

## Axe Cliff Golf Course – Replacement Buildings

Landscape and Visual Impact Assessment

April 2021

Version/Revision	Written by	Checked by	Date Completed
<b>LVIA</b>	<b>NP</b>	<b>NP</b>	<b>01.03.2021</b>

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## REFERENCES

- Figure Document (Document Number 678\_3c\_101)
- Landscape Design Proposal (Document Number 678\_3c\_102)

## **1.0 INTRODUCTION**

- 1.1 Redbay Design Landscape Consultants have been commissioned to conduct a Landscape and Visual Impact Assessment (LVIA) for the erection of a replacement building, as an upgrade to the existing facilities. This assessment will identify the specific impacts raised by the proposal; consider the effects of these impacts upon landscape character and the visual amenity of the area. The report outlines appropriate landscape enhancement measures and where appropriate inputs into the design of the proposals to help minimise the impact to the physical landscape and features of the site itself as well as the landscape character and visual amenity of the Study Area.
- 1.2 This report has been prepared to accompany a full planning application for the proposed replacement buildings to be submitted to East Devon District Council and in response to the pre-application consultation (ref: 20/0063/preapp), which set out a vision for the future of the golf course.

### **LOCATION**

- 1.3 The context maps in the Figure Document show the location and context of the application site as well as the extent of the study area. The existing club house site occupies land forming part of the Golf Course operation located within a valley converging with the plateau headland (around 130m AOD) close to Haven Cliffs, overlooking the Axe Valley, approx. 1.0km east of the resort town of Seaton, Devon. The existing site is made up of Three pitched roof masonry and timber structures, garaging/storage structure with decked terrace above, a number of timber sheds, as well as

various hardstanding's that connect the buildings. A large open tarmac surfaced parking area is situated to the lower western portion of the site. The development is serviced from Axmouth Road (B3172) via Squire's Lane.

### **STUDY AREA**

- 1.4 The study area covers a 3.5km radius, radiating out from the approximate location of the application site, shown in the Figure Document. This distance has been defined as the furthest distance that the proposed development would be discernible and considered suitable after initial desktop study of the areas topography and later confirmed on site after evaluating views available within this area.

### **PROPOSED DEVELOPMENT**

- 1.5 The proposals seek to upgrade the existing facilities through the replacement of the ClubHouse structures (to the south) which have developed over the years in an ad-hoc manner. The Pro Golf shop and residential dwelling will remain as existing.
- 1.6 The redevelopment work will create a single three storey purpose-built building in place of the two storey ad-hoc poor quality structures. The scheme will comprise landscape improvements integral to the proposals. The development sits at over 95 % within the current development footprint. Further details of the proposals are given in section 4.

## 2.0 LANDSCAPE PLANNING CONTEXT

### NATIONAL POLICY

#### National Planning Policy Framework (NPPF), July 2021

- 1.1. The NPPF *sets out the Government's planning policies for England and how these should be applied*. It was originally published in March 2012 but was revised in July 2018, and updated in February 2019 and again in July 2021, which now replaces the original version.
- 1.2. The NPPF states that the *'purpose of the planning system is to contribute to the achievement of sustainable development'* [Para 7]. There are three objectives in achieving sustainable development; economic, social and environmental. Those relevant in this case are [Para 8]:
  - ***an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'***

It goes on to explain that *'planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area'* [Para 9].
- 1.3. In discussing "Strategic Policies" the NPPF states that policies should *'set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for... conservation*

*and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation'* [Para 20].

- 1.4. Under the heading of "Open Space and Recreation" the NPPF goes on to emphasise that *'access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change'* [Para. 98] and that *'planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails'* [Para. 100].
- 1.5. In "Achieving Well-Designed Places" the revised NPPF encourages the use of design codes stating that *'all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model design Code and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with consistent and high quality standard of design'* [Para. 128]. In paragraph 129 it then goes on to explain that *'design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. However, 'landowners and developers may... also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes*

*should be based on effective community engagements and reflect local aspirations...’.*

- 1.6. With this in mind the NPPF goes on to state that ‘*planning policies and decisions should ensure that developments:*
- a) *will function well and add to the overall quality of the area, not just in the short term but over the lifetime of the development;*
  - b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
  - c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
  - d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
  - e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
  - f) *create places that are safe, inclusive and accessible and which promotes health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion and resilience.’ [Para. 130]*
- 1.7. The NPPF is clear that ‘*development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning document*

*such as design guides and codes’.* However, it does go on to state that ‘*significant weight should be given to:*

- a) *Development which reflects local design policies and government guidance on design. Taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*
- b) *Outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form, and layout of their surroundings’ [Para. 134].*

- 1.8. Section 14 of the NPPF sets out key considerations in respect of “Meeting the Challenge of Climate Change, Flooding and Coastal Change”, stating that:
- ‘The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure’ [Para 152].*
- 1.9. On “Conserving and Enhancing the Natural Environment” paragraph 174 of the NPPF states that ‘*planning policies and decisions should contribute to and enhance the natural and local environment by:*
- a) *protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*

- b) *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of tree and woodland;*
- c) *maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- d) *minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures’.*
- 1.10. On the importance of designations paragraph 175 states that *‘plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries’.*
- 1.11. The weight of landscape designations is discussed in paragraph 176 which states that *‘great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited, while development within their setting should be sensitively*
- located and designed to avoid or minimise adverse impacts on the designated areas. When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:*
- a) *the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*
- b) *the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and*
- c) *any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated’.*
- 1.12. The Heritage Coast is dealt with in paragraph 178 which states that *‘within areas defined as Heritage Coast (and that do not already fall within one of the designated area mentioned in paragraph 172), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character’.*
- 1.13. On “Conserving and Enhancing the Historic Environment” paragraph 189 of the NPPF states that *‘heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are*

*an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'.*

## LOCAL POLICY

### East Devon District Council Local Plan 2013 – 2031

#### 2.22 Strategy 3 - Sustainable Development

The objective of ensuring sustainable development is central to our thinking. We interpret sustainable development in East Devon to mean that the following issues and their inter-relationships are taken fully into account when considering development:

- a) Conserving and Enhancing the Environment - which includes ensuring development is undertaken in a way that minimises harm and enhances biodiversity and the quality and character of the landscape. This includes reducing the risk of flooding by incorporating measures such as sustainable drainage systems. Developers should maximise the proportion of their developments that take place on previously developed land.
- b) Prudent natural resource use - which includes minimising fossil fuel use therefore reducing carbon dioxide emissions. It also includes minimising resource consumption, reusing materials and recycling. Renewable energy development will be encouraged.
- c) Promoting social wellbeing - which includes providing facilities to meet people's needs such as health care, affordable housing, recreation space and village halls.
- d) Encouraging sustainable economic development - which includes securing jobs.

- e) Taking a long term view of our actions - Ensuring that future generations live in a high quality environment where jobs, facilities, education and training are readily available.

#### 2.23 Strategy 5 – Environment

All development proposals will contribute to the delivery of sustainable development, ensure conservation and enhancement of natural historic and built environmental assets, promote ecosystem services and green infrastructure and geodiversity.

Open spaces and areas of biodiversity importance and interest (including internationally, nationally and locally designated sites and also areas otherwise of value) will be protected from damage, and the restoration, enhancement, expansion and linking of these areas to create green networks will be encouraged through a combination of measures to include;

- 1) Maximising opportunities for the creation of green infrastructure and networks in sites allocated for development;
- 2) Creating green networks and corridors to link the urban areas and wider countryside to enable access by all potential users; New development will incorporate open space and high quality landscaping to provide attractive and desirable natural and built environments for new occupants and wildlife. Where there is no conflict with biodiversity interests, the enjoyment and use of the natural environment will be encouraged and all proposals should seek to encourage public access to the countryside.

#### 2.24 Strategy 7 – Development in the Countryside

The countryside is defined as all those parts of the plan area that are outside the Built-up Area Boundaries and outside of site specific allocations shown on the Proposals Map. Development in the countryside will only be permitted where it is in accordance



with a specific Local or Neighbourhood Plan policy that explicitly permits such development and where it would not harm the distinctive landscape, amenity and environmental qualities within which it is located, including:

- 1) Land form and patterns of settlement.
- 2) Important natural and manmade features which contribute to the local landscape character, including topography, traditional field boundaries, areas of importance for nature conservation and rural buildings.
- 3) The adverse disruption of a view from a public place which forms part of the distinctive character of the area or otherwise causes significant visual intrusions.

#### 2.25 **Strategy 25 - Development at Seaton**

Working with our partners in Seaton we will promote Seaton's role as an important 'green' tourism destination on the Dorset and East Devon Coast World Heritage Site (Jurassic Coast), secure completion of the Regeneration Area and plan for longer modest term growth. Proposals for development in Seaton should be consistent with the strategy which is to:

- 4) Social and Community Facilities and sport and recreation provision - Provision of new sport and leisure facilities to meet the needs of the whole community will be strongly encouraged. Improvements to community and recreational facilities, particularly for young people, will be required to match new homes commitments and to redress the existing shortage of playing field space. Public and non-car transport links will be improved within and to and from the town, especially where supportive of sustainable tourism. Schools,

health and other service providers will be supported to meet their accommodation needs.

#### 2.26 **Strategy 33 – Promotion of Tourism in East Devon**

The Council will support and facilitate high quality tourism in East Devon that promotes a year round industry that is responsive to changing visitor demands. Tourism growth should be sustainable and should not damage the natural assets of the District but aim to attract new tourism related businesses that can complement the high quality environment of East Devon.

#### 2.27 **Strategy 38 – Sustainable Design and Construction**

Encouragement is given for proposals for new development and for refurbishment of, conversion or extensions to, existing buildings to demonstrate through a Design and Access Statement how:

- a) sustainable design and construction methods will be incorporated, specifically, through the re-use of material derived from excavation and demolition, use of renewable energy technology, landform, layout, building orientation, massing, use of local materials and landscaping;
- b) the development will be resilient to the impacts of climate change;
- c) potential adverse impacts, such as noise, smell, dust, arising from developments, both during and after construction, are to be mitigated.
- d) biodiversity improvements are to be incorporated. This could include measures such as integrated bat and owl boxes, native planting or green roofs.

...

2.28 **Strategy 44 – Undeveloped Coast and Coastal Preservation Area**

Land around the coast and estuaries of East Devon, as identified on the Proposals Map, is designated as a Coastal Preservation Area. Development or any change of use will not be allowed if it would damage the undeveloped/open status of the designated area or where visually connected to any adjoining areas. The coastal Preservation Area is defined on the basis of visual openness and views to and from the sea.

2.29 **Strategy 46 – Landscape Conservation & Enhancement & AONB's**

Development will need to be undertaken in a manner that is sympathetic to, and helps conserve and enhance the quality and local distinctiveness of, the natural and historic landscape character of East Devon.

Development will only be permitted where it:

- 1) conserves and enhances the landscape character of the area;
- 2) does not undermine landscape quality; and
- 3) is appropriate to the economic, social and wellbeing of the area.

When considering development in or affecting AONB's, great weight will be given to conserving and enhancing their natural beauty and major development will only be permitted where it can be shown that it cannot be reasonably accommodated elsewhere outside of the AONB.

The current Area of Outstanding Natural Beauty Management Plans, the East Devon and Blackdown Hills Areas of Outstanding Natural Beauty and East Devon District Landscape Character Assessment & Management Guidelines 2008 and the Devon County Council Landscape Character Areas Assessment should be used in design and management considerations.

2.30 **Strategy 47 – Nature Conservation and Geology**

All development proposals will need to:

- 1) Conserve the biodiversity and geodiversity value of land and buildings and minimise fragmentation of habitats.
- 2) Maximise opportunities for restoration, enhancement and connection of natural habitats.
- 3) Incorporate beneficial biodiversity conservation features.

...

Development proposals where the principal objective is to conserve or enhance biodiversity or geodiversity interests will be supported in principle.

...

2.31 **Strategy 48 – Local Distinctiveness in the Built Environment**

Local distinctiveness and the importance of local design standards in the development process will be of critical importance to ensure that East Devon's towns and villages retain their intrinsic physical built qualities. Where towns or villages are or have been despoiled we will seek to have qualities reinstated through good design. Use of local materials and local forms and styles will be essential to this distinctiveness.

2.32 **Policy D1 – Design and Local Distinctiveness**

In order to ensure that new development, including the refurbishment of existing buildings to include renewable energy, is of a high quality design and locally distinctive, a formal Design and Access Statement should accompany applications setting out the design principles to be adopted should accompany proposals for new development. Proposals should have regard to Village and Design Statements and other local policy proposals, including Neighbourhood Plans, whether adopted as Supplementary Planning Guidance or promoted through other means.

Proposals will only be permitted where they:

- 1) Respect the key characteristics and special qualities of the area in which the development is proposed.
- 2) Ensure that the scale, massing, density, height, fenestration and materials of buildings relate well to their context.
- 3) Do not adversely affect:
  - a) The distinctive historic or architectural character of the area.
  - b) The urban form, in terms of significant street patterns, groups of buildings and open spaces.
  - c) Important landscape characteristics, prominent topographical features and important ecological features.
  - d) Trees worthy of retention.
  - e) The amenity of occupiers of adjoining residential properties.
- 4) Green Infrastructure and open spaces should be designed and located in a way that will minimise any potential security concerns for users.

### 2.33 Policy D2 – Landscape Requirements

Landscape schemes should meet all of the following criteria:

- 1) Existing landscape features should be recorded in a detailed site survey, in accordance with the principles of BS5837: 2012 'Trees in Relation to Construction' (or current version).
- 2) Existing features of landscape or nature conservation value should be incorporated into the landscaping proposals and where their removal is unavoidable provision for suitable replacement should be made elsewhere on the site. This should be in addition to the requirement for new landscaping proposals. Where appropriate, existing habitat should be

improved and where possible new areas of nature conservation value should be created.

- 3) Measures to ensure safe and convenient public access for all should be incorporated.
- 4) Measures to ensure routine maintenance and long term management should be included.
- 5) Provision for the planting of trees, hedgerows, including the replacements of those of amenity value which have been removed for safety or other reasons, shrub planting and other soft landscaping.
- 6) The layout and design of roads, parking, footpaths and boundary treatments should make a positive contribution to the street scene and the integration of the development with its surroundings and setting.

### 2.34 Policy D3 – Trees and Development Sites

Permission will only be granted for development, where appropriate tree retention and/or planting is proposed in conjunction with nearby construction. The council will seek to ensure, subject to detailed considerations, that there is no net loss in the quality of trees or hedgerows resulting from an approved development. The development should deliver a harmonious and sustainable relationship between structures and trees. The recommendations of British Standard 5837: 2012 (or the current revision) will be taken fully into account in addressing development proposals.

No building, hard surfacing drainage or underground works will be permitted that does not accord with the principles of BS 5837 or Volume 4 National Joint Utilities Group (NJUG) Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in

Proximity to Trees – Issues 2 (or the current revision of any replacement) unless, exceptionally, the Council is satisfied that such works can be accommodated without harm to the trees concerned or there are overriding reasons for the development to proceed.

The Council will as a condition of any planning permission granted, require details as to how trees, hedges and hedge banks will be protected prior to and during and after construction. The Council will protect existing trees and trees planted in accordance with approved landscaping schemes through the making of Tree Preservation Orders where appropriate or necessary.

Planning permission will be refused for development resulting in the loss or deterioration of ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.

## RELEVANT GUIDANCE

### East Devon AONB Management Plan 2019-2024

2.36. The purpose of the Management Plan is to *guide and inform authorities in the application of their duty to have regard to the purposes of the AONB*. To this end the Management Plan contains a number of objectives and policies to achieve those objectives within Strategic Chapters to help guide the next five years of the AONB. The Management Plan (2019-2024) recognises that there will be an on-going role for all partners to work towards the vision through the delivery of this plan. The plan is made up of three over-arching themes: (the relevant theme is underlined)

1. Place
2. People and Prosperity

### 3. Communication

Which are further divided into 12 sub-themes, each with their own vision, objective and policies.

2.37. **A vision for landscape character and historic environment:** The AONB landscape, its historic features and distinctive vernacular buildings are conserved and enhanced as part of a living and working landscape for which there are mechanisms in place to ensure their continued long-term management and care.

2.38. Relevant Policies:

- L1 Support the development and delivery of environmental schemes and projects aimed at maintaining and improving the landscape character, historic environment and local distinctiveness of the AONB.
- L2 Develop methods that enable effective and targeted management and monitoring of the AONBs natural, historic and cultural landscape.

2.39. **A vision for the coast:** The high quality, largely undeveloped and internationally significant coastline is conserved and enhanced, maintaining the highest environmental and design standards and sustaining opportunities for recreation and tourism that has regard for local communities.

2.40. Relevant Policy:

- C1 Conserve and enhance the tranquil, unspoiled and undeveloped character of the coastline and estuaries and encourage improvements to coastal sites damaged by past poor-quality development or intensive recreational pressure.

### **3.0 BASELINE AND EVALUATION**

#### **STUDY AREA**

- 3.1. The site is situated within a small east west oriented combe that is cut in the side of the steep wooded Axe Valley slopes that run north south along the valley to the east of the River Axe and Seaton. The valley forms part of the landscape setting of Seaton.
- 3.2. The site comprises a large open tarmac parking area, a group of four single and two storey buildings of rendered masonry or timber construction. The structures are on multiple levels, with the external spaces between a mixture of gravel, concrete paths and steps as well as timber decking. The buildings and external spaces are considered to be of poor quality and ad hoc in nature.
- 3.3. The site is accessed from Axmouth Road via a single-track lane known as Squires Lane. The Lane stops at the site, but also serves as the South West Coast Path and Local Bridleway which carries on over the golf course joining in with the green lane known as Barn Close Lane 245m to the North East.
- 3.4. Beyond the site boundary the landscape context is as follows:
- 3.5. To the north and south the slopes are densely wooded with mixed native broadleaf woodland. The area immediately to the south west along the edge of the parking is designated Ancient Woodland.
- 3.6. The combe is developed in a number of ways besides the Golf Club facilities. Immediately to the east is the course its self that occupies the plateaux above haven cliffs. Directly west of the site, sits a group of 6 large white stucco buildings of Victorian period comprising a mix of detached and semi-detached dwellings and various out buildings. Further west close to the mouth of the River Axe, is a large sprawling white rendered private dwelling set-in extensive grounds, extending down to the river.
- 3.7. Haven Farm and The Village of Axmouth occupies the eastern slope some 800-1.0km to the north of the application site. Other than that the slopes are absent of any significant built development.
- 3.8. The river and wide valley flood plains and marshes form a distinctive contrast that accentuates the Valley slope.
- 3.9. There is a strong visual relationship across the site with the opposite side of the Valley across the town and over to Beerhead. Particularly from the higher positions of the Golf course to the east of the application site, where views are funnelled along the combe over the site buildings situated in the mid distance.
- 3.10. In order to establish the degree of change arising from the proposed development and the extent to which that change will affect the area, it is important to understand the existing situation in terms of the local landscape character and its value.
- 3.11. A desktop review of the study area was undertaken including analysis of Multi-Agency Geographic Information for the Countryside (MAGIC) data sets and East Devon District Council Local Plan Proposals Map. The review identified that the following receptors and statutory landscape designations fall within the 3km radius study area. Locations are shown in Figure 1.

## LANDSCAPE DESIGNATIONS

### National Landscapes Designations (Figure 3)

(also see Table A in Appendix Page 36)

#### Area of Outstanding Natural Beauty (AONB)

3.12. **Name: East Devon AONB** – The East Devon Area of Outstanding Natural Beauty Management Plan 2019-2024

**Area:** Approx. 260 km<sup>2</sup>

**Approx. distance from Site:** The East Devon AONB covers the site and part of the study area. The site itself is located at the south western edge of the AONB which is defined by the coastal cliffs. As the site is located within the AONB the proposals have the potential to create a direct effect on the special qualities of the designation.

**Description:** The East Devon AONB is an outstanding landscape, full of contrast and colour, diverse and rich in wildlife: a working landscape that is home to around 30,000 residents. The AONB lies solely within East Devon District and covers, or part covers, 30 parishes. It was designated in 1963 and covers 103 square miles (268 sq kms) – approximately 32% of East Devon District.

The striking East Devon coastline has a great influence on the social, economic and environmental makeup of the AONB and the inscription of the Dorset and East Devon Coast World Heritage Site is serving to further raise its significance. As the first natural World Heritage Site in England, the 'Jurassic Coast' (as it's more commonly referred to), gives a unique insight into 185 million years of earth history through the rocks exposed along its 95-mile

coastline. Along the coast the villages still retain a vernacular character and rural charm that to date has been largely unspoilt by the expansion of tourism.

There is no better way to sample this impressive coastline than on the South West Coast Path, the most popular National Trail in the country, which brings in significant economic benefit to the South West as a whole. The hinterland to the coast is less visited. Large expanses of heathland provide a contrast to well-wooded combs and fertile river valleys, all of which can be explored on foot through an extensive network of public rights of way, or traversed by walking the 40 mile East Devon Way long distance footpath.

**Effected: Yes** – The application site occupies a small area of land on the south eastern edge of the designation. The immediate surrounding landscape retains many of the key characteristic identified in the East Devon AONB. The site itself is developed and east of the site includes the considerable urban settlement of Seaton. The site does have a visual relationship with the coastline to the east but is also tucked away in the local valley combe. It is concluded that undue consequences could occur but are less likely to arise as a result of the type of proposals being sort with parameters of the same footprint and similar built height. Great care will still be required in the form and materials of the replacement buildings. Such development should demonstrate high quality, and be appropriate to the rural setting. There is the potential to provide an improvement over the existing situation.

**Receptor Type:** Landscape

**Value: National** – the appraisal site and the whole of the study area are located with the AONB which is a national designation.

**Susceptibility:** Low-Medium. The site is within a settled combe within an elevated position on the largely undeveloped the Valley slope. Any development would not be experienced as a new feature in its own right, whereby it would be seen as a replacement to the existing facilities and has the potential to improve the poor quality of development when compared to the existing situation. Whilst the footprint will remain very similar to the existing, the overall scale and form has the potential to cause effects.

Sensitivity to Change: **MEDIUM**

### Local Landscape Designations

#### Undeveloped Coast and Coastal Preservation Area

3.13. **Name: COASTAL PRESERVATION AREA (Strategy 44)**

**Area:** N/A

**Approx. distance from Site:** Covers the site and the larger part of the study area.

**Description:** Covers an area along the coast throughout East Devon that extends inland approx. 3km within the study area. The presence of Seaton creates a break in the policy area. The objectives of the policy area are that *development or any change of use will not be allowed if it would damage the undeveloped/open status of the designated area or where visually connected to any adjoining areas.*

**Effected:** Yes –located within the policy area and where the presence of development may have a visual relationship that could affect the undeveloped/open nature of the wider policy area.

**Receptor Type:** Landscape

**Value:** national – situated within the AONB

**Susceptibility:** Low – located within the policy area but site on already developed land where development is of the same nature and similar in scale as the existing Club House facilities.

**Sensitivity to Change:** **MEDIUM-LOW**

### LANDSCAPE CHARACTER (Figure 2) (also see Table A in Appendix P.38)

#### National Landscape Character

3.14. The 'Character of England Landscape, Wildlife and Cultural Features Map' was produced in 2005 by The Countryside Agency. This map subdivides England into Joint Character Areas (JCA's) providing a picture of the differences in landscape character at the national/regional scale. These have since been reviewed and updated by Natural England (2012-2015) and categorised into National Character Area (NCA) Profiles. These profiles do contain Key Characteristics but at this broad scale the proposals would have little effect so they will not be taken forward into the assessment. They have been included for reference.

3.15. **Name: 147 BLACKDOWNS**

**Approx. distance from Site:** Covers the site and the study area

**Description:** *The Blackdowns National Character Area (NCA) is characterised by a marked north–south trend of rivers, valleys and ridges, a product of its geology. The long Greensand ridges offer extensive views across adjoining NCAs and beyond. They provide prominent landscape features and the backdrop to many views across the region. The steep northern scarp slopes of the ridges create a dominant setting for the adjoining and much lower lying Vale of Taunton and Quantock Fringes NCA. At the coast the ridges*

*are truncated, forming high, often crumbling cliffs, an abrupt transition to the sea.*

Relevant Key Characteristics are:

- Narrow, steep-sided valleys with a strong sense of enclosure dissect the ridges and contrast with the broad, open valley of the River Axe with its flood plain.
- Open estuaries and tidal marsh. Narrow sand, shingle and pebble beaches feature along the coast.
- A landscape drained by small streams radiating out from the ridges into rivers with relatively short courses south to the sea.
- Across the valleys a strong hedgerow pattern with hedgerow trees and small broadleaved woodlands exists with carr woodland along some watercourses.
- Across the wider valleys and flood plains there is a transition to larger fields and the occurrence of some arable.
- A mosaic of diverse semi-natural habitats: chalk grassland to unimproved acidic grassland; ancient oak woodland to carr woodland; springline mires to estuary mudflats.
- Strong local vernacular reflecting the geology: cob and thatch, grey limestone buildings, sandstone buildings with slate roofs and red brick detailing, Beer stone churches, and the locally distinctive chert (flintlike nodules) with red brick detailing and slate roofs.
- An area offering opportunities to experience tranquillity, outstanding natural beauty in three designated Areas of Outstanding Natural Beauty (AONBs) and recreation,

particularly along the South West Coast Path National Trail and the East Devon Way regional route.

### Regional Landscape Character

3.16. The Devon Landscape Character Assessment divides Devon into 68 Landscape Character Areas (LCA's) which share key characteristics.

3.17. **Name: Sidmouth and Lyme Bay coastal plateau**

**Area:** N/A

**Approx. distance from Site:** Covers the site and around 3/4's of the study area

**Description:** *This area is made up of a variety of landscape types which together give rise to a distinctive coastal landscape, exposed to salt laden winds and comprising open plateau, dramatic cliff, secretive undercliff, steep wooded combe valleys and river estuary. Here the senses are stimulated by stunning scenery and dramatic landform, lofty remoteness on the plateau tops and contrasting dark secretive inaccessible undercliff and intimate picturesque settled combes. Both the plateau top and estuaries have a strong horizontal emphasis and a sense of space and air while from the cliff tops there are distinctive views out to sea and also along the cliffs. In parts the distinctive coastal cliffs are of chalk and limestone and are unique in a Devon context while to the west the cliffs are red sandstone.*

**Receptor Type:** Landscape

**Value:** High – a valued and distinctive landscape at a local level.

**Susceptibility:** Low – Medium. The application site does not contain many of the Key individual Characteristics of this LCA. The LCA is set within a settled combe valley where the application area



is experienced in this context of development. Given the nature of the proposals they are likely to be respectful of the existing overall pattern and density that responds to the existing surrounding character with opportunities for improvements within the site. The development will have an additional storey element over the existing situation. There is the potential for increased light pollution which is a force for change within this LCA, so undue consequences may arise but are less likely due to the presence of the replacement development.

***Sensitivity to Change: MEDIUM***

### Local Landscape Character

3.18. The study area encompasses a number of Landscape Character Types (LCT's) covered by the East Devon and Blackdown Hills Landscape Character Assessment produced in 2019.

3.19. **Name: 3A Upper farmed and wooded valley slopes**

**Area:** N/A

**Approx. distance from Site:** Covers the site and immediately surrounding study area

**Description:** *Undulating sloping land on greensand below the steep wooded scarp, where deciduous woods and copses on the upper valley slopes grade to pastoral/mixed cultivation, with some arable cultivation along the lower edge, especially in the southern part of this type. An intricate mix of small to medium fields with irregular boundaries of very wide earth banks with low, species-rich hedges and many trees, creating a well-treed and intimate character.*

*Oak and ash are the most prominent species. Upper stream valleys are often steep and V-shaped, without a distinct valley floor, but with wetland along streams and in patches throughout.*

*The settlement pattern is of isolated farms and occasional large houses, with some deserted farmsteads and small villages linked by very narrow winding lanes. Red brick and stone are often used in dwellings, with rusty corrugated iron roofs to stone farm buildings (these would formerly have had slate, clay tile or thatch roofs).*

*There is little 20th century development. Occasionally this type occupies the slopes immediately below the plateau, but it is less steep and less wooded than the scarp slopes. The feeling of remoteness is strengthened by lack of settlement and limited views out, where vegetation acts as a screen or filter.*

**Receptor Type:** Landscape

**Value:** High – a valued and distinctive landscape at a national level.

**Susceptibility:** Low – Medium. The application site does not contain many of the Key individual Characteristics of this LCT. The LCT is sparsely settled, containing only occasional large houses or farmsteads. The application area is experienced in this pattern of development. Given the nature of the proposals they are likely to be respectful of the existing overall pattern and density that responds to the existing character with opportunities for improvement within the site. The development will have an additional storey element over the existing situation. There is the potential for increased light pollution which is a force for change within this LCT, so undue consequences may arise but are less likely due to the presence of the replacement development.

***Sensitivity to Change: MEDIUM***

3.20. **Name: 1B Open Coastal Plateaux LCT.**

**Area:** N/A

**Approx. distance from Site:** Covers surrounding study area to the west partly associated with the golf course and partly agricultural.

**Description:** *This coastal LCT comprises the highest land along the coast between Lyme Regis and Exmouth. It is gently undulating, and also dissected by deep valleys (LCT 3A and 4D). It contains mainly regular shaped fields, often medium-large in size, and surrounded by deep hedges. Much of the land is in arable use, and the soil colour contributes to local character (generally red from sandstone in the west and paler from limestone in the east). There are also pockets of coastal grassland.*

*The LCT feels elevated, exposed and coastal, even when the sea isn't visible. This is partly due to the windswept feel, the expanse of sky to the south, and the presence of salt-tolerant vegetation such as low thickets of blackthorn. Dramatic sunbursts and cloud formations are relatively frequent. There are some estate influences, particularly around Rousdon.*

*Settlement is generally sparse and limited to scattered farms, although there are several campsites/ caravan parks. There are relatively few roads, but there are spectacular coastal views from the South West Coast Path where it follows the boundary between the plateau and the cliffs.*

**Effected:** Yes – although the application area is not located within this LCT there is a strong relationship between the two LCT within the wider site, for instance when viewed from within this LCT looking across the site, and when looking from the west where the LCT and 3A are viewed in combination.

**Receptor Type:** Landscape

**Value:** National – a valued and distinctive landscape.

**Susceptibility:** Low – Medium. The undeveloped and open nature of this LCT is to be retained and yet development within the adjacent LCT has the potential to affect this character given the visual connectivity via the SWCP/ Axmouth Bridleway 1. Given the nature of the proposals for replacement buildings that are to be respectful of the surrounding context and respond to the existing character. There are opportunities for improvements within the site, although consequences may arise (positive or negative) due to the presence of replacement structures that is an increase in development on the site and change that this places on views out of this receptor.

**Sensitivity to Change:** **MEDIUM**

## INDIVIDUAL LANDSCAPE RECEPTORS

### Settlement Pattern (Figure 1-3)

3.21. **Name: SEATON**

**Size:** Town.

**Approx. distance from Site:** The site is located outside of but adjacent to the Built-Up Area Boundary of Seaton.

**Description:** Seaton is a coastal settlement that gained popularity as a destination during the Victorian period as a holiday destination which it has retained to some extent and is fairly typical of seaside towns within East Devon. The town centre and conservation area is focused on the seafront. The site is located on the steep slopes that forms the distinctive landscape setting of the town.

**Effected:** No – the site is located outside of the settlement boundary of the town. While the proposals may affect the landscape setting of Seaton, the character and appearance of the

town itself is not likely to be affected. As views of the site are available from western parts of the town it will be considered in the visual section of the Baseline Study.

### **Access (Local Road/Footpath) (Figure 3)**

3.22. **Name:** South West Coast Path

**Length:** 1,014km

**Approx. distance from Site:** Is present along the site's northern boundary within the site.

**Description:** The section of path present within the site and immediately to the east and west can be considered to be an inland route. It utilises Squires Lane from Axmouth Road up to the site and through the car park along the side of the existing facility buildings before entering the golf course and then joining Barn Close Lane. As it passes through the site there is little by way of demarcation as it passes over the car park and comes into close contact with the urban development with no buffering.

**Effected:** Yes the route passes through the site, although the current experience is of urbanising influence and relatively poor quality.

**Receptor Type:** Landscape

**Value:** National

**Susceptibility:** Low - The development proposals are set away from the site with existing buildings adjacent the site forming up along the footpath.

**Sensitivity to Change:** *Medium-Low*

### **Landscape Character Summary**

3.23. The site is heavily influenced by the existing development of buildings and hardstanding's including tarmac parking, that do not contribute particularly positively to the character. The woodland trees and rising landform to the north and south combine to provide a silvan enclosure to the site, with these features being an important part of the character of the slope. The gap in trees associated with the application site provides a window out across the coast including the Chalk cliffs around Beer. The existing buildings and associated infrastructure do present detracting features and there is good opportunity for the condition of the site to be improved through a well-considered development that respects the views over the site, and the integrity of the surrounding woodland.

### **SITE LANDSCAPE CHARACTER**

#### **Use/Land Cover**

3.24. **Description:** The site is almost entirely influenced by development of building and hard standings and is largely devoid of any inherent landscape features that can be considered key characteristics of the wider LCA's/LCT's. The woodland Immediately surrounding the site particularly to the north and south should be protected from development, with the opportunity for improvement along their edges.

**Receptor Type:** Landscape (site)

**Value:** National – in a prominent location in the AONB.

**Susceptibility:** Low – The current use is not particularly characteristic of the LCA/LCT although is an established use for over 100 years. This use will continue post development. Trees to the north and south will be retained and protected from any new development.

**Sensitivity to Change:** *Medium-Low*

### Topography/Landform

- 3.25. Description: The valley topography/landform is distinctive and a key landscape feature. That said with the expectation of the car park which is at around natural sloping gradient of approx. 1:8 the existing development landform has already undergone some change to create building platforms.

**Receptor Type:** Landscape (site)

**Value:** National – characteristic of this part of the AONB.

**Susceptibility:** Low - The proposals seek to replace existing development over a very similar footprint with further changes due to development likely to be minor.

**Sensitivity to Change:** *Medium-Low*

### Landscape Features

#### Ancient Woodland

- 3.26. Description: Boundary Vegetation is designated Ancient Woodland

**Receptor Type:** Landscape (site)

**Value:** National – contributing to the character the AONB.

**Susceptibility:** Medium- the edges of the site has previously undergone cutting into the landform to create the existing facilities. This has exposed the bedrock which in turn prevents the spread of tree roots out into the site. Trees should be retained and protected. This should be covered by a Tree Protection Plan carried out by a qualified Arboricultural consultant. Opportunity for improvement through planting of native woodland edge species.

**Sensitivity to Change:** *High-Medium*

### LANDSCAPE SUMMARY: CONDITION, VALUE, AND SENSITIVITY

#### Condition

- 3.29. The physical state of the landscape would be considered as being in poor to moderate condition. The predominant land use is recreational within the bounds of the golf course with a mix of woodland scrap and agricultural beyond that. The vegetation on the site in terms of the native field hedges and native scrub is minimal.
- 3.30. The immediate wider landscape being of woodland is considered to be in Moderate to good condition and an intact landscape with few detractors forming part of a national landscape designation of natural beauty.

#### Value (Table C in the Appendix Page 44)

- 3.31. *Conservation Interests* - The site and its immediate environment contains a single listed building Haven House 200m to the west, the landscape of the study area includes the historic settlement Axmouth, although not a designated conservation area.

- 3.32. *Recreational Opportunity* - The locality is popular area for tourist and particularly walkers access the coast, Seaton is considered one of the gateways to the Jurassic Coast and the site is situation close to the South West Coast path. The site itself caters as a recreational destination in the form of a Golf course open to members of the club.
- 3.33. *Perceptual Aspects* - The landscape of the study area can be described as tranquil and having a feeling of remoteness, with very few detracting features, although the Golf Course and club house introduces urban elements a manicured domestic feel to the character.
- 3.34. *Associations* - No historical associations with the site or its immediate surroundings. As mentioned above the coast around the site is associated with the Jurassic Coast, A UNESCO World Heritage Site.
- 3.35. The site and study area forms part of a national landscape designation. It is considered that the landscape of the study area has a **High** value as it contains features of landscape value in a coherent and aesthetically pleasing composition with only minor detracting visual elements. The site itself has a **Medium-Low** Value in so far as it is entirely developed capable of re development without loss of key landscape features. It would be expected that the trees to the edges of the site would be retained and protected.

### Susceptibility

- 3.36. The development is for the replacement of existing buildings for the purposes of upgrading club facilities. The size and form of the development will be over the same footprint, although there would be an element that is three storey. Which would exceed the current height of existing development. It would be an increase in density over the existing although has the potential to be better integrated into its surroundings through form and use of natural materials. It is considered that the susceptibility is **Medium-Low** – whereby undue consequences may arise but are unlikely as a result of the proposed development.

### Sensitivity

- 3.37. Sensitivity is categorised as high, medium, or low, according to the degree to which a particular landscape or area can accommodate change arising from a particular development without detrimental effects on its character and visual amenity. This is judged by considering the susceptibility of receptors against the value placed on it. Refer to methodology Table 'B' in the Appendix of the document for sensitivity levels and definitions. The general judgement on sensitivity given below is a result of the combined individual judgements established during the Baseline and Evaluation.
- 3.38. Character is based on the following factors: landform, sense of openness, field pattern and scale, land cover, perceptual qualities, historic landscape character, distinctive landscape features and scenic quality.

### Landscape Character (Study Area)

- 3.39. The general landscape character of the area has a **High Value** combined with a **Low-Medium susceptibility** producing a **Medium-Low Sensitivity**
- 3.40. The receptors that are most relevant to the proposed development in Landscape Character terms are:
- Sidmouth and Lyme Bay Coastal Plateau LCA
  - 3B Lower Rolling Farmed and Settled Valley Slopes LCT
  - 1B Open Coastal Plateaux LCT
  - East Devon Area of Outstanding Natural Beauty
  - South West Coast Path
  - Ancient woodland

### Site Character

- 3.41. The receptors that make up the character of the application area have a general **Medium-Low sensitivity** to the type of development proposed although the trees contained to the boundary of the application area have a **High-Medium sensitivity**. The elements that would be affected include:
- The application area is currently under recreational use which is characteristic of the historic use of the site and wider area. This use will continue, where proposals will introduce a replacement building and associated outdoor spaces which will be different in scale and form.

- The landform of the application area is characteristic of the wider area but could accommodate the proposals with little change to its overall character beyond localised alterations.
- There are very few landscape features within the application area, save for the trees to the edges of the site, that lie just outside of the red line but have the potential to be adversely affected.

### VISUAL RECEPTORS WITHIN THE STUDY AREA

- 3.42. It is also important to understand and identify the existing users (or visual receptors) of the landscape within the Study Area to establish the potential changes to the visual amenity of those users as a result of the proposed development.
- 3.43. The existing visibility of the application site was initially assessed by a desktop study of Ordnance Survey explorer map in order to establish the extent to which the proposals would affect the visual amenity of the study area. This work was based around the production of a Zone of Theoretical Visibility (ZTV), a computer-generated map using landform data to project the greatest extent that proposal would be visible from. This was tested over a 3km radius using a single point set at 10m high in the location of the proposed development. The ZTV was used as a desktop tool as it uses bare ground data only and is therefore a worst-case scenario and any intervening hedges, woodlands and buildings reduces visibility considerably.

- 3.44. This was followed by photographic and fieldwork analysis of the visibility of the site from the surrounding landscape. The object was to determine which locations offer the clearest views of the site and are most accessible to the public.
- 3.45. Only those receptors located within the Zone of Theoretical Visibility (ZTV) are addressed through this assessment. The ZTV as illustrated on Figure 4 demonstrates the relatively contained positioning of the site and therefore the proposal would have no visual impact on many parts of the study area and its receptors.
- 3.46. As can be seen from the ZTV for the site, the extent of the potential visibility covers views from The SWCP/Bridleway in close proximity, within the site and immediately to the east on the course fairway leading up to Barn Close. The site is also visible from the SWCP West of Seaton and from a local Bridleway just north west of Beer Head Caravan Park. The intervening landform and vegetation curtails views so that actual visibility is less than indicated on the ZTV. This includes the low river and valley floor/ beach area comprising much of the Town of Seaton where the elevation difference and intervening trees obscures the site from these locations. This was tested and confirmed during the site assessment.
- 3.47. The Zone of Visual Influence (ZVI) has then been defined as the extent of where elements of the proposed development are predicted to be visible based on topography and existing landscape features after field assessment.

### Visual Environment and Nature of Views

- 3.48. A photographic survey is shown on Figure 5. Views of the proposed development from publicly accessible locations are limited, with the most likely opportunity to obtain views are from the Golf course itself and from the South West Coast Path. Effects from all key visual receptors are described below and on the photo panels. An explanation of the terminology and processes used to make these judgements are provided in the Methodology within the Appendix with Significance of Effects illustrated in Diagram 1.
- 3.49. **South West Coast Path (VP 01,02, 03 and 04)**  
The footpath traverses the entire study area. Two sections of the path have been identified that have the potential to be affected by the proposals. As established the majority of users would be walkers using the trail for purposes of recreation who would have a high degree of appreciating the landscape.
- 3.50. **Axmouth Bridleway no. 1 (View 01,02, and 03)**  
Shares the same route as the SWCP above, between Squires Lane and Barn Close Lane.
- 3.51. **Beer Bridleway no. 6 (View 05).** Short section of route at Beer Head passing close by the caravan park, and offering extensive coastal views across Seaton, the Axe valley including Haven Cliffs and Lyme Bay.
- 3.52. Further descriptions of the views are given on Figure 5: photo-panels A-F.

**Settlements (Figure 3)**3.52. **Name: SEATON****Size:** Town.**Approx. distance from Site:** 300m to the west**Description:** A coastal seaside town on the south coast of Devon that is a popular visitor destination close to the East Devon AONB, particularly during holiday periods and during the summer months. While the escarpment provides the landscape setting to the east of Seaton opportunities for views from within the town are limited due to the intervening buildings and the elevation differences combined with the wooded nature of the escarpment.**Effected:** no – to have very little effect to the visual amenity from within Seaton as a whole so it will not be taken further into the assessment. There are locations to the western extremities of the town around the Coast path opposite Cliff Gardens where views do occur. Effects to these specific visual receptors will be considered separately later in the report.3.53. **Name:** Axmouth**Size:** Village**Approx. distance from Site:** Approx. 1km from the site.**Description:** A small village occupying a riverside location close to the mouth of the River Axe on the opposite side of the river directly to the east of the site. This smaller village offers a destination within the East Devon AONB and is also popular with bird watchers who come to see the variety of gulls, terns and waders that frequent the area. There is no direct visual relationship with the site.**Effected:** No - The settlement does not fall within the visual sphere of the proposals, and will not be affected.

3.54. Views from individual residential properties are not covered by the LVIA as they are private and not available to the public.

**Local Roads**

3.55. A network of local roads provide access through the study area. Most of these roads concentrate around Seaton, where a combination of the location of the application site in a localised combe, forming part of the wooded escarpment and built environment, visibility from roads is very much reduced.

3.56. **Name:** Squires Lane**Length:** 300m**Approx. distance from Site:** The eastern end of Lane abounds sites western boundary.**Description:** Private Lane providing access to the site from Axmouth Road (B3172).**Effected:** No – The lane is well wooded and does not provide views to the site. The SWCP uses this lane, and is covered separately below.**Recreational Routes (Figure 3)****Long Distance Walking Routes**3.57. **Name:** South West Coast Path (SWCP)**Length:** approx. 6.5km crosses the entire study area**Approx. distance from Site:** present along the northern boundary of the site.**Description:** The South West Coast Path itself is 630 miles (1014km) long and is the longest National Trail in the country. Starting at Minehead in Somerset it runs along the coastline of Exmoor, continuing along the coast of North Devon into Cornwall.



It follows the entire coastline of Cornwall, goes across the mouth of the River Tamar and continues into Devon. After running along the south coast of Devon it then follows the Dorset coastline before finally ending at Poole Harbour.

The Coast path runs directly next to the site, from Squires Lane past the club house complex, along the fairway to Barn Close Lane and Stoney Close Lane, which is enclosed by high hedgebanks. This footpath will be integral to project proposals in terms of enhancements to the fabric and setting of the route, but also in terms of being mindful of any new structures and activities that might provide negative effects to visual amenity to path users.

**Effected:** Yes - The sensitivity of users of the SWCP are considered to be High Medium due to the national definitive route within the AONB. However, a straight High rating has not been attributed to the route as might normally be the case as users are for the most part experiencing the site in the context of its developed nature, or are from a considerable distance away from the site.

**Receptor Type:** Visual

**Value:** National

**Users:** Recreational walkers with plenty of opportunity to linger and/or pause to appreciate views of the surrounding landscape.

**Sensitivity to Change:** HIGH-MEDIUM

### National and Regional Cycle Routes

- 3.58. **Name:** National Cycle Network (NCN) Route 2  
**Length:** N/A  
**Approx. distance from Site:** Passes near to the study area to the west of the site.  
**Description:**

**Effected:** No, the ZTV did not identify the route as a potential receptor and field observations further supported this and established that no views of the site are available from this receptor.

### Public Rights of Way (PRoW)

- 3.59. There is a good footpath network which extends near to the study area. However, only those PRoW's located on the cliff top plateau within close proximity to site allow users to gain views of the Golf course. Views of the site from footpaths located outside a 500m radius are generally obstructed by intervening landform, vegetation and occasional buildings. The exception to this a section of SWCP at the western edge of Seaton, and at Beer Head, including a separate Bridleway.
- 3.60. **Name:** Axmouth Bridleway 1  
**Length:** 1.4Km (approx.)  
**Approx. distance from Site:**  
**Description:** The bridleway runs directly next to the site, from Squires Lane past the club house complex, along the fairway to Barn Close Lane and joins Stepps Lane 800m to the north east. This bridleway will be integral to project proposals in terms of enhancements to the fabric and setting of the route, but also in terms of being mindful of any new structures and activities that might provide negative effects to visual amenity to users.  
**Effected:** Yes - The sensitivity of users of the bridleway are considered to be High-Medium due to the route within the AONB. A straight High rating has not been attributed to the route as might normally be the case as users are for the most part

experiencing the site in the context of the developed nature of the site.

**Receptor Type: Visual**

**Value: National**

**Users:** Recreational walkers with plenty of opportunity to linger and/or pause to appreciate views of the surrounding landscape.

**Sensitivity to Change: HIGH-MEDIUM**

3.61. **Name: Beer Bridleway 6**

**Length:** 3.2km (approx.)

**Approx. distance from Site:** 3.5km

**Description:** The bridleway is traverses Beer Head, just to the north west of the Caravan Park.

**Effected:** Yes - The sensitivity of users of the bridleway are considered to be High-Medium due to the route within the AONB yet at considerable distance from the site

**Receptor Type: Visual**

**Value: National**

**Users:** Recreational walkers with plenty of opportunity to linger and/or pause to appreciate views of the surrounding landscape.

**Sensitivity to Change: HIGH-MEDIUM**

## **SENSITIVITY OF VISUAL AMENITY WITHIN THE STUDY AREA**

- 3.62. The visual amenity of users of the study area has a **High-Medium sensitivity**. This is due to the unique and distinctive nature of the escarpment and plateau forming the landscape setting on the eastern side of Seaton offering a recreational resource that can be accessed in a number of different ways where views and appreciation of the surrounding landscape make an important contribution to the experience. Also, there is a strong visual relationship across the valley meaning that the direction of attention of often directed across or towards the site so any change taking place within the application area is likely to be apparent to users of this landscape.
- 3.63. The ZVI in the accompanying Viewpoint Figure Document illustrates that the visual influence for the application area and the site as a whole is quite constrained, restricted to the immediate valley landscape of the golf course, with a second area across the valley at distance between Seaton and Beer Head to the west extent of around 3.5km. This is likely to be the case for the proposed redevelopment.
- 3.64. The receptors that are most relevant to the proposed development in Visual Amenity terms are:
- South West Coast Path
  - Axmouth Bridleway 1
  - Beer Bridleway 6

**Table 1: Summary of Receptor Sensitivity (Landscape and Visual)**

Receptor	Sensitivity
<b>Study Area – Landscape</b>	
East Devon AONB	Medium
Coastal Preservation Area	Medium-Low
Sidmouth to Lyme Bay Coastal Plateaux LCA	Medium
3A: Upper farmed & wooded valley slopes LCT	Medium
1B: Open coastal plateaux LCT	Medium
SWCP/Axmouth Bridleway no. 1	Medium-Low
<b>Site</b>	
Use/Land Cover	Low
Topography/Landform	Medium-Low
Landscape Features (Trees inc ancient Woodland)	High-Medium

Receptor	Sensitivity
<b>Study Area - Visual</b>	
South West Coast Path	High-Medium
Axmouth Bridleway no. 1	High-Medium
Beer Bridleway no. 6	High-Medium

## **4.0 ASSESSMENT OF PROPOSED DEVELOPMENT**

### **DESIGN APPROACH**

- 4.1. The proposals are to largely demolish the existing buildings with their various extensions and 'add-ons' would be replaced with a single building of mix contemporary and traditional style in a stepped design. The northern two buildings (dwelling and pro-shop will be unaltered by the proposals).
- 4.2. The proposed building would be oriented east west in a similar way to the existing building, but have a more easterly aspect and together with the stepping of the forms allows the development to sit into the slope of the landform in a more comfortable manner than the existing structure. A small third storey element would be added to the southern edge of the development. This would hug the tree line and have a pitched roof and be timber clad facade, and slate roof to match local vernacular. The remaining building will have a painted render elevations.
- 4.3. The third storey elements would increase the overall height of the building by 2.5m although much of this increase is as a result of the diminishing roof ridge. Importantly the increase in height does not interfere with the views out to the coast from the golf course (Coast Path/Bridleway). The increase does not protrude beyond the height of existing adjacent building.
- 4.4. Refer to Woldon Design and Access Statement (DAS) for full detail of the development proposals.
- 4.5. The landscape proposals are illustrated on the Landscape Strategy produced by Redbay Design that accompanies the development scheme.

### **IMPACT AVOIDANCE AND MITIGATION MEASURES**

- 4.6. The following measures have been incorporated into the design of the scheme to avoid or limit adverse effects that may arise to the landscape character and visual amenity of the area as a result of the proposed replacement building:
  - Although of larger volume the proposed building would have a very similar footprint area to the existing building.
  - The development maintains the 'gap' in valley when viewed from the east allowing for views to penetrate through the development.
  - A small quantity of shrub vegetation will be lost as a result of redevelopment, with the proposals respecting the woodland trees to the north and south.
  - The proposed building will be finished in external materials that are typical of the area or are a modern interpretation that respects local vernacular. These materials together with the planted roofs will work with the silviculture of the surrounding slopes and reduce development prominence particularly from long distant views across the valley at Beer Head.
  - Additional tree, hedge and shrub planting throughout the scheme defining outdoor spaces while also framing and softening the appearance of the buildings. This will also provide additional habitat with the associated biodiversity benefits.

#### 4.7. **POTENTIAL EFFECTS**

##### **Construction Effects**

4.8. The following activities and operations are likely to arise as a result of the construction phase of the project:

- On site construction machinery
- Removal of approx. 28m<sup>2</sup> of poor quality self seeded sycamore and Ash saplings
- Re-grading of the landform to accommodate the proposed replacement buildings in the location of the existing ACGC building and the associated resurfacing for car parking spaces
- Scaffolding and construction of structures.
- Protection measures for existing vegetation to the north, south and western boundaries.

4.9. It is accepted that the scale of effects during construction are likely to be higher than those at completion and the ongoing residual effects due to the construction activities being more prominent and visually intrusive. These would however be for a short term duration so overall would result in a lesser impact to the wider landscape character and visual amenity of the area.

##### **Effects at Completion/Operation**

4.10. The following will result in short term effects once construction is complete:

- Presence of a larger building in place of the existing development. This will be apparent from the less sensitive western edge of the site where the current view is not particularly valued, and consists largely of the built

environment. From the important eastern area, the new development has been designed to be less conspicuous than the current development.

- New native tree planting within the overall site and the creation of a landscaped areas integral to the buildings.
- Potential of increased light spill due to larger glazing elements over the existing situation.

## **5.0 LANDSCAPE IMPACT ASSESSMENT**

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- 5.1. This section identifies impacts caused by the proposed development on the landscape. The significance of effects is considered at the operational phase.
- 5.2. The impact assessment is conducted in accordance with the definitions/criteria described in this document, and follows the report structure by assessing impacts on Receptors including:
- Landscape designations;
  - Landscape Character;
  - Landscape elements, feature and characteristics;

### **Landscape Impacts**

Refer to the table below for predicted effects on Landscape receptors.

Table 2: Summary of Predicted Effects on Landscape

Receptor	Sensitivity to Change	Magnitude of Change (Construction)	Significance of Effect (Construction)	Magnitude of Change (Residual)	Mitigation	Significance of Effect (Residual)
<b>Site Character</b>						
Site: <b>Use</b>	Low	The current use would not be able to continue within the site with construction activities being an dominant and uncharacteristic feature in a prominent location. This would result in a large scale, short term effect across the site. <b>= Medium</b>	Slight Adverse	Once complete the recreational use would continue within the site which is characteristic of pre-development use and would be in-keeping with the immediate context adjacent the site at the edge of the settlement. The woodland slope landscape setting would remain while the proposals would help the facilities integration into the surrounding landscape, albeit a slightly larger volume development than the existing. This would result in a small scale, permanent effect across the site <b>= Low</b>		Slight to minimal Adverse
Site: <b>Landform</b>	Medium	very minor displacement of the landform to accommodate new mobility access ramps. The existing natural contours beyond the footprint of the building works will not be altered. small-scale change over a limited approx. 5% area of the application site <b>= Low</b>	Slight Adverse	Localised re-grading would remain to accommodate the proposed development although the general character of the landform as part of the valley slope would still be read and recognisable in the same way as it currently is. This would result in negligible scale, permanent effect across the site. <b>= Negligible</b>	New planting of existing banks and around mobility ramps to assimilate into the landscape.	Negligible

Receptor	Sensitivity to Change	Magnitude of Change (Construction)	Significance of Effect (Construction)	Magnitude of Change (Residual)	Mitigation	Significance of Effect (Residual)
Site: <b>Landscape Features</b>	Medium	Construction activities would not require the removal of any features such as trees and hedges. A small amount of sapling trees (28m <sup>2</sup> ) will be lost to accommodate mobility ramps, Small scale medium term change over limited area = <b>Negligible</b>	Negligible	The proposal comprises a reasonable quantity of new vegetation that is integral to the buildings such as grass roofs and planted roof terraces. As well as grass parking in place of tarmac. Resulting in a small-medium scale of permanent change to a localised area = <b>Low-Medium</b>	New woodland edge planting including three no. specimen trees.	Moderate Beneficial
<b>Study Area</b>						
PRoW: SWCP/ Axmouth Bridleway 6	Medium-Low	Access through the site will be maintained at all times during the construction phase. Construction activities will be noticeable creating a Medium scale short term change to a limited area = <b>Medium-Low</b>	Moderate Adverse	The character of the footpath/Bridleway is already urbanised to a greater extent around the golf club and open to parking that is an intervening feature between user and proposals. The development on site would increase urbanising effects through slightly higher density and increased glazing, yet would be improved quality of architecture over the existing situation in keeping with local vernacular and integrated planting to the terraces. Development as proposed would result in a <b>Negligible</b> effect.		Negligible



Receptor	Sensitivity to Change	Magnitude of Change (Construction)	Significance of Effect (Construction)	Magnitude of Change (Residual)	Mitigation	Significance of Effect (Residual)
Area of Outstanding Natural Beauty (AONB): <b>East Devon AONB</b>	Medium	Construction activities would be a noticeable feature in an elevated location on the slopes of the valley within the AONB. This would result in a large scale, short term effect to a much localised area. = Medium	Moderate Adverse Short term	<p>The proposals fit within the existing developed area footprint so would not result in the spread of development on the site.</p> <p>The slightly larger scale of the proposals would not consolidate the spaces between the buildings respecting landscape setting with views through the valley still available and enhanced through the gaps between the buildings. The additional height (approx. 2.5m) is limited to the southern edge of the site, thus maintain views through the site to the coast. The effects of gaps breaks up the built form and the landscape being able to flow through these gaps, in the same way the existing development does. As would the area's essentially rural character remain.</p> <p>The increase in glazing on the eastern elevations when compared to the existing development could make the proposals more noticeable in the landscape, particularly at night, although any additional light spill must be viewed in relation to the already illuminated Seaton Urban area.</p> <p>The proposed materials are of a higher quality than that which they replace and are broadly what is described as traditional in character assessments as well as in-keeping with the surrounding woodland context.</p> <p>There will be minor erosion of isolation, remoteness and tranquillity, however proposals are centred on existing activities, which have established recreational use at the site. Proposals would result in a Small-Negligible scale, permanent effect to a localised (up to 15% of Receptor) area. = <b>Low-Negligible</b></p>	Form and massing of building responds to the valley location.	Neutral
Heritage Coast: <b>Coastal Preservation Area</b>	Medium-Low				New native tree and shrub planting assist with building integration	Neutral
Landscape Character Area:	Medium				Light spill from building glazing Could be controlled by the blinds/shutters on the façade of the upper two storeys.	Neutral
Landscape Character Type: <b>3A</b>	Medium				Further information on mitigation on Pages	Neutral
Landscape Character Type: <b>1B</b>	Medium					Neutral

## **6.0 VISUAL IMPACT ASSESSMENT**

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- 6.1. This section assesses visual impacts on visual receptors grouped using the receptor sensitivity established in the Baseline against the Magnitude of Change in views from these receptors.
- 6.2. This starts by using summarising the scale of effects of specific viewpoints throughout the study area which are then used as visual aids to judge the effect on visual receptors. These viewpoints provide a 'sample' of potential effects, representing a wide range of receptors – including not only those actually at the viewpoint, but also those nearby, at a similar distance and/or direction.

### **Visual Impacts**

- 5.3. As can be seen by the ZVI, the site is well contained to the south, north and east so the main visual effects will be from the opposite side of the valley to the west over Seaton. Due to the elevated location of the site however the visual effects will be felt even at distant locations to varying degrees.
- 5.4. As described above the principal of buildings on this site is established by the existing development. Therefore the impacts to visual amenity will be from the effects when the proposals are compared to that of the existing Club house Facilities.

**Table 3: Scale of Effects on Viewpoints – Day Time**

Viewpoint	Distance, Direction	Scale of Effect			Rationale
		Construction	At Completion	Residual	
<b>1 SWCP Golf Course</b>	75m East	Medium-Large	Small	Small-Negligible	<p>Construction activities would be noticeable in the middle distance due to their prominent and visually intrusive nature primarily scaffolding.</p> <p>Upon completion, the addition of the third storey will be noticeable, but not interfere with the views to the coast. The uncoordinated materials currently seen will be replaced with a simplified form, with glazing receded behind an integrated pergola along the buildings eastern elevations.</p> <p>Over time within 3-5 years new trees and climbing plants on the pergola of native hops will assimilate further the replacement building into the woodland.</p>
<b>2 SWCP Golf Course</b>	25m East	Medium – Large	Small	Small-Negligible	<p>Construction activities would be noticeable in the close distance due to their prominent and visually intrusive nature primarily scaffolding.</p> <p>Upon completion, the addition of the third storey will be noticeable, but not interfere with the views to the coast. The uncoordinated materials currently seen will be replaced with a simplified form, with glazing receded behind an integrated pergola along the buildings eastern elevations</p> <p>Over time within 3-5 years low intervening planting and climbing plants on the pergola of native hops will guide the eye over and between the buildings.</p>
<b>3 SWCP Club House</b>	Site	Medium-Large	Small - Medium	Small	<p>Construction activity would be noticeable, however the current view is almost entirely taken up with existing development, with no valued view experienced from this location.</p> <p>Once complete there would be an increase of development experienced from this location. The increased glazing would be apparent, yet viewed in context of the existing development including parked cars which already has a significant urbanising effect from this location.</p>

Viewpoint	Distance, Direction	Scale of Effect			Rationale
		Construction	At Completion	Residual	
					New planting to the main terrace would soften the western façade of the building, noticeable from this location.
<b>4 SWCP Seaton</b>	2.5km South West	Small	Negligible	Negligible	<p>Construction activities at the upper levels of the construction site may be visible but not dominant from this distance.</p> <p>Taken from the coast path at the western edge of Seaton Town (opposite Cliff Field gardens) The existing Club House (residential House) is evident on sunny days nestled between the trees but also partially hidden from view behind woodland vegetation. The proposed third storey structure would technically be visible yet would be set down away from the plateau ridge so would not skyline, with woodland forming a backdrop and foil for the timber clad structure. The majority of increased glazing would be at the ground floor level which would be screened from direct views by surrounding trees.</p> <p>During the night there is likely to be a minor increase in light spill over the existing facility, however from this location on the edge of a large urban area will be minor.</p>
<b>5 Beer Bridleway no. 6</b>	3.5km West	Small- Negligible	Negligible  Negligible adverse at Night	Negligible  Negligible adverse At Night	<p>Construction activities may just be visible from this distance.</p> <p>Once complete the Clubhouse development will be replaced with a more recessive development due to the darker materials, which will blend with the woodland back drop.</p> <p>Increased lighting at night may be evident from this location, although with Seaton intervening the viewer and the site, together with other clusters of housing on the slope below the application site, it is judged to have a minimal effect over the existing situation.</p>
<b>6 Seaton Down Road</b>	2.5km NW	No Change	No Change	No Change	Site and proposals do not fall within visual influence of the Road.

**Table 4: Summary of Predicted Effects on Visual Receptors**

Receptor	Sensitivity to Change	Magnitude of Change (Construction)	Significance of Effect (Construction)	Magnitude of Change (Residual)	Mitigation	Significance of Effect (Residual)
<p>Long Distance Walking Route:</p> <p><b>South West Coast Path/ Axmouth Bridleway No.1</b> (VP 01,02,03,04)</p>	High - Medium	<p>Constructuon activities for users close to the club house will be noticeable.</p> <p>Medium-Large scale in the short term over limited area = <b>Low - Medium</b></p>	Moderate Adverse	<p>The proposals whilst an increase in development would be in keeping with the existing club house facilities, yet with a higher architerual quality over the existing situation, relating better to the local vernacular. Intergated soft landscape treatment will also be an improvement over the existing. Once vegetation has established the scale of effect to users of the Coast Path through the study area will be permanent small scale = <b>Low to Negligible</b></p>	<p>Intergated planters to the building terrace spaces.</p> <p>Native planting with trees to to the eastern edge of the development will assis with intergratng the buidinmg with the golf course landscape.</p> <p>New landscape treatment will</p>	<p><b>Neutral</b> to users of the coast path within 5 years.</p>
<p>Public Right of Way (PRoW):</p> <p><b>Beer Bridleway No. 6</b> (VP 05)</p>	High - Medium	<p>Medium-Large scale in the short term over Localised area = <b>Low to Medium</b></p>	Moderate Adverse	<p>Once new vegetation has established the scale of effect to users of the Bridleway through the study area will be permanent <b>Negligible.</b></p> <p>During the night time increased light over the current situation (due to larger areas of glazing) will result in a Negligible adverse Effect to Beerhead.</p>	<p>Maintin coastal views through the site</p>	<p><b>Neutral</b></p> <p>Night time users may experience negligible adverse effects due to increased light pollution.</p>

## **7.0 CONCLUSION**

- 7.1 The baseline study concluded that the landscape character has a Medium- Low Sensitivity to the development proposed and Visual Amenity of the study area has an overall High- Medium Sensitivity.

### **LANDSCAPE EFFECTS**

#### **Landscape Character**

- 7.2 There is a strong relationship between the mosaic of landscape areas and types within the study area which combine to result in a landscape of very high scenic value with a lot of recreational interest. This is reflected by the AONB, Heritage Coast, and Jurassic designations that cover and are found within the study area. Despite this the application site is not unspoilt with the golf course predating the AONB designation where development of the site has evolved over many years. This evolution has not always been in a coordinated manner, resulting in an ad-hoc mixture of buildings, poor quality timber sheds and hardstandings.
- 7.3 The proposals would result in slightly larger volume of building with increase in height of approx. 2.5m to part of the structure but would not impinge further on the landscape setting from the important eastern part of the golf course and the skyline of the plateau would not be affected. The gaps that have been created by the existing development would remain so that the landscape can appear to flow between the new structures. The proposals would not result in the spread of development beyond the footprint of existing development. There would be a minor incursion beyond existing development footprint to accommodate better mobility access in the form of ramps. There would not be any

further influence on the tranquillity and feeling of remoteness when compared with the existing development.

- 7.4 The proposals comprise moderate landscape enhancements integral to the development that will improve landscape character over the current situation across the site.

### **VISUAL EFFECTS**

#### **Visual Amenity**

- 7.5 The impact to the general visual amenity of the study area as a result of the proposed development overall would be minimal due to the slightly larger scale of proposed development with a partial third storey. The replacement building's overall appearance in terms of a broken stepped form, recessive material choice and integrated landscape features are considered to be appropriate and an improvement over the existing design. As discussed the important views are from the Coast Path to the east between the club house and Barn Close Lane (VP 01 and 02). The development here sits neatly into the landscape and assimilates through the form of the building and the mix of timber and render fits with the local vernacular and sylvan landscape.
- 7.6 There is a single location that has been judged to experience a Slight adverse impact; users of the SWCP at the site (VP03). This is a result of the extent that views of the proposals could be obtained and the close proximity. However, this is not the most sensitive Location where valued views are not gained.
- 7.7 It is considered that the site and the study area can accommodate the proposed development without significant effects to the landscape character of visual amenity.

## APPENDIX

**Table A: Landscape Character Index – Key Characteristics/Special Qualities Evaluation Tables**

<b>AONB: East Devon</b>	
<b>Key Characteristics</b>	<b>Representation on site and study area</b>
Distinctive, unspoilt, and very exposed skylines.	Not relevant to the site or proposals
Outstanding views across East Devon, mainly southwards to the coast but also northwards into the Blackdowns.	Relevant immediately east of the site with views across the site to the coast
Sense of isolation, tranquillity and remoteness, enhanced by natural qualities of the rivers and scarp woodlands.	Isolation and Remoteness eroded by existing golf facilities and settlements in the combe
Many County Wildlife Sites comprising ancient semi-natural woodland; semi-improved and improved acidic and neutral grasslands; spring line mires; and extensive areas of heathland and gorse scrub particularly on Gittisham Hill and Broad Down.	Woodland including ancient semi natural present along the southern boundary of the site
Prominent Bronze Age barrows on Gittisham Hill and Farway Hill; earthwork remains of former castles e.g. Farway Castle hill forts.	Not on the site or immediate study area
Combe House Registered Park and Garden, including historic wood pasture and parkland.	Not within the study area
Picturesque villages with traditional buildings linked by narrow winding lanes crossing historic stone bridges; many listed buildings	Axmouth village within study area, but clear separation experienced with the site.
<b>LCA: Sidmouth and Lyme Bay Coastal Plateau</b>	
<b>Key Characteristics</b>	<b>Representation on site and study area</b>
Geology of chalk with limestone, mudstone, siltstone and sandstone, in places is overlain by superficial deposits of clay with flints.	Represented on the site. Evidence of old quarry workings present on wider golf course
Coastal cliffs of chalk changing to red sandstone in the west with pebble and sandy beaches.	Site runs close to Haven Cliffs, high above Haven Beach.
The landform varies from steep cliff to horizontal estuary and from open exposed coastal plateau to incised steep combe valleys which penetrate, curve and branch inland.	The immediate study area itself is generally high plateaux, with localised valley running east west. The area has hugely variable landform.

Woodland and vegetation is restricted to more sheltered locations of the combe valleys and undercliff; while trees on the open plateau top comprise distinctive shelterbelts of Monterey pine and larch or occasional windblown knarled hedgerow trees.	Some broadleaf woodland to be found within the sheltered valley surrounding the site but otherwise vegetation restricted to a mix of managed and unmanaged hedgerows, and occasional shelterbelts. Vegetation near to the site is generally low - hawthorn/blackthorn, shaped by exposed nature of area. Interventions as a result of the golf course include the removal of hedgerows with some tree planting along the fairways, but these have amounted to windswept scrub very infrequent.
Mainly arable land use on the plateau top with medium-sized regular fields defined by low hedgebanks (reflecting late enclosure of waste), with small scale fields on old cliff landslips e.g. Branscombe, Beer.	The Golf course is in some respects an anomaly surrounded by the arable fields as it is, and yet the predominantly grass landscape is not dissimilar from the neutral grass downlands that characterises other parts of this coast line – such as the opposite side of the valley around Beer Head. The levelled out manicured greens and close-cut fairways are an anomaly.
Steep combe valley sides mainly pastoral with small irregular fields.	To be found on site in the form of a shallow valley, in golf course landscape, with agricultural fields to the north.
Semi-natural habitats that include the undercliff, where landslips have occurred and scrub and woodland vegetation has developed, chalk grasslands, saltmarsh, mudflats and old ash pollards important for lichen flora.	Not found within the site, but evidenced in the wider study area.
Exceptional views out to sea and along the coast.	Evident from the site. The presence of the SWCP near to the site provides opportunities.
Area of high tranquillity away from larger settlements and A3052 coastal road, particularly in the sheltered combes.	Good Level of tranquillity, yet somewhat altered by presence of golf activities. The large settlement of Seaton is evident from some locations, located down in the valley floor.
Historic settlements in the combes and larger settlements on the estuaries (Beer, Sidmouth, Budleigh Salterton and Exmouth).	The site is in a settled combe with Haven Cliff House, The Coast Guard Station (Former) and The Golf course Club House. Axe Village is to be found north west at the waters edge.



<b>Relevant Special Qualities</b>	<b>Representation on site and study area</b>
The landform varies from steep cliff to horizontal estuary and from open exposed coastal plateau to incised steep combe valleys which penetrate, curve and branch inland.	The site is an incised steep combe valley
Woodland and vegetation is restricted to more sheltered locations of the combe valleys and undercliff; while trees on the open plateau top comprise distinctive shelterbelts of Monterey pine and larch or occasional windblown knarled hedgerow trees.	The site is an open combe surrounded by dense woodland slopes with the plateau top to the east.
Mainly arable land use on the plateau top with medium-sized regular fields defined by low hedgebanks (reflecting late enclosure of waste), with small scale fields on old cliff landslips e.g. Branscombe, Beer.	The site contains significant developed across the whole of the application site with few to no landscape features.
Exceptional views out to sea and along the coast.	Views are experienced of the coast from the east over the site. This view contains elements of the existing clubhouse.
<b>Relevant Forces for Change</b>	<b>Relevance to site and study area</b>
Loss of hedgerows from the open coastal plateau.	Evidence of this on site and the wider study area.
Highly visible car park and holiday park development adjacent to Beer Head.	There are some similarities with the project site and Beer Head, in terms of their coastal location and elevated open positions. That said the project seeks far less interventions, both in nature and scale. However great care will be required throughout the design development stage so as not to produce any adverse effects on the landscape.
Development of masts on exposed headlands and open tops.	Not relevant to the site /project.
<b>Relevant Guidelines</b>	<b>Relevance to site and study area</b>
Protect the open and largely undeveloped character of the cliffs, avoiding the siting of new development and vertical structures on prominent skylines immediately above or along the coastline which is otherwise pristine.	The site is considered to be in a valley location  Any new structures will need to be limited, and discretely located. The site might be considered to be previously developed land in that it is a Tee for the golf course with the landform having been manipulated for that purpose.
Protect open emptiness of the coastal plateau and estuaries and the strong horizontal emphasis of these areas, avoiding the location of new development and vertical structures on prominent skylines.	

Protect the character of the landscape's expansive sea views.	The new structure to be kept away from key views to the sea.
Manage and protect the landscapes network of hedgerows and characteristic dwarf or windswept hedgerow trees, replanting ageing or diseased specimens to ensure the future survival of these characteristic features.	The project seeks to provide planting of trees/shrub and hedgerows that restores the fabric of the landscape for the entire Golf course site.
Plan to integrate existing and any new development such as parking, holiday accommodation and housing into the landscape effectively through careful attention to siting and, where appropriate to the relatively open landscape context.	The Landscape scheme is integral to the development proposal.
<b>LCT: 3A: Upper farmed and wooded valley slopes</b>	
<b>Relevant Key Characteristics</b>	<b>Relevance to site and study area</b>
Undulating upper valley slopes below the scarp slope.	The site can be described as upper valley slope, cutting into the scarp
Well treed pastoral farmland, with arable cultivation on lower slopes.	The site within an open and development valley surrounded by woodland slopes. Sparse Tree cover due to Golf Course use and close to high open Plateaux.
Small to medium size fields with irregular boundaries.	Not relevant to the site
Deciduous woods and copses, especially on hilltops and upper slopes.	Upper slopes around the club house and parking. Some designated Ancient, some self-seeded which would benefit from restorative management. Woodlands to be protected.
Very wide, usually low, species-rich hedges with many hedgerow trees.	Not experienced on site
Dispersed settlement pattern of isolated farms and small villages.	Relevant to the site and the study area. The site considered to be a cluster of buildings in isolation. Also the former coast guard cottages and small group of other houses to the western of the site.
Very winding narrow lanes.	Squires Lane provides access for Club users, local residents and forms part of the SWCP.
An intimate and intricate landscape with views out confined by vegetation.	The site is open with tall surrounding woodland, intensive views.
Remote and with little 20th century development.	The golf course and club house is considered to be 20th Century development.
<b>Relevant Forces for Change – Past and Current</b>	<b>Relevance to site and study area</b>

Decline in traditional woodland management. Damage to banks alongside narrow lanes by wide/ fast vehicles (including farm machinery).	Woodland only relevant to wider site and appears to have little management in the last 50 years.
Loss of ash trees as a result of ash dieback over next 5 – 10 years (already beginning to occur).	No dieback reported to date.
Climate change potentially affecting agricultural practices, tree species and water supplies.	Where appropriate introduce a variety of trees to increase resilience.
Light pollution, particularly bright lights in farm yards/ buildings.	Limited lighting scheme to be considered in the design process. Access generally required during normal working daylight hours.
Continued development pressure.	Siting and design of building to take account of local lands sensitivities
<b>Relevant Guidelines</b>	<b>Relevance to site and study area</b>
Protect The character of rural lanes, resisting pressure for unnecessary signage, particularly at the entrance to villages.	Not relevant to site.
Manage woodlands, aiming to promote age and species diversity, using traditional techniques (e.g coppicing) where possible. Link woodland blocks with copses and tree belts to improve habitat resilience. If necessary, replace lost ash trees, using best practice guidance to identify locally-appropriate species.	The project sets out new planting of shrub and trees.
Grassland sites, promoting appropriate grazing to control scrub and maintain unimproved grassland, flushes and wildflower meadows.	Relevant to the site and a significant element of the project for the roof surfaces.
Carefully consider the impacts of proposed development on upper slopes, as these sites are often particularly visible in wider views.	Structures site below ridgelines surrounded by woodland where they can appropriately be assimilated into the landscape through inherent or new mitigation planting.
Retain the pattern of small-scale settlements constructed of local materials.	Undertake study of local building characteristics to inform new design work.
Improve integration of new development into the wider landscape, specifically through characteristic landscape features such as hedges, earth banks and small woodlands.	An examination of landscape features on site will guide development and enhance proposals. Such work forms an integral part of the project.
Where appropriate, look to enhance the Public Rights of Way network in order to connect existing routes and create circular trails.	Not relevant to the application site.

<b>LCT: 1B: Open Coastal Plateaux</b>	
<b>Relevant Key Characteristics</b>	<b>Relevance to site and study area</b>
High, undulating, open plateaux, dissected and separated by combes and river valleys. Underlain by Permian and Triassic sandstone and mudstone in the west and limestone in the east.	
Little woodland, with occasional plantations and estate planting. Some windblown vegetation.	Not Relevant to the site
A relatively large scale landscape, with a regular medium to large field pattern, dense low hedges, containing mix of species and occasional hedgerow oaks. Mixed land use, mainly arable.	Not Relevant to the site
Semi-natural habitats include salt-tolerant coastal grassland, hedgerows, trees and verges, and wind-cropped thickets of blackthorn.	Not Relevant to the site
Local influence of Rousdon Estate, and a post-medieval pattern of fields and farms. Numerous former limestone quarries, particularly around Beer.	Not Relevant to the site
Prehistoric archaeology including barrows and hillforts, with a concentration of prehistoric toolmaking sites and evidence of Roman occupation on Beer Head.	Not Relevant to the site
Low settlement density, mainly limited to scattered farms or hamlets. There are also several campsites and caravan parks.	Not Relevant to the site
Few roads, but many rights of way, including long sections of the South West Coast Path. Main roads are straight and fast along ridges. Minor roads linking combes are narrow and often sunken.	Not Relevant to the site
Variations in underlying geology are reflected in soil colour, being red in the west and paler in the east.	Not Relevant to the site
Extensive views along coast, often visible from South West Coast Path. Much of the LCT has a sense of openness and exposure. Context of open sky to the south and land to the north adds to the sense of place.	Has the potential to be effected by the proposals, with the opportunity to improve the coastal view from the SWCP.

<b>Relevant Forces for Change – Past and Current</b>	<b>Relevance to site and study area</b>
Coastal erosion, resulting in loss of coastal land, and the diversion of the South West Coast Path inland.	Not Relevant to the site
Expansion of settlements upwards from lower land onto surrounding Open Coastal Plateaux. There is currently particular pressure for development expansion around Lyme Regis.	Not Relevant to the site
<b>Relevant Guidelines</b>	<b>Relevance to site and study area</b>
Protect Skylines and ridgetops which contribute to coastal views and form the settings to settlements.	Not Relevant to the site
Protect The setting of the Jurassic Coast World Heritage Site.	The site is within the WHS, on previously developed land
Manage Coastal grassland, including promoting habitat links (for example along field edges) to connect grassland sites.	Opportunities to increase coastal grassland
Manage Hedgerows, particularly surviving elm hedgerows, using traditional management techniques and replacing hedgerow trees where necessary using indigenous and salt tolerant species. Fill gaps where necessary.	No Hedgerows on site currently. Opportunities to improve current situation by introducing native hedgerows as part of the scheme.
Manage Shelterbelts, particularly where they are screening caravan parks and other development. Encourage planting of deciduous edges to soften the visual impact.	Not Relevant to the site
Plan Consider accommodating recreational pressure on arable land, rather than in more sensitive habitats (including the expansion land required for the South West Coast Path/ England Coast Path).	Not Relevant to the site
Plan Enhance the Rights of Way network, linking paths and access land to create circular walks from settlements or existing car parks.	Not Relevant to the site

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## METHODOLOGY

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The landscape and visual impact assessment deals with the separate but related issues of:

- **Landscape Character:** the effects of the development upon discrete character areas and/or character comprising features possessing a particular quality or merit: and
- **Visual Context:** the effects of the development on views from visual receptors, and upon the amenity value of the views.

This landscape and visual impact assessment has been carried out by the means of desktop and field studies. Initial analysis of maps studying existing landforms was undertaken to identify potential viewpoints. Panorama Digital Topographical Data was used to establish approximate heights within the application sites. Viewpoints and any other views identified during the fieldwork were then visited and assessed for their sensitivity to the proposed development.

The application site and surrounding area were visited during March 2020 where a series of photographs were taken from representative viewpoints. Their locations are shown on in Figure 4 and 5.

All viewpoints were photographed using a Nikon D90 Digital SLR camera. In most cases the viewpoints are representing as single frame photographs however in some cases the nature of the view requires a wider panorama which consist of a number of photographic frames merged together.

## Landscape Assessment

The sensitivity of a landscape is the degree to which change is able to be accommodated without unacceptable adverse effects upon character or change of character. The GLVIA guidelines indicate, however, that landscape sensitivity is not an absolute criterion and depends upon the nature of the development. Thus the assessment of sensitivity is not strictly part of the initial baseline study of landscape character. Landscapes of high sensitivity are at risk of having their key characteristics fundamentally altered by a particular development.

The magnitude of landscape effects depends upon the extent to which the landscape changes are perceptible in the wider context, whilst assessing the degree to which the fundamental elements of the landscape that give it its unique characteristics are affected.

Direct effects are those that actually change the physical characteristics of the identified elements that make up the landscape, such as the landform and land cover, whereas indirect effects are those which alter the perceptual characteristics of the landscape character, such as the tranquility and sense of remoteness.

## Landscape Sensitivity

Sensitivity is categorised as high, medium, or low, according to the degree to which a particular landscape receptor can accommodate change arising from a particular development without detrimental effects on its character. This is judged by combining the **susceptibility** of individual landscape receptors to the type of change or development proposed with the **value** attached to that receptor through protection by designations or contribution at a local to national level.

**Susceptibility** indicates the ability of a receptor (landscape or visual) to accommodate the proposed development '*without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies or strategies*'. The susceptibility of a receptor is influenced by key characteristics, special qualities, purpose for designation and/or activity likely to be taking place. It is judged as:

- **High** – undue consequences are likely to arise from the proposed development.
- **Medium** – undue consequences may arise from the proposed development.
- **Low** – undue consequences are unlikely to arise from the proposed development.

**Landscape/Receptor Value** is '*the relative value that is attached to different landscapes by society*'. It is judged as:

- **National/International** – Designated landscapes which are nationally or internationally designated for their landscape value – including National Parks, Areas of Outstanding Natural Beauty (AONB), World Heritage Sites, Heritage Coasts and National Scenic Areas.

- **Local** – Locally or regionally designated landscapes such as Areas of Great Landscape Value (AGLV). Also, areas which local evidence indicates as being more valued than the surrounding area.
- **Community** – 'everyday' landscape which is appreciated by the local community but has little or no wider recognition of its value.
- **Limited** – despoiled or degraded landscape with little or no evidence of being valued by the community.

**Table B:** Sensitivity Levels and Definitions.

Sensitivity Level	Landscape Resources
<b>High</b>	The key characteristics and qualities of the landscape are highly susceptible to change from the type of development being assessed.
<b>Medium-High</b>	The key characteristics and qualities of the landscape are susceptible to change from the type of development being assessed.
<b>Medium</b>	Some of the key characteristics and qualities of the landscape are susceptible to change from the type of development being assessed.
<b>Low-Medium</b>	Few of the key characteristics and qualities of the landscape are susceptible to change from the type of development being assessed.
<b>Low</b>	Key characteristics and qualities of the landscape are robust and are less likely to be adversely affected by the type of development being assessed.

It is also important to consider the value of the general wider landscape outside of landscape designations particularly where they are not present within the study area or to test their relevance to the specific site and/or study area in question. Judgments on landscape value consider the following factors:

- **Landscape Quality** (including physical state, visual intactness, functional intactness, ecological intactness and state of repair)
- **Scenic Quality** (primarily but not wholly visual sense)
- **Rarity**
- **Representativeness** (key characteristics as identified in the relevant landscape character assessment that are contained within the site and the surrounding area)
- **Conservation Interests** (features of wildlife, earth science, archaeological, historical and cultural interest)
- **Recreational Opportunity**
- **Perceptual Aspects** (such as wildness and tranquility)
- **Associations** (with particular people/events in history)

**Table C:** General Landscape Value.

Value	Typical Criteria	Typical Example
<b>High</b>	A clear composition of valued landscape components in a robust form and health, free of disruptive detractors and with a strong sense of place. Areas containing a strong, balanced structure with distinct features worthy of conservation. All landscape elements remain intact and in good repair. No or limited potential for substitution.	World Heritage Site, National Park, AONB, Heritage Coast

<b>Medium-High</b>	Primarily containing valued landscape components combined in an aesthetically pleasing composition and lacking prominent disruptive visual detractors. Areas containing a strong structure with noteworthy features or elements, exhibiting a sense of place. Most landscape elements remain intact and in good repair. Limited potential for substitution.	National Park, AONB, Heritage Coast, AGLV
<b>Medium</b>	Consisting primarily of valued landscape components combined in an aesthetically pleasing composition with low levels of disruptive visual detractors, exhibiting a recognisable landscape structure. Some landscape elements remain intact and in good repair. Limited potential for substitution.	Undesignated, but value perhaps expressed through non-official publications or demonstrable use
<b>Low-Medium</b>	Containing some features of landscape value but lacking a coherent and aesthetically pleasing composition with frequent detracting visual elements, exhibiting a distinguishable structure often concealed by mixed land uses or development. Few landscape elements remain intact and in good repair.	Areas identified as having some redeeming features and possibly identified for improvement
<b>Low</b>	Lacking valued landscape components or comprising degraded, disturbed or derelict features, lacking any aesthetically pleasing composition with dominance of visually detracting elements, exhibiting mixed land uses which conceal the baseline structure. No landscape elements remain intact and in good repair.	Areas identified for recovery



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## Landscape Impact Assessment:

### Magnitude of change

Magnitude of change to the landscape character is measured on a scale of **High, Medium or Low** by considering the **scale** of effect to the baseline situation with the **duration** it is likely to occur and the **extent** of the receptor that will experience the change.

The following degrees of **scale** of effect have been adapted from GLVIA methodology:

- **Large:** total loss or major alteration to key elements of the pre development landscape, or the introduction of elements considered to be uncharacteristic when assessed within the attributes of the receiving landscape, or the proposal becomes a dominant feature within the scene with the surrounding elements becoming subordinate and the resultant effect is a change in the overall character.
- **Medium:** partial loss of, or alteration to one or more key elements of the landscape pre-development, or the introduction of elements that maybe prominent, or form a visibly recognisable new feature, but may not necessarily be considered substantially uncharacteristic when set within the attributes of the receiving landscape.
- **Small:** minor loss or alteration to one or more key elements of the pre-development landscape, or the introduction of elements which constitute a minor component of the wider landscape, and are not uncharacteristic when set within the attributes of the receiving landscape.
- **Negligible:** where the development would cause a virtually imperceptible change in the existing use or character.

**Duration** is the time period over which the change to the receptor would arise as a result of the development. It is judged as:

- **Permanent:** The change is expected to be permanent with no intention for it to be reversed.
- **Long-term:** the change is expected to be in place for 10-25 years and will be reversed, fully mitigated or removed so no longer occurring beyond that time frame.
- **Medium-term:** the change is expected to be in place for 2-10 years and will be reversed, fully mitigated or removed so no longer occurring beyond that time frame.
- **Short-term:** the change is expected to be in place for 0-2 years and will be reversed, fully mitigated or removed so no longer occurring beyond that time frame.

**Extent** indicates the geographic area over which the effects will be felt as a result of the proposed development. It is judged as Wide, Intermediate, Localised or Limited.

- **Wide:** beyond 4km (or more than 50% of the receptor)
- **Intermediate:** up to approx. 2-4km (or around 50% of the receptor)
- **Localised:** site and surroundings up to 2km (or up to approx. 25% of the receptor)
- **Limited:** site, or part of the site (or up to approx. 10% of the receptor)

## Significance of Landscape Impacts

The landscape impacts of the proposed development have been assessed by considering the degree to which each landscape feature is likely to be affected, taking into account the ease with which features could be replaced, and the contribution each feature makes to local landscape character, is assessed as large, medium or small. The condition of each feature is assessed as good, moderate or poor. These aspects are difficult to quantify and their assessment depends largely on professional judgement. Measures to mitigate the landscape impacts are also considered.

The overall significance of the landscape impacts are established by comparing the sensitivity of the landscape receptor against the magnitude of change with after consideration of the elements described in the paragraphs above. This is expressed as **Slight**, **Moderate** or **Major** and is summarised using the criteria stated in methodology Table C below. A judgement is made as to whether the type of effect resulting from the proposed development is considered to be **Beneficial** or **Adverse** based on the nature of the change in question.

**Table D:** Significance criteria of landscape impacts

<b>SIGNIFICANCE</b>	<b>CRITERIA</b>
<b>Major Beneficial</b>	Landscape feature is significantly enhance and improved in a manner consistent with the local landscape character
<b>Moderate Beneficial</b>	Landscape feature is enhanced and extended in a manner consistent with the local landscape character
<b>Slight Beneficial</b>	Landscape feature is enhanced in a manner consistent with local landscape character
<b>Neutral (Minimal)</b>	Virtually imperceptible or no indirect change in landscape characteristics over a very localised area, or virtually imperceptible, or no, direct change to landscape components/ character
<b>Slight Adverse</b>	Perceptible indirect change in landscape characteristics over a localised area, or direct change to landscape components/ character over a very localised area. Partial loss or deterioration of landscape component which is not mitigated
<b>Moderate Adverse</b>	Noticeable indirect change in landscape characteristics over less extensive area, or direct change to landscape feature/ character over a localised area.
<b>Major Adverse</b>	Very noticeable indirect change in landscape characteristics over an extensive area, or direct change to landscape features/ character over a less extensive area.

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## Visual Assessment

Views have been assessed from an average height of approximately 1.6m above ground level. The significance of a predicted impact is determined by combining the sensitivity of visual receptors with the magnitude of change, duration of the proposed development and the extent of the receptor that is likely to experience the change. The visual assessment focuses on the visual impacts upon public viewpoints so does not consider the effects upon views from private properties, which would be subject to separate Residential Amenity Assessment; this does not however affect the sensitivity of the receptors experiencing views.

The viewpoints were chosen to represent views in which the proposed development would be visible, none are included in which the proposed development would not be visible.

### Sensitivity of Visual Receptors

Sensitivity is categorised as high, medium, or low, according to the degree to which a particular viewpoint or receptor can accommodate change arising from a particular development without detrimental effects on its visual amenity. This is judged by considering the susceptibility of the visual receptor to the type of change or development proposed with the value attached to that receptor with particular regard to the type and number of users of the receptor, this is summarised in Table D below. Sensitivity also considered the following factors:

- Location and context of the receptor: For example, receptors/viewpoints which are closer to the site are generally more susceptible;
- Number of viewers who commonly use the receptor: Some receptors/viewpoints are commonly used by the public, such as formal viewing platforms, picnic areas or recreational rights of way. Other viewpoints may be difficult to gain access to;
- Nature of the receptor: Public footpaths, for example, can be susceptible, since the users' attention is often focused on the landscape. By contrast, views from outdoor sport facilities, transport routes or places of work are less susceptible;
- Movement of viewers at /on the receptor: More transitory views, for example from a motorway, are generally less sensitive than views experienced from footpaths;
- Value attached to views take account of the relation to heritage assets or planning designations and the cultural significance of the viewpoint, including its appearance in guidebooks and tourist maps, or cultural and historical associations.

**Table E:** Criteria for determining visual receptor sensitivity

Sensitivity	Landscape Resources
High	High value activity (those engaged or who's focus is on the landscape) with extended period of exposure and/or proximity to the proposal. Such as promoted viewpoints, specific/key viewpoints and panoramic viewpoint marked on maps.
High-Medium	Medium-high value activity (activities that do not specifically involve focus on the view but have plenty of opportunity to experience and appreciate the landscape) with high/medium value of the existing view, and/or proximity to the proposal. Such as along public rights of way and key views to/from local landmarks as well as visitors to attractions or heritage assets where view contribute to the experience.
Medium	Medium value activity (activities that do not involve appreciation of the landscape) and/or medium value of the existing view, and/or proximity to the proposal. Such as travellers using cycle routes or scenic roads as well as visitors staying within an area such as at caravan or camping sites.
Medium-Low	Low-Medium value activity (where engaged with another activity that does not allow opportunity to appreciate the landscape) and/or medium/low value of the existing view, and/or proximity to the proposal. Such as most road and rail users and outdoor workers.
Low	Low value activity and/or low existing value on view and/or proximity to proposal. Such as travelling at speed on motorways and trunk roads or those engaged in work or sporting activities.

**Visual Impact Assessment:**

**Magnitude of Change**

In the visual assessment the magnitude is measured on a scale of **High, Medium or Low**. It is determined by considering the **scale** of effect including the distance from the receptor and the degree of change in the field of vision against the **duration** of activity/change apparent from each receptor and the **extent** of the receptor affected which may be a single viewpoint or a sequence of points that may have transient views, for instance along a road. This has involved a combination of site, and desk based analysis.

The following degrees of **scale** of effect have been adapted from GLVIA methodology:

- **Large:** where the development would cause a very noticeable change in the existing visual experience of the receptor.
- **Medium:** where the development would cause a noticeable change in the existing visual experience of the receptor.
- **Small:** where the development would cause a perceptible change in the existing visual experience of the receptor.
- **Negligible:** where the development would cause a largely imperceptible change in the existing visual experience of the receptor.
- **No Change:** Where the development will not be discernible in the visual experience of the receptor.

The visual assessment focuses on the visual impacts upon public viewpoints that are representative of views in which the proposed development is visible. The effect to visual receptors is established by summarising the scale of effects to the specific representative viewpoints

throughout the study area which are then used as visual aids to judge the effect across the extent of each visual receptor based on field observations.

**Duration** is the time period over which the change to the receptor would arise as a result of the development. It is judged as:

- **Permanent:** The change is expected to be permanent with no intention for it to be reversed.
- **Long-term:** the change is expected to be in place for 10-25 years and will be reversed, fully mitigated or removed so no longer occurring beyond that time frame.
- **Medium-term:** the change is expected to be in place for 2-10 years and will be reversed, fully mitigated or removed so no longer occurring beyond that time frame.
- **Short-term:** the change is expected to be in place for 0-2 years and will be reversed, fully mitigated or removed so no longer occurring beyond that time frame.

**Extent** indicates the geographic area over which the effects will be felt as a result of the proposed development. It is judged as Wide, Intermediate, Localised or Limited.

- **Wide:** more than 50% of the receptor (or beyond 4km)
- **Intermediate:** around 50% of the receptor (or up to approx. 2-4km)
- **Localised:** up to approx. 25% of the receptor (or the site and surroundings up to 2km)
- **Limited:** up to approx. 10% of the receptor (or restricted to the site, or part of the site)

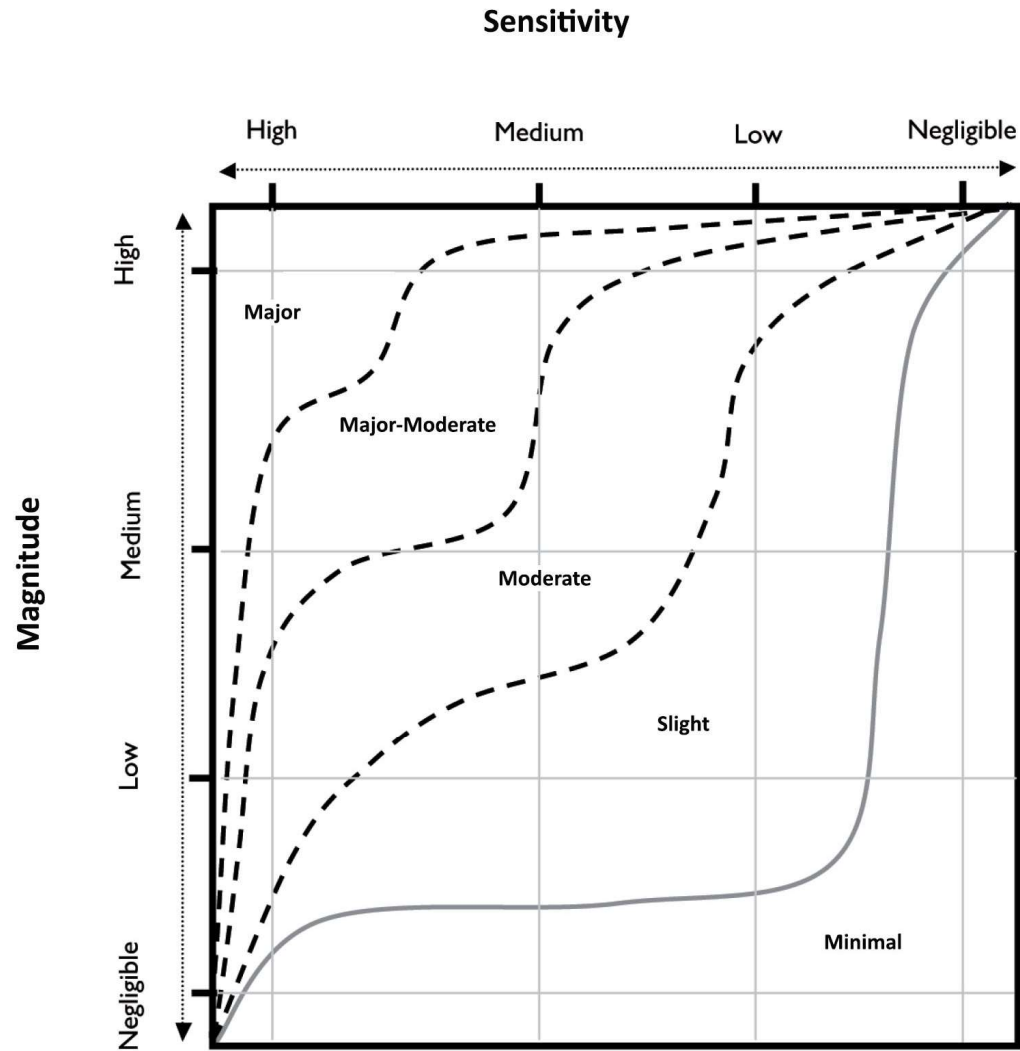
## Significance of Visual Impacts

The overall significance of the visual effects is established by comparing the sensitivity of the visual receptor against the magnitude of change which is then expressed as **Slight**, **Moderate** or **Major**, summarised in Table E below and whether it is considered to be a **Beneficial** or **Adverse** effect based on the nature of the change.

**Table F:** Significance criteria of visual impacts

SIGNIFICANCE	CRITERIA
<b>Major Adverse</b>	The proposals would be visually intrusive and would cause a significant deterioration in existing views, resulting in disruption to valued views of the area.
<b>Moderate Adverse</b>	The proposals would be visually intrusive and would cause a noticeable deterioration in existing views, resulting in some disruption to valued views of the area.
<b>Slight Adverse</b>	Although not very visually intrusive, the proposals would cause a barely perceptible deterioration in certain views into and across the area.
<b>Neutral effect</b>	No discernible deterioration or improvement in existing views; the proposals would avoid being visually intrusive.
<b>Slight Beneficial</b>	The proposals would cause a barely perceptible improvement in existing views
<b>Moderate Beneficial</b>	The proposals would cause a noticeable improvement in existing views.
<b>Major Beneficial</b>	The proposals would cause a significant improvement in existing views.

**Diagram 1: Significance of Landscape and Visual Effects**



This diagram is based on the EIA significance matrix found in the IEMA Special Report 2011. It is used in both landscape and visual assessments to provide an initial indication of the likely significance of impact arising but may not reflect the conclusion made during the final assessment. Its application also relies on professional judgment and the knowledge of the assessor following field observations when considering the balance between sensitivity and magnitude.

## ABBREVIATIONS AND GLOSSARY OF TERMS

TERM	DEFINITION
AGHV	Areas of Great Historic Value
AGLV	Area of Great Landscape Value
AOD	Above Ordnance Datum (sea level)
AONB	Area of Outstanding Natural Beauty
Characteristic	A distinctive element of the landscape that contributes to landscape character for instance a particular hedgerow pattern or sense of tranquillity.
Cumulative effects	The situation of effects that result from changes caused by a development in conjunction with other past, present or reasonably foreseeable actions. As defined by the Landscape Institute and Institute of Environmental Management and Assessment (2002)
Duration of effect	The time period over which the change to the receptor would arise as a result of the development. It is judged as Permanent, Long-term, Medium-term and Short-term.
Extent of effect	Indicates the geographic area over which the effects will be felt as a result of the proposed development. It is judged as Wide, Intermediate, Localised or Limited.
Landscape Character	The distinct, recognisable and consistent pattern of elements that occur in a particular landscape and how these are perceived. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.
Landscape Character Areas	Single unique areas that are the discrete geological area of a particular landscape type.
Landscape Value	<i>'The relative value that is attached to different landscapes by society'</i> . It is judged as National/International, Local, Community or Limited
LVIA	Landscape and Visual Impact Assessment
Magnitude of effect	Judged as detailed in the methodology but tends to consider the scale, duration and extent of the effect.
SAM	Schedule Ancient Monuments
Scale of effect	The degree of change which would arise as a result of the proposed development. It is judged as Large, Medium, Small or Negligible
Sensitivity	The relative extent to which the character and quality of the receptor can accommodate change as a result of a particular type of development. The sensitivity of a receptor is a combination of its susceptibility and value. Judgements of sensibility are detailed in the methodology.
Significance of effect	Judgements are detailed in the methodology but tend to be the sensitivity of receptor considered against the magnitude of change
SSSI	Sites of Special Scientific Interest

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Susceptibility	Indicates the ability of a receptor (landscape or visual) to accommodate the proposed development ' <i>without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies or strategies</i> '. The susceptibility of a receptor is influenced by key characteristics, special qualities, purpose for designation and/or activity likely to be taking place. It is judged as High, Medium or Low.
ZVI	Zone of Visual Influence, the extent of where elements of the proposal are predicted to be visible based on topography and landscape features.
ZVT	Zone of Theoretical Visibility, this represents the area over which a development can theoretically be seen, based on digital terrain data. Limitations occur with intervening objects within the landscape not captured by the digital terrain data.



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## REFERENCES

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