

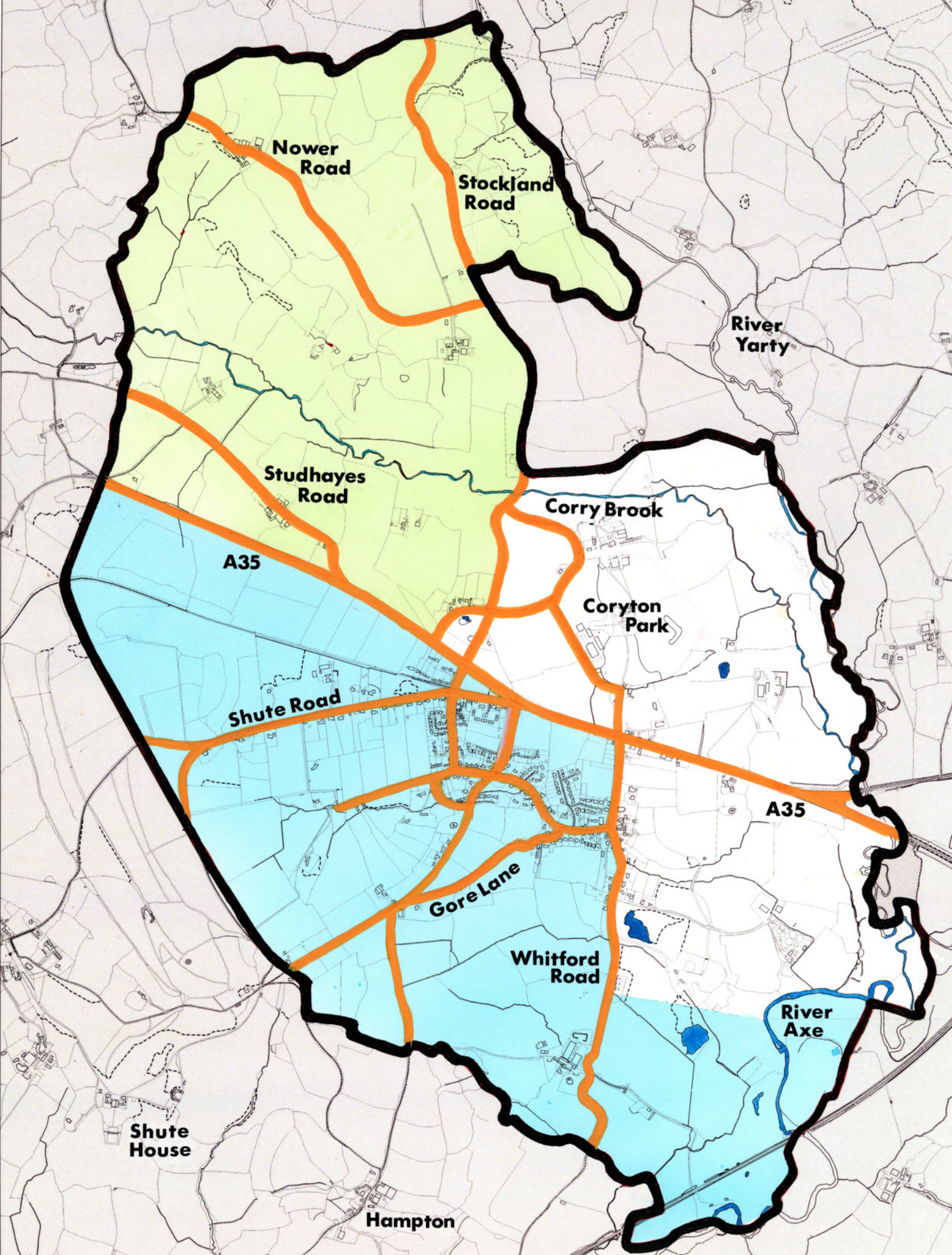
KILMINGTON

VILLAGE

DESIGN STATEMENT

- Kilmington has many attractions - its location, its rural setting, its character and its community. These are the reasons that we, the villagers, choose to live here.
- Change has been rapid in recent times as farming has given over to housing in the village centre and the population has grown.
- To date this development has not greatly spoiled the historic character or the look of the village and Kilmington retains its rural feel. The balance, however, remains fragile.
- The Design Statement sets out a series of recommendations that will act as supplementary planning guidance in an attempt to protect our village, its rural setting, its character and its heritage.





The Parish of Kilmington is divided into approximately equal halves by the A35. The built-up area lies immediately to the south of this road. Much of the Parish lies within the boundaries of two Areas of Outstanding Natural Beauty: the East Devon AONB (blue wash) and the Blackdown Hills AONB (green wash).

Kilmington Village Design Statement

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Introduction

I 1 Link to the Parish Plan

Kilminster published its Parish Plan in 2007. This was based on the answers to a questionnaire sent to all villagers to which more than 90% responded. The responses show that it is the overwhelming wish of the residents to preserve the rural character of the parish, but not so that it becomes locked in a time warp. In particular the villagers feel that:

- The village should not be allowed to grow too large through over development and priority should be given to affordable and sheltered housing.
- Where development is allowed, there should be much better control over planning consent, ensuring that any new building is sympathetic to its neighbours and to the landscape environment.
- Those features that are most admired and characterise the village should be maintained.

I 2 Objectives of the Design Statement

The Kilminster Village Design Statement (KVDS) follows on from the Parish Plan. It sets out:

- To describe the distinctive character of the village and the surrounding countryside.
- To describe the shape of the settlement and how it has developed.
- To identify the nature of the existing buildings.
- To draw up landscape and design principles for future development.

The KVDS has been prepared by villagers following a lengthy consultation process within the community and approved by the Parish Council. It provides guidance to developers and to villagers on planning matters affecting the village environment and, endorsed by the East Devon District Council (EDDC) in October 2011, it has official standing as Supplementary Planning Guidance. It should strengthen the hands of the



*Kilminster Village Green
and the Whitford Road.*



Parish Council and the EDDC in rejecting planning applications that impact adversely on the village environment. The Design Statement will apply to the whole village and not just to conservation and specially designated areas. It is intended as a practical reference for everybody seeking a planning permission or any activity that will have a visual impact on the village.

I 3 Limits of the Design Statement

It is not the purpose of the KVDS to express firm views on important planning matters such as:

- The precise amount of additional development that should be allowed.
- Specific changes to the line of the built-up area boundary.
- Sites or areas of possible development.
- Preferred types of development.

although these matters are referred to in the document. These and other Parish Plan issues such as traffic management and the provision of amenities are matters reserved for the Devon County Council (DCC) and the EDDC in consultation with the Parish Council.

Property owners in the village are reminded of their **permitted development rights** that relate to modifications and/or extensions of existing buildings of a more minor nature. These do not require an application to the planning authorities. Such permitted developments should nevertheless seek to comply with the recommendations of this Design Statement.

This Design Statement is not intended to provide comprehensive advice to developers. It is supplementary planning guidance and is one of many planning documents that will be taken into account when Planning Applications are considered. Compliance with the recommendations of this Design Statement does not therefore guarantee that a Planning Application will be approved.

*The village in the snow, looking north-east from Betty's Ground.
Most of the Parish lies inside two Areas of Outstanding Natural Beauty.*



Kilminster Village Design Statement

Summary, Key Aims and Recommendations



S 1 Kilminster Parish and Village

The Parish of Kilminster occupies an area of 1,760 acres upon which there are currently about 400 properties occupied by 800 parishioners. In community terms, all these parishioners belong to the village of Kilminster, but in terms of this statement “the village” usually refers more narrowly to the built-up village lying almost wholly to the south of the A35, the major trunk road running east-west that bisects the parish. The built-up area of the village occupies less than 5% of the land area of the parish. The area to the north of the A35 is relatively sparsely populated and is still extensively farmed. The main settlement developed on the sheltered eastern slopes of Shute Hill and Kilminster Hill, below the more steeply sloping ground, taking advantage of the available water supplies. Most of the village lies between 100 and 300 ft above sea level, well above the flood plains of the rivers Axe and Yarty and the Corry Brook.

S 2 Kilminster – a Rural Parish

The parish has a rural feel with the countryside reaching right into the village:

- Most of the parish lies inside the borders of two AONBs – East Devon and Blackdown Hills. The rest of the parish is in an Area of Great Landscape Value (see map inside front cover);
- The village gateways (see also below) have kept their rural aspects;
- Many of the historic buildings reflect the farming legacy of the parish;
- Much of the parish land outside the built village is still farmed;
- The long views across the river valleys reveal a patchwork of meadows, fields, hedgerows and trees;

- There are a number of green spaces within the built area of the village;
- There is an absence both of pavements and of street lighting along the through roads and lanes of the village (the A35 excepted).

It is the first Key Aim of this Design Statement to preserve the rural character of the parish.

In pursuit of this aim are six Recommendations:

Recommendation 1 Protect the sight lines of the village approaches (the village gateways that are listed in the Schedule later in this section) and their rural feel.

Recommendation 2 Protect and preserve all the existing green spaces within the built village (six such spaces are identified and are listed in the Schedule).

Recommendation 3 Respect the character of the parish’s historic network of roads and lanes. Pavements and street lighting are not appropriate on this network.

Recommendation 4 Protect the hedgerows, grass verges, banks and rubblestone walls that line the roads and lanes of the parish and are an essential part of the landscape setting.

Recommendation 5 Protect the stream that runs through the village from Springhead via Silver Street, The Street and The Green and the drains that carry storm water to this stream.

Recommendation 6 Respect and protect the network of by-ways, bridleways and footpaths that are an important village amenity.

Kilminster Village Design Statement

Summary, Key Aims and Recommendations



S 3 Kilminster – the Historic Core

The village of Kilminster developed off the main road running east to west, the current A35. It grew in support of the dominant farming economy. There were three main centres of population quite widely spaced at The Green, Silver Street and the northern end of The Hill; The Street linked these three centres. There was a smaller community around Kilminster Cross on the main road and a number of large farms outside the core of the village. About 85 of the 94 properties listed around 1840 that have survived provide the historic core of modern Kilminster. They lie on a network of roads and lanes that has not changed over the last 200 years and is of critical importance to the visual character of the village.

A small part of the historic village core, at the eastern end of The Street and around St Giles Church and The Green, has Conservation Area status. There are in total 35 listed buildings in the Parish of Kilminster, only 9 of which lie in the existing Conservation Area. Reviews of the Conservation Area undertaken by EDDC have identified further small areas of the village that may qualify for Conservation Area status and have also criticised recent developments that tend to intrude on or lead to loss of the essential qualities of the existing Conservation Area.

The second Key Aim of the Design Statement is to encourage development that respects the environment in which it is set.

Recommendation 7 below relates to the village's historic core, yet all development within the parish should respect the environment: the character of the roads and lanes; the road boundaries; the trees, hedges, banks and grass verges; the neighbouring buildings; and the longer views. Further recommendations in support of this key aim are listed under Section S 6.

Recommendation 7 The historic elements of the village, comprising both the older village properties and the historic village road network, are of critical importance to the visual

impact of present day Kilminster and should be protected.

Recommendation 8 The regulations relating to the existing Conservation Area should be better enforced and consideration given to the creation of new Conservation Areas to protect other parts of the historic village such as Silver Street, The Hill and the lower end of Shute Road.

S 4 Housing Development since 1840 - Kilminster Today

The pace of housing development has accelerated over the past 170 years. A total of 36 new properties were added in the 60 years to 1900. These all fronted on existing village roads; none were built behind the line of the historic core village. The next 60 years, from 1900 to 1960, saw the building of a further 86 properties, about half of which were the village's first council houses. The majority were again built along the historic road network; only the properties in The Orchard were built on a new access road, the first of Kilminster's cul-de-sacs. Almost all the new build properties in this period were 2-storey. The 1960s brought the advent of the village bungalow, many built behind the line of the historic core and mainly in the former orchards and yards of farms. Over 200 new properties have been added since 1960, an average of four each year, and have doubled the housing stock of the parish. Of these, about 21 are conversions of former farm outbuildings. By accident or good planning, most of the other new buildings are low rise and do not severely impair the visual impact on the historic elements of the village.

The parish is today a vibrant and friendly community of about 800 people; there are many active societies, good sports facilities with a modern pavilion, a well used village hall, a post office and stores, a farm shop, two inns, allotments, a respected school with more than 80 pupils, two churches, a village website and a village magazine. The average age of the community is now just over 50 compared to about 30 one hundred years ago and there is the danger that the village could become a retirement community. This is not currently the case and is decidedly not what the residents wish. The provision



of affordable housing therefore remains a high priority, as does the retention of a thriving school. The residents care strongly about their village – they appreciate that change will occur, but they want a common sense approach to maintaining the environment that drew them to Kilminster and helps to give them a lifestyle they value.

The third Key Aim of the Design Statement is to support the strong wish of Kilminster's residents that the village should not be allowed to grow too large through overdevelopment.

The pace of development proposed in the draft Local Development Framework, in which Kilminster is designated as a hub village, is such that the existing Building Line cannot accommodate the expansion that is proposed.

Recommendation 9 Proposals should be made to redraw the Building Line on a permanent or ad-hoc basis, though any changes should be modest in scale, should give priority to affordable and sheltered housing, and should only be made after proper consultation with the residents.

S 5 Commercial Kilminster

The parish is home to a broad range of commercial activity. While there are fewer active farms – five today compared to about 20 in 1950 – the average farm is far larger and a significant part of the parish land is still given over to farming. Farmers are also diversifying into alternative businesses and adopting schemes for the management of their lands in environmentally friendly ways. Outside farming, there are three retail units – Miller's Farm Shop, Hurford's Stores and Kilminster Cross Garage; two public houses; the Kilminster Café/Motel; Axe Skip Hire; D B Autos; Quick's Engineering works; Bardon Aggregates; and Kilminster sewage treatment works. These last three units are situated off South View Road and necessitate heavy traffic movement through the centre of the village from the A35 at a huge environmental cost to the village. While it is the clear wish of villagers to see a direct access road provided from the A35 at Gammons Hill

to the industrial units on South View Road that would take traffic off the narrow Whitford Road, any recommendation on this matter is outside the remit of this Design Statement. Most of the other commercial units adjoin the A35 between Gammons Hill and Kilminster Cross. In addition, self-employed villagers provide a range of services including holiday lets, B&B, and building, plumbing, electrical and gardening services.

Recommendation 10 Any changes either to land use or to existing farm buildings must be undertaken sensitively with the interests of villagers in mind.

S 6 Protecting the Village and the Rural Environment

The building stock of Kilminster has grown from 85 properties that survive from the pre-1840 era to about 400 currently and about half of the existing properties have been built in the last 50 years. The building styles and materials of construction that have been employed as the housing stock in the village has expanded have reflected the fashions and the technologies of the times. While particular styles and materials may have dominated at different times, there is no single village house style. **This Design Statement is therefore as concerned about how buildings relate to their environment as it is about the design of individual buildings.**

The Design Statement identifies 8 village gateways, the aspects that greet the eye on arrival in the village on the road network. Additionally, the village has many visual focal points that help to define the character of the village (18 are identified in the Design Statement and listed in the Schedule later in this section).

The following recommendations are in support of Key Aim 3 in Section S 4 above:

Recommendation 11 New build developments should not overcrowd their plots and should provide proportionate space for gardens, for screening and for garaging or adequate off-road



parking. Any new building of prominent size or position must be of high quality in terms of its design and its materials of construction.

Recommendation 12 Extensions to existing properties and the complete or partial rebuilding of an existing property should not adversely impact on sight lines when viewed from public areas or from neighbouring properties.

Recommendation 13 The visual focal points within the village (shown in the Schedule) should be protected. Any new developments or modifications to existing properties should not obscure these focal points or detract from their appearance or their sight lines.

Recommendation 14 Planning applications that would impact on important sight lines and views should be required to contain scaled drawings or montages that show the relationship of the building to its surroundings.

Recommendation 15 Boundaries along roads, lanes and paths should be rural in character. Traditional stone walls, banks and hedges are preferred, blended with trees as appropriate. Developments on land behind an existing wall, bank or hedge should limit any damage to that existing boundary and make good any newly created openings in that boundary. Urban fencing, such as wooden panelling, is out of character and should not be installed on boundaries that front onto a road or path.

Recommendation 16 Planting schedules for trees, banks and hedges should form part of the planning conditions for any new development and should be enforced. New plantings in banks and hedges should be of native and traditional species.

Recommendation 17 New build developments should, wherever possible, provide for running electrical and telephone connections underground.

S 7 The Built Form – Design Considerations

It is not the purpose of this Design Statement to repeat the detailed planning guidance laid out in the Devon Structure Plan and the East Devon Local Plan. Rather it is to identify the local character and conditions that planners and developers should be aware of and take into account in reaching their decisions on the design of proposed developments.

Design considerations include scale, layout, building density, height, materials of construction, architectural style and detailing. Given the varied nature of Kilmington's existing housing stock and the wish of the villagers for new build and extensions to harmonise both with the existing housing stock and with their setting, it follows that the requirements for the built form will vary around the village. It must be appreciated, therefore, that the design guidelines listed in Recommendations 18 to 30 may not be appropriate in all situations.

Recommendation 18 New design should demonstrate an awareness of the past while, at the same time, embracing modern technologies.

Recommendation 19 Buildings should be no more than two storeys high and should have pitched roofs. Porch and garage roofs should reflect the pitch and materials of the main roof. Flat roofs should not be permitted.

Recommendation 20 On both new and existing properties a range of roofing materials may be employed – slate, tiles, thatch – but, with the exception of thatch, a dark colour should be used.

Recommendation 21 The colour of renders and other external wall finishes should be neutral or pastel shades (not vivid colours) and should blend with the neighbouring properties.

Kilmington Village Design Statement

Summary, Key Aims and Recommendations



Recommendation 22 Chimneys are an important element of design and should be encouraged. Typically, they should be of brick (possibly rendered) with terra cotta chimney pots. External flues should be dark in colour or concealed from view.

Recommendation 23 The style and detail of windows, including replacement windows, should harmonise throughout the property and any extensions.

Recommendation 24 Dormer windows should have pitched roofs and should be subordinate in scale to the main roof.

Recommendation 25 In older properties a high wall to window ratio should be retained, and prominent picture windows discouraged. Windows and doors in these properties should, when appropriate, use deep window and door reveals to retain the sense of solidity.

Recommendation 26 Guttering should be discreet and appropriate to the age and design of the building.

Recommendation 27 Detail – the use of decoration, texture and design – creates a sense of quality and craftsmanship and should be encouraged in new buildings and carefully preserved in existing buildings. The use of “faux” materials should not be permitted on those parts of a building that are visible from public areas and especially on buildings that front on to the historic road network.

Recommendation 28 All extensions and alterations (including partial rebuilding) to existing buildings should respect the character of the original. Extensions should be subordinate in scale and in height to the existing building(s).

Recommendation 29 Garages, unless integral or concealed from view, should be set back from the building line of the property.

Recommendation 30 The following household adjuncts should, where possible, be concealed from view: fuel storage tanks and refuse storage bins; television and dish aerials; and solar panels. Wind turbines may be appropriate on more remote sites but should not be permitted in the village because of possible noise pollution and visual impact.

Visual Focal Point 10
- traditional rubblestone walls at the junction of George Lane and The Street.



Kilminster Village Design Statement

Summary, Key Aims and Recommendations



Schedule of the Gateways, Focal Points and Green Spaces

The Gateways

1. From War Memorial looking west up Shute Road
2. From A35 looking south at Ashes Farm
3. From Whitford Road looking north approaching Fairfax
4. From Gore Lane looking north-east approaching Jubilee Green
5. From Bim Bom Lane looking north at Silver Street
6. From Shute Road looking east at Little Park
7. From A35 looking south down The Hill
8. From War Memorial looking south down George Lane

The Visual Focal Points

1. St Giles Church and churchyard
2. The Village Hall
3. The Green – the views to and from the Whitford Road both to the north and south and to and from The Street both east and west
4. Hurford's Stores
5. School Lane and the Village School
6. The Playing Fields and the Monterey pine
7. Jubilee Green – both from Gore Lane at Knapp Cottages and from The Street
8. The Whitehayes cottages from The Street both east and west
9. Silver Street
10. Old Newtons and the entrance to George Lane from The Street
11. The New Inn
12. Salisbury Terrace
13. Gowrie House and the Old Bakery from Shute Road
14. The Common
15. The War Memorial
16. The Old Inn
17. Vealhayes and Old Vealhayes
18. The entrance to Coryton Park

The Green Spaces within or adjoining the Village Built-Up Area

1. The Playing Fields (within)
2. The Green (within)
3. Jubilee Green (within)
4. The Allotments (within)
5. The Common (adjoining)
6. The Wooded Plot bounded by the A35, the lower end of Shute Road and the northern end of The Hill (adjoining)

Kilmington Village Design Statement

Summary, Key Aims and Recommendations



Three of our Village Gateways - entering the Built-Up Area on the village road network



*Gateway 2 - the Whitford Road.
Village calm just 20 yards off
the A35.*

*Gateway 6 - Shute Road.
Hedges, banks, grass
verges and trees.*



*Gateway 8 - George Lane.
Rubblestone buildings in a
green setting.*

Kilmington Village Design Statement

Summary, Key Aims and Recommendations



Three of the 18 Visual Focal Points *- those village views where the sight lines should be protected*

Focal Point 9 - Silver Street.
One of the three population centres of the old core village, now a quiet lane and a candidate for Conservation Area status.



Focal Point 4 - Hurford's Stores.
An historic building that provides an important village service.

Focal Points 17 and 18 - Old Vealhays, Vealhays and the gate to Coryton Park on the Stockland Road.



Kilmington Village Design Statement

Summary, Key Aims and Recommendations



Three of our Green Spaces - within and adjacent to the Built-Up Area



Green Space 1 - the Playing Fields and the impressive Monterey pine.

Green Space 2 - The Green, the centre of our Conservation Area.



Green Space 3 - Jubilee Green, and the stream that runs through the village.



A 1 The Geographic Setting and the Influences on Siting

The Parish of Kilmington extends to 1,760 acres. This area is divided almost equally by the A35 trunk road running east to west. The main settlement lies to the south of this road, above the flood plains of the rivers Yarty and Axe and on the gentle slopes of Kilmington and Shute Hills that rise to 550 ft just beyond the western parish boundary. To the north of the A35, the land slopes down to the Corry Brook before rising sharply in the west to Nower Farm and Danes Hill (630 ft), again just beyond the parish boundary. The Corry Brook meanders west to east before joining the river Yarty at Yarty Bridge on the road into Axminster. In this northern half of the parish, the river Yarty that flows from north to south forms in part the boundary between Kilmington and Axminster parishes. South of the A35 on this same eastern boundary, the Yarty joins the river Axe. In this southern portion the rivers Yarty and Axe meander along the eastern boundary of the parish without ever marking the precise parish boundary with Axminster.

These hills to the west and north-west of the parish are composed of upper greensand laid down in the Cretaceous Period. Below the greensand is a layer of lias clay overlying old red sandstone. These layers

have been eroded over the years by the rivers and their feeder streams, and the alluvial deposits form a broad floodplain. The greensand rocks are porous, so that they hold groundwater. Where the greensand reaches the impermeable lias clays, there has arisen a series of springs important in earlier times as sources of water. The most famous of these is Kate's Well.

These influences - the hills, the rivers with their flood plains, the streams and springs, and the sheltered position – determined to a large extent the siting of modern Kilmington and its outlying farms. The main settlement of Kilmington developed on the sheltered eastern slopes of the hills, below the more steeply sloping ground, taking advantage of the available water supplies. Most of the settlement lies between 100 and 300 ft above sea level, well above the flood plains of the rivers. There have, however, also been important historical influences on the siting.

A 2 Historic Influences on Siting

While there is evidence of older settlements in the wider area of the Axe Valley, the earliest reference to Kilmington (Chinemetona) is found in the Domesday Book of 1087. The Romans had occupied the area from AD 43 to 410 and their network of

North of the A35. Looking north over the Corry Brook to Millgreen with Dulcis on the hill.





*View from Nower across the Corry Brook to Kilmingtoun Hill.
The A35 runs through the trees behind the farm buildings at Studhayes.*

Kilmington Village Design Statement

Part A The Development of Kilmington



roads may have been a factor in the siting of the village. The Roman road from Dorchester to Exeter crossed the north-south road (part of the Fosseway) at Axminster. The road to Exeter via Honiton crossed the Axe and Yarty before proceeding up Gammons Hill and over Shute Hill along the line of the existing Roman Road in the village.

In Roman times much of the area would have been heavily forested and it is likely that it was the Saxons, with their heavy ploughs and axes, who started to clear the forests, making settlement and agriculture possible. In its early days the village was a manor in the Hundred of Axminster (and remained so for hundreds of years), with the manor house on the site of the present Coryton Park. References to individual homesteads and farms start in the 12th to 14th centuries: Ball's Dairy (1190), Fordhayes (1256), Studhayes (1266), Hills Farm, Dulcis and Nower (all 1272) and Vealhayes (1330). 1288 marked the earliest reference to the existence of the church in Kilmington. Newenham Abbey had been founded in 1246 on the flood plain of the river Axe, just outside the village, and would have been an important influence in the development of the village. So too would the two large estates that grew up in the area. Coryton Park mansion was built first in 1697 inside the parish and then largely rebuilt in 1756. The Tuckers of Coryton were large landowners with lands extending to about 2,000

acres at their time of greatest influence. Even larger was the estate of Shute House, located just outside the parish boundary to the south-west. The Shute estate lands extended to 11,000 acres in the late 1700s at their peak.

A 3 The Development of the Village Layout - the Core Village and its Separate Areas

The shape of the settlement at Kilmington and the pattern of the surrounding farms was pretty much established by the late 1700s, as was the pattern of the roads, lanes and tracks that served and linked them. The tithe map of 1838 together with its accompanying apportionment schedule gives a detailed picture of the parish at that time. It shows that Kilmington had developed in a rather unusual way. There were very few properties along the then main road (the turnpike) that ran from Axminster, up Gammons Hill to Kilmington Cross, past the Old Inn and up The Hill (this part of The Hill is now the bottom end of Shute Road) before setting off up the Roman Road towards Wilmington and Honiton. The new turnpike road around Shute Hill, along the route of the A35, opened in the early 1840s. Rather, Kilmington developed as a village in three separate

Looking up The Street from The Green, showing how the village lies on the lower slopes of Shute Hill (in the background).



Kilmington Village Design Statement

Part A The Development of Kilmington



and fairly widely spaced areas: at the bottom (eastern) end of the village were houses clustered around The Green and the church; half a mile to the west up the hill was a group of cottages along Silver Street and its stream; while to the north of Silver Street lay The Hill, turning east at the top down to the George Inn. This part of The Hill (now the lower end of Shute Road) was very much associated with the coaching trade. Linking these three parts of the village ran The Street, containing a string of cottages and small farms. There was one smaller grouping of properties, about 5, including the Old Inn and Ashes Farm clustered around Kilmington Cross on the turnpike road. This pattern of development was very unusual, contrasting with nearby villages such as Wilmington to the west and Chideock and Charmouth to the east, that all developed along the lines of the turnpike roads.

By combining the information from the tithe map, the apportionment schedule and the census return of 1841, we get a detailed picture of where the villagers lived, the size of the families and their occupations. The census of 1841 lists 106 households in the parish and 498 inhabitants. Kilmington at that time was almost wholly a farming community, semi-feudal in nature, with the land largely in the hands of the big landowners. Chief among these was the Tucker family of Coryton Park, who owned 552 acres, or about 40% of the privately owned land in the parish. The Parish of Kilmington covered, as it

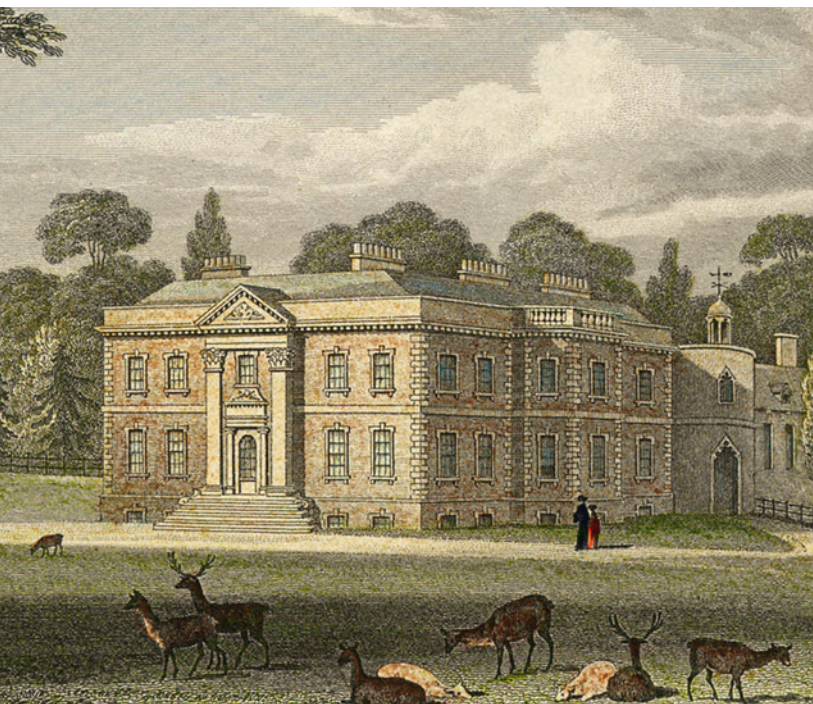
does today, 1,760 acres comprising 707 acres of meadows/pasture, 428 acres of arable land, 103 acres of orchards, 311 acres of common land, 27 acres of roads, lanes and wastes, and 185 acres of houses, yards, gardens and woodlands.

The Kilmington of the 1838 tithe map, its buildings and the network of roads, are very apparent in the Kilmington of today; they form the core of modern Kilmington. 85 of the 94 dwellings of the tithe map survive – the 106 households of the 1841 census were housed in these 94 buildings, several of which were in multiple occupancy. So, few of the historic buildings of the parish have been lost. The notable casualties include: the Church House on the site of the present village school built in 1860 (in 1841 the Church House was home to 4 families – 15 people); Lynhayes, one of the old outlying farms and adjacent to the present day Summerleaze; and the Turnpike House that stood on the northern side of the present A 35 at the foot of Gammons Hill.

A 4 Expansion post-1840

The expansion of Kilmington post 1840 was initially very measured – the population increased by only 28 to 523 by the time of the census in 1901.

Coryton Park in its heyday. The Tucker family owned about one third of all the village land before the estate was sold and broken up in the 1850s.



Balfour Terrace on the west side of The Hill built in the 1880s. A fine example of rubblestone with brick window and door surrounds.



Kilmington Village Design Statement

Part A The Development of Kilmington



36 properties can be identified that were built in that 60-year period from 1840 to 1900:

- Five were north of the A35 – Millgreen, Coryton Lodge, Cowley, Springfield and Springfield Cottage.
- Five were along Shute Road on former common land (the enclosure of much of the 311 acres of common land began in 1842).
- 18 were along the Hill, including the 7 of Balfour Terrace and 7 new cottages that now make up Salisbury Terrace (along with 3 older cottages).
- The other 8 were St. Michaels, Lambley Brook (originally 2 cottages), Stanley House, Brundon, Coombe, Beulah and Fernwood Farm.

These new properties were not infill behind the “old village”; they all fronted on the existing village roads and lanes and some extended slightly the envelope of the village. Many were slightly “grander” houses, villas, and these reflected the slowly changing nature of the village as more professional people, retirees and some people “of independent means” moved in.

The next 60-year period, to 1960, saw a significant change both in the pace of growth and in the type of

development; some 86 new dwellings were added in this period even though the population of the parish grew by only 40 to 563 by the time of the 1961 census. So, there were far more new dwellings than additional villagers during this period, as the number of family units was clearly outpacing the rise in the population. About half of these 86 new dwellings (42) were council houses. First came six properties in the Whitford Road, well outside the village and outside the current planning line (1929). These were followed pre-war by the first 14 houses in Hillcrest and by two at Kilmington Cross on the north side of the A35. Immediately post-war in 1949, the ten houses in The Orchard were built, together with the four at Newtons on The Street. The six houses at Lynhayes, on the corner of The Hill and The Street, followed in 1953. The majority of these properties were again built along the line of the existing road network. Only the development at The Orchard (on an orchard originally belonging to Vealhays Farm) was serviced by a newly built cul-de-sac running from George Lane. The development of further cul-de-sacs running from the existing village road network was to become a feature of developments post-1960.

Private housing development in the period from 1900 to 1960 was again wholly and directly along the existing road network. They were individual developments that filled gaps along the road frontage, especially along Roman Road, Shute Road,

The Orchard off George Lane, a local authority development built in the late 1940s, the first of the cul-de-sacs that typify infill in Kilmington.





The Street and the Whitford Road. The vast majority of properties built at this time, and all the council houses, were 2-storey; the advent of the bungalow came later.

A 5 Post-1960 – Rapid Expansion and Infill

The population of Kilmington had been remarkably stable for at least 150 years prior to 1960, a year that marks something of a watershed in terms of housing development. Demand for housing now began to rise at an increasing rate driven by increased longevity, smaller households and demand from incomers seeking the community that the village could offer. At the same time as demand was rising, so land for development became available, largely land freed up by the changes in farming. Kilmington had 19 farms of more than 10 acres in 1838, at the time of the tithe map. In 1950, the parish could still boast about 20 working farms, big and small, but this has fallen to just five working farms in 2010. The demise of the farms influenced development in two ways:

- It freed up land in the village. The farmyards and the orchards of the farms located in the village (notably Ruggs, Brooklands, Whitehayes and Newtons) were sold to private developers.
- Several farmhouses were converted to private dwellings and the land sold off. In many cases, barns and other outbuildings were converted to homes. The best examples are Dulcis and Fordhayes, north of the A35, and George Farm to the south of the road.

The housing stock in Kilmington Parish increased from about 207 dwellings in 1960 to 399 by the end of 2010, very nearly a doubling in the 50 years. The building of council houses, a major contributor to development in the 30 years up to 1960, came to an end in the early 1960s. The 12 houses in The Crescent, built as sheltered housing units, and the provision of a further three units at Hillcrest marked the end of publicly funded building in the village. The big driver of house building was now the private

developer and in quick succession sites were developed for multiple housing units. In alphabetical order these are: Brooklands Farm Close (7), Brooklands Orchard (6), Brookside Close (4), Eastleigh Close (7), Meadowbank (20), Newtons Orchard (9), Silverlea (5), Wellmead (17) and Whitehayes Close (9). These multi-unit developments added a total of 84 properties. They had three features in common:

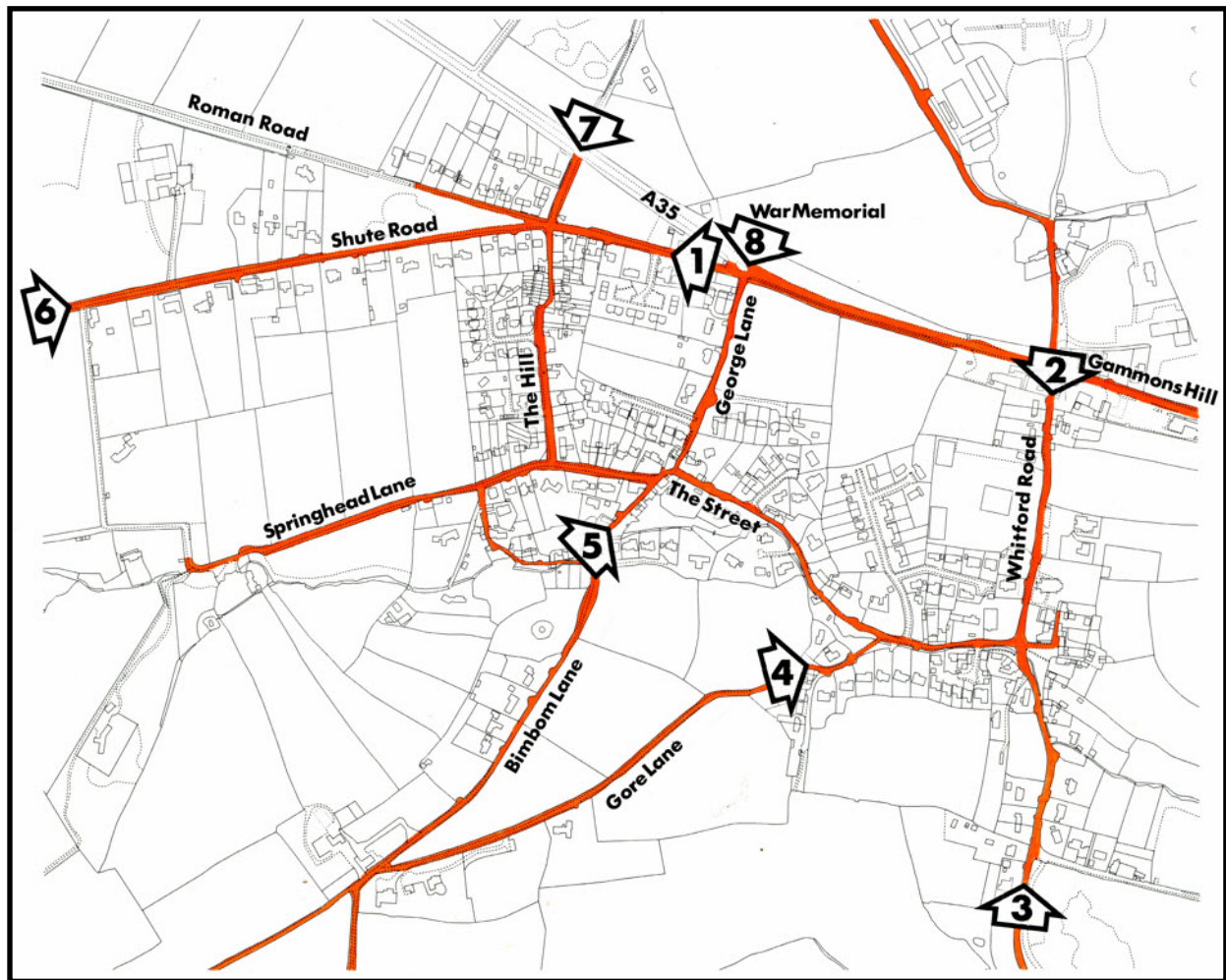
- With the exception of Brooklands Orchard they did not front the existing village road network. They were serviced by newly built access roads (cul-de-sacs) and lay behind the sight lines as viewed from the existing village road network.
- These cul-de-sacs were not interconnected either by roads or by footpaths, so that each cul-de-sac developed separateness if not a separate identity.
- The buildings in these developments were predominantly single storey.

A recent addition is the multi-unit development on the former Kilmington Garage site at the bottom end of Shute Road. This has added four houses that are both two-storey and directly front onto a village road.

To these 15 council houses and 88 multi unit developments have been added a further 88 individual properties. 21 of these can be classed as conversions of former farm outbuildings, 11 of which lie north of the A35. The remainder (67) are a mix of single and two-storey properties, most of which lie within the Built Area boundary established in 1996. The exceptions are the four bungalows along the upper part of Bim Bom Lane, two bungalows at the upper end of Shute Road and the new Ruggs Farm on Gore Lane. Without exception, these 67 properties have frontage on the old village road network and most of this development has taken place along the Roman Road and Shute Road (22), The Street (14), the Whitford Road (9), The Hill (5), Bim Bom Lane (4), Silver Street (3) and George Lane (2). Six new individual properties have been built during this period north of the A35.

Kilmington Village Design Statement

Part B Roads, Lanes and the Village Gateways



Kilmington's Historic Road Network and the Eight Gateways into the village.

Gateway 5 - Bimbom Lane. Straight from the fields into the village.





B 1 A Network Unchanged in 200 Years

The Parish of Kilminster is served by a network of roads and lanes the lines of which have remained essentially unchanged for at least 200 years. The route of the A35 did change around 1840 when the then turnpike to Honiton was rerouted around Shute and Kilminster Hills from its original more direct route up the Roman Road. Significant alterations to the route of the A35 in the far east of the parish (at the foot of Gammons Hill) were also made in the 1970s as part of the construction of the Axminster by-pass. There have been no other major changes to the through roads of the village in this long period. The only new road building in the village has been the construction of nine cul-de-sacs to service new housing developments: Brooklands Farm Close, Brookside Close, The Crescent, Meadowbank, (incl. Eastleigh), Newtons Orchard, The Orchard, Silverlea, Wellmead, Whitehayes Close. These service roads, all constructed post-1950, run off the historic village roads and are not interconnected.

Kilminster's preserved network of historic roads and lanes gives the parish and the village much of its character. The A35 excepted, these roads and lanes are narrow and do not have footpaths. Along with the historic houses that adjoin this road network they make up the historic core of Kilminster.

B 2 The A35 – Convenient but Dangerous

The A35 trunk road bisects the parish. It is dangerous –most villagers have to access it on a daily basis – and it is difficult to cross. It therefore acts as something of a barrier between the two halves of the parish to its north and south. Yet the presence of this major road central in the parish does not prevent the surrounding countryside reaching into the central core of the village. Even the approaches to the village along the A35 both from east and west mostly run through farmland or adjoin woodland. Of the 2 miles of the A35 that runs through the parish, the few village properties that front directly onto the road (14 out of 399 village properties and five of these are commercial) occupy only 1,200 yards of the road from the Old Police House in the west to Gammons Hill Farm in the east.

The A35 provides the only access to the village from the east, this side of the parish being protected by the flood plains of the rivers Yarty and Axe. Rising steeply from the river valley, the road passes Gammons Hill Farm on the left before reaching a busy concentration of commercial activity – Axe Skip Hire, Kilminster Café/Motel, Kilminster Cross Services, DB Autos, two small business units and, beyond Kilminster Cross, the Old Inn. Just to the north and accessed from the crossroads lies

The A35 looking east from the War Memorial with the Old Inn in the background.





another busy commercial unit, Miller's Farm Shop. Some 300 yards beyond Kilmington Cross at the War Memorial bearing left off the A35 leads directly into Shute Road (Gateway 1).

Approaching along the A35 from the west, the road is flanked to the south by the woodland running up to Kilmington Hill, while to the north there are unbroken long views out across the valley of the Corry Brook to the patchwork of farmland that characterises the northern half of the parish. Through this farmland the rural Studhayes Road passes just three properties (two are farms) before joining the A35. There is little feel of development even when the A35 reaches the "Kilmington" sign and the new speed limit, and the busy junction with Shute Road and George Lane at the War Memorial. Two fields provide an important barrier between the trunk road and the village to the south as the A35 runs down to the Old Inn and Kilmington Cross.

B 3 Roads and Lanes from the North and South

The road from the north runs down the valley of the River Yarty from Stockland and is known locally as the Stockland Road, though part of it is officially Millgreen Lane and another section part of Coryton

Lane as it starts to curve around the boundary of Coryton Park. This road is wholly rural passing through working farmland and is joined by Nower Road that runs down from Danes Hill to the north-west. Nower Road offers glorious views out across the Corry Brook towards Kilmington village, yet the village is wholly screened from view by the trees of Kilmington Hill, by the hedgerows and by the topography. The Stockland Road passes the lodge for Coryton Park before passing between two of Kilmington's oldest buildings, Vealhays and Old Vealhays, just 100 yards before reaching the A35 at Kilmington Cross.

Opposite, and continuing south, is the Whitford Road and this road immediately encounters the village (Gateway 2) – the village Building Line at this point reaches out to Kilmington Cross and the A35. The aspect is, however, still rural once the A35 is crossed: immediately to the left lies another large and old thatched property, Ashes Farm, while on the right stand the village playing fields, dominated by the wonderful Monterey Pine. Opposite and set back from the road are the village hall, the vicarage and then St Giles Church. The Whitford Road has now entered the Conservation area as the road runs down to the properties that surround The Green.

Approaching the village from the south along the Whitford Road, the road runs along the low ground of the Axe valley before climbing up and past Hills

Gateway 1, Shute Road at the War Memorial.





Part B Roads, Lanes and the Village Gateways

Farm and Oxenleas. A group of six former council houses is passed on the right before the view opens out towards Fairfax, the former vicarage (Gateway 3). This point marks the entrance to the village from the south and there are further attractive aspects as the Whitford Road curves gently down to The Green.

B 4 The Lanes from the West

There are several lanes that run downhill into the village from the west and all retain their rural character right up to the village edge:

- The lane from Hampton running north meets Bim Bom Lane at Fernwood Farm (Gorehead) from where there are long views down to the village and out across the Axe and Yarty valleys. Here, the lane divides, Bim Bom Lane running downhill to the west of Gore Lane. Both lanes are here totally rural and are sunken below high Devon banks. Descending Gore Lane, the long view to the church across the village is framed in the surrounding countryside. Gore Lane meets the Building Line at Knapp Cottages, above Jubilee Green (Gateway 4). Bim Bom Lane drops sharply downhill passing four bungalows outside the Building Line before entering the

village proper at its junction with Silver Street (Gateway 5).

- Shute Road runs from Haddon Corner in the far west of the parish, first due north between Shute Hill and the plantation on Mount Hungary along the parish boundary. The road turns east into the parish and starts to drop as it passes the first properties, but the prospect remains rural with Birchwood Farm, a working farm, owning most of the land. The Building Line is reached at Little Park at the corner of Breach (Gateway 6). The properties here are well screened by banks and by trees and, lower down the road, is Kilminster Common providing another open space before the junction with The Hill.
- Springhead Lane links five properties lying in or below Mount Hungary and runs between meadows before reaching the top end of The Street.

B 5 The Interconnecting Village Roads

Within the central core of the village lie three important connecting roads and the attractive loop of Silver Street. Each of these roads/lanes played an

Gateway 4, Gore Lane running downhill into the village at its junction with The Street. The bungalows of Meadowbank are in the background.





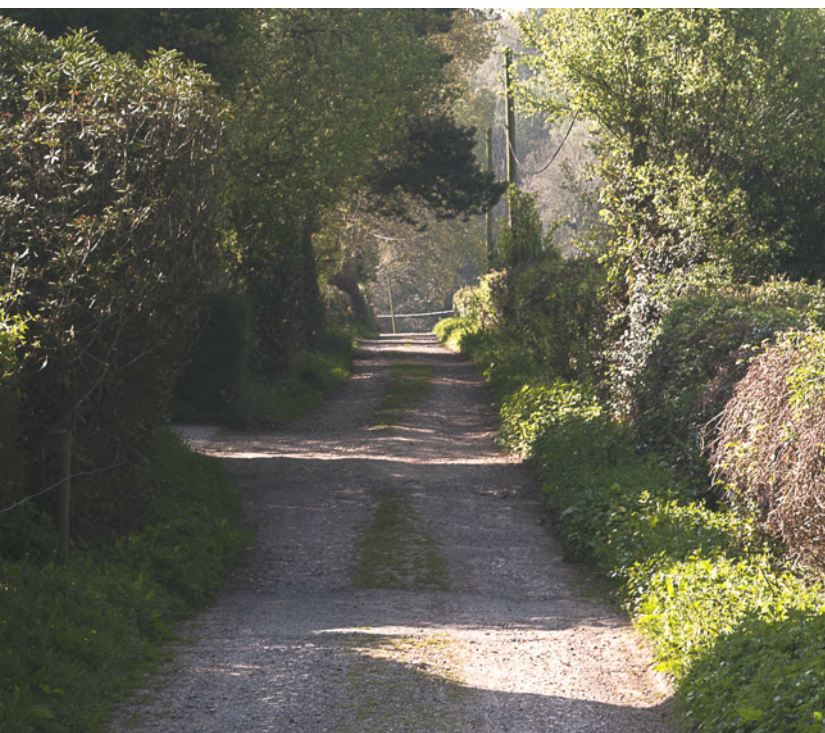
Part B Roads, Lanes and the Village Gateways

important role in village life when Kilminster was a farming community. The Hill was one of the three main centres of population as was Silver Street, while The Street meandering downhill provided the link between the upper parts of the village and the lower part around The Green and was lined by a number of farms. George Lane, running north to south parallel to The Hill, provided the link from the turnpike road to The Street. These village roads provide a further two village gateways: from the A35 looking south down The Hill (Gateway 7); and from the northern end of George Lane at its junction with Shute Road at the War Memorial (Gateway 8).

B 6 The Network of By-Ways, Bridleways and Footpaths

In addition to the road network, there are three by-ways in the village (the Roman Road, Breach and South View Lane), three bridleways (Firs, Soggy Lane –also known as Boggy Lane - and Cowley), and ten recognised footpaths. South View Lane provides access to the water treatment and engineering works and to three residential properties; the village (eastern) end of the Roman

A village byway (Breach) and a bridleway (Cowley). Our byways, bridleways and footpaths provide more than 6 miles of recreational routes.



Road provides vehicular access to 12 residential properties; and Breach to two residential properties. They also, along with the bridleways and footpaths, provide a total of more than six miles of access and recreational routes for people on foot and on horseback and are an important village amenity. The Roman Road is recognised as one of the best-preserved old toll roads in Devon in terms both of its surface and the absence of trees for about 600 yards beyond the Building Line.

B 7 The Importance of Gateways and Focal Points

The eight village gateways are the aspects that greet the eye on arrival at the village built line on the road network. The village has, in addition to these gateways, some 18 visual focal points within the village and these are identified in the Schedule. Central to this Design Statement is the recognition of the importance of these gateways and focal points to the visual appeal of the village and the protection of this aesthetic appeal should be a core consideration in all planning decisions.





C 1 The Character of the Countryside

The character of the countryside that surrounds the Parish of Kilminster has been shaped both by its geographic position and by farming practices over the centuries. A relatively small area of parish land is now wooded – perhaps 10%. The heavily wooded acres of Shute Hill lie immediately outside the western boundary of the parish, but the woods and plantations of Kilminster Hill and Mount Hungary extend eastwards from this boundary down towards the village. These woods and their elevation provide a very important backdrop to the parish south of the A35 to all views from the east.

Elsewhere, while there are a couple of coverts in the far north of the parish and an area of scrubland on the site of the former quarry south-east of the village centre, the predominant feature of the landscape is the patchwork of fields and hedgerows, the hedgerows often dotted with trees.

This pattern of fields and the nature of the field boundaries help to define the character of the countryside not only in the parish, but also more broadly in this part of East Devon. They are certainly very characteristic of the countryside in that half of the parish to the north of the A35. These field boundaries are typically Devon banks in most

of which are growing both hedges and established trees. The other defining characteristic of the landscape is the river valleys and the long views afforded across these valleys from the higher ground on which the village sits. The views to the east from the village across the valley of the River Axe to Trinity Hill and to Musbury Hill further south are the most characteristic. Because Kilminster lies on land that slopes away to the east, these views are generally not obstructed, or only partially obstructed, by other village properties. Further to the north-east and north are similar views across the valleys of the River Yarty and the Corry Brook.

C 2 The Areas of Outstanding Natural Beauty

Much of the land area of Kilminster Parish lies inside the boundaries of two important Areas of Outstanding Natural Beauty (AONBs). These are:

- The East Devon AONB designated in 1963. This covers much of the parish south of the A35. The East Devon AONB protects an important stretch of coastline but also “the surprisingly untouched rural hinterland”.

Trinity Hill from Hills Farm. Looking out across the Axe Valley, the landscape of fields, trees and hedgerows typical of East Devon.





Looking down The Street and out across the Whitehayes cottages to the Axe Valley. Kilminster in its rural setting.



Part C The Landscape Setting

- The Blackdown Hills AONB designated in 1991. This covers much of the parish to the north of the A35. This AONB is noted for “the unspoilt rural character of the landscape”.

The only parts of the parish outside these two AONBs are areas in the east of the parish on the flood plains of the rivers Axe and Yarty and these are part of an area of Great Landscape Value.

C 3 The Open Spaces within the Village

The main part of the village also benefits from a number of open spaces that help to connect this central part of the village to the countryside:

- The playing fields not only provide facilities for sports, notably cricket and tennis, but also an open aspect from the properties in Meadowbank, Eastleigh Close and the Whitford Road that adjoin it. This open area also links well with the village hall and car park opposite and with St Giles Church and churchyard. The playing fields afford good views to the west up to the higher ground of Kilmington Hill and Shute Hill.
- The Green has been the centre of the village for centuries and retains its historic character, protected by Conservation Area status. Its relationship to the houses that surround it is crucial to the character of this part of the village. The stream running down through the village from Shute Hill meanders through this small area.
- Jubilee Green, between The Street and the bottom end of Gore Lane, performs a similar function to The Green. It provides a focal point and setting for the houses that adjoin it, both old and new, and has the same stream running through it.
- The village allotments off Newtons Orchard were purchased by the Parish Council in 1976, having been leased for the same purpose since 1953. There has always been strong demand for these allotment plots.
- The Common in the “v” of land between Shute Road and the Roman Road is an area of grassland and trees covering 3 acres. It is the last remnant of Kilmington Common that extended to 311 acres, or nearly one-fifth of the parish area, before the Enclosure Act of 1842. Though relatively small, the Common is important for its flora and fauna and is classified as a Site of Special Scientific interest. It also

*Looking down to Hurford's Stores from the tower of St Giles Church.
The village again seen in its rural setting.*





Part C The Landscape Setting

serves as a reminder of the role that common land once played in village life.

- The wooded plot adjoining the A35, the lower end of Shute Road and the northern end of The Hill, serves both as a visual and a sound barrier between this part of the village and the A35.

C 4 Preserving the Rural Feel

These various influences give the village a “rural feel” and this is a feature that the villagers strongly wish to retain. By this the villagers mean that the countryside reaches right into the village. Most of the parish is still countryside and much of it is still farmed. The area of land inside the village’s present Built Area Boundary is only about 84 acres, less than 5% of the land area of the parish, and 314 properties, or 79% of village houses, lie within this envelope. The maintenance of the present Building Line has been very important in helping to preserve the rural feel of the village.

In the village itself, and specifically inside the Building Line, much of the new development has taken place in a way that has had limited visual impact on the “old” village and on its network of roads and lanes. The lower end of The Street best

exemplifies this important point, as it drops gently from its junction with George Lane down the hill to The Green. This stretch of road runs through much of the existing Conservation Area of the village. The natural, subtle curves of The Street restrict the sight lines and direct the eye to the few historic buildings along this stretch, notably Whitehayes and Arch Cottage, that abut directly onto the road, and to the established stone walls and mature hedges that screen the remaining older buildings. There have been about 60 new properties built along and adjacent to this stretch of The Street since 1960, yet only a handful of the new properties are apparent from the road. The newer buildings are low rise and are serviced by individual access roads (cul-de-sacs), with the exception of the six bungalows comprising Brooklands Orchard and these sit well above the road on higher ground. While there are some exceptions, by good judgement or by luck, the historic character of the village has not been badly impaired by the developments that have taken place to date. The significant exceptions are the top (western) end of The Street around its junction with The Hill, where newer builds have not been sympathetically screened, and some of the more recent developments at the lower end of Shute Road.

The Common in spring, the hills north of the A35 in the background.





D 1 The Village within the Parish

The Parish of Kilmington is precisely defined: it occupies an area of 1,760 acres whose boundaries have not changed for more than 200 years. Much of the parish is very sparsely populated, notably the area north of the A35. This occupies about half the land area of Kilmington, but has only 44 dwellings, or about 20 acres for each dwelling. The majority of the parishioners live in the area just to the south of the A35, an area normally referred to as “the village”. Yet, “the village” is more defined by its community than it is by its geography. Geographically, it certainly takes in all the area inside the existing village Built Area Boundary. This encloses about 84 acres of the parish lands (under 5%) and contains 314 or nearly 80% of the parish’s dwellings, an average building density here of 3.8 dwellings per acre, though obviously higher in places. The Built Area Boundary gives a narrow definition of the village, though the residents of Shute Road, Springhead Lane, Bim Bom Lane, Gore Lane, the Whitford Road and Gammons Hill living outside the Building Line would certainly think of themselves as villagers, as would many of those living in the outlying farms and farm conversions.

The village is very unusual in that it did not develop along the line of the main road that bisects the parish, in marked contrast to nearby villages such as

Wilmington and Chideock. Only 14 out of the 399 parish properties directly front onto the A35 and have direct access to it; 5 of these 14 are commercial properties.

While Kilmington retains its rural feel, it is far from remote; the A35 provides ready access to the trunk road network and to the market towns of Axminster (2 miles) and Honiton (8 miles).

D 2 The Village Built Area Boundary

The area inside the Building Line (the Built Area Boundary) is shown on the map inside the back cover. The present boundary was established in 1996 in the EDDC Local Plan. It excludes properties:

- in the upper reaches of Gore Lane and Bim Bom Lane
- in the Whitford Road to the south of Fairfax
- on the southern side of Silver Street
- at the western end of Shute Road
- in Springhead Lane

*Looking down The Street to The Green,
within Kilmington’s Conservation Area.*





- all the properties lying north of the A35.

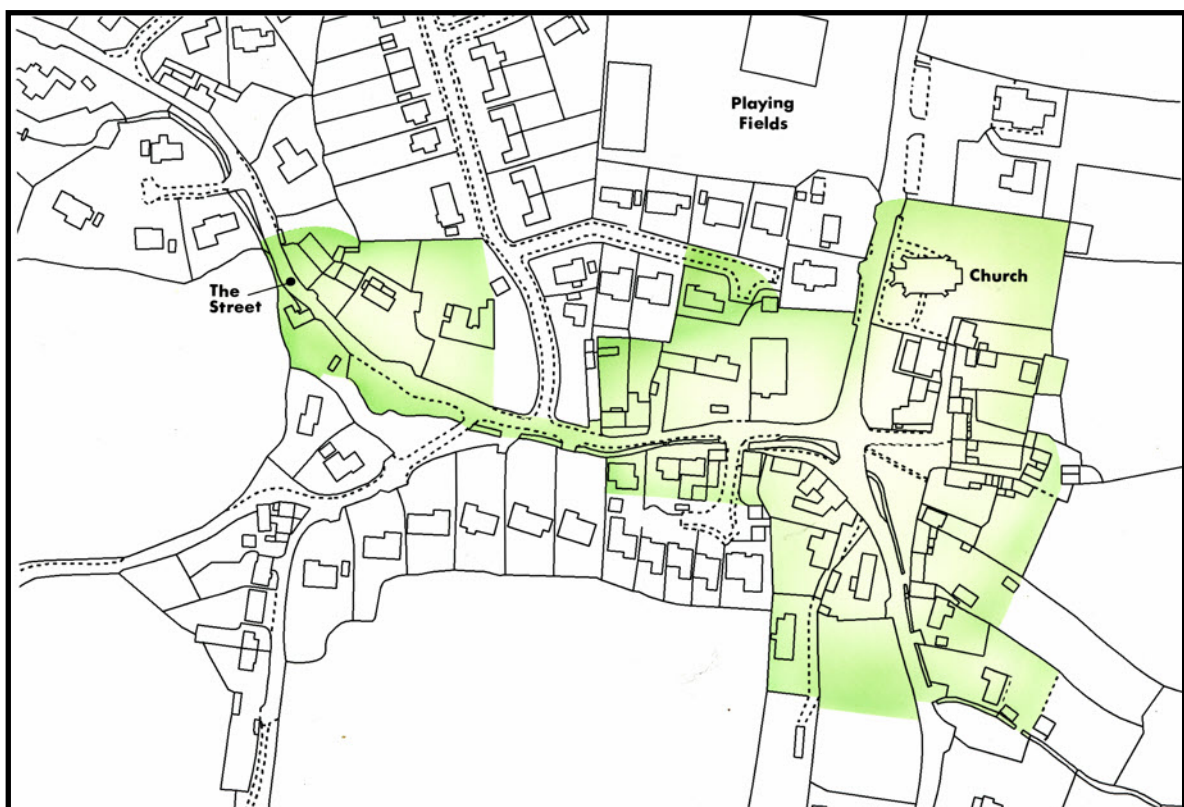
It also specifically excludes two open areas in the village: the two fields flanking the A35 between George Lane and the Old Inn; and the field immediately to the north of the Village Hall. This built area of about 84 acres has borne the brunt of housing development as the village has expanded from the historic core of 85 dwellings that survive from 1840 to the 400 or so dwellings of 2011. About 80% of dwellings added to the housing stock since 1840 are inside this Building Line and the area inside the line now has a high building density and limited land that can accommodate further development. There is the strong risk that forcing the expansion of the village's housing stock inside the existing Building Line may run counter to many of the other objectives outlined in this statement (housing density and sight lines are obvious examples).

D 3 The Conservation Area and Listed Buildings

Kilmington's only existing Conservation Area was designated as such in June 1973. It covers a relatively small area of the village along the eastern end of the Street and around the church and The Green (see map) and contains nine listed buildings. The conservation area status provides for policies designed to preserve or enhance all the aspects of character that define the area's special status. There is a requirement for regular appraisals of conservation areas; the last full appraisal of the Kilmington Conservation Area took place in 1999 with an interim follow-up appraisal in 2008.

The 1999 appraisal noted that certain elements "are tending to lead to intrusion or a loss of the essential qualities of the Conservation Area". These included a loss of rural character from excessive recent housing development leading to suburbanisation; loss of traditional features, particularly thatch, and replacement with artificial slate and corrugated iron roofs; prominent overhead power lines; and a gradual loss of original detail, especially traditional carpentry to doors and windows, and replacement

The Existing Conservation Area





Part D Kilmingtong Today

with incompatible materials and finishes, including methods of coating and repointing of stone walls. The interim review of 2008 comments on more recent changes within the conservation area: the new entrance porch to St Giles Church (favourable); conversion of some barns at Old Symes (some criticism); and a minor increase in the use of replacement uPVC windows throughout the Conservation Area.

The 1999 appraisal concluded “that other parts of the village retain sufficient residual character for consideration to be given to designation of two further small conservation areas.” These are the compact area of Silver Street along the stream from the junction with Bim Bom Lane; and part of The Hill including The New Inn, Salisbury and Balfour Terraces. There is also a strong case for the buildings running down the lower end of Shute Road, below the junction with The Hill, to be given consideration. There are in total 35 listed buildings in the Parish of Kilmingtong and only 9 of these are within the existing Conservation Area.

D 4 The Village Community

Kilmingtong today is a parish of about 800 people. This is an increase of about 300 (or about 60%) from

what had been a fairly stable population fluctuating between 450 and 550 through the 19th century and the first half of the 20th century. There are now about 400 properties, up from about 120 properties at the turn of the 20th century, so that population density has fallen dramatically over this period of just over 100 years – from 4.5 people per dwelling in 1900 to about 2.0 per dwelling today. The average age of Kilmingtong villagers is now a little over 50 compared to about 30 in 1900. Yet Kilmingtong is not simply a village of retired people and is keen to attract and retain younger families through the provision of suitable housing.

The key attribute of Kilmingtong, other than its setting, is its strong sense of community, witnessed by the many thriving groups and activities that take place in the village. The focal points for these activities cluster north of The Green on either side of the Whitford Road: the village hall and car park, the church and the playing fields. Nearby is another prized village asset, Kilmingtong Primary School. This provides primary education to over 80 children and has developed an enviable reputation. Kilmingtong has two churches: St Giles Church located on the Whitford Road and Kilmingtong Baptist Church that is seeking to relocate following a major fire at its historic location on Shute Road. Villagers take pride in the village and its community, witness its success in competitions such as the Best

The Annual Village Show on the playing fields, an event that brings together all ages and all strands of the village.



Kilmington Village Design Statement

Part D Kilmington Today



*Kilmington Primary School,
providing education to over
80 pupils.*

*Kilmington still has working farms
even within the built-up area.*



*Green Space 4 -
The Allotments
adjoining
Newton's Orchard.*

Kilmington Village Design Statement



Part D Kilmington Today

Kept Village and the Calor Gas Village of the Year. Communication in the village is facilitated by a monthly village magazine, Post-Script, by a village website, and by the three village retail units and the two public houses (see below).

villagers provide a range of services including holiday lets, B&B, and building, plumbing, electrical and gardening services.

D 5 Commercial Kilmington

The parish is home to a broad range of commercial activities mainly in the service sector. Outside of farming (see below), there are three retail units – Miller’s Farm Shop, Hurford’s Stores (that includes the village Post Office) and Kilmington Cross Garage (a store as well as a petrol retailer); two public houses – the Old Inn and the New Inn; the Kilmington Café/Motel; Axe Skip Hire; D B Autos; Quick’s Engineering works; Bardon Aggregates; and Kilmington sewage treatment works. These last three units are situated off South View Lane (Quarry Lane) and necessitate heavy traffic movements along the Whitford Road through the centre of the village from the A35. Most of the other commercial units adjoin the A35 between Gammons Hill and Kilmington Cross. In addition, Kilmington has a care home (Koppers) situated in the centre of the village and of the Conservation Area, while self-employed

D 6 Adapting to Change in Farming

Most Kilmington properties enjoy views out over the open countryside; indeed, the outlook from the village across the valleys of the rivers Axe and Yarty and the Corry Brook rank high in the attractions of Kilmington as a place to live. This landscape of fields, meadows, trees, hedgerows, banks and copses has been created by generations of farmers and most of the countryside that surrounds the village is still farmed. The ongoing management of this farming landscape is therefore of vital importance to the village setting. Care of the environment is now high on the list of priorities for those farming the land and most farmers now engage in voluntary environmental management schemes. These schemes encourage farmers to undertake measures for the positive management of landscape features such as hedges, trees and traditional farm buildings; for the preservation and enhancement of old meadows and pastures; for the removal of areas from production to benefit wild birds and insects; and the creation of

Koppers, formerly Kilmington Farm, and now a care home.



Miller’s Farm Shop, a popular retail unit both with villagers and with those from further afield.



Kilmington Village Design Statement

Part D Kilmington Today



buffer strips to protect watercourses and sensitive areas from sprays and fertilisers.

Care of the environment has to be balanced against the economic pressures on modern farmers; farms have generally had to become bigger to be viable. This has driven the number of working farms in Kilmington Parish down from 20 in 1950 to five in 2011. One of the immediate consequences is that many of the former farmhouses have been converted to private dwellings and many outbuildings have also been converted to housing e.g. at Dulcis and Fordhayes. 21 such conversions have been made since 1960. The farmyards and orchards of village centre farms were sold to provide the land for both public and private housing post-1950.

Various diversification options have been successfully developed by farmers in recent years to bring in alternative income to mainstream agricultural produce. Diversification options successfully pursued in Kilmington parish and the immediate locality include a farm shop, industrial units, holiday accommodation, a bird and animal park and a vineyard.

The process of adapting to the economic realities for farmers has further to run and the people of Kilmington have a right to insist that any changes either to the land use or to existing farm buildings are undertaken sensitively with the genuine interests of the villagers in mind.

Community Events in Kilmington -

the annual duck race on the village stream, and Kilmington Players in the pantomime, Little Red Riding Hood.



AXE VALLEY BIRD & ANIMAL PARK





Part E The Built Form

E 1 A Variety of Building Styles

The existing building stock of Kilmington is varied; this is hardly surprising given the age profile of the parish's 400 properties:

- 85 properties pre-date 1840
- 36 properties date from the period 1840 to 1900
- 86 properties date from the period 1901 to 1960
- 192 properties date from 1960

Where properties are conversions of older structures, mainly barns and other outbuildings, the property has been assigned to the date of the conversion.

The building styles and materials of construction that have been employed as the building stock of the village has expanded have reflected the fashions and the technologies of the times:

- There is little evidence of traditional cob, and thatch is now a rarity in the village though formerly commonplace.
- The predominant early building material is chert rubblestone, normally randomly laid and often now rendered or painted over. The early quoins are of stone as are the window lintels.



Ashes Farm (above) - rubblestone under thatch, and The Old Bakery and Gowrie House - coated rubblestone



Old Newtons - a thatched Devon longhouse dating from the 17th century



Kilmington Village Design Statement



Part E The Built Form

- The use of chert rubblestone continued through the Victorian period and into the early part of the 20th century, when the designs became more sophisticated and the quoins, door surrounds and window surrounds for these properties are usually in brick. Balfour Terrace in The Hill is a plain 1880s terrace of chert rubblestone with brick dressings.
- Rubblestone gave way to brick in the early 20th century, two good examples being Combe in George Lane and The Beeches on Shute Road, both Edwardian.
- Buildings remained two-storey, including the majority of the council houses, right through until the late 1950s when the first of Kilmington's bungalows appeared.
- Bungalows accounted for the majority of new builds in the years of rapid expansion from the 1960s to the 1980s.
- There have been some 21 conversions of former farm buildings since 1960 and these have incorporated the traditional chert rubblestone of the originals.

Kilmington cannot be said to have a single village house style, yet the feel that chert rubblestone is the material that gives Kilmington its character is

accentuated by its ubiquitous presence in walls and boundaries all around the historic village. It has been copied with varying degrees of success in the boundaries of many more modern properties. The other key element of character is the use of colour washed render in cream or off-white on many of the older properties built of rubblestone; good examples are the Whitehayes cottages and Arch Cottage on The Street and Gowrie House and the Old Bakery on Shute Road at the corner of The Hill.

Bungalows in Meadowbank - 20 properties built in stages during the 1960s and 1970s.



Bungalows in Whitehayes Close - a development of 9 properties from the 1960s.



Newtons Orchard - a development of 8 properties in the 1980s





Part E The Built Form

E 2 Protecting the Rural Environment

The character of Kilmington comes, however, as much if not more from its setting in the countryside than from the design of individual buildings. This Design Statement is therefore concerned about how buildings relate to their environment; to the buildings and space around them and to their setting in the wider environment. Kilmington already has one small area that has Conservation Area status and at least two other areas that may merit such status. Development within these designated areas is especially sensitive if the historic character of the village is to be retained. Yet, all development within the parish should respect the environment in which it is set: the character of the roads and lanes, the road boundaries, the trees and hedges and banks, the neighbouring buildings and the longer views. The Design Statement has identified in the Schedule attached to the Summary, Key Aims and Recommendations the 8 important village gateways. These are the aspects that greet the eye on arrival in the built village on the road network. Also identified in the Schedule are 18 visual focal points within the village. These are the buildings and spaces that define the character of the village. Four of these visual focal points are green spaces within or adjoining the Village Built-Up Area and are listed again with two other important green areas in the Schedule.

The protection of these elements that give the village its rural character is central to the series of recommendations 1 to 6 and also (in part) recommendations 11 to 17.

E 3 Design Considerations

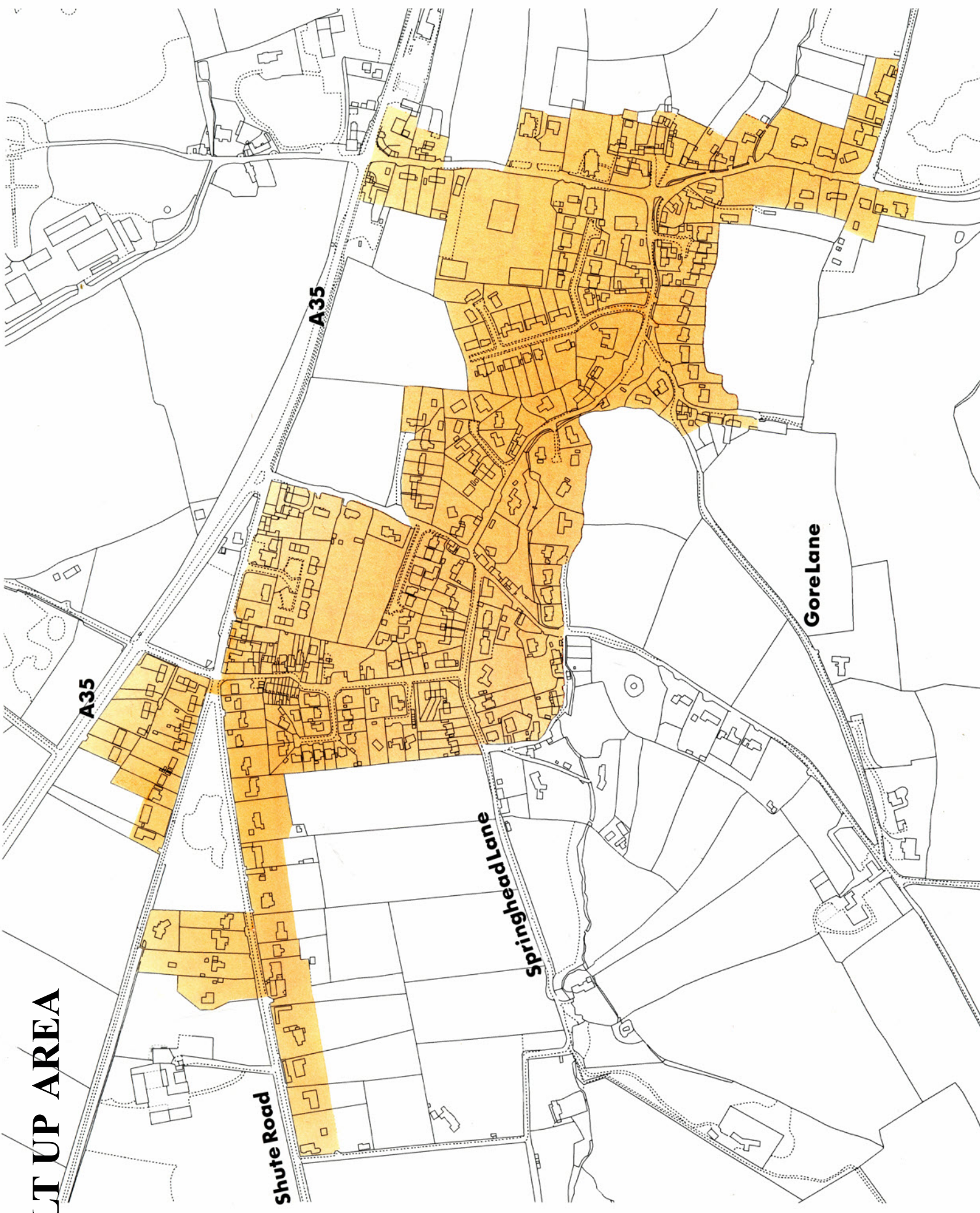
It is not the purpose of this Design Statement to repeat the detailed planning guidance laid out in the Devon Structure Plan and the East Devon Local Plan. Rather it is to identify the local character and conditions that planners and developers should be aware of and take into account in reaching their decisions on the design of proposed developments.

Design considerations include scale, layout, building density, height, materials of construction, architectural style and detailing. Given the varied nature of Kilmington's existing housing stock and the wish of the villagers for new build and extensions to harmonise both with the existing housing stock, it follows that the requirements for the built form will vary around the village. There are, however, some general rules that should be followed and these are set out in the series of recommendations 18 to 30.



*Combe in George Lane
a good example of early 20th century
brick.*

BUILT UP AREA



KILMINGTON - A RURAL VILLAGE

