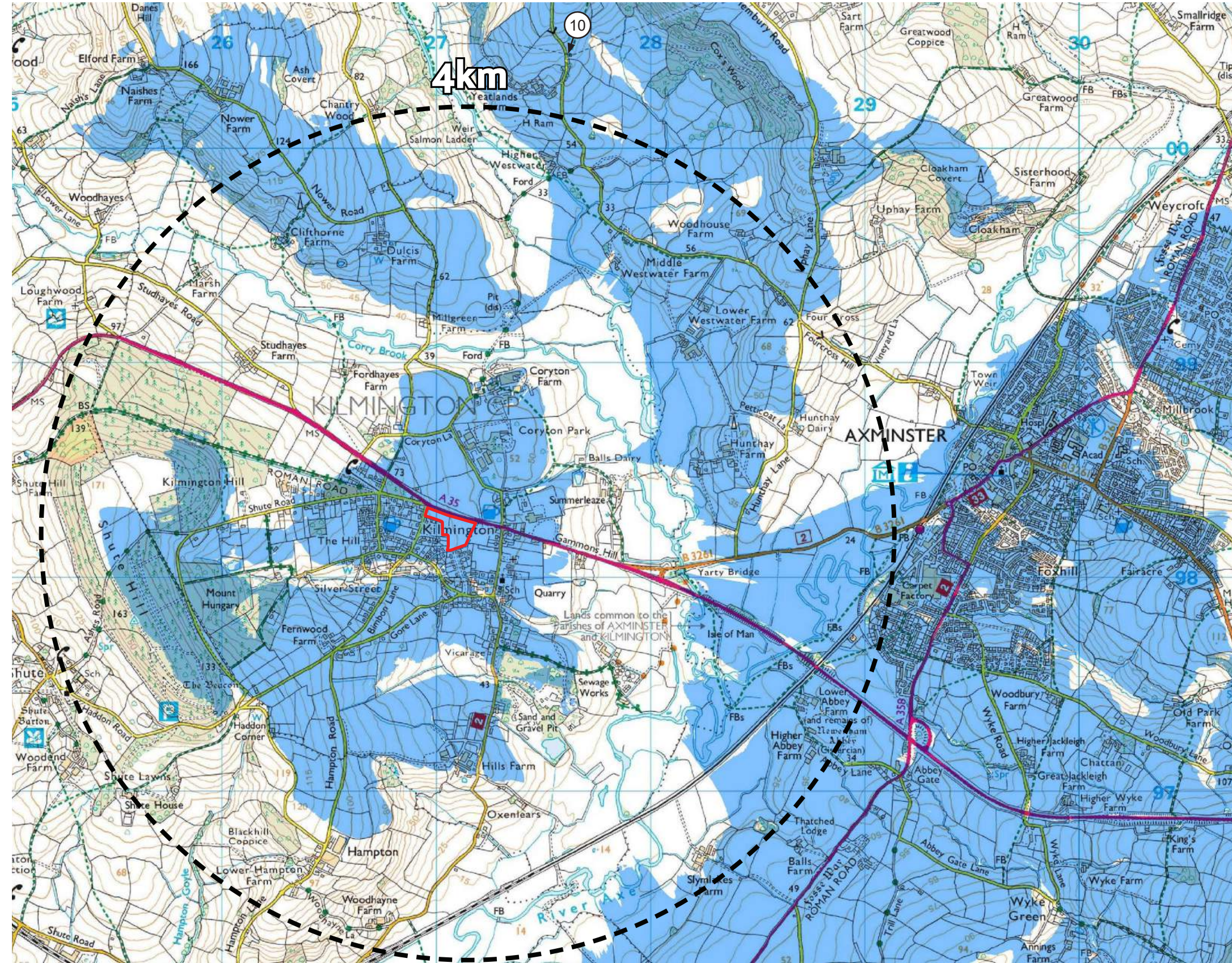
Viewpoint 9 taken on the PRow Axminster Footpath 42 approximately 1.7km north east of the site.

Original image size 390 x 260mm

Note: To view this image digitally, calibrate this scale bar on screen for a correct scale representation and view the photograph at a comfortable arms length.

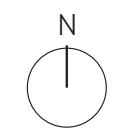


# Viewpoint 10



- Site Location
- Photo viewpoint
- Zone of Theoretical Visibility
- Viewshed

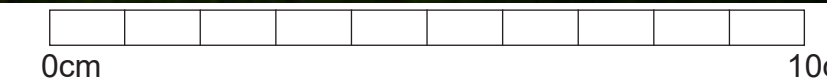
Distance:	2.34km	Project Number:	21121
Grid Reference:	ST 27612 00430	Photograph Date:	09 / 01 / 2023
Page Size:	420 x 297mm	Issue Status:	Preliminary
		Project:	Kilmington
		Figure:	Viewpoint 10



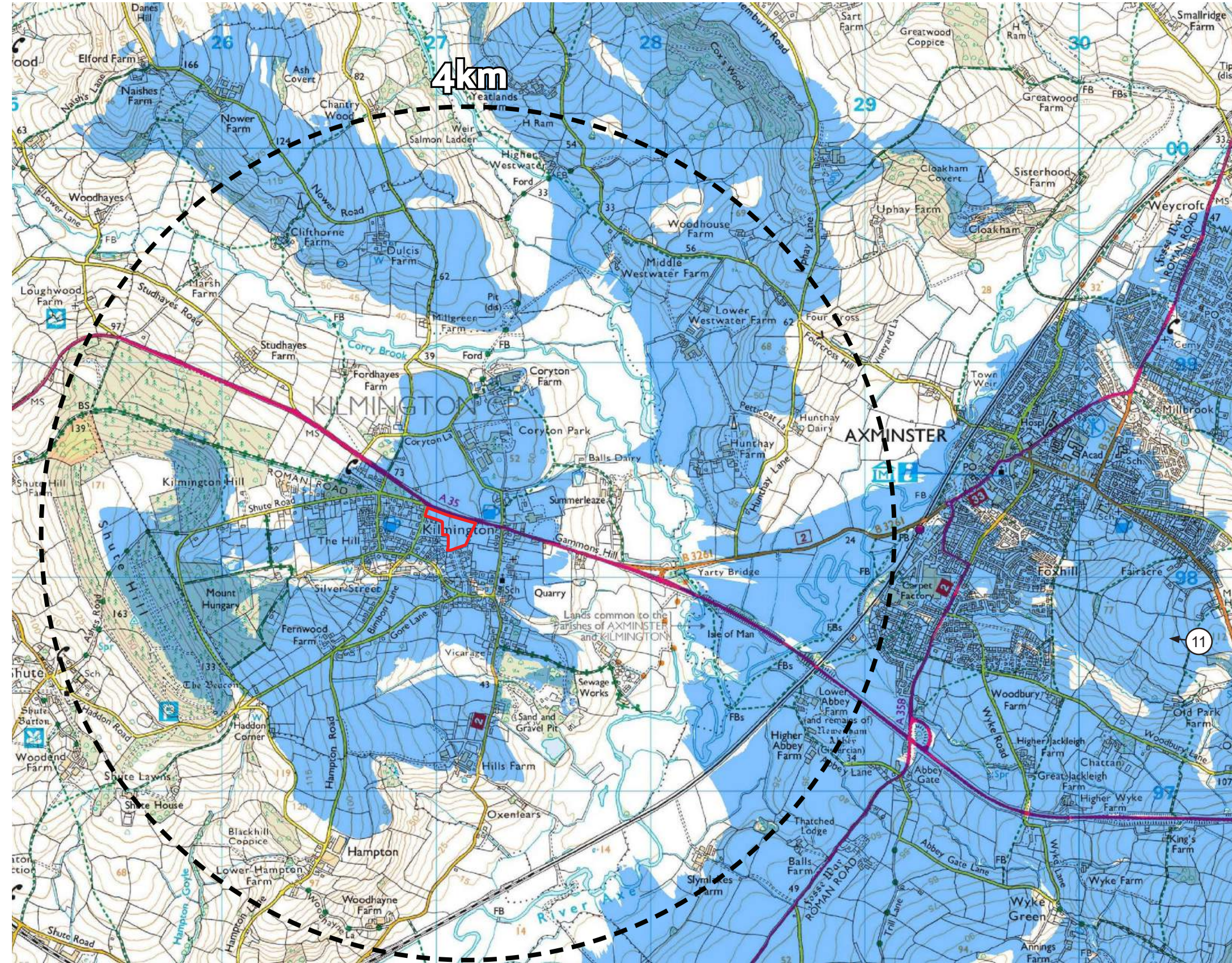
Viewpoint 10 taken on PRoW Axminster Footpath 56 approximately 2.34km north of the site.

Original image size 390 x 260mm

Note: To view this image digitally, calibrate this scale bar on screen for a correct scale representation and view the photograph at a comfortable arms length.



# Viewpoint 11



- Site Location
- Photo viewpoint
- Zone of Theoretical Visibility
- Viewshed

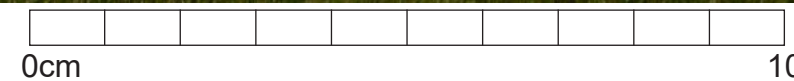
Distance:	3.4km	Project Number:	21121
Grid Reference:	ST 30647 97916	Photograph Date:	09 / 01 / 2023
Page Size:	420 x 297mm	Issue Status:	Preliminary
		Project:	Kilmington
		Figure:	Viewpoint 11



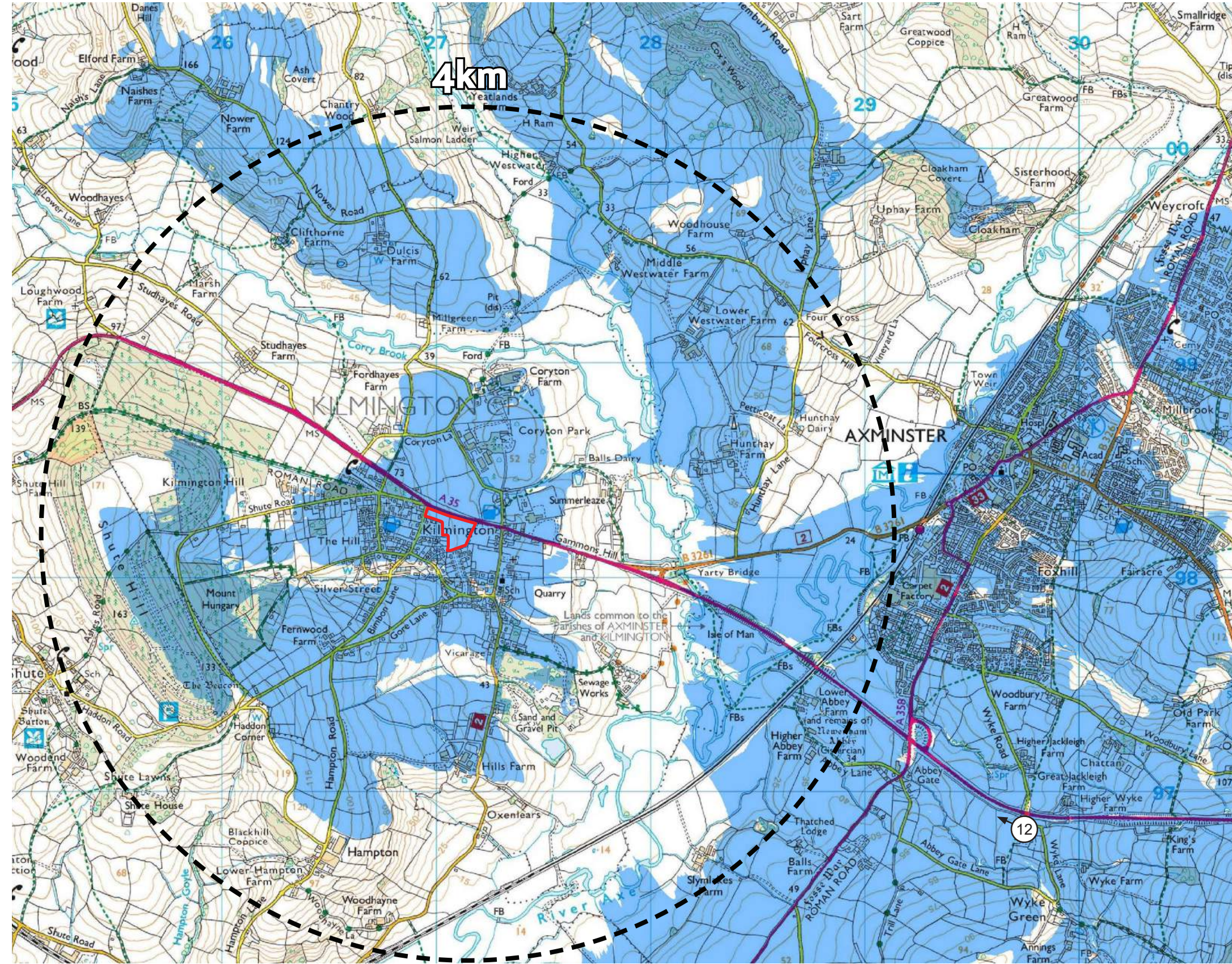
Viewpoint 11 taken on PRow Axminster Footpath 76 approximately 3.4km east of the site.

Original image size 390 x 260mm

Note: To view this image digitally, calibrate this scale bar on screen for a correct scale representation and view the photograph at a comfortable arms length.

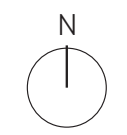


# Viewpoint 12



- Site Location
- X Photo viewpoint
- Zone of Theoretical Visibility
- Viewshed

Distance:	2.9km	Project Number:	21121
Grid Reference:	ST 29767 96845	Photograph Date:	09 / 01 / 2023
Page Size:	420 x 297mm	Issue Status:	Preliminary
		Project:	Kilmington
		Figure:	Viewpoint 12



Viewpoint 12 taken on PRoW Axminster Footpath 31 approximately 2.9km east of the site.

Original image size 390 x 260mm  
 Note: To view this image digitally, calibrate this scale bar on screen for a correct scale representation and view the photograph at a comfortable arms length.

