

Axe Cliff Golf Course - Golf Club House

Landscape and Visual Appraisal - Figure Document

March 2022

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Author:

Nick Perrett CMLI Dip-LA BA(Hons)

Redbay design

Studio Five

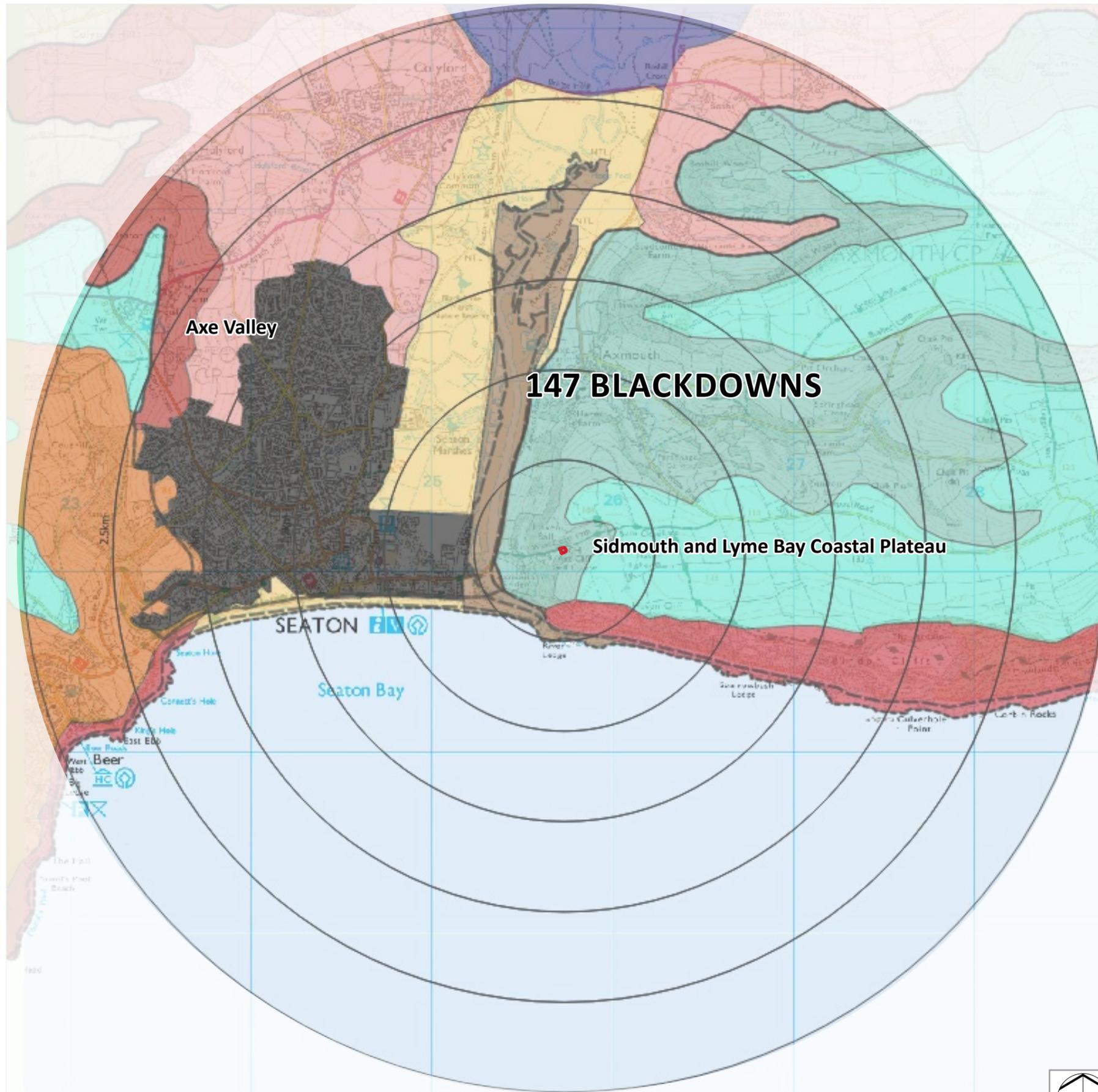
Cockington Court

Torquay

TQ2 6XA

T:01803 605735

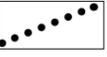
landscape@redbaydesign.com



LEGEND

-  Site Boundary
-  0.5km, 1km, 1.5km, 2km, 2.5km & 3km radii around Site Boundary

Landscape Character

-  National Character Areas (labelled on plan in large bold capitals)
-  Regional Character Areas (labelled on plan in small bold text)

East Devon Landscape Character Types

-  3B: Lower rolling farmed and settled valley slopes
-  4B: Marine levels and coastal plains
-  3A: Upper farmed and wooded valley slopes
-  1B: Open coastal plateaux
-  7: Main cities and towns
-  4H: Cliffs
-  4A: Estuaries

The study areas landscape character areas have been mapped by Redbay Design based on those identified by Global Mapper, Devon County Council interactive maps and Magic Maps.

PROJECT TITLE

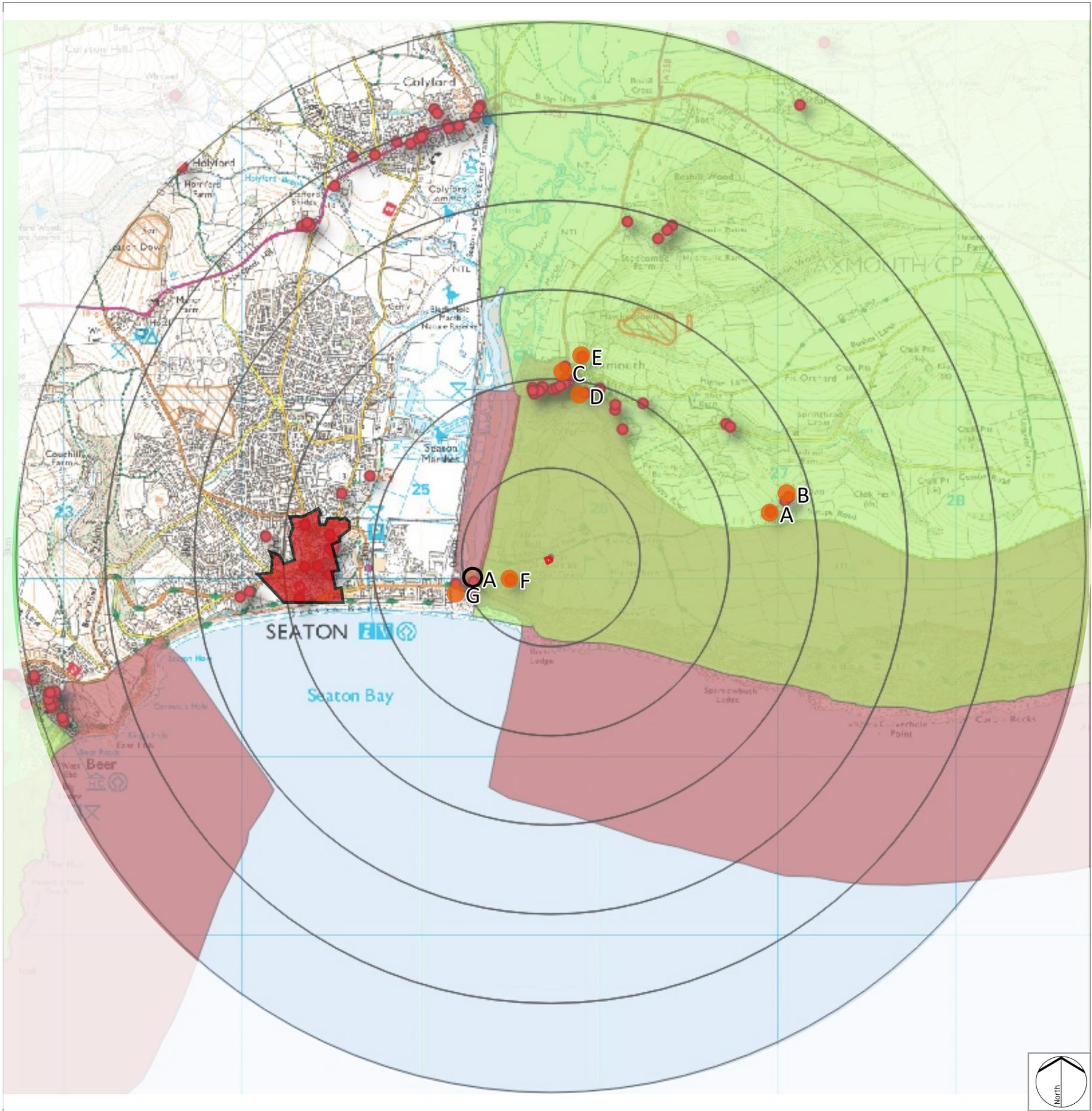
**AXE CLIFF GOLF COURSE
GOLF CLUB HOUSE**

DRAWING TITLE

**Figure 1
Landscape Character**



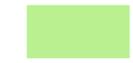
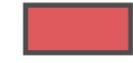
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LEGEND

-  Site Boundary
-  0.5km, 1km, 1.5km, 2km, 2.5km & 3km radii around Site Boundary

Designations

-  Area of Outstanding Natural Beauty (AONB)
-  Conservation Areas (Seaton)
-  Heritage Coast

Scheduled Ancient Monuments

- Within 1km study area**
-  A: THE AXE BOAT, 22M NORTH OF THE AXMOUTH ROAD BRIDGE
-  Ancient Monuments within study area
- Listed Buildings (relevant to assessment)**
-  A: F: HAVEN CLIFF HOUSE
-  Listed Buildings within study area

The study areas landscape character areas have been mapped by Redbay Design based on those identified by Global Mapper, Devon County Council interactive maps and Magic Maps.

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**Figure 2
Landscape Designations**



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LEGEND

-  Site Boundary
-  0.5km, 1km, 1.5km, 2km, 2.5km & 3km radii around Site Boundary

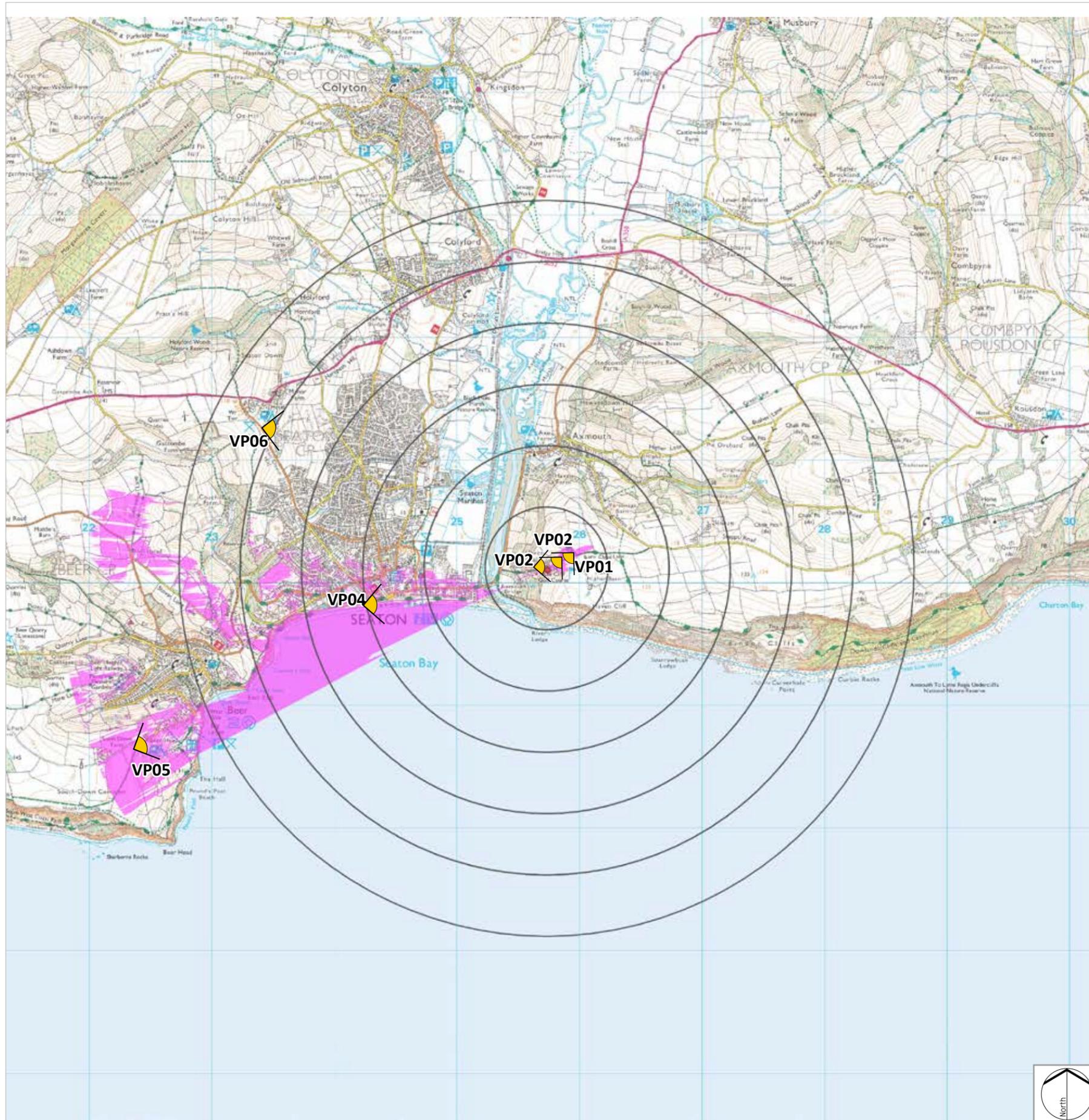
Public Rights of Way (PRoW)

-  Footpath
-  Bridleway
-  Byway Open to All Traffic
-  Restricted Byway
-  National Footpath (South West Coast footpath)
-  National Cycle Network (Cycle Route no 2)
-  Open Access Land

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 GOLF CLUB HOUSE**

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**Figure 3
 Access and Public Right of Way**





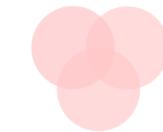
LEGEND

-  Site Boundary
-  0.5km, 1km, 1.5km, 2km, 2.5km, 3km, 3.5km, 4km radii around Site Boundary

Viewpoints

-  Representative Viewpoint Position
-  Zone of Visual Influence (ZVI)
Extent of where the proposal is predicted to be visible based on topography, landscape features and built form.

Zone of Theoretical Visibility

-  Calculated using 9.6m high single point transmitter set across the site with a 1.6m high receiver height.

This drawing is based upon computer generated Zone of Theoretical Visibility (ZTV) studies. The areas shown are the maximum theoretical visibility, taking into account topography only. The model does not take into account any above ground features and therefore gives an exaggerated impression of the extent of visibility. The actual visibility on the ground will be noticeably less than that suggested by this plan and visibility from principal settlements is likely to be possible from peripheral areas only.

The ZTV includes an adjustment that allows for the Curvature and Light Refraction of the Earth and has a 25m² Resolution.

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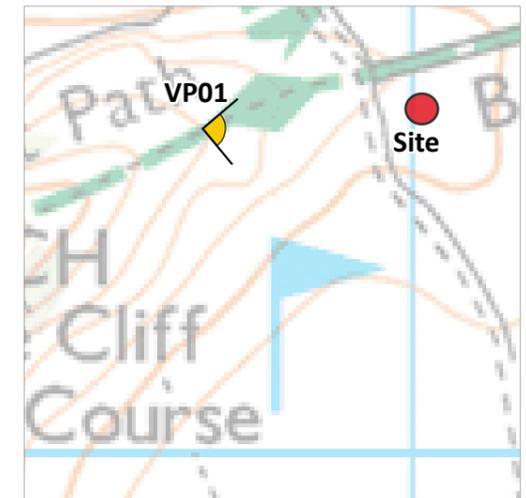
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**Figure 4
 Zone of Theoretical Visibility (4km)**



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Photo viewpoint 01: Axmouth Bridleway 1 and South West Coast Path



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**Figure 5
 Photo Panels: Panel A**



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SITE

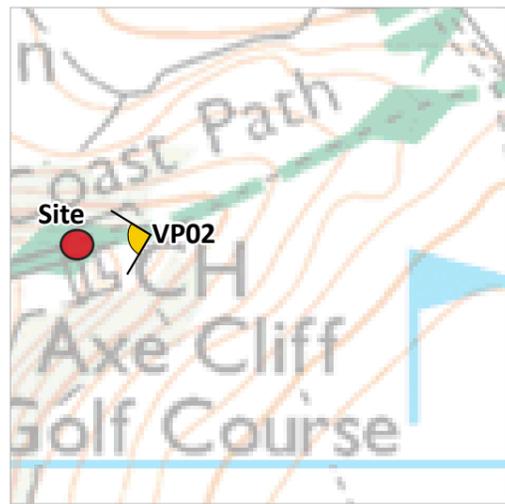


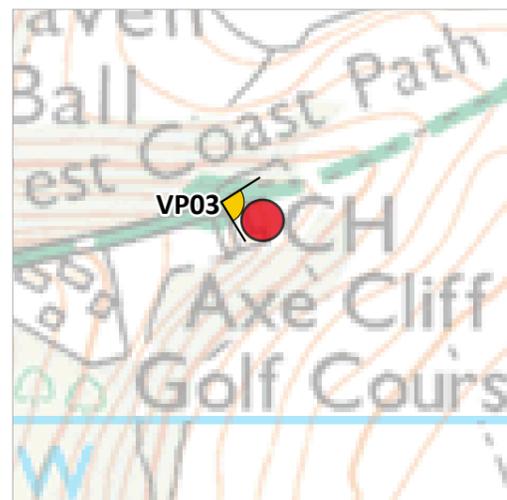
Photo viewpoint 02: South West Coast Path at the Club House

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GOLF CLUB HOUSE**

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**Figure 5
Photo Panels: Panel B**



Photo viewpoint 03: South West Coast Path at Club House Car Park

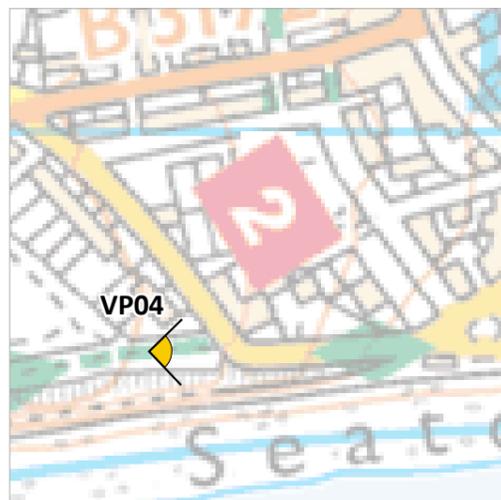


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**Figure 5
Photo Panels: Panel C**



Photo viewpoint 04: South West Coast Path at Seaton



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**Figure 5
 Photo Panels: Panel D**



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Photo viewpoint 05: Beer Bridleway 6 at Beer Head



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**Figure 5
 Photo Panels: Panel E**



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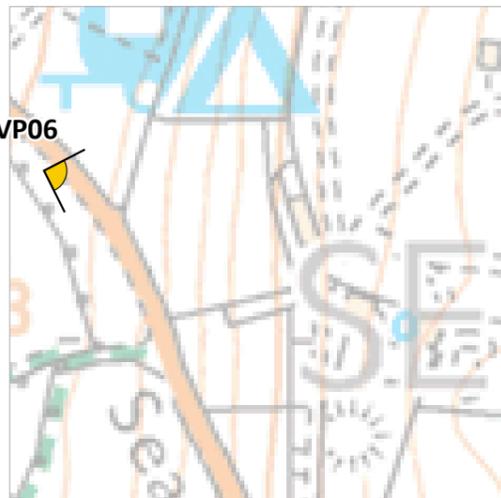


Photo viewpoint 06: Seaton Down Hill Road Picnic Site

From this location the application site and existing structures are screened from view in the valley augmented by the dense woodland trees. The tree cover would not be altered by the proposals. The proposed buildings would occupy a similar footprint and would be no higher than the existing highest building and at a similar ground level. Therefore it is considered that there would be no change of visual effect.

Scale of change: No Change

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**Figure 5
 Photo Panels: Panel F**



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