



Annex 1

Land off Monmouth Street, Topsham Landscape and Visual Impact Assessment

Land south of Monmouth Street, Topsham
Residential development (up to 76 units)

Landscape and Visual Impact Assessment (LVIA)

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1.0. INTRODUCTION

1.1. Redbay Design Landscape Consultants have been commissioned to conduct a Landscape and Visual Impact Assessment (LVIA) for a proposed 76 unit residential development within land to the south of Monmouth Street, Topsham, Exeter, Devon. This assessment will identify the specific impacts raised by the proposal, considering the effects of these impacts upon landscape character and the visual amenity of the area.

1.2. This report has been prepared to inform the design development of proposals which will be the subject of a pre-application enquiry to be submitted to Exeter City Council.

The Site

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.

1.4. The 3.9ha site comprises 4 fields within the south eastern edge of the Topsham developed area, between Monmouth Street to the north, Mount Howe to the south, Bowling Green Road to the east and the Shapter Street area of Topsham to the west.

1.5. The site and its immediate context are outlined in Section 0.

Proposed Development

1.6. The proposed development includes up to 76 residential units with associated access, private amenity spaces and communal open spaces. Proposals are outlined in more detail in Section 3.0 along with a summary of mitigation measures incorporated within them and the resulting likely changes resulting from the development overall.

Methodology, Scope and Study Area

1.7. This LVIA has been undertaken with regard to the following best practice guidance: Guidelines for Landscape and Visual Impact Assessment (3rd Edition) – Landscape Institute/Institute of Environmental Management and Assessment (IEMA) and its August 2023 clarifications. As recommended within the published guidance, landscape (elements and character) and visual effects are assessed separately.

1.8. A detailed methodology is provided at Appendix 1. For the purposes of this assessment, unless otherwise stated, changes to landscape and visual amenity as a result of the proposed development are considered to be permanent and non-reversible. The nature of any effect can be adverse i.e. negative, beneficial i.e. positive or neutral i.e. neither wholly adverse nor wholly beneficial. The Baseline Study is based on desktop research and site work carried out in January 2024 with additional photography taken in early March 2025 to cover distant views to the west in response to Planning Officer comments. Photographs and viewpoint location data were collated during the site work, taking into account review of the desk study data.

2.1. The OS base mapping was analysed to identify landscape and visual receptors such as designated areas, users of public rights of way and visitors to open spaces and areas of countryside. The landscape character and actual visibility of the site was then reviewed in the

field. Specific views from within individual residential properties are not covered by the LVIA as they are private and not available to the public.

- 1.9. All distances to or from the site and AOD values are approximate based on those taken from OS base mapping. The initial study area for visibility and presence of landscape related designations and landscape character areas was set at a 3km radius around the site. 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 area's topography and later confirmed on site after evaluating views available within this area which indicate that the area within which effects will be perceived is considerably reduced as indicated in Appendix iii Figures Sheets.

Sources of Information

- 1.10. Landscape and visual receptors were identified by searching online information including:
- www.magic.gov.uk – national landscape designations and character areas
 - [Devon's landscape character assessment \(DLCA\)](#)
 - [Exeter Fringes Landscape Sensitivity and Capacity Study \(2007 evidence base for adopted Exeter Local Plan\)](#)
 - [Exeter Landscape Sensitivity Assessment \(2022 evidence base for emerging Exeter Plan\)](#)

BASELINE CONDITIONS

SITE AND CONTEXT

- 2.1. As noted in Section 1.0 the site comprises 4 fields accessed via a gate in its north eastern corner off Monmouth Street at its junction within Bowling Green Road. For ease of reference these are referred to in the LVIA as the Woodland Field (north east), Mount Howe Field (south), Monmouth Street Field (north west), and Shapter Streets Field (south west).
- 2.2. Monmouth Street is within the southern residential terraces of the Topsham settlement area which continues around 250m south of the site. To the east is the Exeter – Exmouth branch railway line and the development along it between the site and Clyst Bridge. To the north the remainder of the Topsham settlement continues for around 1.6km to the M5 corridor merging into the Lower Wear settlement and on to Exeter itself. Approximately 650m south of the site is the confluence of the Rivers Exe and Clyst which define the character and visual context of it and the wider area as a whole.
- 2.3. The site's perimeter boundaries are 'well wooded' with mature hedgerow on a low stone faced bank along the northern boundary with Monmouth Street, woodland along the north eastern boundary with Bowling Green Road and the field north of The Little White House and Sanctuary House, and hedge and tree planting along its western and southern boundaries with properties along Higher Shapter Close, the eastern end of Lower Shapter Street and the rear of Mount Howe respectively.
- 2.4. Access to the site is via a gate in its north eastern corner off the junction of Monmouth Street, Elm Grove Road, and Bowling Green Road which leads to tracks through the woodland to the fields beyond. There is no public access across the site, though use of the site as an extension to private garden space by residents of adjacent properties off Lower Shapter Street and Higher Shapter Close was noted during site work.
- 2.5. Character and landcover within the site vary with areas of woodland to the north east, the mature gardens of the large properties to the south east and open grassland across the western half of the site with contemporary character reflecting an unused pastoral field and open woodland in the north eastern corner.
- 2.6. Land use around the site is residential, to the south is the historic Mount Howe and the line of properties along its drive off Bowling Green Road, the old terraces of Lower Shapter Street and Higher Street end along the southern half of its western boundary with the rear gardens of 18 and 19 Monmouth Street at the northern end, and the more recent development around Altamira overlooking the eastern end of Monmouth Street. Styles and scales of built form vary by and within streets, that of the Altamira area is mostly late C20 red brick, Monmouth Street is an architectural history photobook, and Lower and Higher Shapter Streets are mostly C19 terraces with a mixture of coloured renders and stone detailing. To the south the large white rendered form of Mount Howe, two semi-detached properties built to read as one double fronted dwelling is a prominent landmark. South of Mount Howe, separated from it by a large arable field, are the two smaller fields of The Goat Walk and the RSPB Bowling Green Marshes Reserve.

- 2.7. Historically the site has been undeveloped, used as arable or market gardens with orchard planting to its north east. The 1880 OS maps show the majority of the northern fields as orchard planting with some form of built structure within the site's north western corner and off Higher Shapter Street, aerial imagery from the early 1940s indicates this orchard to have been cleared and in productive horticultural use.
- 2.8. Views out from the site are enclosed from its lower western areas by the built form adjacent to it, from the slightly higher ground to the east of the site long views south and west are found in which the Exe Estuary and its marshes and floodplains dominate the content and character of the site's setting enclosed by the Powderham ridge to the south west.

LANDSCAPE CHARACTER

- 2.9. Landscape character is illustrated on Figure 02 of the maps figure set. Photo sheets illustrating the overall character and representative views of the area and how this relates to perception of the site are included in the viewpoints figure set Panels A-J.

National Character Areas

- 2.10. National landscape character (NCA) is set out in Natural England's Character Map of England. The site is covered by NCA 148 Devon Redlands which stretches from Exmoor in the north to the Exe Estuary in the south, Dartmoor and The Culm in the west to the Blackdown Hills in the east. NCA148 is the landscape of the agricultural heartland of Devon, rolling hills, red soils, dense networks of hedgerows, trees and woodland enclosing relatively small field patterns many with medieval origins, wide flat bottomed valleys opening into extensive floodplains with scrubby hedges and rough grazing.
- 2.11. Key Characteristics are identified within the NCA at a broad scale so would be largely unaffected by the proposals but have been included for reference. Those included below are the most relevant to the site and the surrounding study area. Due to its larger scale the NCA will not form part of any assessment.
- Hilly landscape of villages, hamlets, farmsteads, hedgebanks and winding sunken lanes, rising in height towards the fringes of the NCA. Steep-sided but flat-bottomed river valleys cut through the hills, opening onto wide flood plains which are important for wintering wildfowl nearer the coast.
 - Large woodlands confined mainly to steep valley sides...
 - Mixed farming predominates... Fields tend to be small and irregular with dense hedgerows on top of earthbanks ...
 - A high frequency of designed landscapes.
 - Estuaries with reedbeds and salt and grazing marshes.
 - Significant urban development around the estuaries and along the coast. The motorway and trunk road network linking Devon and Cornwall with the rest of the country cuts through the landscape, exposing the red sandstone. It converges around Exeter, a historic city and now a key regional centre.

- The Haldon Ridge, a coniferous plantation with remnant heath, forms a landscape setting for Exeter and the settlements around the Exe.

Devon Landscape Character Assessment – Devon Character Areas

- 2.12. Devon County Council has identified 68 Devon Character Areas, each relating to a geographically unique and distinct identity recognisable on a county scale. The site falls within an urban area and therefore there is no data within the DLCA for its and its immediate setting.
- 2.13. Land across the south and west of the study area, including that to the south of the site across The Goat Walk and Bowling Green Marshes is within DCA [Exe Estuary and Farmlands](#), to the east of the Exmouth Road and within the Clyst Valley is DCA [Clyst Lowland Farmlands](#). The introductory description of the Exe Estuary DCA is typical of the study area landscape to which the setting of the site relates most closely:

...The estuary is the visual focus of this area; and although Devon has a number of estuaries few are as extensive as the Exe. This is a landscape of open skies characterised by the sound of seabirds, the masts of boats, and mud and dunes at Dawlish Warren. Views over the river are distinctive and the detail of the scene changes according to tide and season. The open expanse of intertidal mudflat when covered with water reflects the colour of the huge skies above. The whole scene is framed by rising landform on either side, which provides low level enclosure. The land rises gradually to the high ground of Woodbury Common to the east and Haldon to the west.

This landscape is complex and diverse, combining ridge and valley systems with the open estuary landscape and red sandstone cliffs. The patchwork of fields and hedgerows, designed landscapes, woodlands and estuarine and coastal features creates a landscape of high scenic quality which forms an important part of the setting to Exeter, Exmouth and Dawlish. The underlying red soils, frequent vernacular buildings, estuarine and coastal views and hillside backdrops lend a strong sense of place. The shoreline railway and canal add distinctiveness and frequent small boats and moorings emphasise the maritime character....

- 2.14. Whilst the Clyst Lowland Farmland area includes land within the study area from which the southern extents of Topsham are visible and as such have a role in its wider setting, field observations indicate the site and its immediate setting have a greater character relationship with the Exe Estuary and it is therefore this DCA that informs the LVIA and the characteristics of which are identified and discussed in Table 1 below.

Table 1: Key Characteristics of Exe Estuary Devon Character Area within the study area and representation in the site's landscape context

Key Characteristics	Representation on site and study area
<i>Extensive open, low-lying estuary opening onto south coast flanked by undulating farmland</i>	Defines the study area as a whole and the setting for Topsham on the Exe's western bank above the confluence with the Clyst.

<i>Mixed woodland and notable areas of mature parkland concentrated within designed landscapes.</i>	Woodland within site. Parkland and plantation to west around Powderham.
<i>Dunes, marshes, mud and sand flats and estuarine habitats (including Eel Grass) important for waders, wildfowl and sea birds.</i>	See point 1.
<i>Settlement pattern of nucleated villages, hamlets, farms and houses with cob, thatch, stone, render and slate and some brick; settlement denser on the eastern than the western bank.</i>	Topsham a denser area of settlement on eastern bank, numerous styles, scales and materials of built form.
<i>Enclosed and sheltered landscape with expansive views across open water and intertidal mudflats from estuary edge and adjacent slopes.</i>	Enclosed landscape to west a feature in the expansive views from site and its setting.
<i>Views to major urban areas including Exeter and Exmouth which lie adjacent.</i>	Dominate northern area of DCA within the study area.
<i>Recreational influences seen in small boats, boatyards, moorings, quays and slipways and the Exeter Canal along the estuary shore as well as in nature reserves and walking routes and notable tourism development at Dawlish Warren.</i>	Topsham Quay to west of site and slip onto the river at The Goat Walk busy in summer season. Ferry from town to The Turf pub at the southern end of the ship canal from the banks of which the developed area defines the middle ground of the view, site not being identifiable.
<i>Variable sense of tranquillity: tranquil in inland valleys and parts of the estuary where there is a serene quality, but disturbed close to settlements, railway and main roads.</i>	Enclosed bustling activity around site and Topsham contrasts markedly with the sense of tranquillity from within land south of Bowling Green Road and across the Exminster Marshes west of the river.
Relevant Special Qualities	Representation on site and study area
<i>Strong sense of place and scenic quality derived from the open character of the estuary with its maritime influences.</i>	Particularly evident to the west of the study area between the river and the A379 along the Exminster – Powderham – Dawlish ridge.
<i>Notable Historic Parks and Gardens – including Powderham Castle, ...– which influence landscape character and scenic qualities and have notable collections of veteran trees.</i>	Defines western slopes of estuary, plantation woodland and the Round House at the northern end of parkland prominent in wider views from site and Topsham banks.
<i>Extensive opportunities for water-based as well as coastal recreation (Exe Estuary Nature Reserve and East Devon Way and Exe Valley Way long distance routes).</i>	Long distance trails running along both river banks within study area from which views in which the southern end of Topsham's developed area is a feature, Mount Howe standing proud on the small ridge immediately behind and enclosing the site.
<i>Distinctive views across and up and down the estuary, which can be particularly scenic under certain light conditions; this, along with abandoned vessels or hulks in the estuary, attracts artists to the area.</i>	
<i>Buildings and features which denote the rich commercial history of the estuary; Exeter Canal and Locks (oldest of their kind in Britain); the Brunel Tower; and Second World War remnants such as the radar station on Exminster Marshes and coastal defence pillboxes at Dawlish Warren which remain intact.</i>	
Relevant Forces for Change and Implications	Relevance to proposals, site and study area

<i>Light and noise pollution, as well as visual intrusion from nearby development at Exeter, Topsham, Exmouth and Dawlish which have affected scenic quality in places.</i>	More applicable to northern parts of Topsham where recent development has eroded the gap between it and Lower Wear creating a linear suburban character along the Exeter Road.
<i>Scattered unsympathetic development within more rural areas resulting in a general urbanisation of the landscape, particularly along major road corridors; and expansion of some villages (e.g. Exminster) resulting in loss of local distinctiveness.</i>	
<i>Loss of traditional orchards due to lack of management.</i>	Site indicated on historic mapping as Orchard, now open fields with regenerated woodland to its north east.
<i>New development at the fringes of urban areas and larger villages and on undeveloped estuary sides potentially affecting estuarine and coastal views and eroding rural character e.g. growth of Exmouth.</i>	Site on edge of Topsham's developed area, not a feature in wider view.
Relevant Guidelines and Strategy	Relevance to proposals, site and study area
<i>Protect the distinctive, unspoilt, and exposed skylines which define the estuary.</i>	Relates more closely to the Powderham and Woodbury ridges but could also be taken to apply to the local skyline beneath the Topsham settlement.
<i>Conserve the open, expansive views across the estuary, and the area's coastal and sea views.</i>	Views experienced from open land south of the site, and to the west across Exminster Marshes, site within and screened by Topsham's developed area.
<i>Protect the tranquillity and remoteness experienced in this landscape, particularly along the immediate fringes of the estuary.</i>	Already disturbed to a degree by Topsham, though the area around the site retains a strong historic quality and character which detract less for example than that around Lymestone Barracks to the south.
<i>Protect traditional building styles and materials, particularly local red sandstone with red brick detailing and cob/ thatch cottages, utilising the same styles and materials in new development wherever possible (whilst seeking to incorporate sustainable design).</i>	Most of the older built form around the site features white or coloured render and slate roofs, curved rooflines of the 'Dutch' houses a locally distinctive feature of the area around the site, red brick along Monmouth Avenue and stone in Altamira Lodge also distinctive. Late C20 housing of Altamira would not be considered a positive character reference.
<i>Protect the settlement pattern of nucleated villages, hamlets, farms and houses and avoid coalescence of villages and hamlets.</i>	Relate development to line and grain of development within the adjacent area of Topsham.
<i>Protect the landscape setting of Exeter, Exmouth and Dawlish, ensuring new development enhances and restores features such as hedgerows, woodlands and designed landscapes.</i>	Potential to reuse historic hedges and tithe parcel lines to direct proposed layout. Site within Policy LS1 area, see Landscape, Amenity and Access Designation section.
<i>Plan for appropriate, distinctive design of new development – particularly new residential development on the edges of villages or conurbations – and provide green infrastructure links to recreational routes.</i>	Consider redefinition of extents of Topsham by layout and density of proposed development, opportunities to enhance physical and character links to wider area through woodland and open spaces within development, proximity of

<i>Plan to enhance and restore rural character and tranquillity through sensitive siting of any new development avoiding prominent ridges, valley sides and shoreline locations, with enhancement of hedgerows, woodlands and roadside planting to major road corridors.</i>	National Cycle Route 2 and trail around Topsham.
<i>Plan for recreational and leisure-related infrastructure that is sensitive and appropriate to the landscape setting and provide interpretation on the significance and ever-changing nature of the landscape, ecology and geology.</i>	

East Devon Landscape Character Assessment – Landscape Character Types

- 2.15. Landscape Character Types at the local level for this study area with DCLA are LCT7 Main cities and towns which covers the site and area to the north within Topsham, LCT3B Lower rolling farmed and settled valley slopes to the west around Exminster and Powderham, LCT3C Sparsely settled farmed valley floors to the north east around the farmland along the Clyst valley, LCT3E Lowland plains to the east around Ebford, LCT4A Estuaries to the south and west along the Exe, and 4B. Marine levels and coastal plains east across Bowling Green Marsh and west on the opposite banks of the Exe around Exminster Marshes.
- 2.16. Key characteristics of the various LCTs within the study area that are of relevance to the site and its landscape setting, as opposed to the wider area, are listed below ordered by proximity to the site:
- LCT7 Main Cities and Towns – site and immediate setting
 - *Large settlement over 200ha in area, where the landscape is dominated by built development but includes distinct areas of greenspace;*
 - *Varied landform, often masked by development and only apparent when particularly pronounced;*
 - *Nucleated historic cores, frequently including and surrounded by 19th century development, with more recent 20th century and later development on fringes.*
 - LCT4B Marine levels and coastal plains – Bowling Green Marshes context to south and land west of the Exe across Exminster Marshes
 - *Flat land usually bordering an estuary or within a floodplain, based on alluvial or tidal deposits*
 - *Vegetation influenced by coastal conditions with some hedges but limited tree cover*
 - *Coastal plains comprise arable fields with a notable absence of drainage ditches and historically significant field pattern*
 - *Proximity of roads and settlements in adjoining areas reduces tranquillity*
 - LCT4A Estuaries – Exe Estuary to west
 - *Extensive, wide, shallow area of mudflats, sand banks, marshes or large sandy bays, inundated by salt water at high tide.*
 - *Estuary edge can be defined by a variety of features including ridges, valley slopes, lowland headlands, cliffs, rocky outcrops, grazing marsh, arable fields or rough grassland.*

- *Unsettled but can be strongly influenced by adjacent towns and development.*
- *Strong sensory characteristics: colour and texture of habitats, smell of mudflats, birdcalls, sight of sunlight reflecting off water*
- *Open and expansive landscape, with large skies*
- *Majority of boat traffic is comprised of small, recreational boats and ferries.*
- *Small quays and jetties are found along the shoreline, often associated with settlements.*

Field Observations and Conclusions on Character

2.17. The general character of the study area is consistent with the descriptions given in the Landscape Character Areas at all levels particularly the introductory text for the Exe Estuary DCA and contains many of the key characteristics identified.

2.18. The site is located within the southern edges of Topsham as opposed to outside of the settlement, enclosed to the east and south by the low local ridge between the Clyst valley and that of the Exe running through its north eastern corner from Altamira south west towards Mount Howe, and to the north and west by the developed area of the town. As a result, though it and its setting display some characteristics from the published assessments, in order to fully appreciate its particular character and role within that of its setting that may be affected by the proposed development it is necessary to define localised characteristics which should inform design and form the basis against which any impacts are measured. These are outlined below based on field observations:

- Gently sloping west facing **landform** with more level area of higher ground at around 15m AOD to the north east (Woodland Field) and south within the Mount Howe field. This ridge continues to the north beneath Altamira to enclose the site from the Clyst Valley to the east, and to the south beneath Mount Howe to slope down towards The Goat Walk and Bowling Green Marshes.
- Denser **tree cover** within Woodland Field connecting via that along Bowling Green Road and the branch railway line to areas of wet woodland to the north of Bowling Green Marshes, and to that running along the site's northern boundary with Monmouth Street and its southern boundaries with Mount Howe (distinctive line of conifers) and that to the rear of Strand View. The overall effect is to noticeably screen or filter views into the site from its surroundings, and those out from lower parts of the site creating a sense of enclosure and separation from the wider landscape outside of the developed area. Trees within the Mount Howe and Shapter Streets Fields also appear to reflect historic subdivisions of the land.
- Currently undeveloped **land use** with no extant remains of built form indicated on historic mapping as within the site boundaries providing a green outlook and immediate context for the streets which abut the site. On paper this appears to connect to the land south of Mount Howe though on the ground this connection is less obvious.
- Location within the developed area, and abutted by the dense terraces of, the Topsham **settlement** contained by it to north and west and by the line of development along the drive to Mount Howe which in views from the farmland and estuary to the south defines the extent of built form relating to the town and screens the site behind it. Development along Lower and Higher Shapter Streets and Monmouth Street is dense, set close to the roads creating

narrow enclosed streetscapes with linear views west to the river. Architectural styles vary noticeably along the terraces along with materials and design details, there is no consistent particular local vernacular other than terraced form and rendered elevations with slate roofs though within the town there are numerous properties with distinctive features that could be referenced to enhance local distinctiveness within the proposals.

DESIGNATIONS AND LANDSCAPE RELATED PLANNING POLICY

Landscape and Amenity Designations

- 2.19. There are no national statutory landscape or amenity designations within the study area.
- 2.20. The site falls within the area of land protected under **Policy LS1** of the Exeter Local Plan which includes all open land to the south of Topsham up to Bowling Green Road, continuing north between the eastern edge of the town and the River Clyst, and taking in all greenfield areas abutting the existing developed area of the city. The purpose of Policy LS1 is to protect land within its bounds from development in order to maintain physical separation of the main developed area of Exeter city and its satellite settlements, including Topsham in order to preserve their setting and the predominantly pastoral rural character of the wider landscape. Within the justification for LS1 the following points refer to the site and study area, bold highlights text of direct relevance to the considerations of the LVIA:
- *...open land is identified which is to be protected from development **because of its intrinsic merit and its contribution to the distinctive landscape setting of the City...***
 - *... Together with the lower lying land of the adjoining valleys of the River Exe, Culm and Clyst, the landscape also forms an integral part of the wider rural scene. By containing the urban area, **the hills, which are themselves intrinsically attractive, preserve the pastoral landscape of a large part of East Devon....***
 - *The attractive rural landscape of small fields, hedgerows and copses to **the north and east of Topsham provides the essential green setting to the historic settlement** of Topsham. Both these areas contribute to, and are an integral part of, the wider rural landscape of East Devon and ensure the south eastern containment of the City.*
 - *The appraisal above demonstrates that the open land around Exeter performs a variety of roles including the **separation of settlements, maintaining distinct identities and enabling informal recreation. It contains high quality agricultural land and land of nature conservation importance.** Overall, it contains land of intrinsic landscape merit which provides the setting for the City as a whole and for local areas. It is the combination of these roles and qualities and their relationship with, and importance to, the population of the adjoining urban area which establishes the unique nature of this land compared to the wider countryside and merits its protection from inappropriate development.*
 - ***Development in these areas will not be permitted unless it maintains local distinctiveness and character. Local distinctiveness is that which sets a locality apart from anywhere else.***
- 2.21. When relating the protection within Policy LS1 to the site it is necessary to note that as outlined above in paragraph 2.18 the site and area south of Topsham are not within that noted in the Policy text as integral to the setting of the town itself (this is considered to be the land to the

north and east), or to its separation from the southern edge of Exeter. The site does not provide any informal or formal recreational purpose as The Goat Walk and Bowling Green Marshes (not within the LS1 area) do. The site is not considered, or in active use as, high quality agricultural land, and does not have any nature conservation importance.

- 2.22. The final point within Policy LS1 highlighted above indicates that providing development maintains local distinctiveness and character, it will be permitted.
- 2.23. Policy LS1 draws on the **Exeter Fringes Study** as its primary evidence base, which includes the site in **Zone 23**. The purpose of the Fringes Study is defined within it as using landscape character *to assess the capacity of the landscape around the fringes of Exeter to accommodate development and to identify those landscapes that should be protected from development, taking into account the value of these landscapes and their sensitivity to change*. Zone 23 is identified within the study as being of high sensitivity and having a medium – low capacity for housing. The accompanying justification describes it as a low hill acting as the southern setting for Topsham defining the confluence of the Exe and Clyst valleys, the southern slopes of which are particularly sensitive. The justification also refers to the indented feel of the edge of the developed area as being an element which contributes to local distinctiveness and the setting of the settlement. Other characteristics of value are the settlement's small scale, framed nature and visually interlocking areas of woodland around it and the ridge's importance as a prominent skyline of which it is presumed based on field observation that Mount Howe as a set apart element of larger scale built form is a key feature. Some later C20 development, assumed to be that around Altamira, is noted as a detractor.
- 2.24. The Exeter Landscape Sensitivity Assessment includes the site in area LS21, which it concludes has a high sensitivity to housing. The Assessment updates and is stated as superseding the Fringes Study but is not part of adopted policy, neither does it provide a detailed rationale for each area's sensitivity rating in the same way as the Fringes Study. It does however provide a useful list of criteria by which proposed developments should be assessed, these are:
- *Protect and conserve the strategic landscape setting of, and backcloth to, the city [Exeter] and where possible enhance it.*
 - *Avoid prominent ridges and slopes and, in particular, steeper slopes.*
 - *Protect, conserve and enhance the existing treed and open undeveloped skylines.*
 - *Avoid breaching skylines with development form, keeping roof lines well below skylines formed by vegetation or landform.*
 - *Conserve and enhance the river valley corridors, their floodplains and their settings including the Exe and the Clyst.*
 - *Protect important views to and from the hills surrounding the city of Exeter.*
 - *Protect the landscape's rural character in close proximity to urban areas by resisting piecemeal urban expansion which undermine landscape patterns and sense of place.*
 - *Protect the character of rural lanes, minimising road widening and signage in association with new development.*
 - *Protect and appropriately manage nationally important historic/ archaeological sites and provide interpretation where appropriate.*

- *Plan for a network of green spaces and green infrastructure links to support the current and future population of Exeter whilst integrating new development into the landscape.*

- 2.25. Zone 23 / LS21 have no relationship to the setting of Exeter or separation of it and Topsham as note in paragraph 2.21. The site abuts the Topsham developed area and is contained by the local ridge that runs through its eastern woodland and the field outside its boundary to Mount Howe, field observations indicate it is the large arable field south of Mount Howe, The Goat Walk and Bowling Green Marshes which are the southern slopes and recreational setting which define the value of Zone 23 / LS21 and form the setting to the floodplains of the Clyst and Exe.
- 2.26. Whilst the site is part of Zone 23 it has a closer relationship to the streets that abut it than to the remainder of the land which provides the distinctive southern setting of the town as it is enclosed visually and contextually by the Mount Howe ridge and the woodland in its north eastern corner. Its sense of place relates to this urban context, the character of which is defined by the narrow terraces which enclose views and feel set apart from the wider rural area, with the exception of the eastern end of Monmouth Street as it physically connects the town to the countryside to the east along the site's northern boundary, the character of which is more one of a semi-rural lane enclosed by tree cover as opposed to built form.
- 2.27. Land within Zone 23 / LS21 which is protected by Policy LS1 is therefore a landscape receptor, which the LVIA will consider as a whole parcel and in the context of the site and its setting to ensure its conclusions are focussed and relevant to the function of the Policy.

Access Designations

- 2.28. There are no national statutory areas of open access within the study area, though a network of Public Rights of Way (PRoW) provide access across Exminster Marshes to the west of the area with the Exe Valley Way running along the path along the western bank of the ship canal that runs alongside the river, and connect the developed areas of Topsham around the site to the wider landscape to the east including along the Exe Estuary Trail which incorporates National Cycle Route 2 along the river's eastern banks. None of these routes are within the site and as such they are not landscape receptors.
- 2.29. Sizeable areas of open land within the study area are within RSPB Nature Reserves which extend across Exminster Marshes to the west of the site, and Bowling Green Marshes to the south east across most of the southern spit of land between the Exe and the Clyst. Home to a wealth of wildlife these reserves also provide a valuable and popular recreational resource. Bowling Green Marshes form part of a circular walk around Topsham which runs along Monmouth Street and Bowling Green Road to the RSPB hide before returning along The Goat Walk. The two fields north of Riversmeet are owned by The Goat Walk Land Trust which permits use as a community open space. These areas of open land provide a context to the site but are not landscape receptors as they have no physical relationship with the site.
- 2.30. Users of PRoW and areas of open access within the study area will be considered as visual receptors.

Heritage and Ecological Designations

- 2.31. The northern Deer Park and Plantations of Powderham Castle Grade II* Registered Park and Garden (RPG) extends into the study area 2.6km south west of the site at Exwell Hill with the Grade II Listed design feature of the Round House approx. 3km to the south west just below the ridge that encloses the western side of the estuary. Converted from the original Powderham Dovecote the Round House is described in its listing as *An unusual survival and important for landscape value. A striking feature in the Powderham landscape.* It is a clear feature on the skyline backed by woodland in views from the site and the open areas along the river around the site's setting, reciprocal views feature the Topsham area in the distance, though the site itself is not a distinct feature and as there are no publicly accessible routes other than the road around the northern part of the RPG these are only experienced when passing gateways travelling north. Though contributing to the overall value of the site's setting Powderham RPG is not a landscape receptor as it will not experience any direct effects to its fabric or indirect effects to its setting.
- 2.32. As would be expected in a historic town there are numerous Listed Buildings around the site. The closest being Grade II Listed 19-23 Monmouth Street at the northern western corner of the site, being early C19 and older cottages with interesting architectural details noted in their citations and are listed as a small varied group as are the Grade II buildings of Lower Shapter Street with no7 highlighted for its detailing. Whilst views may be experienced by residents of the properties these are not public, and their setting outside of their street grouping is not indicated as integral to their value. To the south of the site is the Grade II Mount Howe its white rendered walls and lack of screening to its southern elevations making it a prominent landscape feature in views of Topsham and its setting from the south. Boundary planting along Mount Howe's northern planting provides a strong screen in views towards the site, those of value to the asset are to the west and south. Again, setting is not indicated as integral to Mount Howe's value, and has been altered by the residential properties above Bowling Green Road, in particular the striking contemporary form of Sanctuary House. As such none are landscape receptors through effects to their setting.
- 2.33. The Topsham Conservation Area includes the historic core of the town from the junction of Denver Road and High Street in the north to the tip of the land at the river confluence around Riversmeet approx. 440m south of the site. There is no publicly available appraisal outlining the area's special qualities or particular features of value. Based on field observation it is assumed its value is derived from the volume of distinctive buildings and details in good condition and the continuation of their layout and relationship to the town's river frontage which in combination create a distinctive heritage value as they enable interpretation and understanding of the development of the town. In proximity to the site the value of the Conservation Area appears to lie in the narrow densely developed terraces of Monmouth Street, Higher Shapter Street and Lower Shapter Street, the considerable variation in styles and details of the former and the way in which it transitions from urban street to rural lane along its length, and the way in which built form along the latter frames glimpsed views of the river to the west. Development along the northern side of the eastern end of Monmouth Street, the red brick late C20 block housing of Altamira, and along Higher Shapter Close, also at its eastern end, detracts from the overall historic character and condition of the area and could be seen to compromise its value at a very localised scale. Effects of the proposed development on the value of the Conservation Area will

be assessed separately in the Heritage Assessment and it is not a landscape receptor, it should be referred to and its townscape character and setting enhanced by the proposed development.

- 2.34. Not designated but recorded and recognised of local heritage value and illustrative of the area's long occupations and historic land uses in the Devon Historic Environment Records (HER) are the C18/19 Orchard recorded in the site's Woodland Field as a relic of the large orchard across the south of the town some of the trees of which are enclosed in private gardens and a prehistoric shaped beach pebble in the Mount Howe field.

Ecological designations

- 2.35. The Exe Estuary and much of the marshes and mudflats around the site's part of Topsham are protected as a Special Protection Area (SPA), Ramsar site, and Site of Special Scientific Interest (SSSI) with Topsham Quay being the centre point of a County Wildlife Site and the RSPB Bowling Green Marsh Reserve including land to the south east of the site along the northern and western banks of the River Clyst.
- 2.36. Nature Recovery mapping indicates the primary habitat within the site as Lowland Meadow with woodland W10.

VISUAL AMENITY AND RECEPTORS

- 2.37. Visual receptors are people who may experience views of the site and the proposed development from public rights of way including roads and footpaths or from publicly accessible amenity spaces and visitor destinations. Visual receptors can be located throughout the study area, any impacts that they experience would be considered to be direct impacts as a result of the proposals through introduction, removal, obstruction, or modification of elements within the view, or to its overall character and amenity.
- 2.38. As part of the appraisal process potential viewpoint locations were visited following the site visit. These were selected to enable an understanding of the actual visibility of the site, based on review of the Zone of Theoretical Visibility (ZTV), topographic plans, designations maps, and accompanying figures to identify likely sensitive visual receptors. Where named views are included in local planning documents, published landscape character appraisals, or within the designation citation for heritage assets they are included within the LVIA viewpoints selection and any effects are assessed through evaluation of change perceived by visual receptors at that location.

Zone of Theoretical Visibility (ZTV)

- 2.39. The ZTV indicates that potential visibility of the development radiates out across the southern part of the study area with close distance views largely screened by built form but much of the river and lower lying land to the west across Exminster Marshes including the Exe Valley Way and to the south east around Exton including NCN2 and the Exe Estuary Trail having full visibility of the site.

- 2.40. Field observations indicated that publicly accessible locations from which the views of the site are available and are likely to experience a scale of change to those views as a result of the proposed development are reduced by vegetation cover in the form of hedges and trees along roads and paths as well as tall rushes across the marshes. Many of the theoretical views and potential visual receptors are therefore scoped out of the LVIA.
- 2.41. Glimpses of or into the site are experienced from the adjacent streets when looking east and limited to residents of properties along the streets, and through the northern boundary between Altamira Lodge and the junction with Altamira, beyond which tree cover within Woodland Field restricts any views into the areas which may be developed. These views are experienced by, mostly local, walkers using Monmouth Street as part of the walks from the town to Bowling Green Marsh and along the river to The Goat Walk.
- 2.42. In views from the south along the eastern riverbank around Exton from the Exe Estuary Trail and Exeter – Exmouth branch railway (when travelling north) the open land across the RSPB Reserve, around Riversmeet and The Goat Walk, and rising up to Mount Howe, forms a distinctive and valuable undeveloped setting to the Topsham urban area. In these views, experienced by railway and cyclepath / trail users, the site is obscured by vegetation along its boundary with Mount Howe and as such does not contribute to the setting function of the rest of the undeveloped land to its south.
- 2.43. To the south west, and west, along the western river banks between Exminster Marshes eastern car park below the ship canal and The Turf pub (no public vehicular access) along the Exe Valley way when walking north there are glimpsed views through rushes along the canal path and trees between the canal and the river in which the buildings along Topsham's river frontage and the trees within their rear gardens from The Strand to the Quay form the foreground of the town's developed area, screening the terraces behind, and the site, whereas Mount Howe is a clear and distinctive feature with its western frontage more open to the view. Buildings along the river frontage are of a relatively consistent quality and style, their group value as a landscape feature and strong line across the view detracted from to a degree by the large scale late C20 block forms of Strand Court.
- 2.44. More distant views from locations to the west and south west are possible from areas of higher ground within Exminster and to its south from field gates off ridge top roads. All these views are glimpsed, either through built form or hedge breaks, (views may be possible from Exminster golf Course but are not included as they are not from a publicly accessible location). Those from within Exminster are seen from within the context of a developed area, those from Exminster Hill and Exwell Hill are glimpsed from fast stretches of rural road. In all views the site is seen as a part of the Topsham developed area, reading as green gap between the line of residential properties around Mount Howe and those north of Monmouth Street, behind the urban river frontage and the banks of tree cover within the gardens of the large older properties along The Strand, as opposed to a part of the wider rural area which forms the town's setting.
- 2.45. Views from the river which is noted as a recreational resource were not evaluated as there were no opportunities to obtain these during fieldwork though it is considered reasonable to assume that they would be similar to those from the riverbanks described above. All views along and

alongside the river are experienced from low and open vantage points with their focus being the river or the marshes alongside it. The Topsham urban area is a clear feature within the view but the width of the view dilutes its dominance of the wider scene, with the sensory and perceptual qualities of the estuary setting contributing to this.

Representative Views

2.46. Viewpoint photographs are included in Figure 02 of the viewpoint figure set Panels A-S, and are summarised as follows:

- VP01 Elm Grove Road south of railway bridge looking south
- VP02 (a and b) Altamira Lodge, Monmouth Street looking south
- VP03 Lower Shapter Street looking east
- VP04 The Goat Walk, Riversmeet entrance looking north
- VP05 The Goat Walk northern boundary looking north
- VP06 Exe Estuary Trail south of Exton Station looking north west
- VP07 Exe Valley Way canal path north of Exminster Marshes Car Park looking east
- VP08 Exe Valley Way canal path south of Exminster Marshes Car Park looking east
- VP09 Exe Valley Way canal path Exminster Marshes viewing platform looking north east
- VP10 Exe Valley Way canal path The Turf Lock looking north east
- VP11 Farm House Rise Exminster looking south east
- VP12 Deepway Lane, Exminster Looking south east
- VP13 Exminster Golf Centre Looking east
- VP14 unnamed Road between Crablake Farm and Blackheath Farm
- VP15 Exwell Hill south of entrance to Powderham's Round House
- VP16 Powderham Footpath 1
- VP17 Powderham Belvedere

SUMMARY OF KEY RECEPTORS AND SENSITIVITY

2.47. Based on review of the desk study and ZTV models for the proposed development combined with fieldwork observations and professional judgement the following landscape and visual receptors are considered to be key to understanding impact arising from the proposals on the site and the very localised area within study area.

Landscape Receptors

- Woodland and trees within the site.
- Hedges along site boundaries including that along Monmouth Street a section of which will be removed to create the new site access.
- Site character as currently undeveloped fields within the edge of Topsham developed area.
- Topsham - LCT 7 Main Cities and Towns
- Zone 23 of Exeter Local Plan Policy LS1.

Visual Receptors

- Users of Monmouth Street (160m) between Altamira Lodge and Elm Grove Road.

- Users of Lower Shapter Street
- Users of Exe Valley Way along ship canal path travelling north from The Turf and travelling south from Topsham Ferry landing to Exminster Marshes eastern car park. Users of Exminster Hill and Exwell Hill at points where hedge breaks allow views across surrounding landscape.
- Users of Deepway Lane, Exminster
- Users of Exminster Golf centre – towards the end of the 1st Fairway/green
- Users of Road Road between Crablake Farm and Blackheath Farm
- Users of Powderham Footpath 1
- Visitors to Powderham Castle Belvedere

SENSITIVITY

2.48. Sensitivity within LVIA is taken to be a combined factor based on a receptor's inherent or applied value and its susceptibility to change in the form of the type and scale of development proposed. For visual sensitivity the location and context from which a view is experienced along with the activity being undertaken by the receptor at that point are key points influencing susceptibility. Value is evaluated based on designation, condition of character elements and role in the area's overall character, or a view being experienced from a recognised viewpoint, or one designed as such. See Appendix 1 for a more detailed methodology.

2.49. Whilst actual change resulting from the proposed development is evaluated within the impact assessment of the LVIA based on the final proposals, it is necessary to set out within the baseline the overall principles of the development being considered in order to evaluate susceptibility. The Monmouth Street baseline was prepared with the benefit of reference to Architect's dwg A551-PMA-SK-A_9001, see Figure 1, and Pre-application Workbook (January 2025). The design principles used to inform the focus of the Baseline are:

- Access off Monmouth Street in the north eastern corner of the site with the existing access reused as a pedestrian link and a new vehicular access created to the western end of the site's northern boundary opposite that of Altamira Lodge, and a pedestrian link through the site's south western corner to Lower Shapter Street.
- Units arranged along two main access roads one leading in off the new Monmouth Street access and the other continuing the line of Lower Shapter Street through the site.
- Shorter streets and courtyards lead off each road echoing the denser layout of existing terraces to the west whilst allowing for a greater volume of street planting and a series of communal open spaces along the site's boundaries with existing housing and the retention of the woodland area in its north eastern corner.
- Predominantly 2 storey dwellings.



Figure 1: Feasibility proposals referred to in evaluation of susceptibility

Landscape Character

- 2.50. The site's current character of open fields and woodland relate partially to its historic use as orchard and productive gardens and contextually, in plan form to the undeveloped land south of Mount Howe. The local ridgeline running through the north east of the site and Mount Howe result in the being physically and visually disconnected from this locally valued southern setting to Topsham's urban area, most of which is protected by virtue of its ownership (Land Trust and RSPB).

- 2.51. **The value of the site's character lies more in its relationship with the developed areas immediately adjacent to it than that with the undeveloped southern setting for the town.** In this context it provides a green outlook for residential terraces to its west and acts as a transitional green space between them and the more rural Bowling Green Road to the east in views glimpsed through its boundary hedgerow along Monmouth Street, and is considered to be in **good condition** with a clear **function** at a very localised level. Any **historical or cultural associations** to its previous productive use noted in the Devon HER and on early edition OS mapping / tithe maps remain only in the trees within the southern Mount Howe field which may be relics from that use, none of the built form or tracks around the site indicated on the historic mapping remain. There is no public access to the site and it provides no formal **recreational value** though some neighbouring properties appear to have begun to incorporate parts of it into their private amenity space as noted in paragraph 2.4. **Natural heritage value** of the site's setting is high given its proximity to Bowling Green Marshes and the Exe and Clyst rivers, within the site the area of regenerated woodland to its north east makes a positive contribution to the area's wider green infrastructure though the majority of the site is semi-improved grassland with limited biodiversity value.
- 2.52. Although **the site** is included within the swathe of undeveloped land encircling the southern and eastern fringes of Topsham that is attributed a local value by Policy LS1 for its role in the town's setting within the wider rural estuary landscape, the site's contribution to this local designation is limited and it is considered to be of a **community value**. Residential development on the site, of a scale and type indicated on the Feasibility layout, would result in a shift in site character and alteration to immediate setting of the residential areas abutting it, but would not read as extending the urban area into the town's southern setting. It is considered that the site's character is therefore of **medium susceptibility** to change in the form of the development, and **medium sensitivity**.
- 2.53. The character of the wider area, as defined in **DCA Exe Estuary and Farmlands** and **LCT7 Main Cities and Towns**, is **locally valued**, though the scale of the areas relative to the site, and its position within the southern edges of the Topsham developed area result in a **low susceptibility** to change on the site in the form of the development and thus a **low – medium sensitivity**.

Landscape Designations

- 2.54. Exeter Local Plan Policy LS1 Zone 23 implies that the landscape of the site and its setting is as a whole of local value as it seeks to preserve the setting of Topsham and the predominantly pastoral character of the surrounding landscape. As Zone 23 is designated under a landscape character the evaluation of that in relation to the value of the site within the designated area applies and it is considered to be of **community value**. As discussed in paragraphs 2.20 to 2.27 Zone 23 includes all open land south of Topsham, the line of development along the Mount Howe ridge physically and visually separates the open land which forms the setting of the town in views from the rural and estuary landscape to the south from the site which forms the localised setting of the residential areas which abut it. As such there is a distinct and important variation in susceptibility of the wider designated area and whilst the scale and nature of the proposed development is one the wider designated area beyond the Mount Howe ridge would be of

medium – high susceptibility to, the part of Zone 23 containing **the site**, is of **medium susceptibility** to change in the form of the development, and **medium sensitivity**.

Visual Amenity

- 2.55. Glimpsed **views from the north** into and across the site from points along the eastern section of **Monmouth Street**, approx. 160m of road forming a popular walking route connecting the town to the Clyst Valley and Bowling Green Marsh feature the site as the foreground behind hedgerow vegetation, in some Mount Howe is seen on the skyline as a prominent local landmark. Whilst views are close distance they are experienced by a high volume of moving receptors from within the context of relatively densely developed residential area, overlooked and dominated by the larger scale red brick block forms of housing along the southern edge of Altamira, the site being on the periphery of the view which is channelled along the road by the hedge and built form. These views are therefore of a **medium value**, and receptors are of a **medium susceptibility** by virtue of their proximity and number, resulting in a **medium sensitivity**.
- 2.56. Partial views looking east along **Lower Shapter Street** framed by its dense built form and narrow road feature a glimpse into the site as their focal point, a small area of green at the end of currently developed area. This view is likely to be afforded a **medium value** by receptors, who in the context of the LVIA are those people using the road to access the properties along it and who are therefore of a **medium susceptibility** thus being of **medium sensitivity**.
- 2.57. **Close distant views from Elm Grove Road and The Goat Walk** are experienced by a relatively high volume of walkers, cyclists and people in vehicles. These views are likely to be afforded a high value who will be appreciating the landscape to a good degree, however there is good separation with the site and therefore are of **low susceptibility** thus being of **medium sensitivity**.
- 2.58. From the **Exe Estuary Trail** there are views in the direction of the site taking in Mount Howe House with the application site completely shrouded by intervening vegetation, such that the site and any development as proposed would be experienced. This receptor will not be taken into the impact assessment section.
- 2.59. **Middle distance views from the west along the canal path and The Turf lock (Exe Valley Way)** are experienced by a relatively high volume of walkers, cyclists, boaters and visitors to the pub, there in part to enjoy the expansive open views along the river, across the marshes to the west and towards the rolling rural landscape of the Woodbury ridge to the east. Views are glimpsed through breaks in bankside vegetation and feature the Topsham developed area as a prominent feature along the opposite riverbank, in the foreground of the land section of them. Receptors are likely to attach a **high value** to the views and given an important element in their use of the path and lock being landscape appreciation will be of a **medium-high susceptibility** given the nature of the view which includes mixed styles and ages of existing housing which combine to attribute them a **high-Medium sensitivity** to change of the scale and nature of the proposed development on the site.
- 2.60. **Long distance views from Exminster Hill to the west and Exwell hill to the south west** are experienced by road users travelling between Exminster and Powderham, the roads are fast local

routes and as such views are glimpsed in passing through gates or where hedges and landform dips. The site appears as a small and distant element of green space seen behind and within the developed area of Topsham which encircles it and separates it from the wider rural landscape that defines the gap between Topsham and Exton / Exmouth and the Clyst Valley slopes behind. In these views the riverscape of the estuary is the focus stretching across the middle ground with the denser line of built form along its eastern banks and mature vegetation in the gardens of older properties along The Strand obscuring all but the higher ground of the site's south eastern field behind. Receptors are likely to attach a **medium value** to the views and given the context in which they are experienced and the role of the site within them are of **low – medium susceptibility** and therefore a **medium – low sensitivity** to change of the scale and nature of the proposed development on the site.

- 2.61. Locations to the south beyond 3.2km consist of **high value** receptors within the estate of Powderham, specifically the Belvedere and Public footpath 1. Their distance and the context of the application site being urban means that susceptibility is low, therefore sensitivity is **Medium** to development proposed.

3.0 ASSESSMENT OF PROPOSED DEVELOPMENT

The Proposals

- 3.0 The planning application seeks planning permission for residential development consisting of up to 76 dwellings. The proposed layout has been informed by site and contextual analysis, with particular attention centred around Topsham Conservation Area, and the findings of this landscape study as set out on a Constraints and Opportunities Plan. Peer review via the Exeter Design Review Panel has fed into the evolving layout. Design development and details are set out in the Pre-Application Workbook (January 2025).
- 3.1 The proposed development will be accessed via a new entrance off Monmouth Street that runs adjacent the northern boundary. This will require removal of a short length of rubble stone wall to create the access point along with the associated visibility splays. A further section of wall will be removed and be rebuilt at the corner of Monmouth Street to allow for passing vehicles.
- 3.2 The scheme is composed of three character areas that build on the rich agricultural history of the field. The first is the extension of Lower Shapter Street to the east. The second is the 'closes' in the middle section of the of the site where gradient is steepest. And thirdly, the 'knap' at the highest point on the on the site. The density responds to the townscape of Topsham continuing the dense linear street forms of the town centre to the looser grain of farms and single buildings to the east.
- 3.3 Buildings will predominantly be 2 storey with occasional single storey structures, and a single 3 storey marker (feature) building situated within a village square at the core of the development set on lower ground so as not to protrude into the skyline. A striking feature of the scheme layout is the perceived lack of car dominance, which closely aligns the new development with the historic residential core of Topsham as experienced within the Conservation Area.
- 3.4 The design and style of the proposed buildings takes cues referencing the surrounding historic settlement, these include Dutch Gables, glazed bays and oriels as well as white/light coloured external walls with accents of red brick. Landscape hard surface materials will include high quality natural stone, brick and cobble setts reflecting local vernacular. Roadway and path surfaces follow a hierarchical network through the site with metalled surfaces in residential streets and courtyards with self bound gravel used in more rural open space areas.
- 3.5 Key boundary vegetation will be retained including the remnant hedgerow along the sites east west axis. The scheme necessitates the removal of small groups of trees or individual stems within the main body of the site. These are either Hawthorns, a self-seeded sycamore (young) or common garden ornamental trees that are quite small in structure and do not contribute to the amenity value of the surrounding area. Where vegetation removal is required it will be replaced with characteristic trees and vegetation that will be native on the fringes of the development transitioning into more ornamental planting with the concept of following the Veitch heritage.
- 3.6 A landscape structural planting framework scheme has not been provided at this pre-app stage. However, the layout appears to allow for plenty of scope for tree planting throughout the site with a public open space corridors that run through the site and enhancements have ben identified below. The workbook sets out a new orchard and community productive garden. The

existing woodland at 0.99 ha would be utilised as a significant public open space, which would be expected to be enhanced through appropriate management and introduced access routes for pedestrians and cyclists.

Landscape Enhancements

3.7 The following landscape measures are proposed or recommended as part of a landscape scheme, which will provide mitigation and enhancement of the site and proposals overall:

- Strengthening of landscape structure vegetation around boundaries of the site, particularly along Monmouth Street (to replace ornamental Lonicera hedge), the western boundary along existing gardens and the southeastern boundary. Native trees and hedging should be used.
- Extend existing low stone wall at entrance to wrap into the site, with the inclusion of a mixed native field hedge on top. To include random placement of native placement trees to compensate for loss of tree (G1).
- Bring existing woodland into positive management to ensure good healthy structure and diversity of habitats.
- Management and supplementary planting of east west internal hedgerow.
- Introduction of suitable specimen trees throughout the development to provide balance with the built environment.
- Restoration of the walled garden with removal of laurel and other invasive species, and reinstatement of glasshouse, with opportunity to bring into community use.
- Re introduce a significant community fruit orchard as part of the open space offering.

Potential Effects

3.8 The following will result in residual effects once construction is complete and mitigation measures have taken effect. The impacts of these then will be considered against the individual receptors identified during the Baseline:

- The presence of residential development within the site where there currently is none extending the built form of the settlement into the undeveloped space adjacent to the existing urban area. The site has previously been used as a market garden so contained some structures in year gone by. Proposed development would be experienced as an extension of Topsham particularly at the access along Lower Shapter Street. The scheme limits the presence of cars to good effect assimilating into the new development with the existing settlement.
- While the design and style of the buildings are contemporary their overall scale is appropriate for this location and the external material selection responds to local vernacular and the surrounding context while also including visually recessive elements breaking up their overall appearance.
- The landform of the site would require alteration to accommodate the proposed development. These work with the current landform in order to minimise alteration and there is an aim to reflect the surrounding slopes. Large, imposing interventions have been avoided through working with the existing landform.
- The majority of proposed dwellings will be two 2-storey buildings with a single 3 story Marker (feature) building within the village square at the lower part of the site.

- The appearance of the proposed dwellings will be broken up by the provision of squares and courtyards with street trees within the scheme that will help integrate the development into the trees boundaries and woodland.
- The combination of proposed building heights and ground levels together with the proposed/retained tree planting within the site and on the boundaries as well as that on the surrounding woodland means that the proposed development would not appear on any ridgeline or break the skyline in views from public locations along the estuary. The development within the site would be well contained by the existing vegetation to be retained together with that proposed.
- When the amount of boundary vegetation that would require removal is compared against the amount of hedgebanks proposed this would result in a net gain in key vegetation features, hedges. There would also be additional tree planting throughout the scheme including the street trees as well as other planting that would have ecological and biodiversity benefits while also contributing to the surface water management across the site.
- The creation of the access point will alter the character of Monmouth Street to a minor extent, although the retention of much of the treed vegetation together with new plantings and the setting back of new development into the site, will reduce the prominence of the development as one travels north along the road towards and past what would be the edge of the settlement.

4.0 LANDSCAPE EFFECTS OF PROPOSED DEVELOPMENT

- 4.1 The site is situated within zone 23 of Policy Area LS1 Landscape Setting within the southern edge of Topsham rather than outside of the settlement.
- 4.2 As discussed in the baseline study, the site and area south of Topsham are not within that noted in the policy text as integral to the setting of the town itself or to its separation from the southern edge of Exeter. The site does not provide any informal or formal recreational purpose. The site is not considered, or in active use as high quality agricultural land, and does not have any nature conservation importance. Its value in relation to the policy is taken to be its role in maintaining the distinct identity of the adjoining urban area. The site is within the urban area of Topsham, yet shares some attributes with the surrounding rural character including gently sloping landform, small grass fields with hedges and copses (mixed woodland).
- 4.3 The proposals would introduce residential development on to the site where there currently is none. This would cause a very noticeable change to the site and have the effect of extending residential settlement. This would produce a large-medium scale change across a wide part of the site, producing a medium-large magnitude of change, which when combined with Medium sensitivity results in a **major/moderate adverse** effect on site use/cover.
- 4.4 The site is well contained by tree cover on the boundaries as well as on the surrounding slopes. the copse in the north east would be retained and majority of vegetation which is confined to the boundaries of the site which would be further strengthened. A small amount of trees and hedge will be removed, all of these are not valued elements in themselves and when combined with proposed vegetation will produce a medium scale positive effect across an intermediate area of the site resulting in a **moderate beneficial** effect on site vegetation
- 4.5 The proposals as described in section 3 above would be well related to the existing residential core of Topsham namely Higher and Lower Shapter Streets and The Stand. The arrangement of the proposed layout has been informed by detailed analysis and designed to work with the current landform to avoid excessive alteration. Materials selection is of high quality and would form a continuation of the existing urban fabric into the new development.
- 4.6 The sloping topography combines with the vegetation and existing settlement to create a site that is discreetly situation within the wider landscape. The change would not be readily experienced from outside the immediate vicinity of the site, for instance not from the Exe estuary and its immediate environs. The key change would be from Monmouth Street opposite modern development at Altamira. From this location the development would be experienced directly when travelling through the modern 20th century settlement area. Measures would be incorporated to reduce this influence such as the provision of a buffer zone against the site boundary so that development itself is set back into the site so as not to appear prominent while also being softened and obscured by trees and hedges both existing and proposed within the scheme. Any existing vegetation removed in the creation of access points will be replaced with characteristic native hedge planting and the new access points will have a rural aesthetic rather than be overly suburban.
- 4.7 With all this in mind the proposals would form a recognisable new feature although would not be considered uncharacteristic within the surrounding context and incorporates enhancement measures that would avoid the development becoming a prominent or dominant feature from

outside the confines of the site itself. This would result in a medium-small scale, permanent effect to a localised area (up to 2km of the site) within the vicinity of the site, producing a Low-Medium magnitude of change. When this is compared to the Medium sensitivity the effect on the character of the area within the landscape setting of Topsham is considered to be **Slight Adverse**. It is considered that the proposals would maintain local distinctiveness and character, inline with Development Policy LS1.

5.0 VISUAL EFFECTS OF PROPOSED DEVELOPMENT

- 5.1 The site and the surrounding area has been visited during different seasons over the last 12 months so viewpoint photography has been included from each of those visits. Field observations found that there was little change to the visibility of the site at different times of year due to the density of surrounding vegetation and the nature/distance of the views.
- 5.2 As illustrated by the ZVI on Figure 1 of the Viewpoints Figure Document direct views into the site are only from immediately adjacent the site from Lower Shapter Street and Monmouth Street. Beyond this there are only limited opportunities for views, in some cases just as glimpses, from footpaths to 2km to the south and south west of the site. The scale of change to views has been judged once landscape features have established and matured so will represent residual effects which would be permanent.
- 5.3 Wireframe photomontages of the development have been produced and inserted into photographs for VPs 07, 13, and 17. These give a good understanding of how the development will sit within the landscape from a range of views.

Elm Grove Road (VP 01)

- 5.4 Take at the southern end of Elm Grove Road as it turns into Bowling Green Road. The road leads from the suburban edge of Topsham ascending a wooded slope to the surrounding landscape setting including the estuary. People will be travelling in walkers and vehicles at relatively slow speeds given the narrow road and the bounding hedgebanks curtail views of the surrounding landscape. Views by the general public would be transitional when travelling past the site or by residents accessing the new development itself. Therefore, users of road are considered to have a High- Medium sensitivity.
- 5.5 From here the woodland open space entrance is experienced, with the only change likely to be the reconfigured wall to create a passing space, the gravel surface and an alternative gate arrangement. The change is likely to be small to negligible scale, permanent and very localised producing a **negligible magnitude of change and Minimal (Neutral) significance**.

Monmouth Street (VP 02a and b)

- 5.6 Residential street that runs adjacent the northern boundary of the site. The site forms an undeveloped side of the street. It is used by residents in cars and also walkers/cyclists for access between the settlement as well as recreationally- forming part of the Goat Walk and national cycle route 2. People would have some opportunity to linger and experience views to the site in

close proximity through dense vegetation and reasonable level change from within a residential area. Therefore, users of this road are considered to have a Medium sensitivity.

- 5.7 VP 02a photo taken opposite the site entrance, which would be newly formed through a break in the existing stone wall and vegetated bank inc removal of Tree Group (G1). It would be expected that a new section of wall and native hedgerow with trees would wrap into the site. Due to the level change, kink in the road and lack of new housing in this part of the site, that new housing may be glimpsed through vegetation rather than be significant portion of the experience. A view further east (VP02b) shows a thinning of the existing vegetation which there would be filtered views of housing. Overall, it is considered that the proposals would result in a medium scale, long term effect to a localised section of the road, producing a **Medium magnitude** of change. When this is compared to the Medium sensitivity the residual effect to the visual amenity of the road would be Moderate adverse, reducing to **Slight-Moderate adverse** within 10 years once landscape plant has established.

Lower Shapter Street (VP 03)

- 5.8 Lower Shapter Street is currently a dead-end road serving residents only. The street is with the Conservation Area. It is used by people travelling in vehicles as well as pedestrian and cyclists. Although the landscape setting is just visible at the end of the road people travelling along this road are not necessarily appreciating views of the surrounding landscape. Therefore, users of this road are considered to have a Medium sensitivity.
- 5.9 The proposed development may be visible as an extension of the road with the loss of a glimpse of field between buildings being replaced with hard surfacing. The tree that forms a distinct feature at the end of the road would remain without alternation. The development would also be seen in the context of historic terrace housing that already occupies the road. It is considered that new housing would not be readily visible due to the retained and restored walled garden that buffers new and old. In this context it is considered that the proposals would result in a small scale, permanent effect to a wide section of the road producing a Low-medium magnitude of change. When this is compared to the Medium sensitivity the effect to the visual amenity of Lower Shapter Street would be **Slight Adverse**.

Jubilee Field - The Goats Walk (VP 04,05)

- 5.10 Two views taken in Jubilee Field. The field towards the site is taken up with the recreation field and field with the setting of the House. Houses at the southern edge of Topsham can also be experienced through and above vegetation. Users would be people pedestrians and cyclists. Therefore, users of this road are considered to have a Medium sensitivity.
- 5.11 The site itself is shrouded in vegetation, there is potential for new rooflines to be exposed within the skyline from this location. However, given the setting back of the site and retained vegetation it is considered that new housing would not be visible from either of the selected views. This would result in **no change**.

Exe Estuary Trail

- 5.12 As set out in the baseline study the Exe Estuary trail was walked in locations shown on the ZTV to have some visibility, and it was found that due to dense tall intervening landscape vegetation, that site visibility is shown as non-existent. And therefore, it is considered that the proposals would not affect this well used trail. For completeness a viewpoint photograph was taken just south of Exton Railway halt (VP06) which demonstrates the presence of vegetation.

Exe Valley Way (VP's 07,08,09 and 10)

- 5.13 Users would be people travelling on foot along the tow path of Exeter Canal. The path is set between Exminster Marshes and The Exe Estuary. People travelling through this area are most likely engaged in recreational pursuits incl fishing and would be appreciating views of the surrounding landscape. Therefore, users of this route are considered to have a High -Medium sensitivity.
- 5.14 It is considered that occasional roof ridges of the proposed development within the upper central part of the site may just be visible amongst trees above existing housing on the Strand (Topsham) during winter months. In this context and at these distances it is considered that the proposed development would result in a small scale, permanent effect limited to very localised sections of the route where views could be recurring when travelling through the area, producing a **Negligible-Low magnitude** of change resulting in a **Slight adverse significance**. From many locations of the Exe Valley Way there would be **no change**.

Farmhouse Rise, Exminster (VP11)

- 5.15 Roads and pavements providing access to the residential suburb of Exminster. Users would be people travelling in vehicles as well as cyclists and pedestrians using the adjacent pavement. The landscape setting of the city is visible although the slopes appear much more settled from these locations. People travelling around this area are most likely engaged in day-to-day activities and not necessarily appreciating views of the surrounding landscape. Therefore, users of this road are considered to have a Medium sensitivity.
- 5.16 It is possible that the roofscape of the upper parts of the proposed development would technically be visible as glimpses amongst the trees on the mid slopes in the landscape setting of Topsham but given the distances it is considered that the proposed development would not readily be perceptible. Scale and magnitude of change would be **Negligible**, therefore producing a **Neutral** significance, whereby there would be no discernible deterioration in the existing view post development. The development would not be seen on the skyline. Once landscape planting establishes visibility would be further reduced.

Deepway Lane, Exminster (VP12)

- 5.17 Narrow Rural Lane leading into/out of Exminster, 3km from the site. Likely to be local use only. People would be in vehicles and on foot where they would appreciate the view. Topsham is partially visible as a narrow vista view as users move down the road at the edge of Exminster settlement. Therefore, users of this road are considered to have High-Medium sensitivity.

- 5.18 It is possible that the roofscape of the upper parts of the proposed development would technically be visible as glimpses amongst the trees on the mid slopes in the landscape setting of Topsham but given the distances and surrounding urban context it is considered that the proposed development would not readily be perceptible. Scale and magnitude of change would be Negligible, therefore producing a Neutral significance, whereby there would be no discernible deterioration in the existing view post development. The development would not be seen on the skyline. Once landscape planting establishes visibility would be further reduced.

Exminster Golf Centre (VP13)

- 5.19 Users would predominantly be focused on playing Golf, but would have some appreciation of their surroundings. The focus of the view would be south east down the estuary to Lympstone and Exmouth rather than over to Topsham. The sensitivity for users is adjudged to be Medium.
- 5.20 It is possible that the roofscape of the upper parts of the proposed development would technically be visible as glimpses amongst the trees on the mid slopes in the landscape setting of Topsham. It is considered that the proposed development would just be perceptible. Scale of change would be small over a localised part of the course over the long term and magnitude of change would be Negligible-Low, therefore producing a **Slight adverse** significance. Once planting has established there would be a reduction in effects to Minimal within 12 years. The development would not be seen on the skyline.

Exminster Hill Public Road (VP 14)

- 5.21 Local Road connecting to A379, serving local farms and access to the Golf Centre. People will mostly be traveling in vehicles, but may also be walkers. Sensitivity is judged to be Medium.
- 5.22 View from single field gate only taking in the gently rolling and low river valley landscape with Topsham in the distance. It is possible that the roofscape of the upper parts of the proposed development would technically be visible as glimpses amongst the trees on the mid slopes in the landscape setting of Topsham but given the distances it is considered that the proposed development would not readily be perceptible. Scale and magnitude of change would be Negligible-Low, therefore producing a Minimal (Neutral) significance, whereby there would be no discernible deterioration in the existing view post development. The development would not be seen on the skyline. Once landscape planting establishes visibility would be further reduced.

Powderham - Public Road at Exhill (VP15), Powderham Footpath 1 (VP16) & Belvedere (VP 17).

- 5.23 The three views identified at the southern extremities of the study area within the ZTV are approximately 3.5km from the site.
- 5.24 The site is to a greater degree shrouded in dense vegetation. In relation to the Belvedere due to its elevated location It is possible that the roofscape of the central area of development of the proposed development would technically be visible as glimpses amongst the trees in the

landscape setting of Topsham. It is considered that the proposed development would not be perceptible from this distance.

6.0 Summary

KEY POINTS FROM BASELINE CONTEXT

- 6.1 The site is a rough grass area not in active agricultural use and bound by established hedges and trees of mixed original being native and evergreen ornamental species. The site is screened in most of the views from within the residential area and none are from public spaces, where it is seen as the immediate foreground of the view from the rear of adjacent properties.
- 6.2 Existing built form borders the site on all sides, with dense housing to the west and north. The site is seen, and understood as, a discreet open space that forms part of the settlement of Topsham rather than the countryside. In most views the mature hedges and volume of cover in them screen the site with the roofs of the built form adjacent to it occasional glimpsed above.

PROPOSALS

- 6.3 As illustrated in figure 1. proposals consist of 76 dwellings of mixed residential development with buildings predominantly 2 storeys arranged as dense terrace style housing with a village square at its centre leading out to a looser arrangement at eastern outer edge. The scheme layout depicts a lack of car dominance, which closely aligns the new development with the historic residential core of Topsham as experienced within the Conservation Area.
- 6.4 The design and style of the proposed buildings takes cues referencing the surrounding historic settlement. The materials palette reflects that found within adjacent settlement. Overall, the layout and specifics of the scheme are led by its urban setting, and informed by both the LVA and detailed contextual analysis. The design intention is to deliver housing adjacent to existing settlement in a way which reflects the scale, style, and appearance of the adjacent housing whilst maintaining all the key vegetative features, and incorporates measures to mitigate harm on the area's amenity arising from the proposals, and to enhance the site and area's overall landscape and green infrastructure.

LANDSCAPE AND VISUAL EFFECTS

- 6.5 Landscape effects are summarised as:
- Site Use/ Landcover – Major-moderate adverse due to change from undeveloped to urban land
- Existing site boundary vegetation – Moderate beneficial effect;
- Topsham settlement within landscape designation LS1 – Slight adverse effect.
- 6.6 Visual effects are summarised as:
- Users of Elm Grove Road/Bowling Green Lane opposite the site woodland entrance -No discernible change;
 - Users of Monmouth Street – Moderate Adverse reducing to Slight Adverse within 10 years;
 - Users of Lower Shapter Street – Slight Adverse;
 - Users of Jubilee Field - No discernible Change;
 - Users of Exe Valley Way - Slight Adverse;
 - Exe Estuary Way – No discernible Change;

- Users of Higher ground on western side of the estuary (up to 3km) – Slight to Minimal Change;
- Users of Public access areas around Powderham (beyond 3km) – No discernible change

CONCLUSION

- 6.7 The proposals are for residential development within part of two non working grass fields on the edge of an existing developed area and immediately adjacent to housing within Topsham settlement. They will fundamentally alter the character of the site and have minor effects on its immediate context – Monmouth Street, thus the greatest degree of effects is experienced by landscape receptors on site loss of and visual receptors within or at very close distance to it (Monmouth and Lower Shapter Streets).
- 6.8 It is considered that the proposals would maintain local distinctiveness and character, inline with Development Policy LS1 due to the design layout, building form and materials respecting site context.
- 6.9 The site is not in a visually prominent position within the wider area given its location on the lower slopes and well contained by significant vegetation and existing housing. It has been considered that from all identified potential views from the estuary, including The Exe Estuary Way, and Exe Valley Way effects will be Negligible at worst and from most locations development would not be visible even during winter months.
- 6.10 Proposals have the potential to incorporate many elements of soft landscaping which in combination provide a clear landscape structure to the development which relates clearly and strongly to that of its setting and deliver landscape character and green infrastructure enhancements.

REPORT END

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 A : Sensitivity Levels and Definitions.

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

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** 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 to 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 high, medium or low. 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, based on the combined effect of the elements described in the paragraphs above is summarised using the criteria stated in methodology Table C below. The criteria in the table are a combination of the receptor sensitivity and magnitude of effects as defined previously.

Table B - Significance criteria of landscape impacts

SIGNIFICANCE	CRITERIA
Substantial beneficial	Landscape feature is significantly enhanced and improved in a manner consistent with the local landscape character.
Moderate beneficial	Landscape feature is enhanced and extended in a manner consistent with the local landscape character.
Slight-beneficial	Landscape feature is enhanced in a manner consistent with the local landscape character.
Neutral	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.
Slight adverse	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.
Moderate-adverse	Noticeable indirect change in landscape characteristics over less extensive area, or direct change to landscape feature/ character over a localised area.
Substantial-adverse	Very noticeable indirect change in landscape characteristics over an extensive area, or direct change to landscape features/ character over a less extensive area.

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. Sensitivity is judged by combining the susceptibility of the receptor to change with the value attached to that receptor which depends on 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 C : 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 the distance from the receptor, the extent of change in the field of vision, the proportion or number of viewers affected and the duration of activity apparent from each receptor, 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** 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.

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.

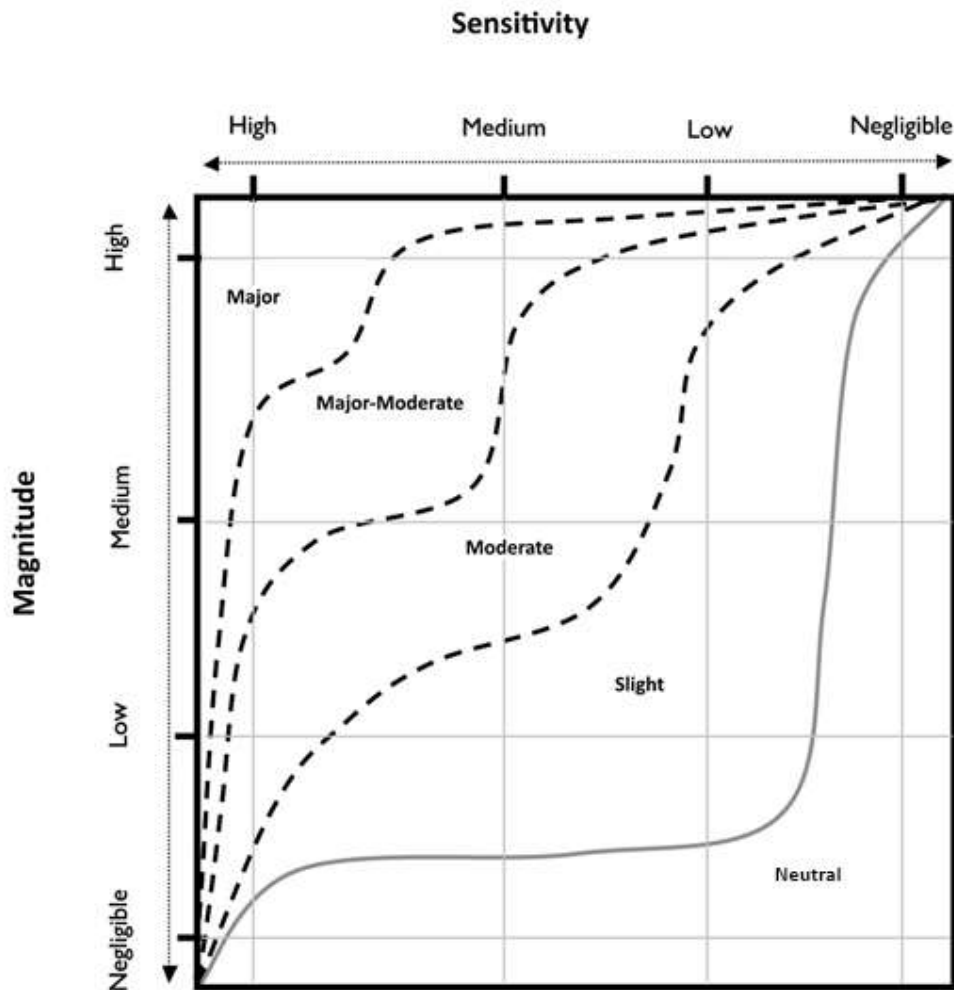
Extent indicates the geographic area over which the effects will be felt as a result of the proposed development. It is judged as Wide, Intermediate, Localised or Limited.

- **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 Visual Impacts

Table D - Significance criteria of visual impacts

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

APPENDIX I: METHODOLOGY

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 January 2024, March and July 2025 where a series of photographs were taken from representative viewpoints. Their locations are shown on in Figure 1 of the Viewpoints Figure Document.

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. All photographic technical information can be found alongside each individual viewpoint.

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 community 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.

APPENDIX II: 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
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.

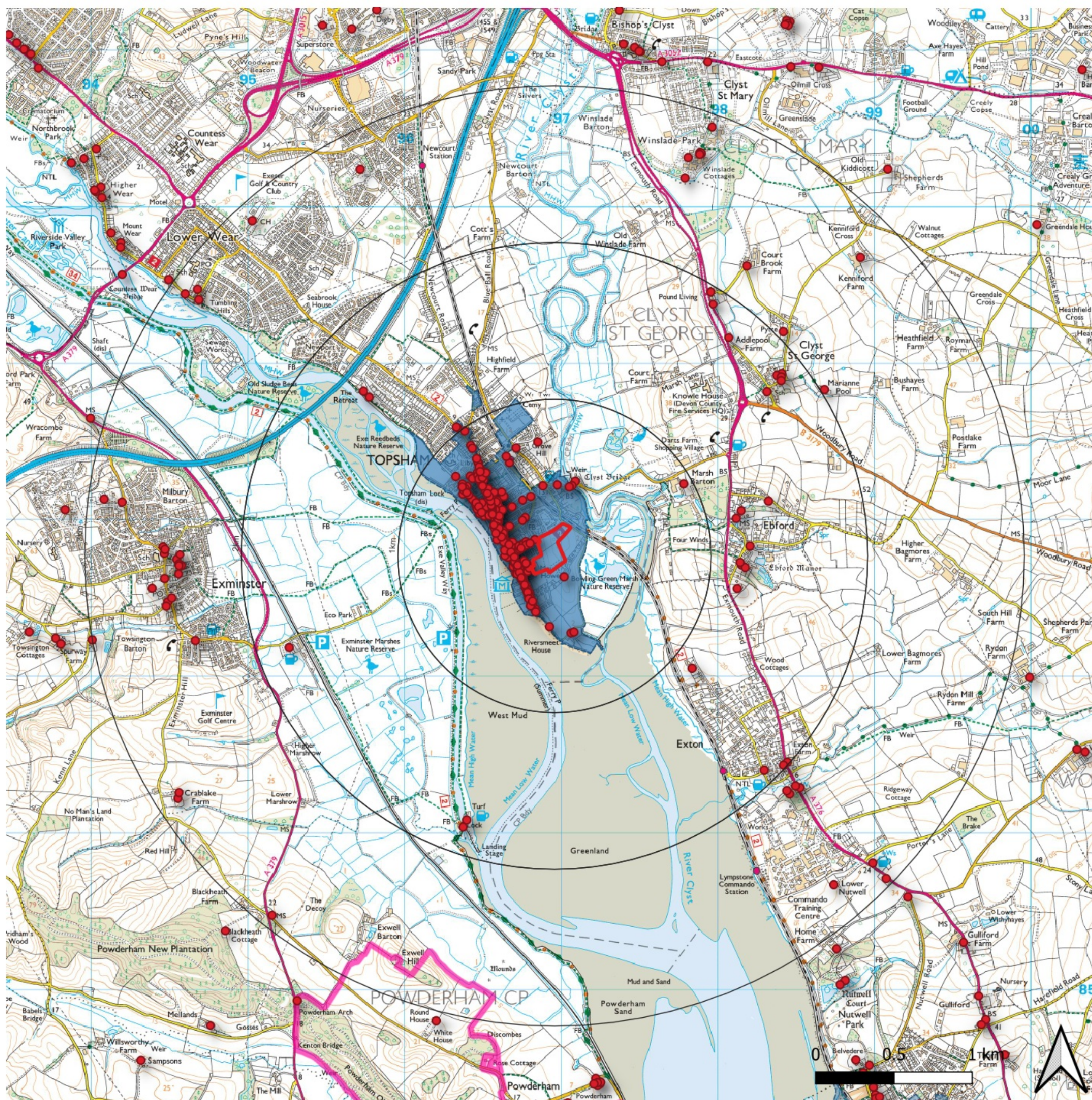
Proposed Residential Development at Monmouth Street, Topsham, Devon, EX3 0AR

Maps Figure Set

December 2023

Contents

- Figure 01 - Landscape Designations
- Figure 02 - Landscape Character
- Figure 03 - Access and Public Rights of Way
- Figure 04 - Topography Map



LEGEND

- Site Boundary
- 1km, 2km, 3km radii around Site Boundary

Designations

- Parks and Gardens
- Heritage Conservation Areas

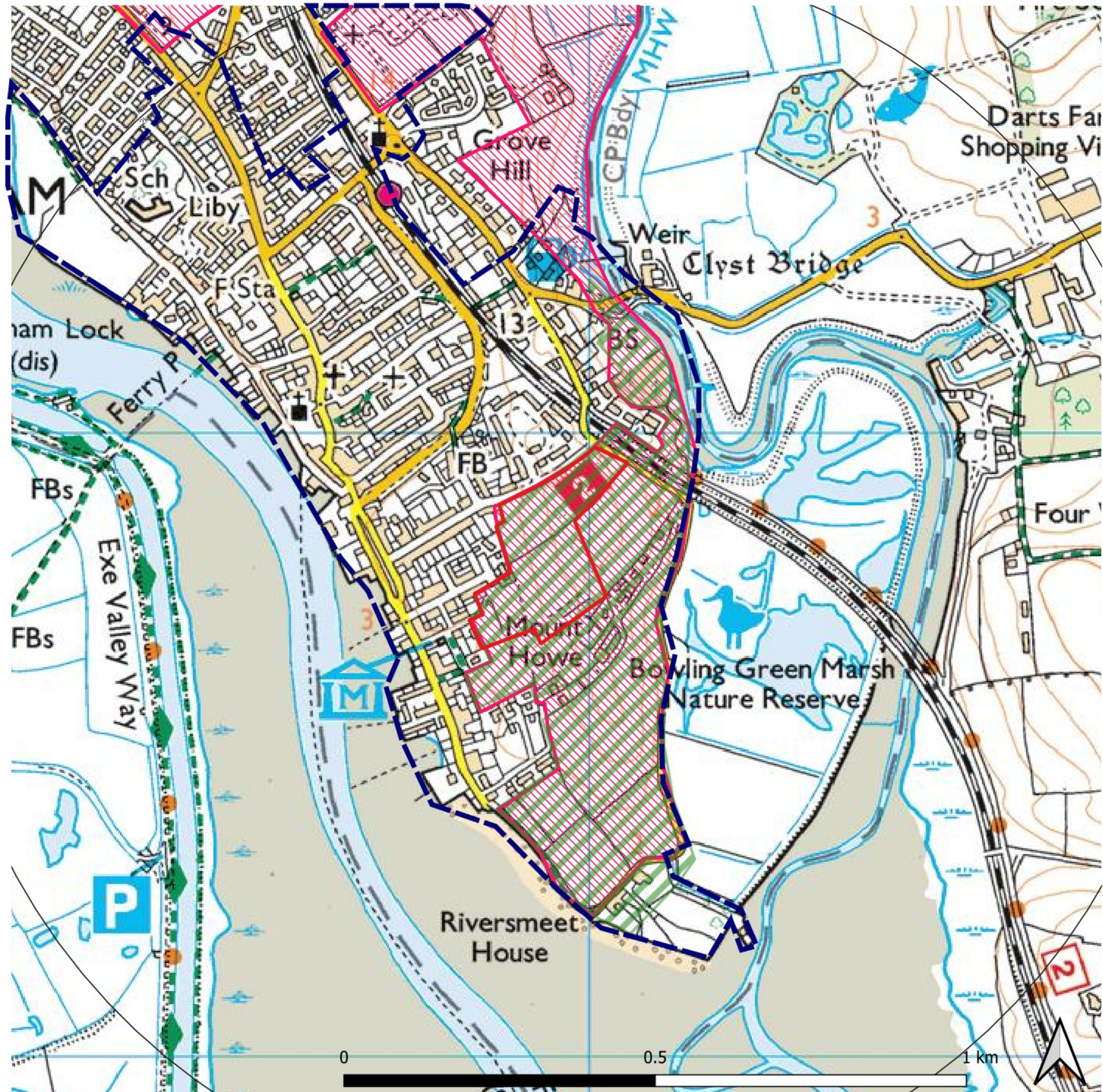
Scheduled Ancient Monuments and Listed Buildings

- Scheduled Ancient Monuments
- Listed Buildings

The study areas have been mapped by Redbay Design using QGIS based on those identified by OS Data, Devon County Council interactive maps and Magic Maps.

PROJECT TITLE
Proposed Residential Development at Monmouth Street
 DRAWING TITLE
Figure 1a
Landscape Designations

redbaydesign
 LANDSCAPE CONSULTANTS



LEGEND

- Site Boundary
- 1km, 2km, 3km radii around Site Boundary

Local Plan Policy (Adopted March 2005)

- Landscape Setting LS1

Exeter Fringes Landscape Sensitivity and Capacity Study

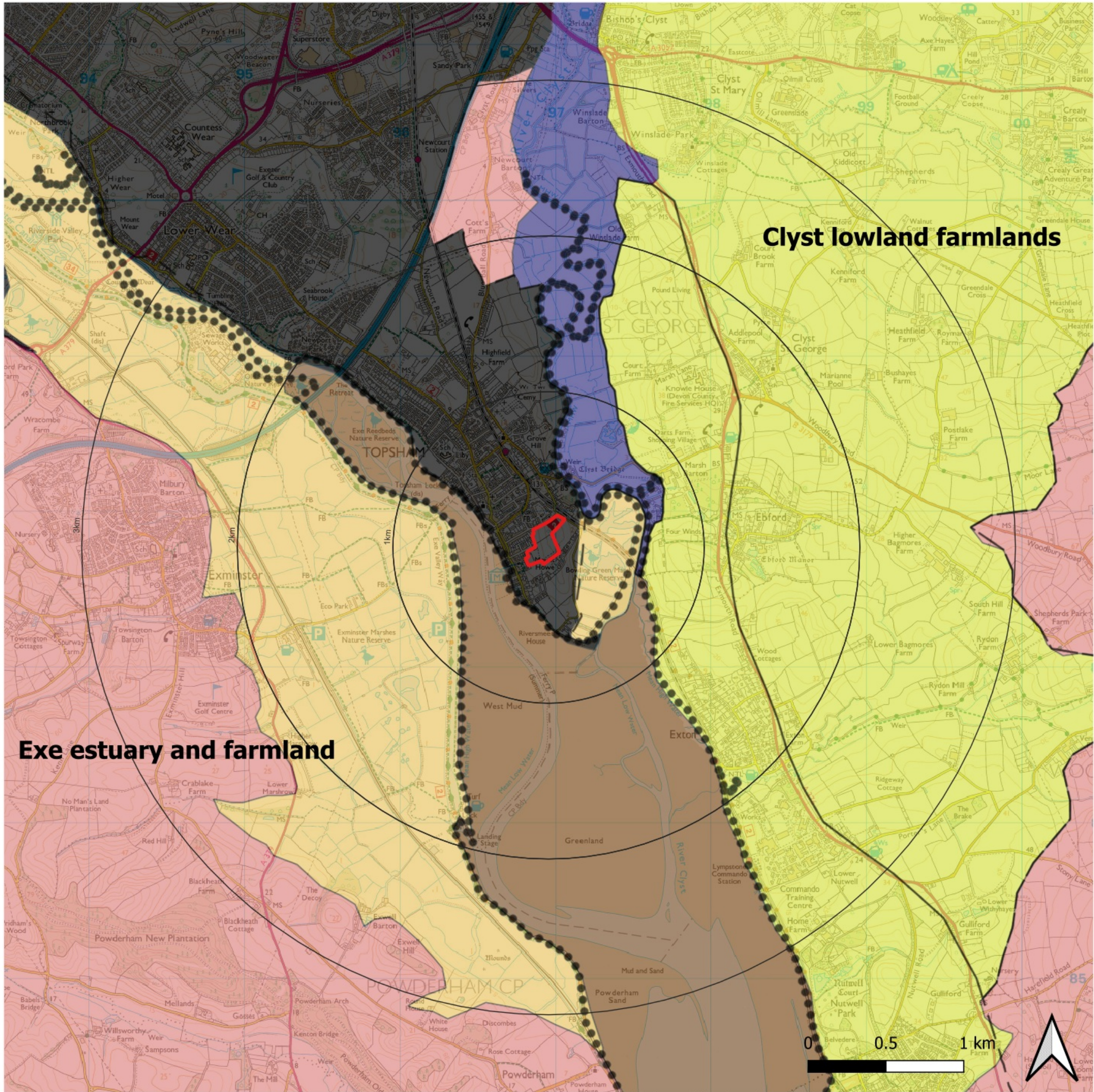
- Zone 23 (February 2007 Assessment)
- LP21 (August 2022 Assessment)

- Conservation Area C1-C3, C5

The study areas have been mapped by Redbay Design using QGIS based on those identified by OS Data, Devon County Council interactive maps and Magic Maps.

PROJECT TITLE
Proposed Residential Development at Monmouth Street
DRAWING TITLE
Figure 1b
Landscape Designations - Local Policy

redbaydesign
LANDSCAPE CONSULTANTS



LEGEND

- Site Boundary
- 1km, 2km, 3km radii around Site Boundary

Landscape Character

- National Landscape Character Areas (Devon Redlands)
- Devon Landscape Character Areas (labelled on plan in small bold text)

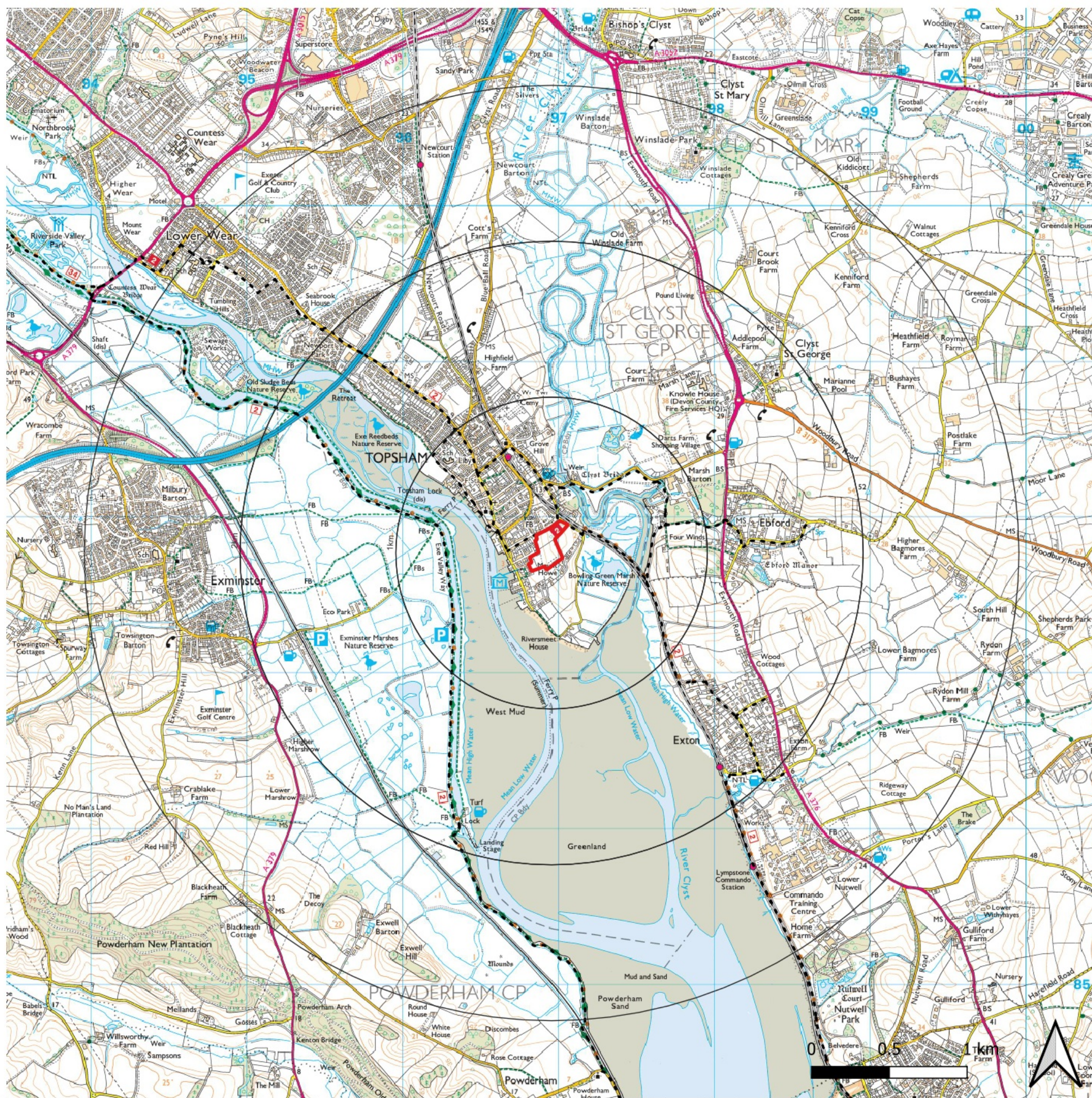
Devon Landscape Character Types

- 3B Lower rolling farmed and settled valley slopes
- 3C Sparsely settled farmed valley floors
- 3E Lowland plains
- 4A Estuaries
- 4B Marine levels and coastal plains
- 7 Main cities and towns

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

PROJECT TITLE
Proposed Residential Development at Monmouth Street
DRAWING TITLE
**Figure 2
Landscape Character**





LEGEND

- Site Boundary
- 1km, 2km, 3km radii around Site Boundary

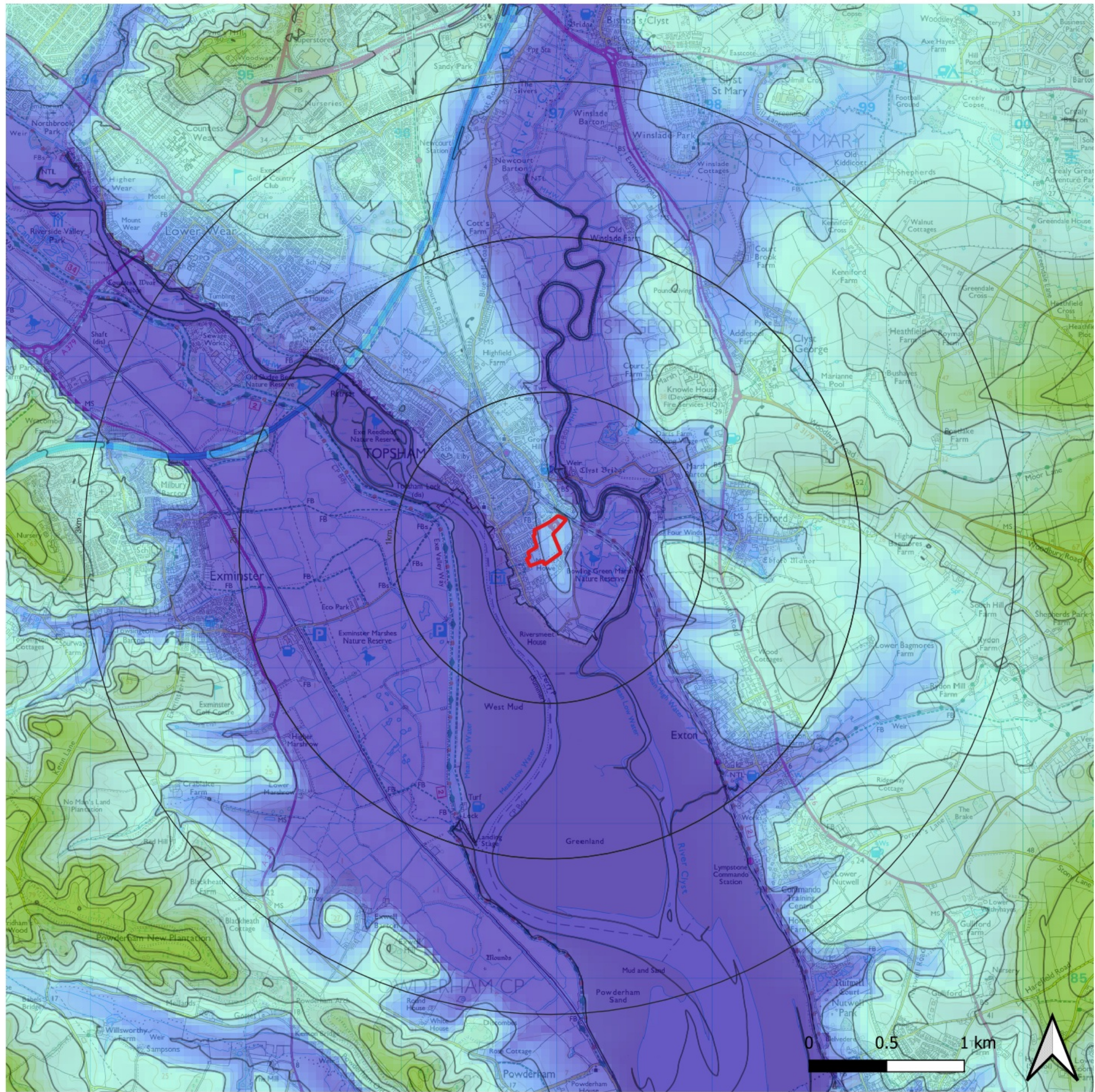
Public Rights of Way (PRoW)

- Open Access Land
- National Cycle Network
- National Footpath
- Footpath
- Bridleway
- Byway Open to All Traffic

The study areas have been mapped by Redbay Design based on those identified by OS Data.

PROJECT TITLE
Proposed Residential Development at Monmouth Street
DRAWING TITLE
**Figure 3
Access and Public Right of Way**

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LANDSCAPE CONSULTANTS



LEGEND

- Site Boundary
- 1km, 2km, 3km radii around Site Boundary

Topography

- 10m
- 20m
- 40m
- 60m
- 80m
- 100m
- 120m
- 140m
- 160m
- 180m
- 200m
- 240m
- 280m
- 320m
- 360m
- 460m
- 560m
- 660m
- 800m

The study areas have been mapped by Redbay Design using QGIS based on those identified by OS data.

PROJECT TITLE
Proposed Residential Development at Monmouth Street
DRAWING TITLE
**Figure 4
Topography Map**



Proposed Residential Development on Land south of Monmouth Street, Topsham, Devon

Viewpoints Figure Set_V7

April 2026

Contents

Figure 05 - First Return DSM Zone of Theoretical Visibility with Viewpoint Locations

Photo Panels

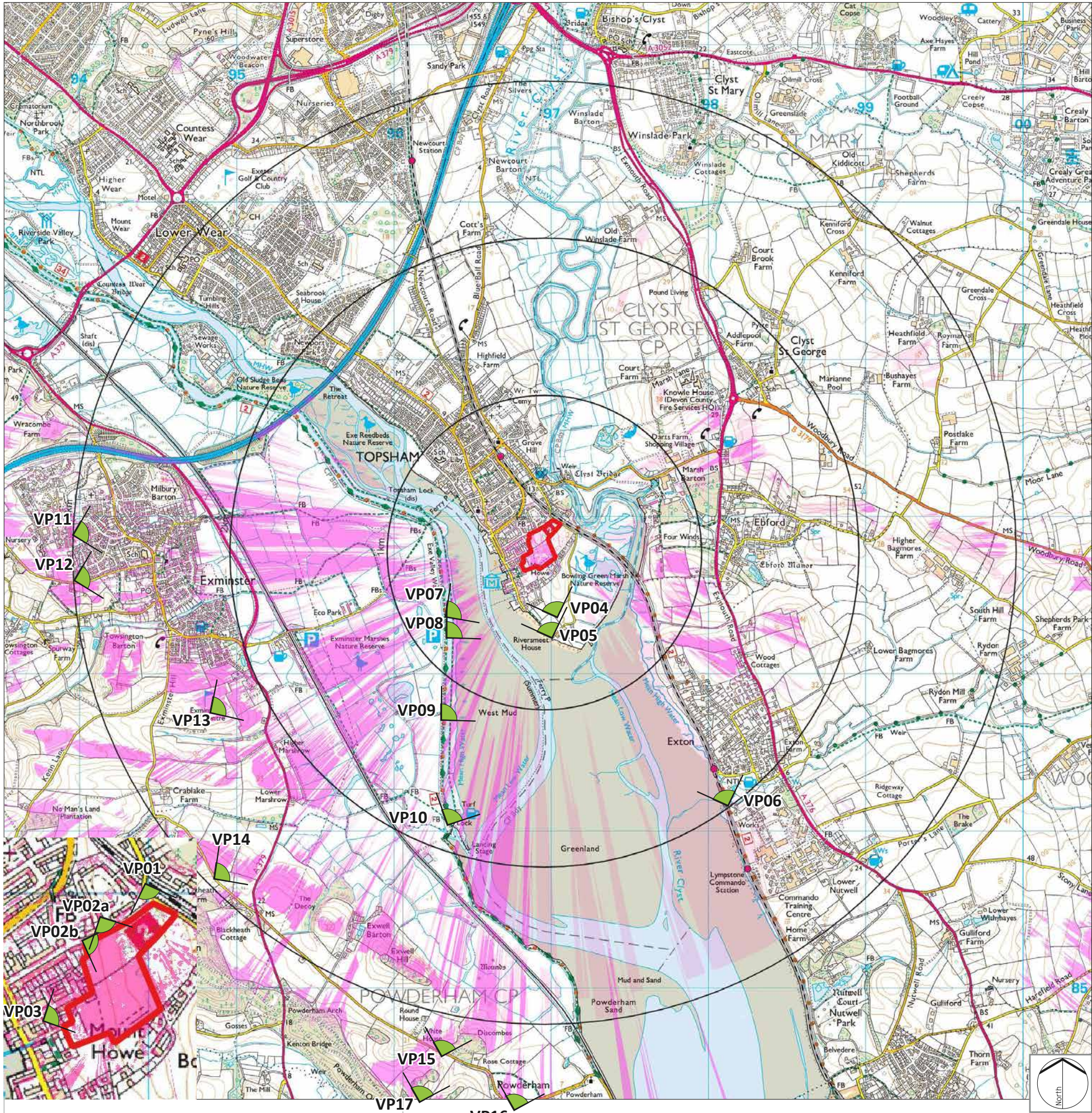
- VP01 Elm Grove Road south of railway bridge
- VP02a Monmouth Street
- VP02b Altamira Lodge, Monmouth Street
- VP03 Lower Shapter Street
- VP04 The Goat Walk, Riversmeet entrance
- VP05 The Goat Walk northern boundary
- VP06 Exe Estuary Trail south of Exton Station
- VP07 Exe Valley Way canal path north of Exminster Marshes Car Park
- VP08 Exe Valley Way canal path south of Exminster Marshes Car Park
- VP09 Exe Valley Way canal path Exminster Marshes viewing platform
- VP10 Exe Valley Way canal path The Turf Lock
- VP11 Farm House Rise, Exminster
- VP12 Deepway Lane
- VP13 Exminster Gold Centre
- VP14 Road between Crablake and Blackheath farm field gate
- VP15 Exwell Hill south of entrance to Powderham’s Round House
- VP16 Public footpath Powderham 1
- VP17 Powderham Belvedere

Note:

This document contains photomontages for VPs07, 12 ,13 and 17 which were carried out by Place By Design.

Methodology: The visualisations were prepared using the project 3D model, which incorporates the proposed finished floor levels. Camera position, viewing direction and field of view were aligned using the coordinates, elevation and photography information provided within the LVIA documentation. This process enabled the generation of views intended to approximate the perspective and scale of the original photographs. Survey information was referenced to check the relative height relationship between existing vegetation and the proposed development.

These images are intended to provide a reasonable visual representation of the proposals from the identified viewpoints. Limitations affecting precision include the availability and seasonal condition of the source photography, and tolerances associated with the viewpoint elevation and positional data provided.



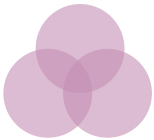
LEGEND

-  Site Boundary
-  1km, 2km, 3km radii around Site Boundary

Viewpoints

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

Zone of Theoretical Visibility



Calculated using an 8m high multiple point transmitter within the site, with a 1.6m high receiver height.

This drawing is based upon computer generated Zone of Theoretical Visibility (ZTV) studies. The areas shown in pink take into account the topography in combination with surface features such as vegetation and buildings.

The data has been downloaded from data.gov.uk as part of the *National LIDAR Programme* which aims to provide accurate elevation data at 1m spatial resolution for all of England by the end of 2021. The country has been divided into approximately 230 logical blocks with survey starting in November 2016. Surveys are undertaken during winter months (approximately November to April each year) and published through the DEFRA Data Services Portal.

LIDAR is an airborne mapping technique which accurately measures the height of the terrain and surface objects on the ground, through the use of a scanning laser that measures the distance between the aircraft and the ground.

First Return Digital Surface Model(s) (FZ DSM) is created from the either the first or only LIDAR pulse returned to the sensor and contains all ground and surface objects. It is more likely to return elevations from the top or near top of trees and the edges of buildings. It can often be used in canopy height modelling and production of building outlines.

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

PROJECT TITLE
**PROPOSED RESIDENTIAL DEVELOPMENT
AT MONMOUTH STREET, TOPSHAM**
DRAWING TITLE
**Figure 05
Topographical Zone of Theoretical Visibility
(3.5km)**



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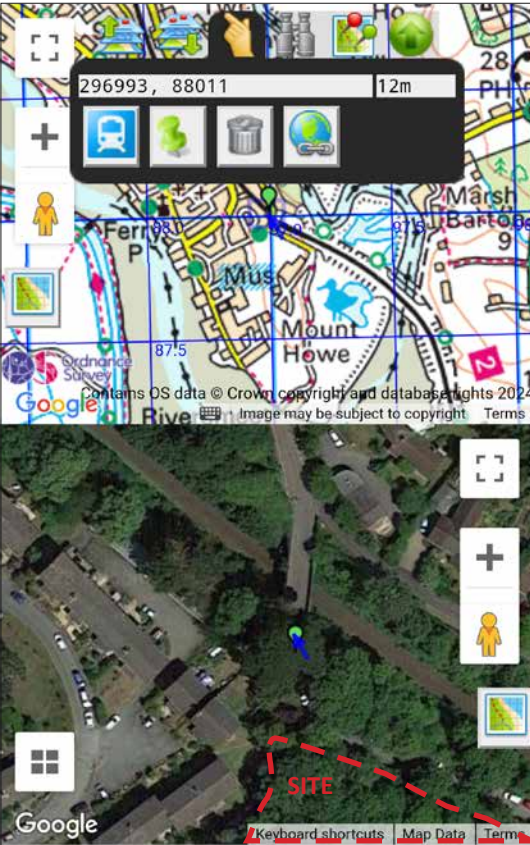


VP01: Northern end of Footpath 221/16/1 across the field immediately east of the site.

SITE



VP01 Elm Grove Road south of railway bridge



Photographic Information:

Date/Time: = 15/01/2024 at 12:10pm
Camera = Sony A7iii
Lens = Fixed 50mm
Horizontal FoV = 39.6 (Single Frame)

Location Information:

Easting = 296993
Northing = 88011
Elevation = 12m AOD
Approx. Distance = 30m north

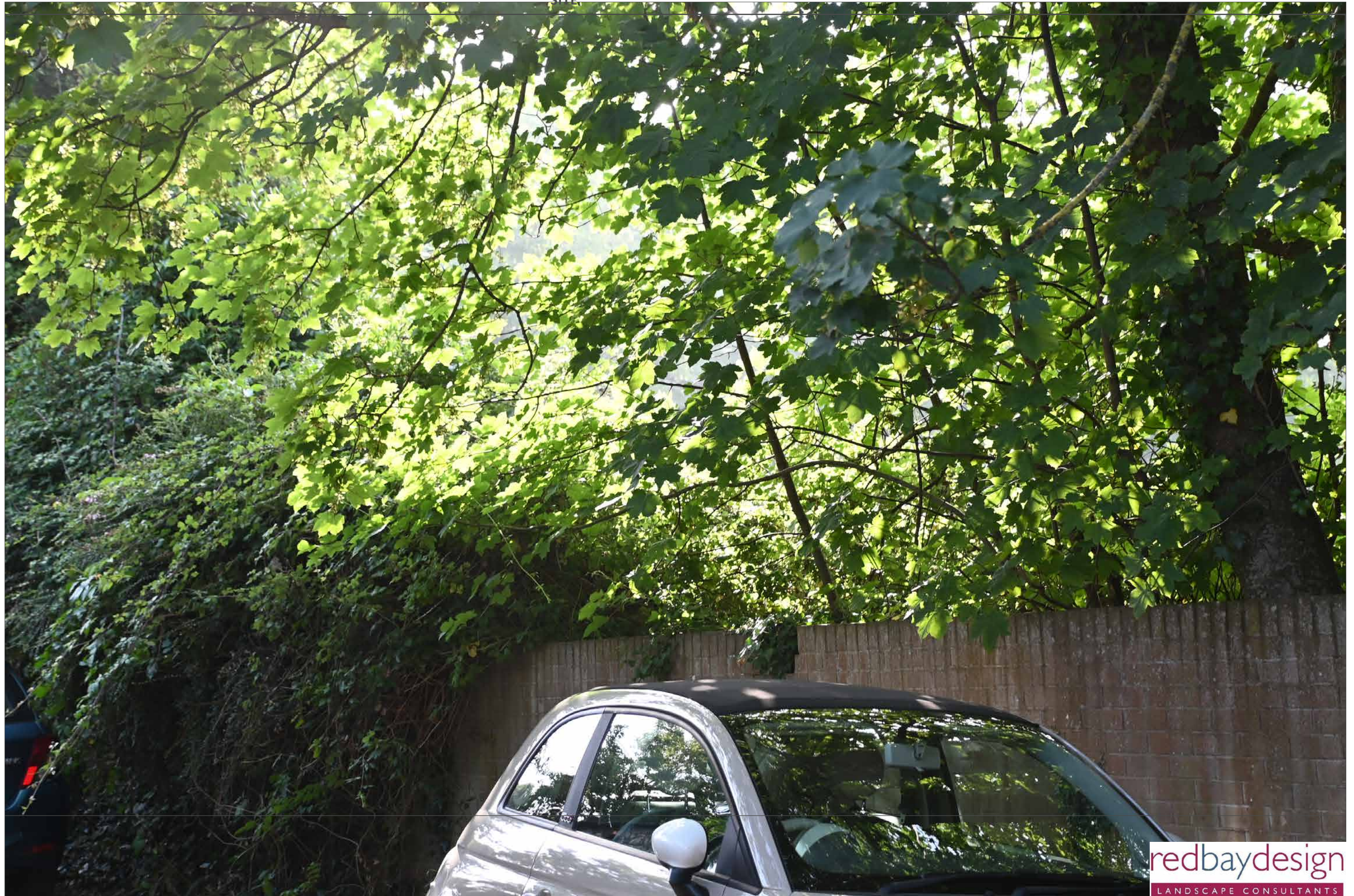
This page to be printed at A3 and viewed at a comfortable arms length (500-550mm)

PROJECT TITLE
**LAND SOUTH OF MONMOUTH STREET,
TOPSHAM**

DRAWING TITLE
Photo Panels: Panel A



SITE



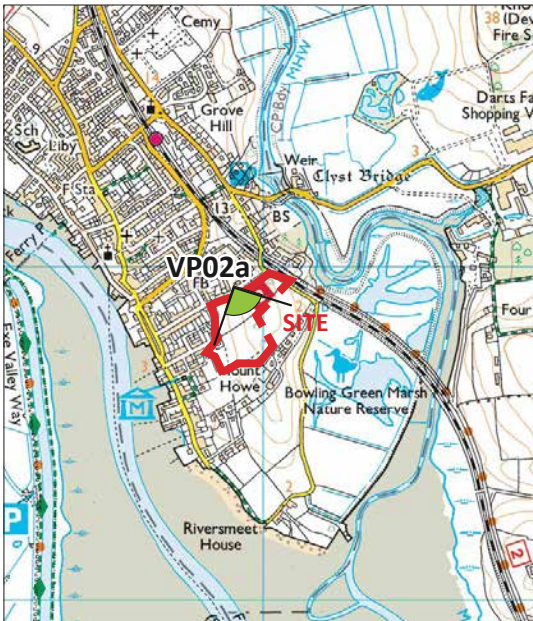
VP02a Monmouth Street (50mm lens)

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VP02a Monmouth Street (18mm Lens)



Photographic Information:

Date/Time: = 24/07/2025 at 08:31am
Camera = Nikon D90 DSLR
Lens = AF-S Nikon 18-105mm
35mm Focal Length = 50
Horizontal FoV = 53.5°

Location Information:

Easting = 96869
Northing = 87894
Elevation = 9m AOD

Approx. Distance = 20m north

PROJECT TITLE
**LAND SOUTH OF MONMOUTH STREET,
TOPSHAM**

DRAWING TITLE
Photo Panels: Panel B



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VP02 Altamira Lodge, Monmouth Street



VP02b Altamira Lodge, Monmouth Street



Photographic Information:

Date/Time: = 12/03/2025 at 09:48pm
Camera = Nikon D90 DSLR
Lens = AF-S Nikon 18-105mm
35mm Focal Length = 28
Horizontal FoV = 53.5°

Location Information:

Easting = 296874
Northing = 87900
Elevation = 9m AOD

Approx. Distance = 20m north

This page to be printed at A3 and viewed at a comfortable arms length (500-550mm)

PROJECT TITLE
**LAND SOUTH OF MONMOUTH STREET,
TOPSHAM**

DRAWING TITLE
Photo Panels: Panel C



SITE



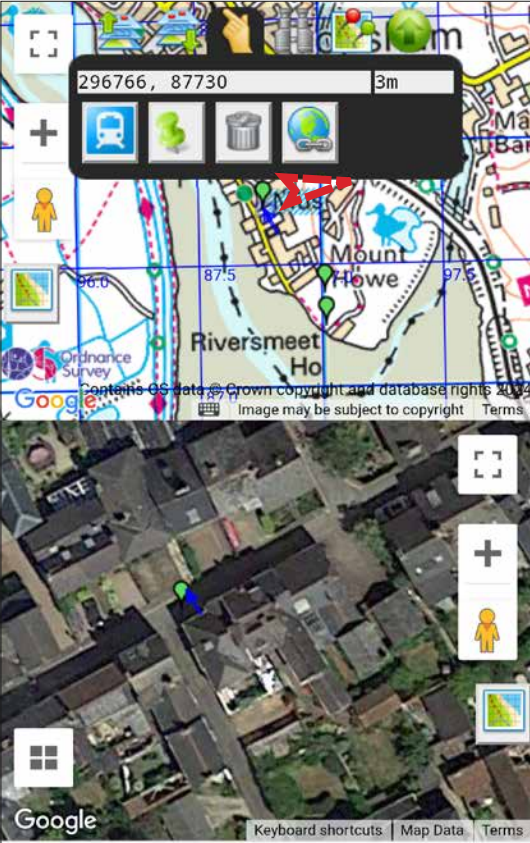
VP03 Lower Shapter Street

This page to be printed at A3 and viewed at a comfortable arms length (500-550mm)

SITE



VP03 Lower Shapter Street



Photographic Information:

Date/Time: = 15/01/2024 at 1:57pm
Camera = Sony A7iii
Lens = Fixed 50mm
Horizontal FoV = 39.6 (Single Frame)

Location Information:

Easting = 296766
Northing = 87730
Elevation = 3m AOD

Approx. Distance = 50m west

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PROJECT TITLE
**LAND SOUTH OF MONMOUTH STREET,
TOPSHAM**

DRAWING TITLE
Photo Panels: Panel D



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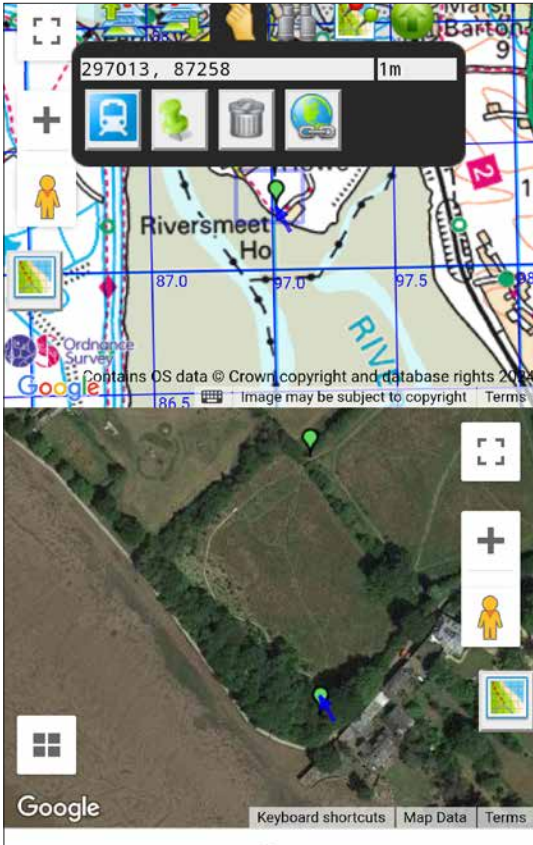


VP04 The Goat Walk, Riversmeet entrance

SITE



VP04 The Goat Walk, Riversmeet entrance



Photographic Information:

Date/Time: = 15/01/2024 at 1:36pm
Camera = Sony A7iii
Lens = Fixed 50mm
Horizontal FoV = 39.6 (Single Frame)

Location Information:

Easting = 297013
Northing = 87258
Elevation = 1m AOD

Approx. Distance = 450m south

This page to be printed at A3 and viewed at a comfortable arms length (500-550mm)

PROJECT TITLE
**LAND SOUTH OF MONMOUTH STREET,
TOPSHAM**

DRAWING TITLE
Photo Panels: Panel E



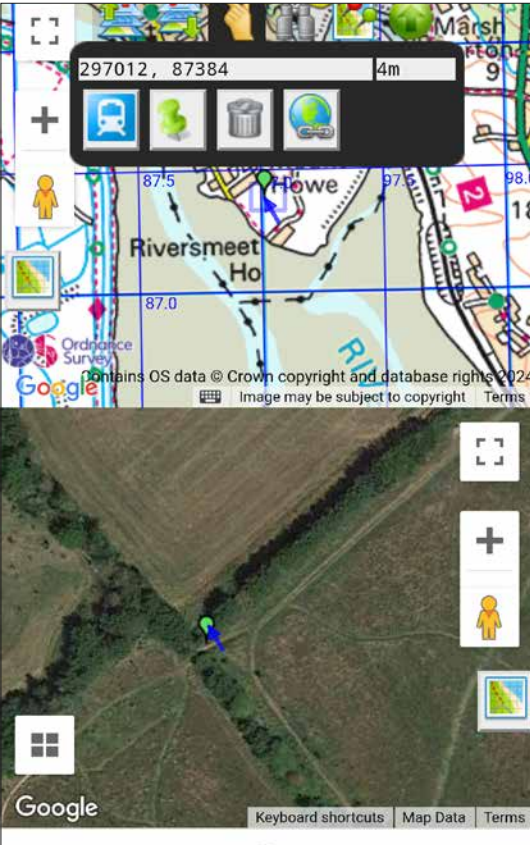


VP05 The Goat Walk northern boundary

SITE



VP05 The Goat Walk northern boundary



Photographic Information:

Date/Time: = 15/01/2024 at 1:33pm
Camera = Sony A7iii
Lens = Fixed 50mm
Horizontal FoV = 39.6 (Single Frame)

Location Information:

Easting = 297012
Northing = 87834
Elevation = 1m AOD

Approx. Distance = 310m south

This page to be printed at A3 and viewed at a comfortable arms length (500-550mm)

PROJECT TITLE
**LAND SOUTH OF MONMOUTH STREET,
TOPSHAM**

DRAWING TITLE
Photo Panels: Panel F



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SITE

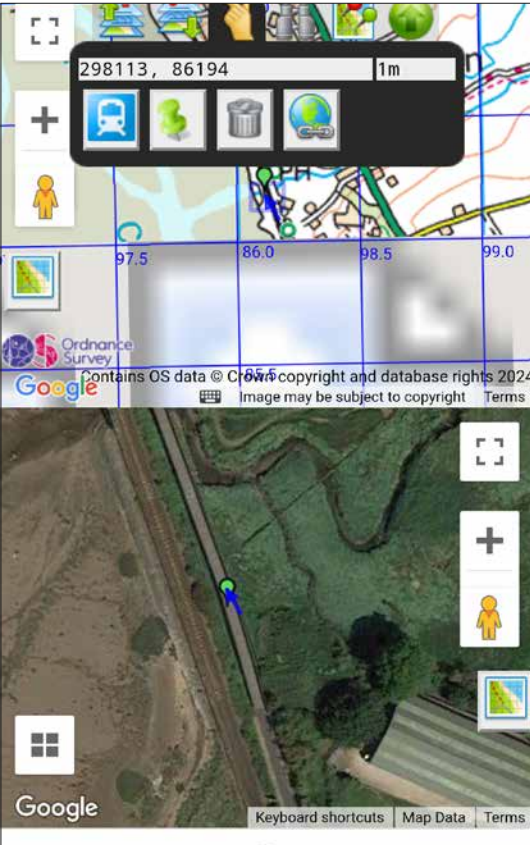


VP06 Exe Estuary Trail south of Exton Station

SITE



VP06 Exe Estuary Trail south of Exton Station



Photographic Information:

Date/Time: = 15/01/2024 at 3:20pm
Camera = Sony A7iii
Lens = Fixed 50mm
Horizontal FoV = 39.6 (Single Frame)

Location Information:

Easting = 298113
Northing = 86194
Elevation = 1m AOD

Approx. Distance = 1.5km southeast

This page to be printed at A3 and viewed at a comfortable arms length (500-550mm)

PROJECT TITLE
**LAND SOUTH OF MONMOUTH STREET,
TOPSHAM**

DRAWING TITLE
Photo Panels: Panel G



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VP07 Exe Valley Way canal path north of Exminster Marshes Car Park

SITE



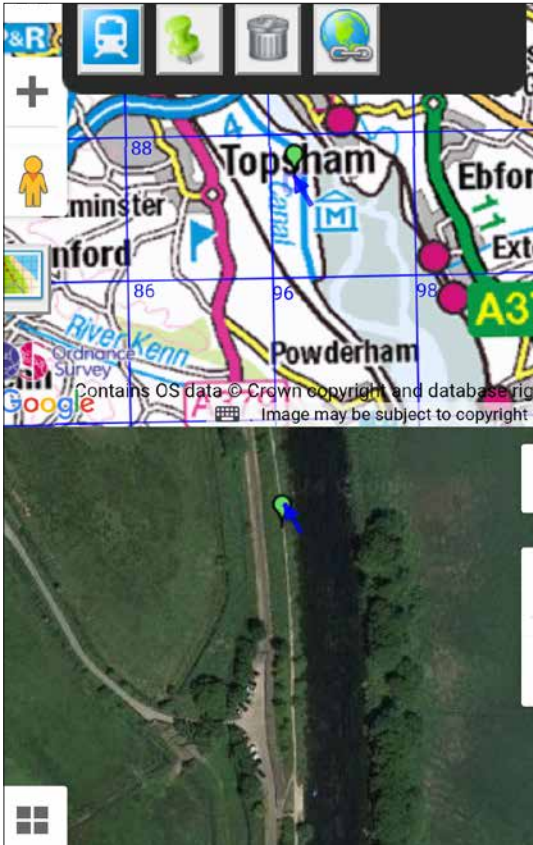
VP07 Photomontage: Exe Valley Way canal path north of Exminster Marshes Car Park

This page to be printed at A3 and viewed at a comfortable arms length (500-550mm)

SITE



VP07 Exe Valley Way canal path north of Exminster Marshes Car Park



Photographic Information:

Date/Time: = 12/03/2025 at 10:25am
Camera = Nikon D90 DSLR
Lens = AF-S Nikon 18-105mm
35mm Focal Length = 50
Horizontal FoV = 53.5°

Location Information:

Easting = 296334
Northing = 87411
Elevation = 1m AOD

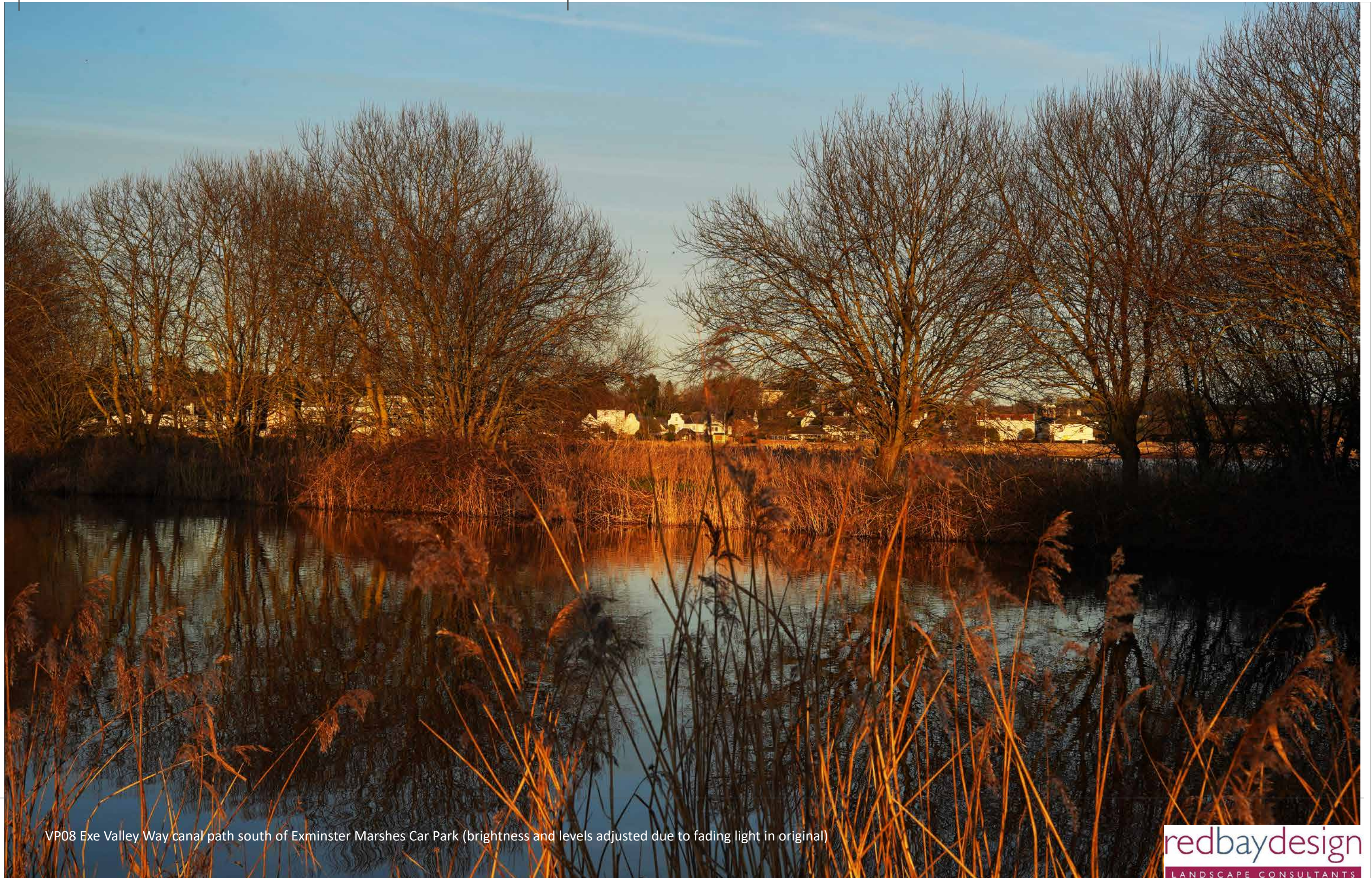
Approx. Distance = 650m south west

This page to be printed at A3 and viewed at a comfortable arms length (500-550mm)

PROJECT TITLE
**LAND SOUTH OF MONMOUTH STREET,
TOPSHAM**

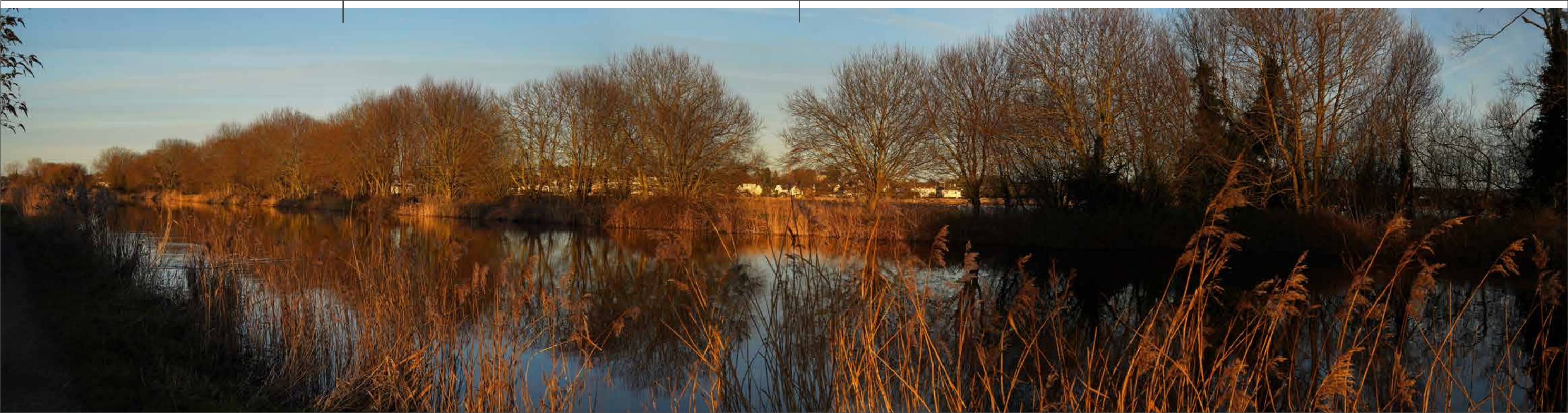
DRAWING TITLE
Photo Panels: Panel H



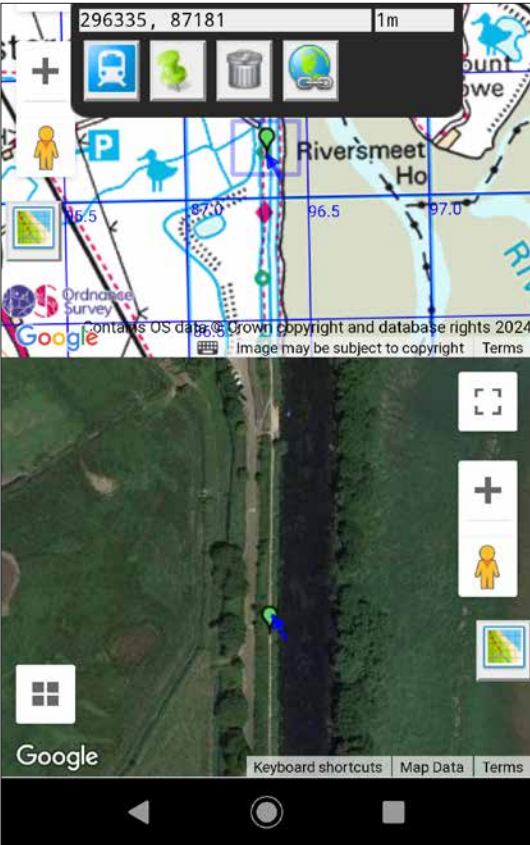


VP08 Exe Valley Way canal path south of Exminster Marshes Car Park (brightness and levels adjusted due to fading light in original)

SITE



VP08 Exe Valley Way canal path south of Exminster Marshes Car Park



Photographic Information:

Date/Time: = 15/01/2024 at 4:12pm
Camera = Sony A7iii
Lens = Fixed 50mm
Horizontal FoV = 39.6 (Single Frame)

Location Information:

Easting = 296335
Northing = 87181
Elevation = 1m AOD

Approx. Distance = 700m south

This page to be printed at A3 and viewed at a comfortable arms length (500-550mm)

PROJECT TITLE
**LAND SOUTH OF MONMOUTH STREET,
TOPSHAM**

DRAWING TITLE
Photo Panels: Panel I



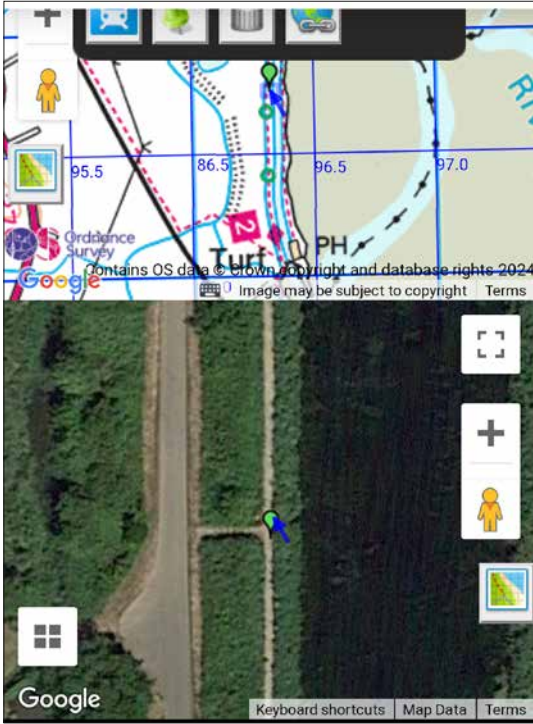


VP09 Exe Valley Way canal path Exminster Marshes viewing platform

SITE



VP09 Exe Valley Way canal path Exminster Marshes viewing platform



Photographic Information:

Date/Time: =12/03/2025 at 10:15am
Camera = Nikon D90 DLSR
Lens = AF-S Nikon 18-105mm
35mm Focal Length = 50
Horizontal FoV = 53.5°

Location Information:

Easting = 296335
Northing = 87181
Elevation = 1m AOD

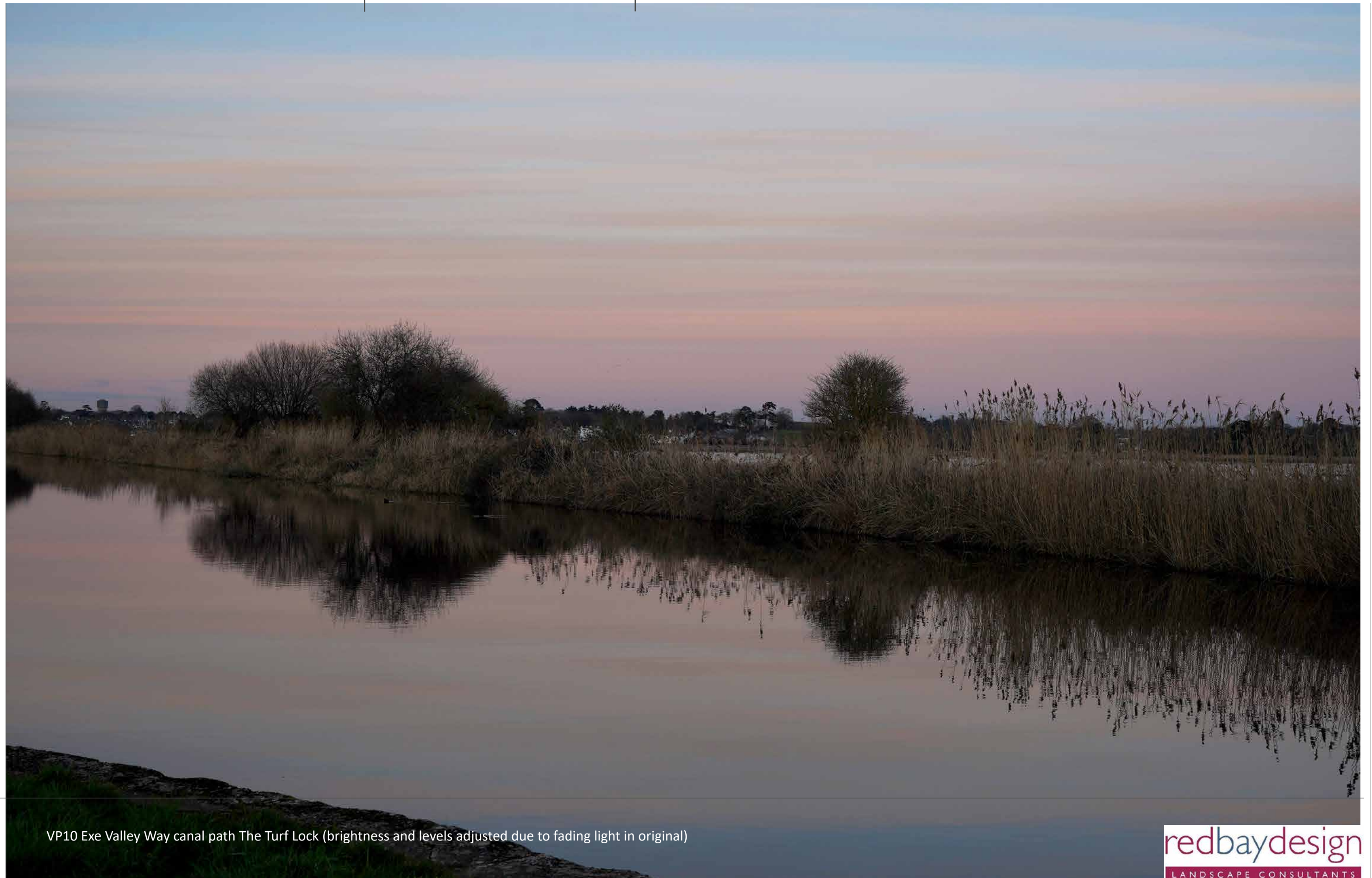
Approx. Distance = 1km south

PROJECT TITLE
**LAND SOUTH OF MONMOUTH STREET,
TOPSHAM**

DRAWING TITLE
Photo Panels: Panel J



SITE



VP10 Exe Valley Way canal path The Turf Lock (brightness and levels adjusted due to fading light in original)

SITE



VP10 Exe Valley Way canal path The Turf Lock



Photographic Information:

Date/Time: = 15/01/2024 at 4:35pm
Camera = Sony A7iii
Lens = Fixed 50mm
Horizontal FoV = 39.6 (Single Frame)

Location Information:

Easting = 296322
Northing = 86360
Elevation = 1m AOD

Approx. Distance = 1km south

This page to be printed at A3 and viewed at a comfortable arms length (500-550mm)

PROJECT TITLE
**LAND SOUTH OF MONMOUTH STREET,
TOPSHAM**

DRAWING TITLE
Photo Panels: Panel K



© Redbay Design Landscape Consultants

SITE



VP11 Farm House Rise, Exminster (50mm Focal Length)

This page to be printed at A3 and viewed at a comfortable arms length (500-550mm)

SITE



VP11 Farm House Rise, Exminster (Zoomed 300mm focal Length)

Note: This image is Zoomed in. See image on preceding page for naked eye view.



Photographic Information:

Date/Time: = 05/03/2024 at 12:35pm
Camera = Nikon D780
Lens = 50mm
Horizontal FoV = 39.6 (Single Frame)

Location Information:

Easting = 93876
Northing = 87950
Elevation: =43m
Approx. Distance = 3km west

This page to be printed at A3 and viewed at a comfortable arms length (500-550mm)

PROJECT TITLE
**LAND SOUTH OF MONMOUTH STREET,
TOPSHAM**

DRAWING TITLE
Photo Panels: Panel L



SITE

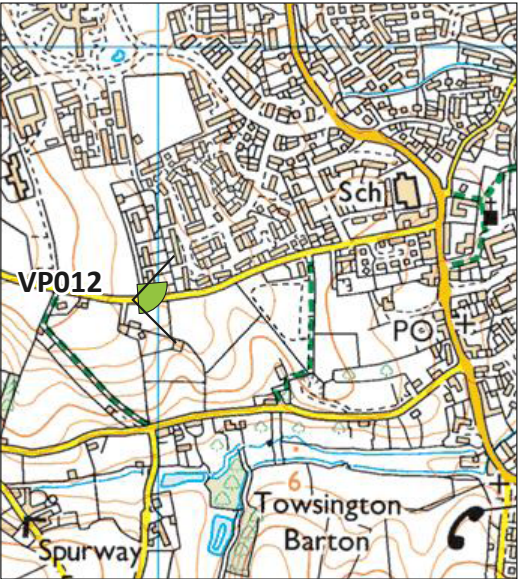


VP12 Deepway Lane (50mm focal Lens)



VP012 Deepway Lane (300mm focal lens)

Note: This image is Zoomed in. See image on preceding page for naked eye view.



Photographic Information:

Date/Time: = 24/04/2025 at 09:37am
Camera = Nikon D90 DSLR
Lens = AF-S Nikon 18-105mm
35mm Focal Length = 50
Horizontal FoV = 53.5°

Location Information:

Easting = 93946
Northing = 87575
Elevation = 41m AOD

Approx. Distance = 3km South west

PROJECT TITLE
**LAND SOUTH OF MONMOUTH STREET,
TOPSHAM**

DRAWING TITLE
Photo Panels: Panel M



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SITE



VP13 Exminster Golf Centre

This page to be printed at A3 and viewed at a comfortable arms length (500-550mm)

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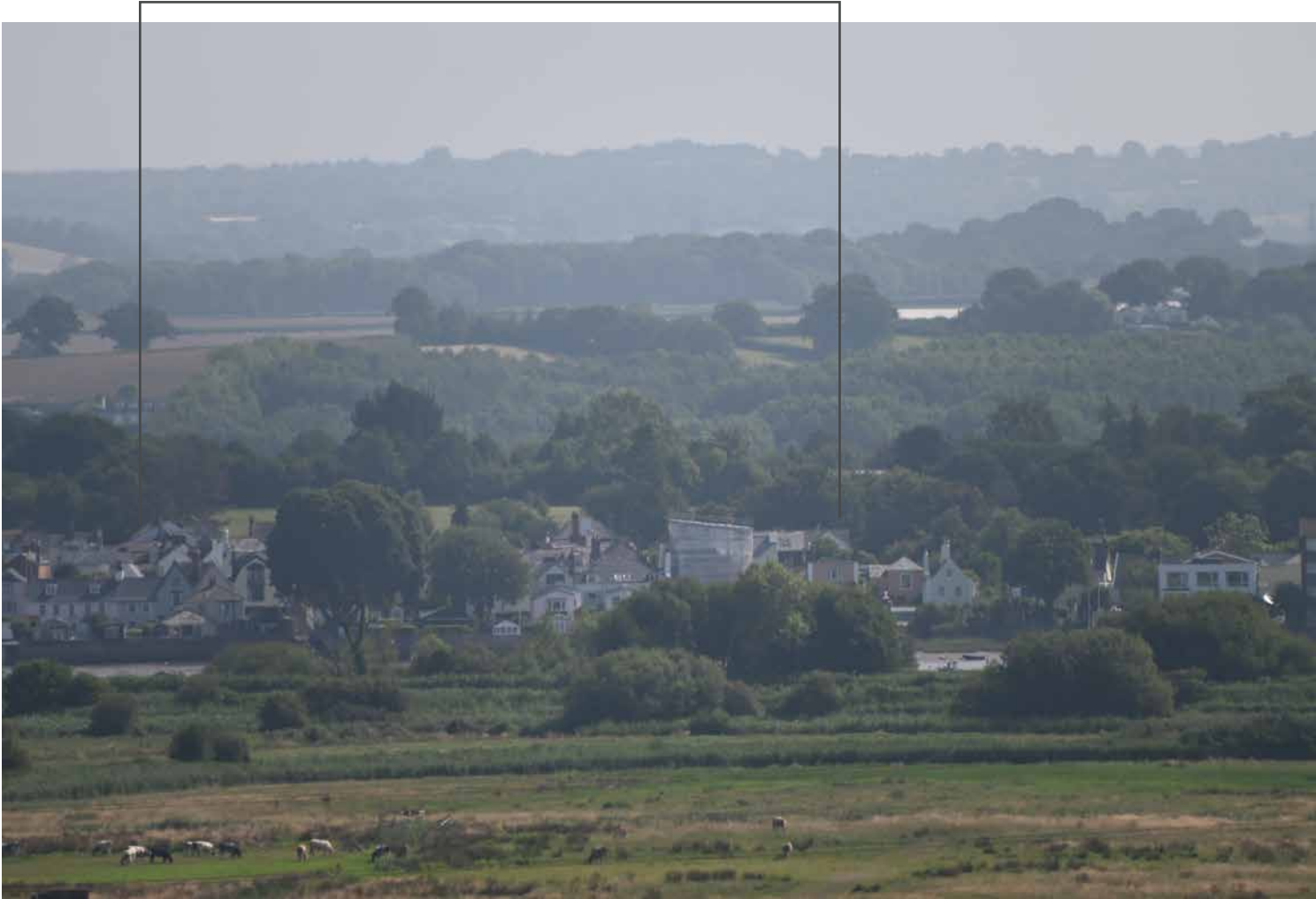
© Redbay Design Landscape Consultants



VP13 Photomontage: Exminster Golf Centre

This page to be printed at A3 and viewed at a comfortable arms length (500-550mm)

SITE



VP13 Exminster Golf Centre (Focal Length 300mm)

Note: This image is Zoomed in. See image on preceding page for naked eye view.



VP13 Exminster Golf Centre

Photographic Information:

Date/Time: = 24/04/2025 at 09:52am
Camera = Nikon D90 DSLR
Lens = AF-S Nikon 18-105mm
35mm Focal Length = 50
Horizontal FoV = 53.5°

Location Information:

Easting = 94806
Northing = 86864
Elevation = 26m AOD

Approx. Distance = 2.7km south west

This page to be printed at A3 and viewed at a comfortable arms length (500-550mm)

PROJECT TITLE
**LAND SOUTH OF MONMOUTH STREET,
TOPSHAM**

DRAWING TITLE
Photo Panels: Panel N



SITE



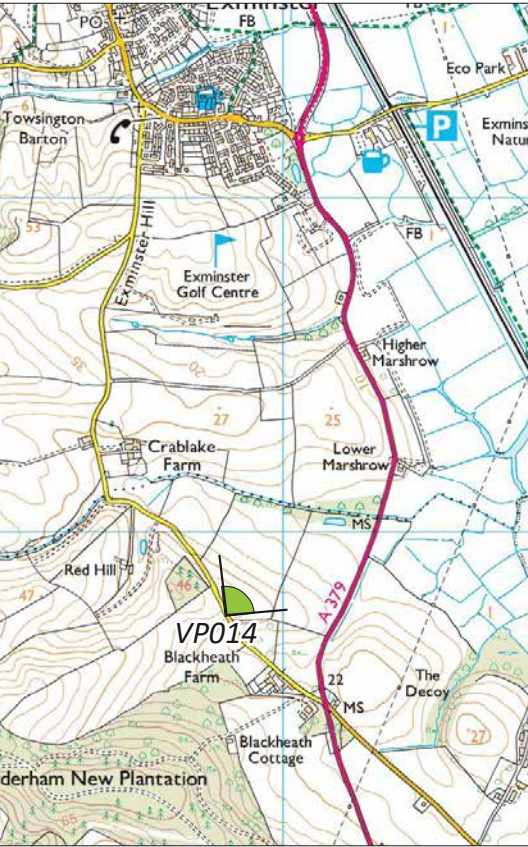
VP014 Field gate on Exminster Hill Public Road between Crablake farm and Blackheath farm field gate

This page to be printed at A3 and viewed at a comfortable arms length (500-550mm)



VP14 Exminster Hill Public Road between Crablake farm and Blackheath farm - field gate (Focal Length: 300mm)

Note: This image is Zoomed in. See image on preceding page for naked eye view.



Photographic Information:

Date/Time: = 24/07/2025 at 09:56am
Camera = Nikon D90 DSLR
Lens = AF-S Nikon 18-105mm
35mm Focal Length = 50
Horizontal FoV = 53.5°

Location Information:

Easting = 94803
Northing = 85838
Elevation = 35m AOD

Approx. Distance = 3km South west

This page to be printed at A3 and viewed at a comfortable arms length (500-550mm)

PROJECT TITLE
**LAND SOUTH OF MONMOUTH STREET,
TOPSHAM**

DRAWING TITLE
Photo Panels: Panel O



© Redbay Design Landscape Consultants

SITE



VP15 Public Road Exwell Hill North of Powderham Castle



VP15 Exwell Hill south of entrance to Powderham Round House (Zoomed)

Note: This image is Zoomed in. See image on preceding page for naked eye view.



Photographic Information:

Date/Time: = 05/03/2024 at 12:55pm
Camera = Nikon D780
Lens = 50mm
Horizontal FoV = 39.6 (Single Frame)

Location Information:

Easting = 96274
Northing = 84618
Elevation = 20m AOD
Approx. Distance = 3.1km south west

This page to be printed at A3 and viewed at a comfortable arms length (500-550mm)

PROJECT TITLE
**LAND SOUTH OF MONMOUTH STREET,
TOPSHAM**

DRAWING TITLE
Photo Panels: Panel P



SITE



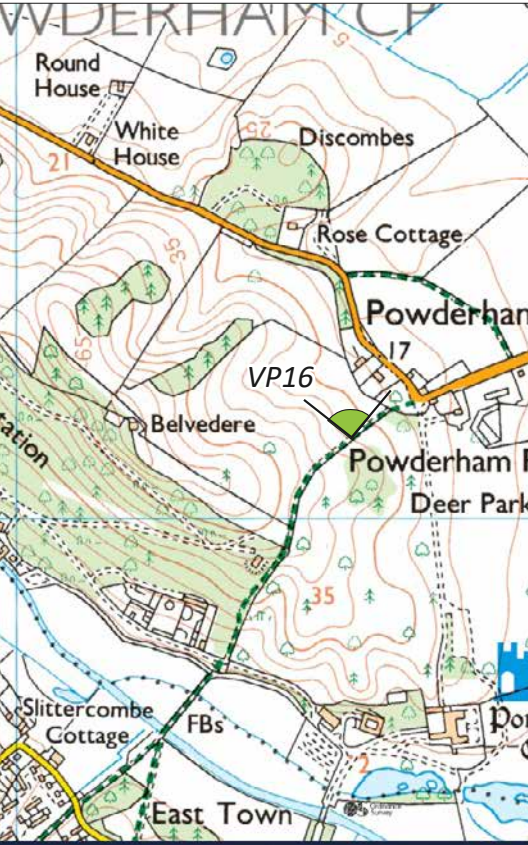
VP16 Public Footpath Powderham 1

SITE



VP16 Public Footpath Powderham 1 (focal length: 300mm)

Note: This image is Zoomed in. See image on preceding page for naked eye view.



Photographic Information:

Date/Time: = 24/07/2025 at 09:59am
Camera = Nikon D90 DSLR
Lens = AF-S Nikon 18-105mm
35mm Focal Length = 50
Horizontal FoV = 53.5°

Location Information:

Easting = 96638
Northing = 84152
Elevation = 32m AOD

Approx. Distance = 3.4m south

This page to be printed at A3 and viewed at a comfortable arms length (500-550mm)

PROJECT TITLE
**LAND SOUTH OF MONMOUTH STREET,
TOPSHAM**

DRAWING TITLE
Photo Panels: Panel R



SITE



VP17 Powderham Belvedere

This page to be printed at A3 and viewed at a comfortable arms length (500-550mm)

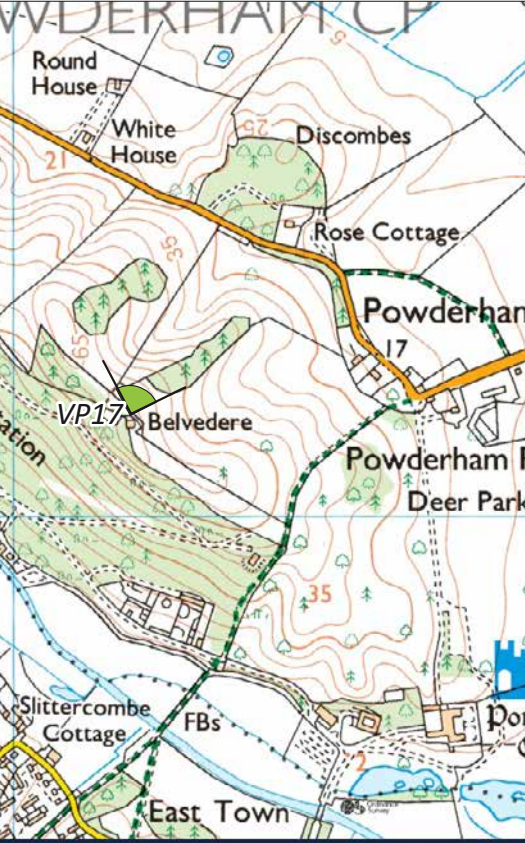


VP17 Photomontage: Powderham Belvedere



VP17 Powderham Belvedere (Focal length: 300mm)

Note: This image is Zoomed in. See image on preceding page for naked eye view.



VP17 Powderham Belvedere

Photographic Information:		Location Information:	
Date/Time:	= 24/07/2025 at 10:29am	Easting	= 96223
Camera	= Nikon D90 DSLR	Northing	= 84199
Lens	= AF-S Nikon 18-105mm	Elevation	= 65m AOD
35mm Focal Length	= 50	Approx. Distance = 3.3km south	
Horizontal FoV	= 53.5°		

This page to be printed at A3 and viewed at a comfortable arms length (500-550mm)

PROJECT TITLE
**LAND SOUTH OF MONMOUTH STREET,
TOPSHAM**

DRAWING TITLE
Photo Panels: Panel S



